

THE RECORD AND GUIDE.

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C. W. SWEET, 191 Broadway.

J. T. LINDSEY, Business Manager.

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There is a decidedly better feeling in the stock market; the tide seems to have turned for the present at least. The "soft" spots in the market seem to have hardened, and the liquidation has been completed in the weaker securities. If this better feeling continues, and men wise in the mysteries of the "street" think it will, it is an indication full of promise for the trade of the country. The boom of 1879 commenced in Wall street, as did the business depression in the summer of 1881. A change for the better in the same quarter now would mean an improved feeling in all departments of trade further along. The country is full of money, our industrial machinery is in admirable order for a large business, and should confidence be even partially restored matters will mend for the remainder of the year. Real estate would undoubtedly get the benefit of this improved feeling should it continue.

There is trouble with labor in France due to over-building. The French are ahead of any other nation in using corporations for improving realty in large cities. It was the French who invented *Credit Mobiliers* for constructing railways and canals, and they have also been first in the field in using corporate wealth to rebuild sections of cities and improve neighborhoods which had decayed or were surrounded by unfavorable conditions. But the corporations were lured on by their success into excessive building, which has turned out to be unprofitable; hence the stories which reach us by cable of the discontent among the laborers connected with the building trade. The crisis has proved so serious that it has been the subject of anxious conferences in the cabinet meetings and frequent debates in the Chamber of Deputies. So far corporations have not been used to build houses in American cities, but it is very evident, before many years are over, that companies will take the place of individuals in building not only blocks but whole sections of the various cities. A company would not be so much embarrassed by questions of title as individuals now are. We are now also provided with an Exchange in which the shares of such companies could be dealt in.

The tenement house cigar statute has been declared unconstitutional by the Court of Appeals, because its enactment conflicted with that provision of the State constitution which provided that "no private or local bills which may be passed by the Legislature shall embrace more than one subject, and that shall be expressed in the title." How strange it is that Legislatures composed almost exclusively of lawyers should persist in passing statutes so carelessly framed as to be in direct violation of the fundamental law. It is possible that in this particular case the lawyers who drew up the bill and had it passed intended to cheat the working people who demanded the enactment of this law, but still the fact remains that the tendency of all class legislation is to tax the community for the benefit of the ruling profession. The landlords who compose the bulk of the British legislators never forget the landed interest, and the lawyers who swarm in our State and national capitals do all they can to promote litigation. A case in point is our criminal law. Under recent rulings every murderer can have two trials, one before a court and then another on appeal before all the judges of that particular court. Now it is proposed to give a murderer three trials, and a bill is actually before the Legislature authorizing the Court of Appeals to re-try every criminal convicted in a lower court of law. Is it any wonder that the people of Long Island propose to take the law into their own hands when our courts fail to mete out punishment to the very worst offenders, and all for the purpose of swelling the bills of the lawyers? As for the tenement house cigar statute it is just as well that it was declared unconstitutional; had it been enforced it would have driven from New York an industry that supports some forty thousand persons. It would be a serious matter to East Side property were there to be no cigars made in tenement houses.

Missing his bray recently we supposed the donkey who some time since ventilated his unwisdom on the silver question in

the columns of the *Times* had been suppressed; but his ears stuck out again on Thursday last when he was permitted to make that paper a laughing stock by declaring that the only persons interested in the price of silver were the American mine owners. This fool in finance actually did not seem to be aware of the fact that the mass of mankind use silver money in all their dealings. It is the sole money metal of Asia and a great part of Africa, as well as of Central and South America. Even in gold unit countries it is the money of all retail trade. Anything affecting the price of silver is of the highest personal interest to the myriads of working people who crowd this planet. The apparent depreciation in the price of silver made by positive law in England, Germany, the United States and a few other nations has caused widespread suffering over all the nations of the earth. Yet the *Times* and *Herald* actually permit writers access to their columns who know absolutely nothing of this vitally important matter. Mr. George Jones ought to "fire" that fool out of his editorial rooms.

THE RECORD AND GUIDE recently quoted Mr. Sharpe, the well-known English railway attorney, as saying that the two additional tracks should never have been constructed on the New York Central roadbed. He alleged that at the time Commodore Vanderbilt was laying the two additional tracks, the New York Central was used only six hours out of the twenty-four in transacting its great business. This statement of Mr. Sharpe's was supposed to be unwarranted, but General Winslow, of the West Shore Road, in an interview with a reporter of the *Commercial Advertiser*, says: "The New York Central road earns, so far as can be ascertained, between New York and Buffalo, about \$25,000,000. The whole of this traffic could easily be carried over the New York, West Shore & Buffalo Railway on account of the superiority of its alignment, grades, and equipment. In other words, the two tracks of the West Shore Railway, when the sidings and terminal facilities provided are fully completed, will have the capacity of transporting all the present traffic of the New York Central Road. Mr. Vanderbilt has four tracks between Albany and Buffalo for handling this traffic." This statement will not be disputed by any competent railway man, and hence the criminal folly of building another road between Albany and Buffalo. It can be demonstrated that the Central with the same tracks could do all the through and local business of the Erie and Lackawanna as well as the West Shore; nay, more, if the Erie Canal should dry up, its enormous business in heavy freights could be easily handled in addition to all the traffic above mentioned by the Central road. Hence the hundreds of millions represented by the Erie, the Lackawanna extension and the West Shore has been more than wasted, as they will remain a debt upon which interest will perpetually be paid by the business and traveling public.

Proposed Removal of the Stock Exchange.

The talk about removing the Stock Exchange to Union Square is of course merely talk, but it brings to light what may be a defect in the organization of that important institution. It is composed almost exclusively of brokers—of mere traders on commission—who have no interest in the properties they deal in and no stake in the community. The Real Estate Exchange, for instance, has a membership representing the realty interests of this city. Such a body would never seriously propose to remove away from the neighborhood it had rendered valuable when the change would involve an enormous loss to innocent property holders. A removal of the Stock Exchange up town would cause a disturbance in values as great as the burning down of a first class city. It would render useless bank and office buildings which represent literally hundreds of millions of dollars. Of course this will not be done, but a body of mere brokers have it in their power to always threaten such a catastrophe.

Has not the time come when the great banking institutions and the owners of securities should have an Exchange of their own? Why allow a set of irresponsible brokers to have all to say in matters so vital as the handling of the securities of a continent? If the owners of railways had a pecuniary stake in the Exchange, there would be a check upon the speculative tendencies of that institution.

Let the property holders who would be ruined were the Exchange to be removed, organize at once and start a new institution of the same kind, but with a more solid and substantial membership. The mere agitation of such a scheme would soon bring the unruly brokers to their senses.

At the same time, it is undoubtedly true that the present Exchange building is too small for the work it will have to do. That the space is so limited is, however, due to the brokers' lack of foresight. They should have had the sense to see how their business was growing, and taken time by the forelock by securing the whole block bounded by Wall, New and Broad streets and Exchange place.

Before the system of elevated roads was established, there was some sense in talking about removing business up town; now, how

ever, it is absurd to suppose that any Exchange will be established above the City Hall Park. Business always concentrates; it never in any large capital scatters.

Middle Broadway.

Several buildings have lately been put up in Broadway, between Union and Madison squares, which are either worth notice or which it is impossible to avoid noticing. The architecture of these two public places is particularly discouraging, and this is the greater pity, because the buildings which front them are so well seen. In Union square the pretty Decker building, now some fifteen years or more old, which was for a long time the only oasis, has been secluded by the projection of the buildings on either side of it. Of the newer buildings, that occupied by the Century Company, on the north side of the square, is respectable, moderate, straightforward and massive looking, even if it be prosaic and without any felicity in general disposition or in detail, so that its magnitude at least does not make it an offence.

It is much better than a structure now approaching completion at the northeast corner of Seventeenth street and Broadway. Over a basement of large openings between piers, there comes a division of two stories with the brick piers turned into pilaster with terra cotta capitals, and the space between them subdivided by iron columns also running through the two stories, and of very lanky proportions, the filling being mostly glass. Then there is one low story with brick piers and terra cotta capitals, bearing stone lintels, and above this again a repetition of the two grouped stories below, with a brick frieze and a sheet metal cornice. The general division is not effective, giving the building the look of two buildings set one on top of the other, nothing is made of the corner, an obtuse angle which was susceptible of a very effective treatment, and the commonplace of the design is not redeemed by any grace of detail. Indeed, the work would be scarcely worth talking about at all, except for its conspicuousness.

The Sloane building, a large building that looks very well lighted, and is not otherwise noticeable except for a treatment of a frieze in granite over the basement, which suggests that the real construction is invisible, has been done for two or three years. But diagonally opposite it, at the northwest corner of Broadway and Nineteenth street, is a building not yet quite done, which is one of the most noticeable of recent structures. The purpose of the designer was evidently to make it noticed, and he has succeeded. Nobody will find it feasible to overlook his work. It occupies a plot about 60 feet on Broadway by 100 on the street, and is, in spots, eight stories high. It is made out of brick, brown stone and iron. A very tall two-story basement, or rather a story and a mezzanine floor, is divided by long pilasters into three bays on the Broadway front and seven on the long front. The main entrance, surmounted by a steep ugly pediment of the advanced Queen Anne kind we know so well, is in the centre of the Broadway front. The windows on Nineteenth street are raised some feet above the sidewalk, and the spaces below them filled with brick panels senselessly projected from the enclosing brickwork instead of being recessed. The same irrational behavior is repeated above the basement, where projecting masses of brickwork, of which the projection, of course, simply loads the wall instead of strengthening it, are built out under the windows, possibly because the architect imagines them to be beautiful. The ironwork in this basement, which is partly imbedded in the brickwork, is singularly inappropriate in design, and looks as if it had been put in as an afterthought to stiffen an old wall, instead of forming a part of the design of a new one. Above, the architecture of each front consists simply of an enormous trellis of brickwork, also a familiar beauty of Queen Anne, thrown over the whole wall up to the main cornice. Above the parapet story shoot up steep gables, three on the short front and on the long one three unconcealed gables, and two masked with broken pediments, the central gable on this long side being the tallest of all. These are relieved against a steep mansard roof.

There are many other things, but one of them is the chief feature of the building. There is a turret which surmounts the truncated angle, and after clearing the walls is roofed with an open cupola of copper. The idea of the feature is not at all bad, but the treatment is unfortunate. It is not at all clear what the object is for, and the treatment of the rest of the building does not suggest that it is merely monumental architecture. Moreover it has not been studied in relation to the roofs of the building, being either too important or not important enough, and upon the whole does not look at home in its place. In itself it is much the best thing in the building, and if the building "lived up to it," the building would be much more effective and show a much less painful effort to be effective than it is and does.

There is no effort visible about the new building at the southeast corner of Broadway and Twenty-second street, which gives a grateful sense of moderation and repose. It has an ample frontage of 100 feet on Broadway by 120, or thereabouts, on the street, the

angle being truncated so as to contain an ample doorway. There is a stone basement of piers and flat arches, which seem a trifle shallow for their work and are supplemented with iron straps. Above are three stories of square-headed openings with mullions and quoined jambs of stone in a wall of red brick, and a parapet story in stone with the lintels enriched with carving, over a well designed cornice. The long front is relieved by two projections gabled above. In the centre of each front is an entrance through a large and deep round arch with the soffit coffered. The truncated angle has a like arch in the basement, and an effective oriel running through the two stories above. Over this again is a pair of square-headed openings and a pediment above. The detail is everywhere studied successfully, in scale as well as in form. It is Elizabethan, or more properly Jacobean in type, and might be criticised as more appropriate to a dwelling than to a commercial building. But we do not get a piece of architecture so skilful and circumspect as this among the new work often enough to quarrel with the pleasure it gives us, both for what we receive and for what we have escaped.

Our Prophetic Department.

INVESTOR—Are your views still pessimistic, Sir Oracle? Do you think the bears are through with their raids and that the business situation is any better than it was?

SIR ORACLE—Several weeks ago I ventured to say that good securities paid such large profits at existing prices that it was not wise to operate on the bear side. I also said that the better state of feeling would first show itself in Wall street; well, I think the change has come. I look for a higher range of values between this time and April. No boom exactly but unless disaster occurs those long of stocks will make the same profit as did those who have been "short" since the summer of 1881. Prices have been "bumping along the bottom" for some time and the depression has been unwarranted by the actual condition of railway properties.

INVESTOR—You surprise me. Do you really think that the railway business of the country is as good as it was last year?

SIR O.—Quite the contrary; I believe the returns for the next three months will show a falling off in railway receipts, that is, taking into consideration the additional mileage of the new roads. I do not believe that the smaller business will affect the dividends of the great trunk lines, but some of them will find it difficult to keep up the six, seven and eight per cent. they now pay.

INVESTOR—Yet in face of these depressing circumstances you think stocks may advance?

SIR O.—Yes, that is my distinct impression of the situation. It is the mission of Wall street to discount all bad as well as good news. The falling off in receipts this spring was anticipated by the bears in their attacks on the various properties since last November. The tactics of "the street" now will be to anticipate the better business which may come from abundant crops and better prices next fall.

INVESTOR—But what new factor is there to predicate any change in the situation. Is the business of the country any better? Has not the recent advance been openly a matter of manipulation?

SIR O.—No, there is no new factor, but the situation has assumed a new aspect in view of the great shrinkage brought about by the vigorous and well-directed attacks of the bears. One of the straws showing a better state of feeling is the improved demand for iron. There have been more tools and machines bought and ordered recently than in any similar period in 1883. I confess to sharing the superstition, as it has been called, that the price of iron tells the story of the industrial situation. An improvement in that prime necessity in the world's work betokens the advent of a more hopeful feeling in all departments of business. But as I have said several times lately, the anomaly cannot long continue of a return of only three per cent. in government bonds, two and a half to three per cent. for money on call, four and a half to five per cent. in choice real estate, and six, seven, eight and even ten per cent. in the best securities daily sold on the street. There must be an equalization of values, or rather in the return made for investments of capital. Governments must come down in price, or stocks must advance. The latter, it seems to me, is the most likely to happen.

INVESTOR—But is it not clear that the recent flurry in stock values is wholly due to Jay Gould, Wm. H. Vanderbilt and the capitalists so largely interested in the mass of securities dealt in on 'Change.

SIR O.—Undoubtedly, the leaders in the street are those who make the first attempts to put stocks up or down. In speculation, as in war, it is not the army which takes the initiative, it is the general. The great bear leaders, Keene, Cammack, Woerishoffer and their associates had to try and try again before they had made any decided impression upon prices, but they saw the drift of things long before the bulk of the speculative fraternity, and were enabled to reap great profits from their foresight. But they have brought values so low that the time has come for the bull leaders

to make their power felt, and hence naturally Gould, Vanderbilt, Sage and their compatriots are testing the market on the other side.

INVESTOR—But then I supposed you held to the view that the forced adoption of the gold unit of value would keep on depressing prices until such time as silver was restored to its old place as a money metal, and bi-metallism replace mono-metallism as the policy of the financial world.

SIR O.—I still hold to that view, but I have always made the distinction between the effect of mono-metallism upon business property, manufactured articles, as well as raw products, and the creditor class, the owners of bonds and securities and all with fixed incomes. The greater purchasing power of gold will benefit government officials and all who are in receipt of salaries and incomes. Holders of stocks and bonds which have a permanent value, as well as all who lend money, will profit largely by the enhanced value of gold. Great Britain is likely to remain mono-metallic, in view of the enormous income-receiving class and the great government officials whose every interest is opposed to the cheapening of money. Thus in Mr. Geo. J. Goschen's speeches on the subject he points out the fact that while cotton, grain and nearly all other mercantile commodities, including land, has been reduced in value from fifteen to forty per cent. in England since 1873, consols and good railway shares and debentures have advanced in value during the same period. What has occurred in England will take place here. Good railway securities of all kinds are certain to advance permanently as soon as the disturbances made by new and parallel lines are out of the way. There will, I judge, be little more trouble from either the Northern Pacific or the West Shore securities. The Nickel Plate has been absorbed and the owners of well-located roads can now confidently look for a steady appreciation of the securities they hold. Of course, there may be some unexpected disasters. Banks may fail, large operators come to grief or our crops might be blighted next summer, but exceptional disasters out of the way the next five years will see a steady advance in good railway securities.

INVESTOR—What basis of value affords the keynote to the real price of stocks?

SIR O.—Calling government bonds 3 per cent. and good real estate mortgages 4½, I should say that 5 per cent. is all that a good, certain dividend paying security should be expected to realize at par. By the way, I have been amusing myself by getting up a table showing the value of some of the securities in the street if put on this 5 per cent. basis, and the annual percentage they yield at about the present market prices. Here, for instance, are some sixteen good stocks, taken at random, and you will see it gives the dividends, what the market price was on January 28 and what the price would be on a 5 per cent. par basis:

| | Clos- ing Jan. 28. | Divi- dend. | Percent- age on investm't (present about.) | Worth at 5 p. c. par divid |
|-----------------------------------|--------------------------|----------------|--|-------------------------------------|
| Delaware, Lackawanna & Western... | 118 | 8 | 6¾ p. c. | 160 |
| Northwest | 116½ | 7 | 6 | 140 |
| Rock Island | 117½ | 7 | 6 | 140 |
| Michigan Central | 92½ | 6 | 6½ | 120 |
| Chicago, Burlington & Quincy | 122 | 8 | 6½ | 160 |
| Delaware & Hudson | 107 | 7 | 6½ | 140 |
| Pullman Palace | 112 | 8 | 7 | 160 |
| New Jersey Central | 87 | 6 | 7 | 120 |
| New York Central | 114½ | 8 | 7 | 160 |
| M. M., 6's | 77½ | 6 | 7¾ | 120 |
| Canada Southern | 52½ | 4 | 8 | 80 |
| St. Paul | 89 | 7 | 8 | 140 |
| M. O. P. | 89 | 7 | 8 | 140 |
| Lake Shore | 97½ | 8 | 8½ | 160 |
| Union Pacific | 77½ | 7 | 9 | 140 |
| Western Union | 73½ | 7 | 10 | 140 |

INVESTOR—You don't mean to say that stocks are going to have all that advance.

SIR O.—No, but you see there is a strong bull argument if you compare the present with possible quotations. You see if the dividends should fall off 1 or 2 per cent. per annum, still there is a margin for a substantial rise in the value of stocks. But there will be frequent reactions and a great disaster may make this forecast seem premature.

INVESTOR—Last week THE RECORD AND GUIDE thought the change would not come until some sort of crisis had been reached. There was to be a "snap of the whip" giving the assurance of bedrock figures before the genuine bull movement was commenced.

SIR O.—Yes, but we partially had this state of things when the West Shore bonds went down from 70 to 50 and 0.7, from 80 to 17. An ordinary street panic cannot occur when money is abundant. When money can be loaned on time for three and a half to four per cent., and the banks are full of unemployed capital, there is no possibility of an old-fashioned crisis.

The acting Secretary of the Treasury reports officially to Congress that in all \$77,754,000 in gold had been paid in to the United States Treasury in exchange for silver certificates. The assistant treasurer at New York was permitted to do this by an act of Congress passed September 18, 1880—\$13,958,000 was so deposited in 1880, \$15,835,000 in 1881, \$28,125,000 in 1882 and \$20,839,000 in 1883—in

other words, there would be only \$142,305,789, instead of the \$221,059,789 in the United States Treasury, were it not for the issuance of the silver certificates which the editorial writers of the Herald, Times, Tribune and Financial Chronicle and others regard as a "paper inflation" of an extremely pernicious character. Although the facts in the above are part of an official document issued by the Treasury Department to Congress it was suppressed in all the New York papers save the Tribune, probably owing to an oversight of some night editor who did not realize the official contradiction he was giving to the repeated statements in the editorial columns of that journal. This accumulation of gold by using silver or its paper representative to take its place is a common and well known fact in the monetary operations of bi-metallic nations, especially in France. The writers in our daily press persist in saying that the use of silver drives gold not only out of the Treasury but out of the country, the fact being that the discrimination against silver drives it out of the country, as is shown by the other fact that there are nearly two dollars of gold in the Treasury to one of silver, and that three-fifths of the precious metals, coin and bullion in the country is in gold, although we produce far more silver than gold in our mining industries. But our city papers read all these facts backward.

Over the Ticker.

HERE we are again. The bear raids disturbed the electrical currents on this line for two months past, but the Ticker may be expected to go on more regularly hereafter.

HENRY HART'S interview, published in this paper months ago, foretold what is now happening in the Mail. Our readers were notified that the property was in a poor condition, and that a dividend would be declared before the year, for The price of the stock was then 38. It has been 46 during the week and will go higher.

THE money is on the bull side for the next six weeks. It bulges; buy on reactions. There is a decided increase in outside orders in the various brokers' offices.

C. C., C. & I. is one of the stocks in which there is a large amount of money. It earned enough to pay a handsome dividend this past January, but wisely spent it so as to add to the future business of the road. One million two hundred thousand dollars was expended on the Alton & Terre Haute, which has been put in magnificent condition. But the stockholders of the C., C., C. & I., to whom this money belonged, will profit not only by the increased business rendered possible by this improvement, but will get a slice of a melon some day representing the outlay.

THE C., C., C. & I. will, with the Nickel Plate and Terre Haute, form an important link in a trunk line connecting St. Louis with the northern and eastern railway systems.

WESTERN UNION is one of the soundest and strongest stocks in the market, all the bear talk to the contrary notwithstanding. Its business and revenues are steadily increasing. It is a good stock to deal in, as at present figures it more than carries itself.

LAKE ERIE & WESTERN will take a jump some day. This road did not spend its money in high-priced times, but waited until iron and locomotives were low before getting a new equipment. For five months ending November 30 it earned a surplus of \$102,487.36, although during that time the gross earnings fell off \$84,000. It earns enough to pay all its expenses, the interest on its first mortgage bonds and 7 per cent. on its income bonds.

JAY GOULD is confident of a favorable decision on the Manhattan suits. The secret of the rise in new Manhattan, as compared with the old stock, is that the former is all owned by Gould, Sage and Field, and when the injunction is removed they want to offer an inducement to holders of the old stock to change into the new, so as to get a recognition from the stockholders of the validity of the merger agreement.

WHEAT is weak and will go lower, but it is the speculators and not the farmers who will get hurt.

COTTON is also a sale. The visible supply is very large. Cotton goods are in over-supply all over the world, while depressed business checks the demand of the working classes, the great consumers of cotton fabrics.

For canes and umbrellas, the natural wood sticks are in favor; the top may be finished in numerous devices, snipes' heads, crabs, clams, or the quaint and attractive Kate Greenaway figures.

Home Decorative Notes.

—If the study of art be guided aright, with deference to the varying tastes and opinions, it will have a greater influence on personal character than any other study; it cannot fail to become elevating and refining, and it expands our minds with sympathetic thoughts and feelings, giving expression to our character through the beautiful examples on which we muse, admire and collect.

—Grotesque heads of gold and oxidized silver, with eyes of red and yellow enamel, form a pair of peppers.

—Table mats are made of fine linen lined with canton flannel, and the edge finished with lace.

—Fancy work of all kinds is increasing greatly in popularity, and great pleasure is realized in lending a hand to home industries; true there are many household articles which apparently do not possess one jot of usefulness, still when wrought by loving hands possess their merit and laudable appreciation. Some choice and new designs in embroidery are shown by Mrs. T. G. Farnham, of No. 10 West Fourteenth street, beautiful plush piano and table scarfs, with ribbon and relief embroidery, bureau sets of satin, linen and crepe lisse in outline work, and oddly shaped chairs and tables, with attractive styles of hangings and decorations.

—Photograph albums of plush or velvet are now very fashionable; they open out flat, and are lined with satin or silk of some bright color.

—Panels and circles of stained glass, which has the effect of nuggets of gold, are framed in wood for transparencies.

—Very pretty waste-paper and work-baskets can be made of macreme cord, the shell or plain close crocheted work is very pretty, after it is finished dip the basket in white melted glue and mould it over a jar of the desired size, light ribbons should be run through the spaces, the basket should be lined with silk or satin.

—A baby's hammock or cradle may be crocheted of Seine twine in long open stitches, run through the spaces colored ribbons, and suspend from pine poles at the hook where it is held attach clusters of ribbons, it may be termed a portable cradle, as it can be folded up in a very small space.

—Modern society rarely seeks to form its own taste, preferring to choose comedy made from the upholsterer. A very fine assortment of hand-made furniture is now displayed by J. W. Crossley, of 740 Broadway; excellent bedroom sets of elaborate carving and finish, richly upholstered drawing room furniture, in which corner seats, beautiful in variety and light finish, play a conspicuous part; there are highly ornamental and a frieze designed parlor tables, with half shelves for bric-a-brac, many constructed of plush, the square tables of mahogany with brass feet are very attractive.

—A diagonally striped scarf of ecru satin or pongee, with three branches of holly leaves and berries, is very pretty for a chair back.

—A delicate tea-cloth is of white linen or satteen strewn with sprays of wild flowers executed in outline work.

—In delicate and fine decoration nothing as yet takes the place so long held by linen, a mass of sweet pear or apple blossoms wrought upon fine linen are lovely designs for a toilette cushion, either fringe the edge or finish with lace, and fasten at each corner bows of ribbon or soft velvety-colored pom-poms.

—Modern furniture reflects the love of comfort, and people are calling for that which combines purity of tone, choice material and suitability of style for the place in view. Most luxurious and fascinating are the delicately carved and richly upholstered chairs of the Carlisle and Rockaway designs, now exhibited by Herts Bros., of 806 Broadway. Pedestals, round and square, of Mexican onyx, with brass mountings, the double easels of plush, with tasteful drapery, are quite new, and plush cabinets of bright scarlet, with oddly shaped rolling shelves and circles of bevelled glass, are very attractive.

—Window shades have geometrical figures outlined upon them in colored etching silk.

—Card trays are in the form of a bigonia leaf covered with plush; at one side is placed a bunch of field flowers in porcelain.

—It is very easy to make a breakfast or dinner table look bright and cheerful, it is indeed a difficult taste to satisfy that cannot find abundance of color and decoration such as will meet the most fastidious demand; in the matter of table linen the styles are varied and most exquisite, the preference is for French damask of the finest finish, the most expensive are so finely twilled that they are as lustrous as satin, the square cloths for breakfast and luncheon come in different sizes with colored borders, and are accompanied by doilies, tray cloths and napkins, the colored cloths are much used, and may be of buff, pink or blue. At J. McCutcheon's, of No. 10 East Fourteenth street, may be found a choice and rare selection of table linen.

—Colored India silk forms a delicate drapery for vestibule doors.

—A pretty bannerette design on a brown or black satin is the honey-suckle, it is very effective either embroidered or painted.

—Pretty pictures adorn the home and refresh and stimulate the mind when it becomes tired and indifferent; etchings have within the past few years become very popular, and many of the examples of individual artists' work are as valuable as their paintings. Many valuable etchings and engravings were recently noticed at the rooms of T. Mulcahy, of 670 Sixth avenue. Two choice etchings, called "The Inlet" and "The Old Mill," are by the late A. F. Bellews. A very popular and new subject is "Far Away," by J. G. Brown. Among the colored photogravures equally suggestive of a good water color may be mentioned "Soir d'Automne" and "War in the Desert," after Shreyer. Particularly new styles of frames were shown of antique oak with bronze decorations.

An Unexpected Commercial Rival.

According to the census of 1850 New York contained a population of 515,543, and Brooklyn 98,838. At the date of the last census, 1880, after an interval of thirty years, we find New York containing 1,206,299 inhabitants and Brooklyn 566,663. In other words, the population of Brooklyn in 1850, compared with that of New York, was as one to about five and a quarter, while in 1880 it had risen to nearly one against two. The same ratio of increase would make our former suburb the rival of the metropolis in population during the next thirty years, and soon afterward give it a very decided lead. In the figures of the last census something had been gained to Brooklyn through annexation; but this is true, also, of New York, so that the element of enlarged boundaries has not so much force in the calculation.

But if the ratio of increase in population has been much larger in Brooklyn than in New York since the year 1850, the relative gain in commerce has been even more startling. Thirty years ago the water front interests in Brooklyn were exceedingly light, while New York, with nearly as many miles of dock improvements as she possesses now, saw her wharves thronged with ships and an intense activity displayed along both rivers. At the present date, while we discover many signs of paralysis in large sections of the New York water front, the activity is mainly manifesting itself along the Brooklyn side of the East River and the bay, a section already rivaling New York in the extent of its improvements. We know how the Erie Canal and coast line traffic has been gradually transferred to Brooklyn, but we are now beginning to find the import trade sharing the same fate. As Custom House reports are only made for the port of New York, without reference to the locality where merchandise is discharged, it is impossible to obtain statistics which will illustrate this subject fully; but a judgment may be formed by observing the points where Custom House inspectors are assigned to duty. Mr. Samuel M. Blatchford, Assistant Surveyor of Customs, tells us that the import trade is drifting away from New York and going largely to Brooklyn. The cities on the west side of the Hudson River, or at least the corporations that have their termini in those cities, secure also a certain proportion, but Brooklyn is the chief aggressor against New York trade.

It may be thought to matter very little where freights are loaded or unloaded while the commerce which they represent passes through New York houses. From a commercial point of view alone the location of wharves would not concern us so nearly; but there is an economic question in this case which concerns us very much. Every additional mile of improved water front in Brooklyn adds enormously to the population of that city, and increases, by very many millions, the value of property. But this circumstance, notwithstanding the fact that the tax departments of the two cities are very distinct, would not be a cause for jealousy in New York were it not becoming so very evident that the gains of our rival represent our own material losses. While individuals in New York may share in the profits of Brooklyn commerce the increment in property goes mainly to the latter city, the New York water front suffering a relative if not an actual decline.

We must not deceive ourselves with the idea that Brooklyn is hopelessly insular, a pale planet receiving its light and heat from its central sun on the west side of the East River. There is even danger that its relatively rapid growth, in comparison with this city, may be continued. We must learn to study geography in New York. We regard South Brooklyn as a very remote and inaccessible point. In their vague conceptions of locality and direction many men will be surprised when told that Fort Hamilton is about on the line of longitude that passes through the depot of the Pennsylvania Railroad in Jersey City; that the distance from the western end of Long Island to Elizabeth, N. J., where the Pennsylvania and Reading railroads intersect, is not much greater than the distance from the west bank of the Hudson River to Newark, and that a tunnel under the Narrows would not be much longer than either one of the three tunnels already completed through Bergen Heights, and probably not very much more expensive. Facts like these are not much considered in New York, yet they are likely to prove very strong factors in solving the problems of future growth. The truth is, Brooklyn is in no respect dependent upon New York even for the right of way to any very desirable point with which she may wish to open communication, and, with the almost limitless area within reach, she can make the most of all her advantages.

We have a natural pride in the prosperity of Brooklyn, on this side of the East River, and no desire whatever to check her growth. Indeed, were we narrow enough to wish to cripple her resources, we should find no encouragement from nature in making the attempt. The southern water front of New York harbor, which includes, with South Brooklyn, portions also of the town of New Utrecht and the north shore of Staten Island, was created to be the seat of a great commerce, and only some natural upheaval can prevent the fulfillment of its destiny. But we should not be asked to make the conditions of its growth more favorable than they have been made by nature. Even the resources of our great population and vast capital may be turned to the advantage of rivals if our affairs are not wisely administered. Population within such a limited circle is always liable to movements for a redistribution; and we are permitting the growth of conditions through which capital may at any time cross the ferries in the persons of the capitalists. There is no security for the future supremacy of New York so long as we are pursuing plans which are driving the shipping from our water front. When the proprietors of ocean steamship lines decide that it is no longer profitable to sail their ships north of Bay Ridge and Tompkinsville they will leave New York, not as they once went to Jersey City to be coaxed back again, but they will go to stay.

We cannot afford to rest in fancied security. A careful study of the commercial situation throughout the harbor exposes a strong southward movement of capital and enterprise, and, without a system of connected wharves and warehouses, New York city cannot reasonably expect to maintain a leading position. Unnecessarily distant from the sea she is exceedingly limited in area. Her competitors share every advantage in

the harbor, and within ten years conditions can be prepared which will make it unnecessary to the success of any line of steamers trading to the port of New York to approach her piers.

To confess the truth terminal machinery which compels the use of drays for the handling of heavy merchandise only in process of transportation through the city on the streets deserves only to be approached by lighters on the water.

Concerning Men and Things.

* * *

George Alfred Townsend has been tried for a libel upon "Josh Hart." "Josh" is a Jewish gentleman who has a history. He started a variety show which Harrigan and Hart made so profitable that the manager realized a fortune. Hart labored under the mistake of supposing it was his management and not the humorous talent of his employees which brought the money into his treasury. He found out his blunder, however, when Harrigan and Hart opened their own theatre. His management of the Standard Theatre cost him a pretty sum of money. His next important venture was in journalism, in which he had the co-operation of Lewis F. Post, a man of character and brains, together with a number of persons with plenty of ability but no character at all. "Josh" is said to be overbearing and rapacious with his employees and all the clever fellows have left his paper, which has lost ground lately through the establishment of the *Morning Journal*. It is difficult to see how George Alfred Townsend could injure the character of Mr. Hart. Townsend, by the way, is one of the few correspondents who retains his attractiveness as a writer while doing the work of three ordinary journalists. He has the distinction of making more money by his pen than any regular daily contributor to the press.

* * *

Marshal Tooker has again turned up as a manipulator of the press in the interest of certain theatrical managers. It was he who invented the ingenious yarn about "Deception's" being found in a forgotten pigeon-hole in Wallack's Theatre. It was expected that the mystery would pique public curiosity, but Lester Wallack has some scruples and would not work the "racket" in the way the wily Tooker planned. But the piece has, nevertheless, been successful with the public, who don't seem to care to know who its author is. "Deception" is really a plagiarism from the German, the adaptation being made by Dion Boucicault. Marshal Tooker is the conductor of the printing establishment which formerly belonged to the *Herald*, but he ought to be kept in the pay of a wide-awake manager for his admirable talents as an advertising agent.

* * *

It can no longer be said that there is no American drama. Bartley Campbell's "Separation" is an admirable comedy, not equal of course to the best work of the French and English dramatists, but the play has been wisely planned and deftly handled. Mr. Campbell and Bronson Howard can fairly claim to rank with the second-best foreign dramatic writers. More than three-fourths of the entertainments now offered at our various theatres were constructed by American playwrights. Bartley Campbell was right in saying that the time would come when the American playwright would have his country villa as well as the popular actor.

* * *

The seed sown in the establishment of a Real Estate Exchange in this city has it seems already proven fruitful. A number of the leading brokers of Chicago have organized a Real Estate and Rent Agents' Association, with the intention of dealing in realty on a plan similar to that proposed by our new Exchange. Daily meetings of half an hour will be held during the month of February, and although the movement is looked upon as novel, its success is believed to be assured. Elated by the immediate support secured for the project, the organizers celebrated its inauguration by a banquet at the Palmer House, which was attended by a number of gentlemen prominent in real estate circles to whom the plans of the association were explained. The result was a hearty endorsement of the movement and a large increase in the list of applicants for membership.

* * *

The friends of a certain professor in the New York College think he was rather harshly treated in an article on that institution in a recent number of THE RECORD AND GUIDE. We have no wish to do injustice to a gentleman we have never met, but it seems there was a mistake in saying that the fine new laboratory of the college was made use of only three hours a week. It seems that the curriculum of study prepared by the Board of Education, and to which all the professors must of course conform, provides for seven hours of laboratory work; four for the senior and three for the junior classes. This, with the explanatory lectures, takes up some nine hours of the professor's time. But the Board of Education, we are informed, are considering new regulations, making still further use of the laboratory for the benefit of the students. If they are wise they will strengthen the professorial force connected with the laboratory so as to utilize it not only for study hours but for work in the afternoon, similar to that in the Columbia College School of Mines, where students are permitted to use the laboratory during daylight. Our only interest in this matter is to turn the New York College into a great technical school to help the leading industries of New York. In doing so we have no wish to do injustice to any of the present professors.

A committee representing the principal firms engaged in the manufacture of glazed pipe or tile have petitioned the Board of Health to permit the use by builders of glazed pipe for drainage purposes instead of, as now, compelling them to use iron pipe. Our readers will remember that a bill to permit the use of glazed pipe was introduced into the Legislature a year ago and its passage strongly advocated, not only by the manufacturers, but by many prominent builders and plumbers. The result was the bill

was sent to the Governor by an almost unanimous vote of both Houses, It was unfortunate that the bill did not pass until at the end of the session, as Governor Cleveland was compelled through stress of business to deny the subject proper consideration and, being laid over, the bill failed to become a law. Argument on the petition will be heard by the Board on Tuesday next.

It is believed that railway earnings will show a falling off for the next few months, but it will not follow that the securities of the roads will be of any less value. For the past two years and a-half the problem of all the great corporations has been how to decrease expenditures. Operating expenses have been steadily cut down, and hence many roads with smaller gross earnings than in previous years have larger net returns. The Lake Erie & Western, for instance, had much smaller gross earnings in 1883 than in 1881 and 1882, but its net earnings have materially increased. The poor corn and winter wheat crops account for the falling off, but the better management and stricter economy for the past year more than made up the difference. This road is potentially in an admirable condition. It is about to build 43 miles of track from Bloomington to Peoria, which will give it a share in the second greatest railroad pool in the country. This improvement will cost a million dollars, nearly all the bonds for which have been subscribed. The \$850,000 of stock which the new road will represent will go into the Lake Erie & Western treasury. The Lake Shore would very gladly guarantee the first mortgage and income bonds of this company if the latter were willing, but the future of the road is so brilliant that its owners prefer for the present to retain their own property. There will be no construction company made use of to build the 43 miles of new road, that work will be done by the officers of the Lake Erie & Western. The excellent condition of this company is repeated in the recent history of many other railway corporations. Labor is willing to accept smaller returns, and steel rails, cars, locomotives and all materials have been reduced so greatly in price as to more than make up the difference in the business of this season compared with a year or more prosperous times.

Fourth

A correspondent wishes us to advocate the extension of the elevated Avenue Road through the Central Park. He thinks that it certainly will be accomplished in the fulness of time, and he believes that it done now it would be to the advantage of the present generation. We decline to advocate any such measure. Even were it desirable it would be impossible to persuade the public that it was not a job for the benefit of the elevated roads, and that would be fatal to it. It is quite enough to have the elevated system running through streets near the park. There is not a journal or a public man in the city but would protest against steam cars whizzing over head in the city's great pleasure ground.

A well-known and reputable firm of up-town real estate brokers write to us complaining of the action of the directors of the Real Estate Exchange in purchasing the Liberty street property. We do not see that any good can come to make these complaints public. The directory includes among its members some of the oldest and best-trained brokers in this city. It will be time enough to call them to account at the annual meeting to be held next December. If, by that time, they can show that the money has been so invested as to pay all the running expenses of the Exchange, and furnish accommodations for auctioneers and dealers, we have no doubt that our correspondent would be among the first to offer resolutions thanking the directors for the good work they have done; but complaints just at present seem premature.

A reader of THE RECORD AND GUIDE, and a "retail dealer," suggests the construction of arcade buildings on the principal streets, such as are to be seen on the great thoroughfares in the European cities. He thinks parts of Broadway, Sixth avenue, Fourteenth and Twenty-third streets suitable for the purpose, and believes that the investment would yield a good return on the outlay.

The property holders in the neighborhood of the Bloomingdale lunatic asylum are very much opposed to the bill in the Assembly forbidding the laying out of streets on the property belonging to that institution. It comprises, it seems, at least eight complete blocks, and it would certainly inconvenience the public were there to be a legal prohibition to the opening of streets through this comparatively large parcel of land. The property holders would be quite willing to have this ground turned into a public park, if the institution is willing to make the land a present to the public, but they do not like the ground being indefinitely locked up and kept unimproved. The lunatic asylum people, doubtless, object to paying the costs for the assessments for the improvements needed, but why not sell a portion of this large tract of ground so as not to retard the improvement of the neighborhood?

January 17, 1884.

Editor RECORD AND GUIDE:

In THE REAL ESTATE RECORD of May 31, 1879, it is stated the Supreme Court has decided that when a contract of sale is not carried out by reason of default of the seller, a lien exists on the land purchased in favor of the vendee when a part of the purchase has been paid. You give no names or date, and we have looked in reports for said decision, and can find none. Can you favor me with names so we can find same?
G. W. DITCHETT.

REPLY—The present law editor of THE RECORD AND GUIDE was not in charge in 1879, and we are unable to recall the particular decision then referred to. But in the case of V. K. Stevenson against Spratt and others, decided by the General Term of the New York Superior Court in 1874, Judge Morell, delivering the opinion of the Court, decided that Mr. Stevenson, the vendee for the advances made by him (\$1,000) acquired a lien upon the land to the extent of the seller's interest; but that he had no lien for what it had cost him to search the title (\$335.28). [Stevenson vs. Spratt, 35 N. Y. Superior Ct., Rep. 496.] This decision was based upon principle

and precedent, and has not since been reversed or modified. And in 1881 the General Term of the New York Supreme Court, Fourth Department, explicitly declared the same doctrine, and ordered the premises to be sold unless the seller paid up within thirty days. [Price against Palmer, 23 Hun., 5047].

LAW EDITOR.

The Renting Market.

All the brokers say that it is premature as yet to forecast the prices that may prevail during the renting season, which, for all save the dry-goods district, opens on the first of February. The statements in the *Tribune* of Thursday were those of a very confident broker, whose bull enthusiasm is not by any means shared by the other Pine street and Trinity building brokers.

The stock brokers are determined to enforce a reduction in office rents. All the talk about moving the Exchange up town is simply to coerce the landlords to make some concession in rents this spring. Undoubtedly the rentals charged for good accommodations are high and there will probably be some concession. There will, however, be plenty of accommodations in buildings without elevators or which are in other ways undesirable. Buildings with elevators are now demanded by all who think of hiring offices above the ground floor. There will be no lack of cheap offices down town at a distance from the leading exchanges and where the buildings are old fashioned.

The conservative brokers agree that on the whole there will be some concession in general rentals. First-class store property its own, as will also fair house property. High priced fancy residences will not do as well this year as last nor will low-priced flats. It is the very rich and the poor who have been most hurt by the shrinkage in business. There will probably be a good demand for medium houses suitable for the middle class.

E. S. Cruikshank & Co. report that they will not make any concessions for any reason that they have never insisted upon the highest prices, but have insisted upon a moderation upon the part of their clients. So far they have not opened property at any lower price than last year or the year before.

An increase in the number of exchanges during the past year and the coming of branches for business conducted previously in other localities and a course led to a demand for offices not only down town but in all parts of the city. There is still a constant addition to the number of new enterprises and, notwithstanding the weeding-out process which is going on, due to the business depression, swarms of new-comers fill the vacant places and even demand additional accommodations.

All accounts agree that the poorer tenement houses and flats must be rented lower this year than last. High priced flats more pretentious than substantial will not be in such great demand this year but suites of rooms in convenient, well built apartment houses will be in demand. To sum up—

There will be a struggle down town for lower rentals of offices near the exchanges.

There will be plenty of offices to rent cheap in buildings without elevators.

The principal reductions will be in high priced house property and poor tenement property.

Small and medium houses, renting from \$1,000 to \$3,000, will be in demand; \$4,500 to \$6,000 houses will drag.

Fancy store property will not be so high priced but upper stories and lofts for business purposes and small manufacturers will command fair rentals.

Good flats in substantial apartment houses will rent readily.

But on the whole the outlook is not as satisfactory for the landlords as it has been for three years past.

Realty at Albany.

[From our own Correspondent.]

ALBANY, January 31.

A bill has been introduced in both Houses amending the Ramapo Water Act of last year by adding new sections to the bill. These authorize the Commissioners of the Sinking Fund to enter into contracts for a supply of water for the extinguishment of fire and for sanitary purposes, from other sources than that provided in the bill of last year, with like authority to purchase the works after the expiration of a fixed number of years. This measure is understood to be in the interest of parties who have plans for the establishment of a reservoir, into which water can be pumped from the river and pipes laid to conduct it to all portions of the city, to be used for the cleaning of the streets and extinguishment of fires. It is said that some of the leading underwriters favor this plan as a means of procuring water for extinguishment of fires quicker and cheaper than by any other mode.

A bill has been reported in the Assembly to set apart Pier 21 and the bulkhead between that and Pier 22 for the accommodation of vessels engaged in the transportation of tropical fruits. The same bill was here last year.

The bill empowering the Commissioners of the Sinking Fund to set apart any plot of land belonging to the city not already appropriated for public use, for station houses and sub-station houses, and also for locations for houses for the use of the Fire Department has been reported. The immediate purposes of the bill is for station houses in the Twenty-third and Twenty-fourth wards.

Mr. Binder, of New York, has introduced an important bill relative to the fees to be charged for searching titles for back taxes and Croton water rents in New York city. Its text is as follows:

SECTION 1. The fees or charges of official searchers for taxes, assessments and sales for unpaid taxes in the city and county of New York shall not, after the passage of this act, exceed the sum of two dollars for any search against or affecting any one piece of property or lot, and extending over a period of less than five years, and for a period more than five years not more than five dollars.

SEC. 2. The fees or charges of the searchers for Croton water rents against any one piece of property in said city shall be one dollar for any

search extending over a period less than five years and two dollars and fifty cents for any period exceeding five years.

This reduces the searcher's fees one-half on each for the five years' search and more than that on the longer term, the fees now being five dollars for taxes and the same amount for assessments, when a period of five years are gone over, and from ten to fifteen dollars when search is made for more than that. The charge proposed makes the cost of searches on one lot for five years, for taxes, assessments and Croton water all combined, five dollars, instead of twelve under the present law.

The bill amending and revising the building laws for New York city has been introduced in the Assembly. It is the same as that introduced in the Senate by Mr. Daly. No action has been taken by the committee of either House on the measure.

The Senate Committee has favorably reported bills for two new parks. One is to be located at Coenties Slip, and the other at Corlears Hook, on the east side. The latter is similar to that which passed the Assembly last year, and the other a new measure. Both place it in the hands of the Board of Commissioners of Street Openings to decide what property shall be embraced in the parks.

The bill changing the name of Stuyvesant square to Cooper Park, in honor of Peter Cooper, has been favorably reported in the Senate.

Dwight H. Olmstead and ex-Assemblyman Deering appeared before the Senate Committee on Tuesday in opposition to the bill prohibiting the Board of Street Opening Commission from opening streets through the grounds of the Bloomingdale Asylum. They claimed that it would be a great injustice to the property-owners in that vicinity, who had been heavily assessed for other improvements in that section, and delay the building up of that section between Morningside Park and the asylum grounds, to enact the law prohibiting the cutting of streets through these grounds. The advocates of the bill assert that if the streets are cut through, one of them will go through the asylum buildings. The committee reported the bill favorably yesterday. The Senate ordered it to third reading to-day. It will pass that body early in the week. It has already passed the Assembly.

The Senate Committee to-day reported the bill to prohibit tunnelling under Washington square, or the erection of any railroad on or across it. This bill has passed the Assembly. Its purpose is to keep the Hudson River Tunnel from coming out in the park.

A bill is before the Senate to provide for the erection of or purchase of buildings by the city for municipal purposes, and the removal of the Hall of Records, now used by the Register of Deeds. It authorizes the Commissioners of the Sinking Fund to select and locate from time to time a site or sites upon which to erect building or buildings for municipal purposes, which shall include suitable space for the Register's office and for such other departments as said Commissioners may deem requisite for the transaction of the official business of the city and county. Authority is given to locate such buildings in any park in the city except Central Park, or on any land owned by the city, or they may purchase land on which to erect such buildings.

When a site is selected, they may require the Commissioner of Public Works to prepare plans and specifications for the building, to be submitted to the Sinking Fund Commissioners for approval. When they decide to erect the buildings it shall be done under contract and under the supervision of the Commissioner of Public Works, the bids or proposals to be opened by the Sinking Fund Commissioners and the contract awarded by them.

The fourth section of the act gives the Sinking Fund Commissioners discretion to purchase a building or buildings actually erected at the date of purchase, and make such alterations necessary to adapt the building to the purposes of the city.

Power is given for the issue of bonds to carry out the provisions of the act, in erecting, purchasing or altering buildings. As soon as other quarters are provided for the Register the Hall of Records is to be torn down.

The Railroad Commission has not perfected either of the bills being prepared by the Commissioners to provide for the construction of street or horse railroads in cities and villages of the State. They expect to have the bills ready to present to the Legislature early next week.

The promoters of the plans to enlarge the powers of the underground railroad project for New York, so as to allow the construction of a four track railroad under Broadway, on the arcade plan, have arrived here, and are preparing for the introduction of their bill. They have the plans under which the London underground railroad was constructed under large monuments and buildings, without in the least disturbing either, to meet the objection heretofore raised, that the construction of the road will disturb the foundations of buildings on that thoroughfare. If, as the Commissioners to Locate Parks in the Annexed District state, the population of the city of New York doubles every seventeen years, some other roads for rapid transit besides the elevated roads will be needed as soon as they can be constructed. In the hours of the rush, morning and evening, the elevated lines are now taxed to their full capacity.

Searching the Records.

In New York an innocent purchaser is held by the Courts to be bound by the record of a deed in the Register's office, even if the Register should have forgotten to index the names of the parties, etc., which seems rough on the innocent purchaser, although the innocent owner of the property, under the deed not indexed, may well claim that his property may not rightfully be sold away from him, or mortgaged, to the injury of his title, simply because the County official made a mistake in his duty. But in Kentucky, last December, it was decided, in the case of *Elliott vs. Harris*, that as it appeared "that the deed was recorded in 1854, and that the records of the county are large, covering a period of eighty years, that the appellant and predecessors had not resided in the county since 1861; that during the war the deed book and indexes thereto were so mutilated and torn that no reasonable amount of labor could have discovered the deed, and that every examination was made, except turning over the leaves one at a time, to find the deed without success. . . . No amount of diligence, in the eye of the law, could have discovered the deed, because the law does not require the appellant to do more than search for the deed in the usual way by the aid of the indexes and aid of the clerk, whose duty it is to index the deed books used by him in recording deeds. He was not bound to turn page by page to find a deed embraced by so cumbersome a record, and he had the right to be content after having made reasonable search and failed to find it. Public authority should provide for indexing the deed books whose indexes are lost or destroyed, and until this be done such books are not entitled to the legal force or validity of public records for the purposes of notice to all who may be affected by their contents."

So that anyone examining a title in that State need not go beyond the index in each book. What would that Kentucky Court have said to the 3,600 volumes of records in our New York Register's office? The proper safeguard to be adopted in our big city is to have a *locality* index, showing every conveyance as against the lot (just like taxes), and not against names, which may be misspelled, and may own or convey many different pieces of property. Our new Exchange will have it all right by-and-by, for its directors are awake to the duties and advantages of its position.

Real Estate Department.

Another dull week has passed, but some large transactions in real estate are, it is understood, being negotiated. The attendance at the Exchange during the week was quite small, but then outside of the foreclosure sales there was little that was attractive offered. The lack of interest shown by the public is doubtless in part due to the insufficient advertising. Of all the auctioneers, only three or four make any effort to call the attention of investors to their sales. The throngs which attend Mr. Harnett's and Mr. Ludlow's stands is due to the wide publicity they give to the properties they offer. The outlook brightens. During this month there will be several important sales. One of them is the partition sale which will be held on February 6th, by E. H. Ludlow & Co., of the valuable brick and stone office building No. 54 Wall street near William street, and covering a plot about 50.4x115. Office property of this description is seldom offered at public sale, and being so well located, there will undoubtedly be a large attendance and spirited bidding at the sale. The latter will in some measure be a test of the prices now ruling in Wall street property, and in the immediate vicinity of the Exchange.

On the same day, Richard V. Harnett will sell two three-story and basement brick dwellings and one two-story brick house on the north side of One Hundred and Twenty-seventh street, Nos. 215, 217 and 219 East. These dwellings are medium sized and of the kind for which there has recently developed a strong demand.

On Tuesday, A. H. Muller & Son will sell, by order of executor, the four-story and basement marble front office building, No. 33 Nassau street, opposite the new structure of the Mutual Life Insurance Company. As values must have increased, owing to the erection of the last mentioned building, the offering should prove an attractive one.

Mr. Leon Tanenbaum, of No. 96 Spring street, is making a specialty of renting and selling property below Fourteenth street. He has lately made some important sales and leases, and offers for sale some desirable parcels. His advertisement will be found elsewhere.

Attention is called to the advertisement of the sale of two five-story double tenements, No. 190 Elizabeth street, which will take place on Thursday, February 7, at the Exchange.

PROJECTED BUILDINGS.

The number of plans filed for January, 1884, compared with the same month in 1883 shows a heavy falling off, as will be seen by the annexed table. But then last year there was an exceptionally large number of plans filed during the first three months. It will be noticed that every section of the city shows a decrease in the building plans with the exception of the annexed district and the region just east of the Central Park. The year does not commence well for the building interest of New York.

| | January, 1883. | January, 1884. |
|---|----------------|----------------|
| Total No. buildings embraced in plans filed | 180 | 103 |
| Estimated cost..... | \$4,069,075 | \$1,362,681 |
| No. south of 14th street..... | 18 | 14 |
| Cost..... | \$1,722,000 | \$293,500 |
| Bet. 14th & 59th streets..... | 66 | 6 |
| Cost..... | \$1,272,075 | \$132,000 |
| Bet. 59th & 125th sts, east of 5th av..... | 43 | 51 |
| Cost..... | \$640,500 | \$838,000 |
| Bet. 59th & 125th sts, west of 8th av..... | 2 | |
| Cost..... | \$36,500 | |
| Bet. 110th & 125th sts, 5th & 8th avs..... | 6 | |
| Cost..... | \$51,000 | |
| North of 125th street..... | 17 | 1 |
| Cost..... | \$203,650 | \$19,000 |
| 23d & 24th Wards..... | 28 | 31 |
| Cost..... | \$63,350 | \$80,181 |

Gossip of the Week.

William S. Anderson has sold for Frank Mack the three-story brown stone house, No. 69 East Seventy-seventh street, 18.9x50x102.2, with mirrors and carpets, to John W. Woolley, for \$24,000.

Leonard J. Carpenter has leased for twenty-one years and renewals two lots on the west side of Fourth avenue, 49.4 south of Twenty-fourth street; the lots have a frontage of 49.4 feet, the terms being \$4,000 per annum, and the Lyceum building, referred to in our issue of the 19th of January, will be erected thereon. The same broker has sold the Columbia College leasehold, Nos. 49 and 51 Park Place, to Martin B. Brown, the printer, for \$35,000.

John E. Hodges has sold for William Rankin the five-story brown stone flat on the northeast corner of Forty-eighth street and Tenth avenue, 21x82, to Thomas McEntegart, for \$26,000.

Frederick Reed has sold the three-story brown stone dwelling, No. 231 West One Hundred and Thirtieth street, between Seventh and Eighth avenues, to Mrs. Patterson, for \$12,000.

Henry J. Carr has sold for the executors of George S. Leland the three story high stoop brown stone house, No. 1455 Lexington avenue, 18x45x95, to P. Ryan, for \$12,000; and for the estate of James de Peyster, the two two-story and attic brick houses Nos. 16 and 18 Minetta street, 20x35x47 each, to Everet Bergen, for \$8,250.

F. G. Swartwout & Co. have sold for Frank J. Mareis the three-story brick and brown stone house, No. 447 East One Hundred and Seventeenth street, 16.2x60x111, to Mary Cary, for \$10,000.

George Gotheimer has sold the three-story and basement brick dwelling, No. 273 Madison street, 18.9x52x100 to B. Brown for \$10,000.

The owners of 69, 71 and 73 Broadway report that nearly all the offices in those buildings have been rented at an advance on last year's figures. A number of prominent lawyers and real estate brokers will remove to these quarters on May 1 next.

Lewis & Harris have sold the three-story stone front dwelling, No. 220 West One Hundred and Twenty-fourth street, for \$10,500, to R. A. Rideout.

An exchange was reported of the plot owned by Dumont Clarke on the west side of Broadway, about 96 feet north of Battery place, and adjoining the new building erected by Cyrus W. Field, size 162.4 on Broadway x170.8 to Greenwich street, x151.10x310.8, the price named being \$750,000,

the purchaser, Charles H. Bliss, giving in exchange the nine-story fire-proof apartment house on the southwest corner of Broadway and Fifty-seventh street, known as the "Rutland," size 51x151, for \$810,000. Mr. Sidney De Kay says that the exchange is not positively consummated, but the matter will be decided in thirty days.

Morris B. Baer & Co. have sold the four-story English basement brown stone dwelling, No. 50 West Thirty-sixth street, for \$24,000; the three-story Ohio stone dwelling, No. 65 West Forty-fifth street, on private terms, and the four-story brown stone house, No. 444 West Seventy-third street, for \$35,250.

Moore & Wilson have sold three of their double flats on the south side of Fifty-eighth street, between First and Second avenues, to Schwarzschild & Sulzberger.

Emil C. W. Macholdt has sold the three-story and basement brown stone dwelling, No. 326 East Sixty-ninth street, 16.8x45x78, to Henry Moench, for \$9,000.

Alden & Sterne, in conjunction with Bennett & Wells, have leased for James D. Fish the last of the four stores of Booth's Theatre to a large millinery house for ten years, at an average rental of \$20,000 per annum.

It is reported that a lot on the east side of Fifth avenue, 75 feet south of Eightieth street, has been sold.

L. Z. Bach has sold for T. W. Decker, the three five-story double tenements, Nos. 330, 332 and 334 East Sixty-third street, 25x100 each, for \$33,000.

Moore & Wilson have sold four lots on the northeast corner of Eighth avenue and One Hundred and Thirtieth street, to Oppenheimer & Metzger, for about \$24,000.

W. H. Streeter has bought from the John Matthews estate the four-story high stoop brown stone dwelling, No. 50 West Nineteenth street, 25x92, price under \$36,000. Mr. Streeter has also purchased from S. J. McGinnis Nos. 16 and 18 Minetta street, 20x47, the consideration being reported at about \$11,000.

Charles H. Russell, assignee, has sold three lots on the north side of Eighty-third street, 400 feet west of Ninth avenue, for \$14,500 cash.

The four-story 25 foot stone front dwelling, No. 18 East Sixty-fourth street, has been sold by W. W. Johnson to Charles Minzesheimer, for \$61,500.

Out Among the Builders.

The New York City Mission and Tract Society intend to erect a stone church on the plot recently purchased by them on Broome street and Centre Market place, size 44x136x61x138.7. The cost will be from \$50,000 to \$60,000. The congregation now at No. 174 Grand street will be transferred to the new church when built. The architects have not yet been selected.

M. E. Wentworth proposes to erect two five-story brick and brown stone tenements, 25x90, on the northwest corner of Eighth avenue and Forty-seventh street. There will be a store, 50x90, on the first floor. No architect has yet been selected, nor has any plan been decided upon, the property only having been recently transferred to the present owner.

Louis Falk, of Morrisania, has the plans in hand for two two-story basement and attic brick dwellings, 18x50 each, to be erected on the south side of Ninety-fifth street, 200 feet west of Ninth avenue, for Edwin and Charles Fisher. They will be in the Queen Anne style of architecture. Messrs. Fisher intend to build two similar dwellings on the completion of the above.

John B. Reynolds intends to build a four-story brick boarding stable, having a frontage of 50 feet, on the north side of One Hundred and First street, 110 feet east of Third avenue.

Andrew Spence has the plans under way for five five-story brown stone apartment houses, to be erected on the southeast corner of Third avenue and One Hundred and Fourteenth street. There will be three 25.3x65, one 25.3x70, and one 25.3x70 and extension 24x25. They will all front on the avenue and have stores on the first floor. The cost of this improvement to the owner, Mrs. Ellen Murray, will be about \$81,000.

William Graul has the plans in hand for an improved five-story brick and brown stone flat, 25x70, to be erected at No. 211 West Fifty-eighth street, for Benj. Sire, at a cost of \$18,000. The same architect has the plans for four five-story high stoop tenements, 25x40, to be erected on the southeast corner of Bayard and Mulberry streets, for Harris Baum, at a cost of about \$32,000.

Brooklyn.

J. W. Hollenbec is about to erect a first-class three-story and basement residence at No. 460 Washington avenue, the dimensions of which will be 30x96, the lot being 175 feet in depth. The building will be three stories and basement in height, the material being of picked North River bricks, finished in red cement mortar, with Nova Scotia stone trimmings. All modern conveniences will be provided, the interior being in hardwood trim. The cost will be from \$40,000 to \$50,000. Architect, Alfred H. Thorp, of New York.

Engineer Answered.

Editor RECORD AND GUIDE:

SIR—"Engineer," in a letter published in your issue of January 26th, in reply to Mr. Clinton's letter, and relating to the granite piers of the Mutual Life building, quotes, as authorities, "Hodgkinson, Box and others 'Formulas for Iron Columns 12 to 15 diameters.'"

These formulas are deduced from experiments on iron columns in one piece, and are not applicable to masonry piers built of blocks.

If these formulas were applicable, then it follows that an iron column 12 to 15 diameters high, built of short lengths laid up in mortar, after the manner of masonry, would be as strong as one of equal sectional area cast in one piece, which is obviously incorrect.

In the absence of reliable tests of the strength of masonry piers of large ratio of length to diameter we are only justified in using them with liberal factors of safety.

CIVIL ENGINEER.

Building in 1883.

Early in the month of January THE RECORD AND GUIDE published a table of the number and classes of new buildings for which plans were filed in 1883, and their estimated cost. We are now enabled to publish the official figures relating to the same subject, as contained in the report of the Inspector of Buildings recently handed to the Fire Commissioners. The comparison with the business of 1882 will be found more favorable than had been anticipated.

| Description. | 1882. | | 1883. | |
|--|--------------|---------------------|--------------|---------------------|
| | No. | Cost. | No. | Cost. |
| Dwellings over \$50,000..... | 20 | \$2,030,000 | 10 | \$670,000 |
| Dwellings, \$30,000 to \$50,000..... | 88 | 2,371,000 | 104 | 2,686,000 |
| Dwellings under \$20,000..... | 477 | 4,705,743 | 378 | 4,479,650 |
| Flats over \$15,000..... | 577 | 17,164,100 | 314 | 10,687,203 |
| Tenements under \$15,000..... | 691 | 8,100,100 | 886 | 12,396,200 |
| Hotels and boarding houses..... | 8 | 552,000 | 6 | 810,000 |
| Stores, 1st class..... | 40 | 2,619,500 | 35 | 2,739,000 |
| Stores, 2d class..... | 31 | 630,250 | 22 | 454,989 |
| Stores, 3d class..... | 50 | 196,050 | 83 | 194,700 |
| Office Buildings..... | 25 | 1,403,645 | 27 | 3,343,875 |
| Factories and work shops..... | 137 | 1,968,010 | 133 | 2,192,050 |
| Schoolhouses..... | 4 | 161,000 | 5 | 439,000 |
| Churches..... | 17 | 562,000 | 11 | 39,000 |
| Municipal buildings..... | 8 | 290,000 | 6 | 385,200 |
| Places of amusement..... | 13 | 419,775 | 16 | 712,750 |
| Stables..... | 130 | 926,350 | 85 | 585,600 |
| Frame dwellings in 23d and 24th Wards..... | 214 | 505,723 | 378 | 1,016,932 |
| Other frame structures..... | 48 | 197,940 | 124 | 202,500 |
| Totals..... | 2,577 | \$44,793,186 | 2,623 | \$44,301,638 |

For the purpose of showing the rapid growth of the city, as represented yearly in the plans filed, the following figures for the last ten years are given. These relate only to the estimated cost of new buildings in the years named.

| Year. | Estimated cost. | Year. | Estimated cost. |
|-----------------------------|----------------------|-----------------------------|----------------------|
| 1874..... | \$16,667,414 | 1879..... | \$22,507,322 |
| 1875..... | 18,226,870 | 1880..... | 23,115,335 |
| 1876..... | 15,903,880 | 1881..... | 43,391,300 |
| 1877..... | 13,365,114 | 1882..... | 44,793,186 |
| 1878..... | 15,219,680 | 1883..... | 44,304,638 |
| Total ten years..... | \$118,486,072 | Total ten years..... | \$263,494,872 |

Contractors' Notes.

Estimates for preparing for and building a crib-work bulkhead at foot of 73d street, East River, including the proper grading of its approach, will be received by the Commissioners of Docks, at Nos. 117 and 119 Duane street, until 12 o'clock m. of Monday, February 11, 1884.

The question of the disposal of the sewage of large cities has for years been a perplexing problem. In London extensive works have long been in operation which transform the sewage of that city into a readily-handled fertilizer, which is eagerly sought by the market gardeners. A paragraph has for some time been going the rounds of the press giving figures showing a handsome profit on the cost of constructing a sewer which conducts the sewage of Pullman, Ill., to a farm a few miles distant owned by the city. Boston is now trying the experiment of depositing its sewage

BUILDING MATERIAL MARKET.

BRICKS.—In pretty much all general particulars the conditions of the market for Common Bricks remain about the same as for some time advised. Demand is moderate, slow and uncertain, and while the new offerings reach only moderate proportions and come almost entirely from New Jersey or Long Island, they have thus far proven a fair balance to the outlet offered. The situation is to a very large extent dependent upon the weather, and the cold and storms have seriously interfered with operations this winter. Whenever it brightens up and moderates sufficiently to render out-door work at all safe contractors push matters, and this finds some reflection upon the jobbing and wholesale market, but not to a large extent by any means, as many of the largest jobs have a supply piled and draw upon that instead of becoming sources of additional demand against parcels in first hands. The dealers send out a little stock but have found deliveries difficult, and make none except as a matter of necessity. There is quite a little amount of held brick afloat since the close of the season, on which the price is more or less uncertain, but it looks as though holders would be willing to part with their stocks whenever they could obtain bids calculated to fairly let them out without positive loss or possibly afford a small margin for profit. Sellers' ideas of bottom prices are \$7 for Jerseys, \$8 for Long Islands, and \$8.50 for Haverstraws. Pales move slowly at within the range of \$4 for ordinary to \$4.50 for choice lots.

CEMENT.—No change of a radical character can be noted, though, if anything, the tendency is to speak quite cheerfully over the market as compared with some of the views expressed at the turn into the new year. Immediate local consumption has not afforded much aid, owing to the slow and uncertain progress of building operations, but shipping orders afforded quite a fair outlet and at full rates in nearly all cases. Foreign goods, especially, have benefited, and while the monthly arrivals have been rather full, about all seem to have disappeared and none of the leading importers can now offer stock except to arrive. Prices, naturally, are held steadily all around. Recent advices from Havana, Cuba, report: Current classes continue abounding and fairly sought after at from \$24@3 bbl.; Portland is also plentiful and in moderate demand, at from \$5@5 1/4 do. Plaster, though scarce, also, is duller at from \$3@3 1/4 bbl.

GLASS.—There is little or no change of decided character in the general conditions of the market, the buyer steadily gaining an advantage. The Western production has not been resumed, but the New Jersey manufacturers have finally caught up to, and over-run the demand for domestic, and with an accumulating stock, values very easily change to a weaker tone. The position is also influenced by full supply and easing off on the imported goods, of which the offering has been quite free.

HARDWARE.—The condition of business has been by no means active, but still, on the whole, a trifle

fuller than a week or so ago, and dealers generally appear to feel confident that a little patient waiting will bring them a more satisfactory market. It is claimed that even if only enough be taken to fill out an ordinary assortment buyers will have to handle a considerable quantity of stock, and an increase of consumption must result in a duplication of orders. On most standard goods values are held with some degree of steadiness and about old valuations retained, but in a few instances irregularity develops. This has been especially marked on screws, and the leading companies fail to agree. The American Screw Company quote at discount 70 per cent. on flat-head iron screws; 65 per cent. on round-head do.; 70 per cent. on flat-head brass, and 60 per cent. on round-head do. Russell Erwin Company quote 75 per cent. flat-head iron, 70 per cent. round-head do.; 75 per cent. flat-head brass, and 65 per cent. round-head do. On copper rivets and burrs the trade discount has been fixed at 45@50 per cent. from the recent carefully revised list.

LATH.—It is not in the natural order of things that there should be much of a wholesale market at this season. Supplies come forward slowly and irregularly, and after cargoes get here the delivery is uncertain. Receivers, however, look upon matters with a great deal of cheerfulness and confidence, and if all their expressed expectations are realized buyers are to have very little chance for some time to come. No stock is ready to come forward it is claimed, and especially the attractive qualities, and the assertion that dealers are lightly stocked and ready and willing to replenish is repeated. Early in the week a lot of 200 M sold at \$2.75 per M to outside parties. Later there were no buyers above \$2.50, but subsequently supplies dropped to a very low point, and at the close the last named figure was quoted as the bidding basis, and asking rates ranging as much higher as the confidence of receivers might dictate.

LUMBER.—Operators who have been so fortunate as to secure a portion of the trade done since the first of the year are in fairly cheerful mood, and their reports take form in accord therewith. Others, however, who have obtained few or none of the going local specials or f. o. b. orders assume a very dejected mood, and we find in some instances a disposition to depreciate the extent and importance of the business transacted by their more favored neighbors. Taking into consideration, however, the more or less gloomy feeling with which the year opened, the results of the first month's operations are by no means unpromising, and there is reasonable hope that the selling interest can at least hold its own, if it does not make a further gain as the weather becomes more open. Immediate local consumption has not been particularly important, and the same hesitancy about preparing for the future may still be noted, but a great many doubts will ultimately have to be settled in favor of some amount of stock, and create so much additional demand. There has, however, been a considerable quantity of stuff sold to be shipped from the accumulation at this point, which, in conjunction with orders taken for shipment direct from the mills, has afforded opportunity for a fair degree of work. Quite a portion of

in deep tide water. The construction of the conduit and necessary pumping works has been \$4,544,272, and the work is alluded to as a great engineering feat.

The Mutual Life's New Building.

We publish in another column an advertisement of offices to rent in The Mutual Life Insurance Company's new building on Nassau street, from Cedar to Liberty.

This building, which has already been noticed in our columns, is rapidly approaching completion, and the following firms and companies are among those who have already secured prominent offices in the building: Chamber of Commerce.

- United States Mortgage Co., S. D. Babcock, President.
- Morton, Bliss & Co.
- Kuhn, Loeb & Co.
- John Munroe & Co.
- Hanover Fire Insurance Co.
- American Exchange Fire Insurance Co.
- General Agency of the Hanover and Citizen's Fire Insurance Companies.
- Weed & Kennedy, insurance agents.
- Davies, Work, McNamee & Hilton.
- Develin & Miller.
- Sewell & Pierce.
- Russell & Latting.

Special Notices.

W. A. Collins has a large amount of Staten Island property for sale and rent, including valuable water fronts and manufacturing sites. He reports a great demand on the island for dwelling houses that will rent from four to six hundred dollars annually. Mr. Collins, it may be said, has grown up in the real estate business on Staten Island and is thoroughly conversant with that interest in all parts of the same.

We refer our readers to the twenty-fourth annual statement of the Washington Life Insurance Company. This reliable institution reports an increase in the net assets for the year ending December 31st, 1883, of half a million more than the preceding year. The "questions of vital interest to insurers" published in addition to the statement, will be found interesting queries and suggestive reading.

From the announcement made in our advertising columns it will be seen that the *Real Estate Chronicle* has changed its day of publication from Saturday to Sunday morning, when it will be issued as a business paper. Its owners seem to think it will be profitable to fill this now vacant ground. Doubtless there are many who would like to see some of the earlier numbers. The Sunday papers are generally filled with trashy matter, and if people must have secular reading on the Sabbath, accurate business matter is preferable to sensational fictions; and, as the *Chronicle* intends to supply plenty of the former, there would seem to be every possibility of success in its new departure.

the business, and especially in Yellow Pine, came over from last year, to be sure, but it has made a sale for enough stuff to start a great many saws, and it is probably best to accept a hopeful view of the situation. The Northern and Western cut of logs is already full, and the general promises are that the harvest will be secured.

Eastern Spruce is lacking in stimulating elements, but the market has support enough to keep it steady for anything attractive and useful on our local market, so long as supplies do not greatly increase. Of that there does not appear to be much immediate danger, as the productive capacity of the mills at work is not very extensive, yet it would not take but a few additional cargoes to create uneasiness among receivers, which in nearly all cases becomes the fore-runner of weakness. The yards have not yet distributed enough stock to make dealers feel in any great hurry about replenishing, but useful sizes are standard and at old cost would be handled fairly. Log cutting in the woods has been pretty liberal, but manufacturers claim to have nearly worked up old stocks and will want the new as soon as runs can be made. On the general range the old figures are named at \$13.50@16.00 for random, and \$16.00@17.00 and possibly \$17.50 for special, according to quality.

White Pine has found moderate favor on local account, probably no positive increase, and dealers in some instances are disposed to complain and feel a little discouraged. It is almost certain, however, that in the natural order of things consumption must make some growth as spring approaches, and the offerings are not urged. This is especially the case for manufactured goods, builders' calls being a little more doubtful. In the meantime exports are fair and at good rates, with offerings more careful. We quote \$18.50@22.00 for West India shipping boards; \$28.00@30.00 for South American do.; \$17.00@18.00 for box boards, and \$18.50@19.00 for extra do.

Yellow Pine as a rule is steadily held and in some instances a tendency to talk pretty firm. We find, however, that the latter view is based largely on what has already been done and not so much upon present or prospective business. Indeed buyers do not appear to have scared in any way over the prominence given a few large contracts recently concluded, nor do they believe that the influence upon the delivery of supplies will be felt except occasionally at points where the orders are or will be in progress of execution. The South, in fact, is still well stocked, the facilities for moving supplies are ample and with manufacturers retaining much of the old competitive spirit anything in the way of positive buoyancy is held in check. Supplies here are fair and in most cases readily offered. We quote as follows: Randoms, \$20@23 per M; Specials, \$21@23 do.; Green Flooring Boards, \$24@25; Dry do., do., \$25@26; Step Plank, \$30@35 do.; Cargoes f. o. b. at Atlantic ports, \$14@16 for rough, and \$19@21 for dressed. Cargoes f. o. b. at Gulf ports \$13@15 for rough, and \$18@20 for dressed.

Hardwoods are firm enough on desirable stuff, with a good average demand prevailing and no very liberal quantity calculated to meet buyers' views at present within reach. Nice lots of maple and good cherry and ash all appear to have received a little more attention of late. The

through export movement has been very fair this winter. We quote at wholesale rates by car-load about as follows: Walnut, \$65@110 per M; ash, \$35@40 do.; oak, \$30@55 do.; maple, \$20@32.50 do.; chestnut, \$25@30 do.; cherry, \$40@75 do.; white-wood 1/2 and 5/8 inch, \$25@30 do., and do. inch, \$28@35; hickory, \$45@55 do.

Shingles, while not over abundant, are not much wanted. Only small export orders come to hand and on home account nothing at all is wanted just now. We quote Cypress at \$8 per M for 5x20 and \$10 do. for 6x20 regularly assorted shipping; Pine shipping stock \$2.50 for 18 inch, and Eastern saw grades at \$2.50@4.50 for 16 inch, as to quality and to quantity. Machine dressed cedar shingles quoted as follows; for 30 inch \$15@20 for A, and \$20@28.50 for No. 1; for 24 inch, \$10.50@15 for A and \$15@30.50 for No. 1; for 20 inch \$7@9.50 for A and \$9@12.50 for No. 1.

GENERAL LUMBER NOTES.

THE WEST.

The Chicago Northwestern Lumberman as follows: CHICAGO.

AT THE YARDS.—While business has been quite dull for the past week there is a slight improvement noticeable in the demand, and sales have been a trifle better than they were the preceding week, although as yet the improvement has not become altogether general, nor have the sales been large. With a very few exceptions the dealers report an increased demand from the country for estimates on bills, together with a few sales that denote the trade is not dead, and seem to promise a good business as soon as the weather grows milder.

While the lumber business is always slow at this season of the year, this has been particularly the case this year, and the volume of business thus far this year has been fully one-third less than for the same period last year. That the market has not become demoralized and gone to pieces under the dull trade is by some dealers attributed to the fact that mill men are carrying over so many logs. In former years it was the habit to run day and night to cut up all the logs they could get, but of late they have preferred to carry over a portion of their logs rather than cut everything and glut the market. Another element that tends to stiffen the market in spite of the low volume of business is the general belief that the balance of the winter will be a favorable one for dealers.

Loggers are still favored with the unusually excellent weather they have had for weeks past, and the natural consequence is a lively time in all the camps. There are but one or two places where any complaint is made, and that is simply a little scarcity of snow. The favorable winter will probably result in the putting in of somewhat larger stocks than had been anticipated. From no locality has there come any complaint of "soft" weather.

The Lumberman compiles the following table of visible supply of lumber on hand at principle wholesale markets, Jan. 1st:

Table with 3 columns: Locality, 1884 Feet, 1883 Feet. Rows include Mississippi Valley, Lake Michigan, East Michigan, Miscellaneous points, and Total.

The market for hardwoods still shows the spasmodic character previously noted, with few changes worthy of particular mention. Prices on upper grades are firm, but while our quotations on lower grades represent as nearly as possible the values on the average, such lumber is subject to all sorts of fluctuations. Consumers seem to have "got on" to the prevailing conditions, and when they want to place bills of log-run or culls, do considerable looking around.

The Lumberman's Gazette says:

To attempt to say anything important in regard to the lumber market on the Saginaw River at present would prove futile, as there is, literally speaking, nothing to say. The dearth of actual transactions is as decided as heretofore, and manufacturers are not looking for business of any account until the middle of February, at least. The very apparent and decided determination to not force the market in any manner is freely expressed; but the policy laid out, if we may believe all we hear, is to quietly await a demand which is very generally anticipated. Shipments by rail, which in the aggregate would seem considerable at less important points, receive very little consideration here. Whether the large amount of coarse stocks on the docks will result in too great anxiety on the part of owners and cause a deviation from the policy outlined is worthy of consideration, but manufacturers appear confident and little inclined to discuss that phase of the important question. Operations in the woods are being pushed with the greatest energy possible, and we still incline to the opinion that unless the weather interferes, the much talked of curtailment of the lumber cut will prove somewhat mythical. Men and teams are in more active demand than at the commencement of operations, and the full anticipated cut of logs heretofore reported will undoubtedly be at least met, if it is not considerably exceeded.

LUMBERMAN AND MANUFACTURER, MINNEAPOLIS, MINN.

The results of having too much low grade and not enough upper grade lumber is seen in the issuance of new price lists at Dubuque, Minneapolis, St. Paul and elsewhere, which shade down common dimension and boards from 50 cents to \$1. There is no change in actual selling figures as lists have been generally shaded. Inquiries are more numerous and more respectable in size, many of the houses reporting plenty of winter amusement in figuring on bills for future delivery. News from all parts of the pineries shows the most favorable conditions possible for securing a full cut of logs. Many still insist that there will be a greatly reduced cut of log as compared with last year, but it is feared generally that the crop will be larger than was intended. Reports from the Chippewa and Black River assert that there is as many logs banked on those streams as there was one year ago.

FOREIGN.

The Timber Trade's Journal says of the English market:

The year 1883 will be remarkable from the fact of there having been so strong a market for quality, not only in respect to wood, but to almost all other commodities as well. It is with timber, however, that we have only to do, and a most noticeable feature throughout has been the declining prices for common stuff with the apparent firmness for really first-class goods. The tendency of the present age seems to be

to make cheapness the first consideration, and this necessitates the employment of only the lowest class material, so that when there is a demand arising for choice selected goods we find the market unequal to meet the wants of consumers, and prices naturally advance.

At the present time there are plenty of firms ready to snap up any choice goods that come under their notice, irrespective of price, while turning their backs on goods not coming under this denomination. First-class joinery timber is undoubtedly scarce, while for common wood there is absolutely no sale except at further sacrifices. Any of the public sales are sufficient to prove this without looking further.

The Montreal Journal of Commerce says:

The usual dullness of this season of the year prevails, with little if any inclination to purchase for future requirements. Buyers' and sellers' views are much apart. With the very limited demand and high prices there is no inducement to purchasers at the figures at which manufacturers are holding, as stocks are generally full. Reports from the country are that, owing to snow drifts, it is almost impossible to haul logs and that the stock at the streams and mills is only one-tenth of the output at this time last winter, but if the two next months prove more favorable the average may be reached, more especially in hardwood and basswood. Operations in the pine limits are more favorable.

NAILS.—Holders generally continue confident over the situation and express a determination to offer stock carefully in order to prevent any advantage going to buyers. The demand is a little uncertain, but between home and shipping calls takes off quite a fair quantity of stock and buyers bid promptly. There is some talk of extending the time for the resumption of work. Quoted at \$2.60@3.70 per keg for 10d to 60d, according to quantity.

PAINTS AND OILS.—The outward movement of paints, colors, etc., continues to increase somewhat, and jobbers appear to be gradually stocking up. This steadies prices and makes holders less anxious to operate, but does not reduce the offering, and no difficulty is experienced in filling orders. Linseed Oil meeting with a continued good demand at steady rates in pretty much all cases. Quoted at 56@58c. for domestic, and 58@60c. for foreign. Spirits Turpentine in only fair demand, but held steady at 34 1/2@36c. per gallon, according to size of invoice.

PITCH AND TAR.—Nothing new. About the usual demand from regular sources, with stock enough to meet it and old prices ruling. We quote pitch \$2.25@ \$2.30 per bbl., and tar \$2.50@3.00 do., according to quantity, quality and delivery.

MARKET QUOTATIONS.

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

Table for BRICK with columns for Brand and Price. Rows include Pale, Jerseys, Long Island, Haverstraw Bay, etc.

Table for CEMENT with columns for Brand and Price. Rows include Oron and Croton Points, Philadelphia, etc.

Table for FIRE BRICK with columns for Brand and Price. Rows include Welsh, English, Scotch, etc.

Table for CEMENT with columns for Brand and Price. Rows include Rosendale, Portland, etc.

Table for HAIR—Duty free with columns for Animal and Price. Rows include Cattle, Goat.

Table for IRON with columns for Brand and Price. Rows include Pig, Scotch, Glengarnock, etc.

Table for BAR IRON FROM STORE with columns for Size and Price. Rows include Common Iron, Refined Iron, etc.

Table for SHEET with columns for Size and Price. Rows include Nos. 10 to 16, 17 to 20, etc.

Table for GALVANIZED with columns for Size and Price. Rows include Nos. 25 to 26, 27 to 28, etc.

Table for LABOR with columns for Profession and Price. Rows include Ordinary, per day, Masons, Plasterers, etc.

Table for LIME with columns for Type and Price. Rows include Rockland, common, Rockland, finishing, etc.

LATH—Cargo rate

LUMBER.

Prices for yard delivery, average run of stock Allowance must be made on one side for special contracts, and on the other for extra selections.

Large table for LUMBER with columns for Type and Price. Rows include Pine, very choice and ex. dry, Spruce, etc.

PAINTS AND OILS.

Table for PAINTS AND OILS with columns for Type and Price. Rows include Chalk block, China clay, etc.

PLASTER PARIS

Table for PLASTER PARIS with columns for Type and Price. Rows include Calcined, ordinary city, etc.

SLATE. Delivered at New York

Table for SLATE with columns for Type and Price. Rows include Purple roofing slate, Green slate, etc.

SOLDERS.

Table for SOLDERS with columns for Type and Price. Rows include Half and half, Extra, etc.

ZINC.

Table for ZINC with columns for Type and Price. Rows include Sheet cask, open, etc.

REAL ESTATE RECORD

AND BUILDERS' GUIDE.

VOL. XXXIII.

NEW YORK, FEBRUARY 2, 1884.

No. 829

SALES OF THE WEEK.

The following are the sales at the Exchange Sales-room for the week ending February 1:

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

R. V. HARNETT & CO.

| | |
|--|----------|
| Greenwich st, No. 177, e s, 75 n Courtland st, 25x54x23.2x49.6, four-story brick building. Shortland & Co. | \$17,500 |
| 11th st, n cor Dry Dock st, 42.6x85.6, two four-story brick and one three-story brick buildings with stores. Arthur Blue. | 15,800 |
| 96th st, s s, 100 e 3d av, 108.6x100.8. | |
| 3d av, e s, 25.2 s 96th st, 50.4x100. | 28,607 |
| *105th st, Nos. 101-111, n e cor 4th av, 100x100 11, six three-story stone front dwell'gs, Sarah H. Wentworth. (Amount due, abt \$6,250; prior mort. of \$7,000 on each house) | 48,115 |
| 205th st, centre line, 180 w Centre line Ridge av, contains 20 and 6.621-10,000 acres, 24th Ward. Alfred J. Taylor, plaintiff's attorney. (1st mort., amt due, abt \$39,650) | 35,000 |
| E. H. LUDLOW & CO. | |
| 183d st, No. 107, n s, 100 w 6th av, 16.8x99.11, three-story brick (stone front) dwell'g. B. Richardson. (Amount due, abt \$8,250) | 8,240 |
| 133d st, No. 109, n s, 116.8 w 6th av, 16.8x99.11, three-story brick (stone front) dwell'g. B. Richardson. (Amount due, abt \$8,250) | 8,610 |
| 133d st, No. 111, n s, 133.4 w 6th av, 16.8x99.11, three-story brick (stone front) dwell'g. B. Richardson. (Amount due, abt \$8,250) | 8,995 |

A. H. MULLER & SON.

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| Bond st, No. 19, s s, east of Broadway, 37.6x114.5 to alley, five-story building with right of way to alley. B. Smith. (Rent, \$8,500 per annum) | 89,500 |
| Bowery, No. 69, e s, bet Canal and Hester s's, 25.2x112.1x25.2x114.5, five-story stone front store. B. Smith. (Rent, \$4,800 per annum and water rent) | 51,000 |
| Bowery, Nos. 77 and 79, e s, bet Canal and Hester sts, 38.1x116.1x38.1x118.1. Sterling Smith. (Rent, \$8,000 per annum) | 90,000 |

LOUIS MESIER.

| | |
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| Cliff st, No. 25, w s, 87.2 s Fulton st, 25.3x78x25.3x70. | |
| Ryders alley, e s, 105.6 s Fulton st, 21.4x83.8x25.6 x irreg, four-story brick store. | |
| W. S. Wright. | 67,600 |
| *Water st, No. 349, s s, 123.8 w James st, 17x75.1x16.4x75.2, vacant. The Farmers' Loan and Trust Co., trustee. (Amount due, abt \$5,450) | 3,000 |

C. S. BROWN.

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| Pine st, No. 90, n s, abt 68 e Front st, 22x58 to DePeyster st, five-story building. J. I. Healey. | 15,100 |
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J. L. WELLS.

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| Riverside av, n e cor land of New York & Harlem Railroad Co., runs north 720 to Van Stoll st, x east 320 to Macomb av, x southeast 175 x irreg to land said railroad company, x west 550 to beginning. Richard C. Fellows. | 33,000 |
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L. J. & I. PHILLIPS.

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| 136th st, n s, 525 w 6th av, 50x68.1x63.3x107, vacant. J. N. Wright. | 6,100 |
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|-------------------------|-----------|
| Total | \$528,267 |
| Corresponding week 1883 | \$682,621 |

BROOKLYN, N. Y.

In the City of Brooklyn Messrs. T. A. Kerrigan and J. Cole have made the following sales for the week ending February 1:

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| Bainbridge st, s s, 575 w Ralph av, 20x112.2 to Brooklyn and Jamaica plank road. E. B. Hincken. | \$500 |
| *Oak st, n s, 395 e Franklin st, 25x100. Mary J. Van Schaick et al. | 4,000 |
| Oakland st, w s, 50 s Greene st, 25x100. | 1,450 |
| Pacific st, No. 574, s s, 185 e 4th av, 25x100. Chas. R. Treat. | 7,450 |
| 16th st, s s, 297.10 e 7th av, runs southeast 397.7 to 8th av, x west 200 to Braxton st, x northwest 695.6 to 7th av, x northeast 100 x southeast 297.10 x northeast 100 to beginning. Jas. C. Church. | 9,875 |
| *3d av, n w s, runs west along south side of said premises abt 330 to high water mark, x to centre Gowanus Bay, x east 260 x to high water mark, x south abt 270 to 3d av, x northwest abt 80, with land under water. William M. Tebo. | 19,760 |
| Total | \$43,035 |

CONVEYANCES.

NEW YORK CITY.

JANUARY 25, 26, 28, 29, 30, 31.

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| Attorney st, e s, 68 s Houston st, 23.11x50, five-story brick store and tenem't. Max Gross to Bernhard Galewski. Mort. \$6,500. Jan. 31. | \$14,000 |
| Bayard st, No. 8, n s, 100.7 e Chrystie st, 25x75, five-story brick store and tenem't. Lena wife of and Benjamin Rosenthal to Wolf Cohn. Morts. \$14,000. Jan. 31. | 21,000 |
| Bedford st, No. 105, w s, 95.6 s Christopher st, 25x63.4x25x62.6, three-story brick dwell'g. | |

Partition. Freling H. Smith to George D. Kuper. Jan. 31. 9,475

Bowery, No. 40, w s, 125 n Bayard st, 16.8x120 x16.8x125, three-story brick store and dwell'g. Patrick Hayes to Charles Himmelmann. Mort. \$14,000. Jan. 12. 25,000

Bowery, No. 40, w s, 125 n Bayard st, 16.8x120. Charles Himmelmann to Luder Reinfen. Mort. \$14,000. Jan. 26. 25,000

Bond st, No. 19, s s, 545.9 w Bowery, 37.6x114.5 to alley across rear, five-story brick building.

Bowery, No. 69, e s, bet Hester and Canal sts, 25.2x112.1x25.2x114.5, five-story stone front store.

Bowery, No. 77, e s, about 182 n Canal st, 26 x116.11x25x118.1.

Bowery, No. 79, e s, about 208 n Canal st, 12.1 x 116.3 x 12.2 x 116.11, five-story stone front store.

Clifford E. Smith to Charles Bouton, New York, and Sterling Smith, Brooklyn, undivided interest. Jan. 1. 72,146

Broadway, e s, 175 s Hawthorn st, runs east 298.6 to Vermilyea av, x north 75 x west 150 x south 25 x west 147.11 to Broadway, x south 50. Joseph H. Goodwin to Annie E. Brown. C. a. G. Jan. 23. val. consid. and nom

Broome st, No. 214 1/2, n s, 18.7x75x18.6x75, three-story brick dwell'g. Frank Noiman to Israel Rosenthal. M. \$6,500. Jan. 29. 12,000

Broome st, Nos. 393 and 395, and Nos. 9, 10 and 11 Centre Market pl, being Broome st, s e cor Centre Market pl, 44.4 x 136.10 x 61.7x138.7, three-story frame store and dwell'g and two-story frame and brick store and dwell'g and one-story brick stable on rear on Broome st; four-story frame (brick front) store and dwell'g and two-story brick and frame dwell'g on Centre Market pl. Abner W., Edward and Timothy Baldwin, Sarah L. wife of David Winans, Sarah B. wife of William H. B. Totten, Eliza C. wife of Ezekiel C. Williams, Louisa and John W. Castree, heirs T. Baldwin, &c., to The New York City Mission and Tract Soc. Jan. 12. nom

Same property. Abner W. Baldwin et al., trustees T. Baldwin, dec'd, to same. January 12. 40,000

Centre Market pl, No. 9, being old No. 175 Orange st, 23.5x7.6x23x10.5. Frances F. Chrystie, widow of A. Chrystie and heir of Matilda F. Tillotson, to The New York City Mission and Tract Soc. All title. Q. C. Jan. 12. nom

Canal st, No. 49, n s, 43.9 e Orchard st, 21.10x49, four-story brick store and tenem't. Bertha wife of Marks Solomon to Isaac Gordon and Gabriel Cohen. Mort. \$9,500. Jan. 29. 15,075

Charles st, No. 92, s s, 70 e Bleecker st, 23x70, three-story brick dwell'g. Hamilton Walling, Jr., to Elizabeth wife of Hamilton Walling, Sr. Jan. 30. gift

Crosby st, No. 38, w s, 129 s Broome st, 25x100, five-story brick factory building. Emmie G. wife of and Albert H. Vernam, formerly Emmie G. Goodwin to John J. Crooke, Hinsdale Co., Col. C. a. G. 1/2 part. Sept. 1, 1883. 15,000

Same property. John J. Crooke to Isaac Hochster. Nov. 1, 1883. 9,333

Same property. Adraetta Goodwin et al., exrs. and trustees W. H. Goodwin, to Isaac Hochster. 1/2 part. Nov. 1, 1883. 9,333

Same property. Adraetta Goodwin, widow, to same. Q. C. Nov. 1, 1883. nom

Same property. Emmie G. wife of and Albert H. Vernam, formerly Emmie G. Goodwin, only child and devisee of Eben Goodwin, to same. 1/2 part. C. a. G. Nov. 1, 1883. 9,333

Chambers st, s s, 43.1 e Batavia st, 28.10x36.1x20.3x56.9, being the residue of No. 11 Batavia st, after Chambers st extension. Enoch C. and Malvina Pentz, Annie M. Lamont, Sarah J. Laurence and Elizabeth W. Plume to Adam P. Pentz. Q. C. All title. April 8, 1882. nom

Same property. Mary J. Sinclair to same. Q. C. All title. June 8, 1882. nom

Same property. Jacob R. Peutz and Mary C. wife of Philip R. Stanhope to same. Q. C. April 8, 1881. nom

Same property. Ann W. Rabadan, widow, to same. Q. C. May 10, 1881. nom

Coenties slip, No. 27, w s, 112.2 s Front st, 27x45, four-story brick building. Henry and Peter M. Suydam, exrs. J. Suydam, to Jacob Reese. Jan. 31. 17,800

Division st, s s, 42.10 w Fike st, 21.4x128.6 to East Broadway, x21.4x128.9; Nos. 103 and 103 1/2 Division st, portion of one-story brick store and dwell'g; No. 112 East Broadway, one-story frame store and dwell'g. Joseph Foulke, Charlotte B. Sands, widow, John B. and Joseph Foulke, Babylon, L. I., William B. Foulke, New York, Mary E. B. wife of and Cortlandt M. Taylor, New Brighton, S. L., and Catharine B. wife of and John Neil-

son, Roselle, N. J., to Fajbush Libman and David Block. Jan. 24. 14,000

Same property. Release mort. Isabella L. wife of Henry R. Beekman to Joseph Foulke, the younger, Babylon, L. I. 1-6 part. Jan. 30. nom

Division st, n s, indeft, 25x45.1x28.9x58. John Kornarens to William Morris. Jan. 24. 17,000

East Broadway, No. 290, n s, 22.4 e Gouverneur st, 21.2x50, three-story brick dwell'g. Andrew Doyle to Edward J. O'Gorman. Jan. 28. nom

Same property. Edward J. O'Gorman to Andrew Doyle and Annie F. his wife. Jan. 29. nom

East Broadway, No. 146, n s, 25x 1/2 block, five-story brick store and tenem't. Emanuel Isaacs and Salomon Klein to Abraham Cohn. Morts. \$14,000. Jan. 28. 21,000

Eldridge st, No. 10, e s, 109.7 n Division st, 20.1 x65.6x20x65.6, three-story frame store and dwell'g. Joseph Foulke, Babylon, L. I., sole devisee of Lydia Foulke, to Joseph Lurch. Jan. 26. 6,850

Franklin st, Nos. 195 and 197, s s, 37.2x75x37.1x75, with alley 3x50.6, which adjoins on east, five-story brick (stone front) store. Alfred R. Whitney to John Holmes, Jersey City, and George H. Coutts, Brooklyn. January 3. 38,000

Fulton st, No. 178, s s, 25x75, four-story brick store. Russell R. Cornell, Madison, N. J., to Samuel H. Cornell, Brooklyn. C. a. G. 1/2 part. Mort. \$20,000. Dec. 31. 5,000

Front st, No. 15, s s, 20.4x100x18.5x100, vacant. Harriet Ayres, widow, Alfred, Walter, Grace and Alice Ayres, heirs D. Ayres, to The New York Steam Co. Q. C. Jan. 10. nom

Greene st, Samuel Inslee, owner of No. 26, agrees that Joseph Andraede, owner of Nos. 28 and 30, may use north window of No. 26, first loft, for egress from fire escape. Jan. 23.

Kingsbridge road, s s, 200 e Academy st, 150x195.5x150x189.6.

Vermilyea av, n s, 100 w Hawthorne st, 175x150.

Vermilyea av, s s, 100 w Hawthorne st, 150x150.

Annie E. wife of Joseph R. Brown to Joseph H. Godwin. C. a. G. Jan. 23. nom

Liberty st, No. 62, s s, 160.4 e Broadway, 22.11x83x22.11x82.2, four-story brick office building. M. Virginia M. T. wife Elbert B. Monroe, Southport, Conn., Henry G. Marquand, New York, and Daniel W. McWilliams, Brooklyn, to Alanson Trask. Q. C. Nov. 14, 1883. nom

Mulberry st, Nos. 81 and 83, w s, 175 s Walker st, 50x100, two five-story brick stores and tenem'ts, and two three-story brick dwell'gs on rear. Edward O'Reilly to Rachel Aronson. Morts. \$28,240. Jan. 30. 40,000

Mulberry st, No. 62, e s, 75 s Bayard st, 25x95.2x25x96.4, three-story brick store and dwell'g and five-story brick tenem't on rear. Catharine wife of Joseph Marrone to Joseph Palladino. C. a. G. 1/2 part. Dec. 10. 8,000

Same property. Release mort. The Mutual Life Ins. Co., New York, to Catharine Marrone. Jan. 26. 600

Norfolk st, No. 114, e s, next to n e cor Rivington st, 22x78, with use of 3-foot alley on south, two-story frame (brick front) dwell'g. Edwin M. Fox, trustee W. Forgay, to Philip Boyer. Jan. 28. 6,100

Oak st, No. 28, n s, 129 w James st, 31x179x26.6x179, two-story brick store and dwell'g and two two-story brick stables on rear. Regine wife David Dinkelspiel to the J. M. Horton Ice Cream Co. Q. C. Jan. 18. nom

Pitt st, No. 10, e s, 125 n Grand st, 25x100, one-story brick shop and two story framed dwell'g on rear. Margaret A. Matsell, widow, Leavenworth, Kansas, to Maria A. Dotzauer. Jan. 7. 7,000

Pitt st, No. 33, w s, 125 s Delancey st, 25x100, five-story brick store and tenem't. Max Glickman to Dena Hurwich. Mort. \$11,000. Jan. 28. 16,500

Perry st, No. 25, n s, 78.4 w Waverly pl, runs north 75 x east 3.4 x north 20 x west 25 x south 95 to Perry st, x east 21.8, three-story brick dwell'g. Margaret A. Murphy, formerly Hoppeck, William Hendry Hoppeck and Josephine E. Demaray, of New Jersey, to Arnold J. D. Wedemeyer. Q. C. Jan. 3. nom

Same property. Arnold J. D. Wedemeyer to Annie D. wife of William T. Day. January 30. 13,000

Pearl st, No. 396, and No. 4 New Bowery, begins Pearl st, e s, 10 n New Bowery, 26 x east 30.3 to New Bowery. x southwest 32.11 x west 8.8 to beginning, five-story brick store and tenem't. Henry Bischoff to Diedrich J. Bensen. Mort. \$7,000. Jan. 30. 13,500

Ridge st, No. 72, e s, 60 s Rivington st, 20x50, three-story brick dwell'g. Bernard or Baruch Stone to Leo Mendel and Rieka his wife. Jan. 29. 7,100

Stanton st, Nos. 322 and 324, n e cor Goerck st, 39.10x70, two two-story frame stores and

dwell'gs and two two-story brick stables on rear. George W. Tubbs to Jefferson M. Levy. Morts. \$8,000. Dec. 15. 10,015

Sheriff st, Nos. 67 and 69, w s, 57.2 s Rivington st, 42.11x49.6x42.11x49.6, two four-story brick stores and tenem'ts. 10,015

Rivington st, s s, 25 w Sheriff st, runs south 57 x west 24.9 x south 42.11 x west 25 x north 102.1 to Rivington st, x east 49.9; Nos. 245 and 247, two two-story frame (brick front) stores and dwell'gs and two two-story frame shops on rear; No. 249, two-story frame (brick front) dwell'g.

Catharine McCue, widow, to Thomas H. Riley and Catharine A. Riley, otherwise Bertine, and Mary Rolston, heirs A. P. McCue, dec'd. Release dower. Jan. 29. 5,000

South st, No. 30, n w s, 19.1 n e Cuyler's alley, 19.10x85.6x19.6x85, five-story brick building. Henry and Peter M. Suydam, exrs. J. Suydam, to Jacob Reese. Jan. 31. 24,000

South st, No. 31, n w s, 38.11 n e Cuyler's alley, 19.6x86x20x85.6, five-story brick building. Same to same. Jan. 31. 25,000

Spring st, No. 8, s s, 50.6 e Elizabeth st, 25.3x102.4x24.4x108.6, five-story brick (stone front) store and tenem't. Henry Korn to Henry Struckhausen. Ms. \$18,733. Jan. 31. 28,750

Suffolk st, No. 55, w s, 75 s Broome st, 25x75, five-story brick store and tenem't. Charlotte wife of and Herman Hastorf to Joseph Cohen. Mort. \$9,000. Jan. 31. 20,500

Whitehall st, No. 22, s w cor Bridge st, runs west 66.8 x south 26.3 x east 25.9 x easterly 45.6 to Whitehall st, x north 27, four-story brick store. Elizabeth F. wife of Thomas S. Huxley and George T. S. Huxley, England, said Elizabeth F. Huxley being only heir of John Day, England, and George T. S. Huxley, the surviving child of Elizabeth F. Huxley, to William I. Preston, Brooklyn. Q. C. Nov. 26. nom

1st st, Nos. 9 and 11, s s, 139.1 e Bowery, runs south 74.1 x east 11.3 x south 9.10 x east 37.1 x north 77 to 1st st, x west 49, two five-story brick stores and tenem'ts. Joseph L. R. Wood to William Judge. Jan. 5. nom

1st st, No. 9, s s, 139.1 e Bowery, runs south 74.1 x east 11.3 x south 9.10 x east 12.5 x north 80.5 to 1st st, x west 24.6, five-story brick store and tenem't. William Judge to Nicolas Banzet. M. \$8,000. Jan. 28. 19,000

1st st, No. 11, s s, 163.7 e Bowery, 24.6x77x24.8 x80.5, five-story brick store and tenem't. William Judge to Nicolas Banzet. Mort. \$8,000. Jan. 28. 22,000

8th st, No. 362, s s, 124.4 e Av C, 16.11x97.6, four-story brick dwell'g. Joseph Tauber to George Klippel. Jan. 30. 9,625

8th st, No. 315, n s, 280.4 e Av B, 20.8x69.10, four-story brick store and tenem't. Jacob Wiehe and Magdalena Endholz, widow, to Henry Kuhlmann and Christina his wife. Mort. \$3,500. Jan. 25. 9,000

10th st, No. 410, s s, 173 e Av C, 20x92.3, four-story brick store and tenem't. Flora Levy to Nathaniel L. Nathan. Jan. 31. 6,900

12th st, No. 231, n e cor West 4th st, 22.6x36.10 x19.3x38.10, five-story brick store and tenement. Francis J. wife of James Collins to Catharine wife of Charles Hunter, Philadelphia, Pa. Q. C. Morts. \$15,000. Jan. 25. 16,000

17th st, No. 411, n s, 169 e 1st av, 25x92, five-story brick store and tenem't. Thos. Scholes to Julius Hanitsch and Marie his wife, joint tenants. Morts. \$7,000. Jan. 30. 12,500

17th st, No. 405, n s, 94 e 1st av, 25x92, four-story brick store and tenem't. Albert R. Pecare to Louise A. wife of Wolf Phillips, 1/2 part. Sub. to mort. \$3,500. Aug. 31. 500

17th st, No. 433, n s, 44 e 1st av, 25x92, five-story brick store and tenem't. Charles Miller, Howard Lake, Minn., to Karl M. and Samson Wallach. Jan. 28. 13,500

17th st, No. 405, n s, 94 e 1st av, 25x92, four-story brick store and tenem't. Albert R. Pecare to Emma wife of Julius Witkowie. Mort. \$3,500. Jan. 25. nom

18th st, Nos. 12 and 14, s s, 280 w 5th av, 53x92, vacant. Foreclos. Henry W. Kennedy to William W. Britton. Morts. \$25,000. Jan. 26. 30,000

Same property. William W. Britton to The Randolph Co. C. a. G. Jan. 26. 68,000

22d st, No. 451, n s, 337.2 e 10th av, 12.6x98.9, five-story brick dwell'g. Frank W. Van Ness and Frances his wife, Brooklyn, to Holland S. Whiting. Jan. 22. nom

26th st, No. 305, n s, 100 e 2d av, 25x98.9, five-story brick store and tenem't. Rasmus Christensen to Martin Bossong and Fredericke his wife, joint tenants. Morts. \$11,000. Jan. 30. 18,000

27th st, No. 143, s s, 480 w 6th av, 20x98.9, three-story brick dwell'g. Susan Q. Chambezz, widow, to Julius Chatelan. Mort. \$4,000. July 3, 1882. nom

29th st, Nos. 214 and 216 E., 50x98.9; No. 214, three-story brick store and dwell'g; No. 216, one and two-story brick shop. Contract. Philip H. Carling, Jersey City, to Thomas McManus. January 24. 18,000

33d st, No. 328, s s, 325 e 2d av, 25x98.9, four-story brick store and tenem't and two-story brick stable on rear. Cornelius Ahern to Patrick Hines, Jericho, L. I. Correction deed. Feb. 14, 1878. nom

34th st, n s, 110 w 1st av, 20x97.6, vacant. Mary A. La B. Berger, formerly Mary A. La Bau, individ. and extrx. of N. B. La Bau, to Jefferson M. Levy. Dec. 19. val. consid. and 2,250

Same property. Jefferson M. Levy to George W. Tubbs. Jan. 21. 6,000

36th st, No. 549, n s, 225 e 11th av, 25x98.9, two-story frame store and dwell'g and one-story frame stable on rear. John Conner to Annie Defagianere. Mort. \$3,500. Correction deed. Jan. 11. 6,500

38th st, No. 34, s s, 443 w 5th av, 23x98.9, four-story brick (stone front) dwell'g. Francis M. Scott, exr. Sarah Simes, to Eleanor A. wife of Thomas Scott, and legatee of Sarah Simes. Jan. 25. nom

41st st, No. 236, s s, 420 w 7th av, 20x98.9, three-story brick store and dwell'g and three-story frame dwell'g on rear. William C. Lester and Morris Littman to Arthur A. Anderson. Mort. \$6,000. Corrects error in issue Jan. 26. Jan. 17. 9,750

46th st, No. 409, n s, 120 e 1st av, 27.6x75, four-story brick store and tenem't. John C. Christ to Jonas Weil and Bernhard Mayer. Mort. \$4,100. Jan. 29. 9,600

46th st, n s 285 w 8th av, 315x1'0.5, vacant. Subject to encroachment on west. John J. Astor to John Livingston. Jan. 31. 112,000

48th st, Nos. 525 and 527, n s, 350 w 10th av, 50 x100.5, two five-story brick (stone front) tenem'ts. Charles Riley to Henry W. Steffan. Jan. 31. 56,000

Same property. Release mort. John Ross to Charles Riley. Jan. 11. nom

48th st, Nos. 529 and 531, n s, 400 w 10th av, 50 x100.5, two five-story brick (stone front) tenem'ts. Charles Riley to Henry W. Steffan. Morts., &c. Jan. 29. 56,000

48th st, n s, 425 w 10th av, 25x100.5. Release mort. John Ross to Charles Riley. nom

49th st, No. 530, s s, 436.4 w 10th av, 26.4x100.5, five-story brick tenem't. Philip Hauseman to Leonhard and Barbara Mertens. Morts. \$14,000. Jan. 29. 21,500

51st st, No. 234, s s, 232.6 w 2d av, 16.3x100.5, three-story brick (stone front) dwell'g. John H. Patrick to E. Reed Burns. C. a. G. Mort. \$8,000. Jan. 28. 12,000

Same property. E. Reed Burns to Cecelia E. wife of John H. Patrick. C. a. G. Mort. \$8,000. Jan. 28. 12,000

51st st, No. 307, n s, 120.10 w 8th av, 20.10x100.5, four-story brick (stone front) dwell'g. Release dower. Susan R. W. Wiggins, widow, to Jennie Hahn. Jan. 30. nom

Same property. Thomas E. Greacen et al., exrs. J. Wiggins, to Jennie wife of Jacob Hahn. Jan. 30. 21,000

52d st, No. 108, s s, 95.10 e 4th av, 19.2x100.5, four-story brick (stone front) dwell'g. Ann L. wife of Delos E. Culver to Weeks W. Culver, Brooklyn. Morts. \$15,000. January 29. 18,000

52d st, No. 307, n s, 125 e 2d av, 19.7x100.5, four-story brick (stone front) dwell'g. Joseph Schlesinger, Bradford, Pa., to Joseph Steinhaimer and Karolina his wife. Mort. \$6,000. Jan. 24. 12,350

54th st, No. 120, s s, 156.8 w Lexington av, 16.8x100.5, three-story brick (stone front) dwell'g. Thomas Hitchcock to Isaac W. England, Ridgewood, N. J. Jan. 30. 10,000

54th st, No. 444, s s, 250 e 10th av, 25x100.5, two-story frame factory. William H. Newman to Hampden Smith, Rahway, N. J. Partition. Jan. 29. 5,350

56th st, s s, 250 e 2d av, 44.2x100.5x46.3x100.5; No. 320, three-story brick dwell'g; No. 322, three-story brick store and dwell'g. George H. McEntee to Mary C. wife of James H. Havens, Jr. Jan. 23. nom

57th st, No. 233, n s, 200 w 2d av, 20x100.5, three-story brick (stone front) dwell'g. David A. Bennett, Tombstone, Arizona Ter., to Jane O. Bennett, Belle Isle, Onondaga Co., N. Y. All title under will of Sarah R. I. Bennett. June 5, 1883. nom

57th st, Nos. 438 and 440, s s, 450 w 9th av, 50 x100.5, five-story brick flat.

Mott av, e s, at intersection n s of Henry L. Morris' lands and which said n s is the centre of 153d st, never opened and now discontinued, runs east 508 to centre Sherman av, now discontinued, x south 253 to land of Spuyten Duyvil & Port Morris R. R., x northeast on curve 104 to w line of said company's lands, x north along said Co.'s lands 1,195 to lands of J. J. Astor, x west 1,100 to e s Mott av, x south 888, also all other land of grantor in 23d Ward, excepting land conveyed to Eliza Pelham. The Morris Land Co. to Arthur Simonson, Brooklyn. Morts. \$50,000 on 57th st property. Jan. 30. 90,000

60th st, s s, 190 e 9th av, 60x100.5. Release mort. Mary C. Burgess, Washington, D. C., to Mary Bruce, extrx. Margt. Boggs. January 23. consid omitted

60th st, n s, 225 e 11th av, 50x100.5, two four-story brick stores and tenem'ts. Mary E. wife of and James McVity to Frederick Beltz, Hoboken, N. J. Morts. \$7,500. Correction deed. November 15. 8,000

61st st, No. 248, s s, 101 w 2d av, 16x100.5, three-story brick (stone front) dwell'g. Ella E. wife of and William F. McCusker to Pauline Sutro. Mort. \$8,000. Jan. 31. 11,500

63d st, Nos. 33-45, n s, 75 w 4th av, 125x100.5, seven four-story brick (stone front) dwell'gs. William H. Browning, Brooklyn, to George M. Smith, trustee. Morts. \$254,439. January 25. nom

64th st, No. 25, n s, 20 w Madison av, 17x100.5, four-story brick (stone front) dwell'g. Alden S. Swan, Brooklyn, to Jessie wife of Arthur L. Meyer. Mort. \$23,000. Jan. 21. 52,500

64th st, No. 22, s s, 95 w Madison av, 25x100.5, four-story brick (stone front) dwell'g. John

Davidson to William E. Tefft. Morts. \$65,000. Jan. 31. 83,000

64th st, No. 9, n s, 200 e 5th av, 45x100.5, four-story brick (stone front) dwell'g. Jabez A. Bostwick to Alvin J. Johnson. Correction deed. Jan. 9. nom

66th st, Nos. 326 and 322 E. Christian, Bernbard and Kilian Gies to John Gies. Agreement to convey to said J. Gies 1/4 share of above property if he does not contest will, &c. Dec. 29. nom

75th st, s s, 150 e 5th av, 50x102.2, vacant. Arthur L. Meyer to Charles H. Bliss. Morts. \$47,500. Jan. 23. 60,000

75th st, No. 163, n s, 250 w 3d av, 18.9x102.2, four-story brick (stone front) dwell'g. Randolph Guggenheimer and Betche wife of Salomon Marx to Dennis Solomon. Mort. \$13,000. Jan. 24. 18,250

75th st, No. 161, n s, 268.9 w 3d av, 18.9x102.2, four-story brick (stone front) dwell'g. Randolph Guggenheimer and Betche wife of Salomon Marx to Sarah J. Grant. Mort. \$13,000. Jan. 28. 18,000

77th st, No. 219, n s, 255 e 3d av, 25x102.2, five-story brick tenem't. George H. Naus to John Nuffer. Mort. \$15,000. Jan. 29. 27,000

78th st, s s, 225 w 10th av, 50x100, vacant. Jabez H. Hazard, West Orange, N. J., trustee Eliza Eagle, dec'd, to Emily W. wife of Arthur Lensen. C. a. G. Jan. 26. 9,000

79th st, No. 227, n s, 325 e 3d av, 25.6x102.2, four-story brick (stone front) tenem't. Betche wife of Salomon Marx to William Koch. Mort. \$18,000. Jan. 24. 30,000

82d st, n s, 152.6 w 2d av, 50.10x102.2, two five-story brick (stone front) tenem'ts. Eva wife of and George Muller to James Jordan. Morts. \$32,000. Jan. 30. 53,000

84th st, No. 144, s s, 325 w 3d av, 25x100, two-story frame dwell'g. Joseph B. Nosworthy to Thomas A. Martin. Mort. \$4,500. January 22. 9,000

84th st, No. 125, n s, 276.5 e 4th av, 20.5x102.2, three-story brick (stone front) dwell'g. Julius Levin to Louis Kammerer. Jan. 28. 16,500

84th st, No. 609, n s, 100 w 11th av, 25x102.2, two-story frame dwell'g and one-story frame stable on rear. Emma J. wife of Horace J. Suling to John R. Thorp. Morts. \$3,300. Jan. 26. 6,500

84th st, s s, 175 e 9th av, 100x102.2, vacant. John Donovan, Brooklyn, to Margaret A. Brennan. Jan. 5. 28,000

101st st, n s, 110 e 3d av, 50x100.11, vacant. Harriett E. wife of John B. Page, Rutland, Vt., to John B. Reynolds. Mort. \$2,000, interest, taxes, &c. Dec. 19. 7,000

101st st, n s, 150 w 9th av, 24.4x100.11, two-story frame dwell'g. Clifford Coddington et al., exrs. Matilda E. Coddington, to Ernest J. Gebhen. Jan. 26. 5,000

103d st, No. 165, n s, 125 w 3d av, 24.10x100.11x25x100.11, four-story brick tenem't. Nancy wife of and Jonathan Friedmann to Louis Wirth. Mort. \$13,000. Jan. 25. 18,000

104th st, No. 66, s s, 98.9 w 4th av, 18.9x100.11, three-story brick (stone front) dwell'g. Fernando A. Walker to Jacob Korn. Mort. \$9,000. 10,100

105th st, n s, 350 w 4th av, 25x100.11, vacant. }
105th st, n s, 330 w 4th av, 20x100.11, vacant. }
William J., Mary E. and Charles P. Pagan, by Cath. McNab, guard., and Catharine McNab, widow, to Benjamin B. Johnston, Brooklyn. Infant's share. Jan. 31. 5,000

107th st, No. 213, n s, 385 w 2d av, 25x100.11, four-story brick tenem't. John H. Deane to August Baumgarten, Brooklyn. All liens. Jan. 15. 15,000

108th st, s s, 100 e 3d av, 15.3x100.11. Release mort. Mary G. Pinkney to Wilhelmine Juch. Jan. 28. nom

Same property. Release mort. John H. Deane to same. Jan. 29. nom

108th st, s s, 237.6 e 3d av, 73.6x100.11. Release mort. Mary G. Pinkney to Wilhelmine Juch. Jan. 19. 2,000

Same property. Release mort. John H. Deane to same. Jan. 25. nom

Same property. Release mort. William A. Cauldwell to same. Jan. 19. 1,800

108th st, s s, 115 e 3d av, 24.6x100.11. Release mort. John H. Deane to Wilhelmine Juch. Jan. 26. nom

Same property. William A. Cauldwell to Wilhelmine Juch. Release mort. Jan. 25. nom

110th st, No. 120, s s, 205.6 e 4th av, 16.2x100.11, three-story brick (stone front) dwell'g. Contract. John H. Deane to James H. Gaffney. January 24. 7,400

111th st, Nos. 168 and 170, s s, 204.6 w 3d av, 36x100.11, two three-story brick dwell'gs. Bertha wife of John B. Smith to Myron C. Burton. Jan. 30. other consid. and 20,000

111th st, Nos. 164 and 166, s s, 240.6 w 3d av, 36 x100.11, two three-story brick dwell'gs. Bertha wife of John B. Smith to Adelbert I. Howe. Jan. 30. other consid and 20,000

114th st, No. 338, s s, 250 w 1st av, 16.8x100.10, two-story frame dwell'g. Benjamin Waldron to William Stelz, Jr. Mort. \$2,000. Jan. 29. 4,500

118th st, s s, 356.4 w 3d av, 3.10 to centre Old Post road, x southwest 103.6 to centre of block, x east 3.10 x northeast 103.6. Edgar F. Peck and ano., exrs. Margt. Peck, to James Culgin. Correction deed. Jan. 28. nom

124th st, n s, 325 w 7th av, 100x100.11, vacant. Adelbert J. Howe and Myron C. Burton to Bertha Smith. Morts. \$10,000. Jan. 30. 25,000

124th st, No. 220, s s, 225 w 7th av, 16.8x100.6, three-story brick (stone front) dwell'g.

Thomas W. Harris to Rosaltha A. Rideout. Morts. \$9,000. Jan. 19. 10,500
 127th st, No. 167, n s, 110 w 3d av, 28.6x99.11, two-story frame dwell'g. Francis Geis to William J. Gessner. Mort. \$3,000. Jan. 28. 7,500
 128th st. Party wall agreement. Charles P. Twigg with Charles H. Fenton. June 23, 1883. nom
 128th st, Nos. 206 and 208, s s, 125 w 7th av, 33.4x99.11, two three-story stone front dwell'ings. Charles O. Le Count, assignee of W. H. and T. P. Jenkins, to Clinton G. Wiggins and Jennie V. his wife. C. a. G. Morts. \$18,000 and int.; also taxes and assessments; also 1/2 of a mort. for \$2,500 and int. January 24. 3,805
 Same property. Release mort. Charles O. Le Count, assignee W. H. and T. P. Jenkins, to Clinton G. Wiggins and Jennie V. his wife. Jan. 24. nom
 129th st, n s, 300 w 6th av, 75x99.11, three-story frame dwell'g. }
 130th st, s s, 300 w 6th av, 75x99.11, two-story frame dwell'g. }
 Mary G. Belloni to Mary Y. Wood. January 26. 37,000
 130th st, No. 9, n s, 150 e 5th av, 16x99.11, three-story brick (stone front) dwell'g. John B. Harrison to Richard Welsh and Mary his wife, joint tenants. Mort. \$5,500. Jan. 28. 9,500
 141st st, n s, 500 w 8th av, 35.4x99.11, vacant. Robert Steedman to James McCourt. 1/2 part. Mort. \$3,000. Jan. 28. exch
 141st st, n s, 535.4 w 8th av, 35.4 to centre old Kingsbridge road, x northerly abt 100 x east 41.6 x south 99 11, vacant. James McCourt to Robert Steedman. 1/2 part. Mort. \$3,000. Jan. 28. exch
 Av A, w s, 80.11 n 119th st, 20x75; No. 371 Pleasant av, three-story brick (stone front) dwell'g. Frederick Grasmuck and Christian H. Betjeman to Johanna Ewest. Mort. \$6,000. Jan. 30. 12,000
 Av C, No. 117, w s, 78 s 8th st, 19.4x83, three-story brick store and dwell'g. Charles Hahn to Philip Stiefel. Mort. \$4,000. Jan. 30. 11,000
 Av C, n w cor 18th st, runs north and being lots 1639 to 1646, inclusive, on tax map of 18th Ward, for 1871. James Rogan, Brooklyn, and Henry D. Brookman, Brooklyn, to John U. Brookman, Esopus, N. Y. Q. C. Jan. 25. nom
 Lexington av, No. 103, e s, 49.4 n 27th st, 24.8x100, four-story brick dwell'g. Michael Coleman to Morris S. Miller. Jan. 30. 26,000
 Riverside Drive, s e cor 102d st, runs east 153 to point 250 west 11th av, x south 100.11 x west 172.11 to Riverside Drive, x north 102.11, with all title in streets. Charles G. Havens to Joseph H. Godwin. This and following are embraced in one partition deed. Jan. 18. nom
 Riverside Drive, n e cor 101st st, 102.11x123.11 x100.11x142.11. Joseph H. Godwin to Chas. G. Havens. This and above are embraced in one partition deed. Jan. 18. nom
 1st av, w s, 98.9 n 22d st, Party wall agreement. William B. W. Boyd with Philip Weber. Jan. 13. nom
 1st av, No. 691, w s, 98.9 s 40th st, 24.8x75, five-story brick store and tenem't. Fanny Bach to Margaretha Fernandez, Brooklyn. Mort. \$9,000. Jan. 30. 17,000
 1st av, e s, 50.5 n 62d st, 50x81, two five-story brick stores and tenem'ts. Release mort. Henry J. Burchell to Julia Renoud, with consent of Abraham Steers, John Bell and Sarah E. wife of and Samuel C. Hinman. Jan. 10. 2,000
 1st av, No. 1254, e s, 75.3 s 71st st, 25.1x113, two-story frame (corrugated iron) store and dwelling and one-story brick shop on rear. Eliza B. Downes to Bridget Mahon and Mary Tracy. Mort. \$1,500. Jan. 30. 5,500
 1st av, n w cor 75th st, 75x100; No. 341 75th st, four-story brick (stone front) tenem't and three four-story brick (stone front) stores and tenem'ts on 1st av. Jacob J. Maschke to Max Danziger. All liens. Jan. 21. 75,000
 2d av, No. 70, s e cor 4th st, 20.6x84, four-story brick dwell'g. Curtis Smith to Spencer C. Smith. All title. All liens. Jan. 28. 1,500
 2d av, No. 703, w s, 20.1 s 38th st, 19.6x80, three-story brick store and tenem't. Catharine Wander, widow, to Emelie wife of Richard Beckert. Morts. \$8,000. Jan. 24. 13,000
 2d av, Nos. 928 and 930, e s, 50.5 n 49th st, 50x100, two three-story brick stores and dwell'gs. Bernhard Kolb to Ernest Von Au, Brooklyn. Jan. 23. 23,900
 2d av, No. 1166, e s, 50.5 n 61st st, 25x75, five-story brick store and tenem't. }
 2d av, No. 1168, e s, 75.5 n 61st st, 25x100, five-story brick store and tenem't. }
 Julius Paris to Andrew Lebert. Morts. \$29,000. Jan. 24. 46,000
 2d av, No. 1325, w s, 25.3 s 70th st, 25x80, five-story brick (stone front) store and tenem't. Charles Amstatt to John Prager. Mort. \$10,000. Jan. 31. 18,550
 2d av, Nos. 2081 and 2083, w s, 25 n 107th st, 50 x73, two four-story brick stores and tenem'ts. Wilhelmine wife of Wm. A. Juch to Sigmund Schwarzkopf. Correction deed. Morts. \$18,000. June 20. 28,000
 2d av, Nos. 2149-2153, w s, 25.10 s 111th st, 75x79, three four-story brick stores and tenem'ts. Israel L. Prager to Nathan Bohm and Resie Kraus. Morts. \$22,500. Jan. 24. 34,500
 2d av, Nos. 2183-2189, n w cor 112th st, 88.1x75, four four-story brick stores and tenem'ts. William J. Gessner to Francis Geis. Morts. \$35,000. Jan. 28. 58,000

2d av, No. 143, s w cor 9th st, 23.4x120, four-story brick dwell'g. Charles Lindner to John B. Hagenbuehle. Mort. \$12,000 Jan. 31. 27,000
 3d av, No. 594, w s, 19.3 s 39th st, 19.3x76, four-story brick store and tenem't. Philip Harris and Charlotte his wife to Henry H. House, Rockland Lake, N. Y. Jan. 29. nom
 4th av, No. 1569, w s, 50.4 s 88th st, 25.2x82.2, three-story frame store and dwell'g and two-story frame stable on rear. John W. Smith to Michael W. Golden. All liens. January 25. 28,500
 Same property. Michael W. Golden to Mary C. Smith. All liens. Jan. 30. 29,000
 4th av, w s, 50.5 n 118th st, 50.5x90, vacant. Austin Abbott, admr. J. Rowe, to Caroline A. McCready. Q. C. Correction deed. Dec. 31. nom
 4th av, e s, 72 s 120th st, 53x90, two four-story brick tenem'ts. Johanna wife of and Fred'k W. Ewest to Frederick Grasmuck and Christian H. Betjeman. Morts. \$20,000. January 31. 31,000
 5th av, e s, 52.2 n 74th st, 25x150, with right of way and subject to use of alley across rear, vacant. George G. Lake to Therese wife of Jacob H. Schiff. Jan. 26. 50,000
 5th av, No. 2012, w s, 68 s 125th st, 16.8x85, four-story brick (stone front) dwell'g. Alonzo E. Conover to Edward K. Milligan. Mort. 1/2 of \$35,000. Jan. 24. nom
 5th av, No. 2012, w s, 68 s 125th st, 16.8x85, four-story brick (stone front) dwell'g. Edward K. Milligan to Lena R. wife of Alonzo E. Conover. 1/2 of morts. \$35,000. Jan. 24. nom
 5th av, No. 2396, e s, 99.11 s 129th st. Party wall agreement. Henry Weil, Brooklyn, with Enoch C. Bell. Nov. 1, 1883. 600
 8th av, No. 886, e s, 22 s 53d st, 19.7x80, four-story brick (stone front) store and dwell'g. Rika Strauss, widow, to Henry H. House, Rockland Lake, N. Y. C. a. G. Mort. \$8,000. Jan. 29. nom
 12th av, w s, at intersection centre line 39th st, runs west along centre of street and in continuation of same 458.6 to w s 13th av, x south 129.2 to centre block bet 38th and 39th sts, x east 450.5 to w s 12th av, x north 128.9, being land and land under water with docks, bulkheads, &c. Release judgment. Sophia A. Kinnan, extrx. A. P. W. Kinnan, to The West Shore & Ontario Terminal Co. Nov. 1, 1883. nom

MISCELLANEOUS.

All title of John J. Huyler in estate, real and personal, of which Peter Huyler, dec'd, died seized and which property was conveyed by said John J. Huyler to grantors. John H. and Peter E. Huyler, Palisades, N. J., to George and Henry Huyler, Palisades, N. J., tenants in common. July 24, 1875. 15,000
 Exemplified copy of the last will and testament of Eva Braisted with probate of same.
 Exemplified copy of last will and testament of Cornelius McCoon and probate of same.

23d and 24th WARDS.

Clifton st, s s, 91.6 e Av C, 41x100. Josephine H. Ryan, nee Sheppers, to Mary Wiggers. Mort. \$3,000. Jan. 22. 4,350
 Schuyler st, n s, 100.3 e Morris av, 25x100. Foreclos. Edward S. Dakin to Timothy Donovan. Jan. 31. 910
 William st, s e cor Mott st, runs east 95 to Webster av, x south 37 x west 95 to William st, x north 37. Gottlob H. Weigle to Friedrich Dedreux. Mort. \$1,000. Jan. 29. 2,500
 135th st, n s, 258.4 e Willis av, 16.8x100, h & l. John Slattery to Chauncey Shaffer. Mort. \$5,000. Jan. 26. 9,000
 138th st, n s, 119.1 e 3d av, 25x100, vacant. Foreclos. Benjamin F. Romaine, Jr., to Julia wife of William O'Gorman. Jan. 26. 3,400
 146th st, n s, 325 e Willis av, runs north 100 x east 28 to Mill brook, x south to 146th st, x west 71, h s & ls. Timothy Donovan to Ellen Moore. Sept. 5, 1883. 4,300
 156th st, n s, 399.9 w Elton av, 50.6x100. John Bachmann to Louis Denninger. Jan. 29. 2,000
 163d st, n s, 265 e Courtland av, runs north 165 to Branch R. R., x east on curve 347.9 to 163d st, x west 279.5 to beginning. Charles L. Georgi to Francis Keil. Jan. 25. 5,500
 Alexander av, s w cor 135th st, 100x100, h s & ls. Agreement cancelling contract. Silas J. Donovan to Sam. B. Johnston. Dec. 20. 447
 College av, s w cor Garden st, 25x100, h & l. Lydia, sometimes called Bridget, Davis, widow, and sole devisee J. W. Davis, to James Martin. Q. C. Jan. 24. nom
 Concord av, e s, north 1/2 lot 132 map Wilton, &c., 25x100. William Birss to James Brady. Dec. 8. 500
 Forrest av, e s, 75 n George st, now 166th st, runs north 150 x east 140 x south 75 x west 40 x south 75 x west 100. Foreclos. Hamilton Morton to Edward C. Delevan. Dec. 22. 7,000
 Madison av, s e s. 146 s w Kingsbridge road, runs southeast 134 to Kingsbridge road, x north and northeast along road - x 69 x northwest 83 to Madison av, x southwest 50. Kingsbridge road, w s, 16 n Fordham av, 80x65x50x127. }
 John F. Wallace to Bridget Dooly, admrx., will annexed, J. Dooly. C. a. G. Jan. 22. 3,000
 Robbins av, e s, 80 n Division av, 20x80, h & l. John G. Heintze to Charles Harbeck. Mort. \$2,500. Jan. 17. nom
 Willis av, e s, 66.8 n 135th st, 16.8x100. Richard K. Fox to Anne K. Fox, during life and then to her children. Jan. 26. nom
 Willis av, w s, 87.6 s 146th st, 37.6x106. James

H. Kellogg, Troy, N. Y., to William O'Gorman. Jan. 19. 3,750
 3d av, e s, 305 n 167th st, 46x100. Thomas G. Dodworth to Kate F. Patterson. Jan. 31. nom
 Same property. Kate F. Patterson to Helen M. Dodworth. Q. C. Jan. 31. nom

LEASEHOLD CONVEYANCES.

Bond st, No. 18, basement and first floor. Assign. lease. Jacques Kiehl to Obermeyer & Liebmann, Brooklyn. nom
 Park pl, n s, 75 e College pl, 50x90.2. Assign. lease. Frederick A. Schermerhorn to Martin B. Brown. 35,000
 12th st, n s, 100 e 1st av, 97.4x92.3x46.2x100. }
 1st av, s e cor 10th st, 46.2x100. }
 Assign. leases. Mary A. Hall, widow, Robert L. S. Hall, New York, Mary A. wife of Eli M. Merrill, Brooklyn, Theodore S. Hall, Connecticut, Caroline S. wife of Frederick G. Merrill, Frank B. Hall, New York, and Thomas J. Hall, Brooklyn, to Eli M. Merrill, Brooklyn, trustee. nom
 42d st, Nos. 15 and 17, W. Assign. lease. Joseph O'Connor to David Campbell. nom
 124th st, n s, abt 127 w 2d av, 20x100.11. Michael Silberston to Albert Rich. Q. C. and release of all title under lease, &c. Jan. 22. nom
 4th av, w s, 49.4 s 24th st, 49.4x100. William Y. Mortimer to Philip G. Hubert, Charles W., Clinton and Michael Brennan. 21 years, from May 1, 1884, per year. 4,000
 Same property. Philip G. Hubert et al. to The Lyceum. 20 years 11 months and 29 days from May 1, 1884, per year, in gold. 4,000
 8th av, No. 336, store. Assign. short lease. Burdett E. Northrop to Frederick W. Van Loan. val. consid.
 Same property. Assign. short lease. Frederick W. Van Loan to Adam Rugally. nom
 10th av, n w cor 24th st, 79.1x70. Laura F. wife of Charles de Rham to Mitchell, Vance & Co. Extension of lease 20 years from Nov. 1, 1884, per year, taxes, assessments, water taxes, insurance, repairs, and 2,812

KINGS COUNTY.

JANUARY 25, 26, 28, 29, 30, 31.

Butler st, n e cor Bond st, 50x100. }
 Butler st, s s, 50 e Bond st, 25x100. }
 Charles H. Hoyt to George S. Wheeler. \$150
 Butler st, n s, 221 e Bond st, 20x100, h & l. }
 Mary A. wife of Jeremiah Costello to Maria wife of Albert A. Young. 2,200
 Broadway, n s, 45 e 9th st, 20x94. Hannah L. Pettit to Jules A. Collet. Mort. \$3,500. 5,500
 Cheever pl, w s, 320.6 n Degraw st, 20x88.6. }
 Michael Doran to Stanislaus Orlovski. 4,975
 Columbia Heights, w s, 25 s Pineapple st, 25.2x - to Furman st, x 25.3x154.9. }
 Jewitt by Charles C. Jewitt, guard., to Gustav Rabing, infant's share. Mort. \$8,000. 6,000
 Same property. James W. Freeland, Brooklyn, and Laura M. Freeland, Hartford, Conn., to same. 3/8 part. Sub. as above. 12,000
 Columbia st, No. 165, e s, 202.2 n Degraw st, 20.5x97.6. Benjamin A. Hegeman, extr. and trustee Charles Kelsey, to Mary wife of Patrick Noonan. 5,000
 Columbia st, s e cor Bond st, 25x100. John Andrews, Jr., to Maria Archer. 2,500
 Dean st, s s, 45 w Bond st, 20x75, h & l. John M. Elliott to Sarah wife of Henry S. Rasquin. Mort. \$2,500. 5,000
 Dean st, s s, 129.5 e Vanderbilt av, 22.6x110, h & l. James Sweeney to Nora G. Cotter. nom
 Same property. Nora G. Cotter to Anna S. Sweeney. nom
 Dean st, s e cor Bond st, 20x95, h & l. Margaret E. Hogan, widow, to James P. McGarry and Edward F. Flynn. Mort. \$3,000. 6,000
 Dean st, n s, 176.8 e Bedford av, runs north 107.2 x east 56.6 x south 7.4 x east 13.2 x south 100 to Dean st, x west 71.4. Daniel O. Calkins to Annie M. wife of James R. Crawford. 6,650
 Degraw st, s s, 305 w Bond st, 40x100. Annie J. wife of Alfred T. White and Frank Lyman to Edward H. R. Lyman. Q. C. nom
 Degraw st, s s, 225 w Smith st, 25x100. Elizabeth B. wife of Joel W. Stearns, John E., Frederick A. and John Leale to Nelson M. Whipple. 3,000
 Douglass st, No. 631. Party wall agreement. Kate Monahan with Mary E. Fowler. nom
 Devos st, s s, 125 e Catharine st, 25x100. Susannah Schneider to Elizabeth Muckler. 500
 Devos st, s s, 139 w Lorimer st, 60x100. Partition. William B. Davenport to Bertrand Clover, Sr. 5,000
 Same property. Bertrand Clover to Bertrand Clover, Jr. Mort. \$3,000. 5,000
 Duryea st, n w s, 350 n e Broadway, 30x100, h & l. Samuel M. Meeker and ano., extrs. Helena C. Jvert, to John Hattersley. C. a. G. 4,000
 Duryea st, n w s, 320 n e Broadway, 10x100. Alfred J. Pouch to John Hattersley. 350
 Same property. Release mort. Samuel M. Meeker and ano., extrs. H. Covert, to Alfred J. Pouch. nom
 Ellery st, s s, 200 w Tompkins av, 25x100. Martha H. Sealy to Laura M. Laurence. nom
 Ellery st, s s, 100 e Throop av, 25x100, h & l. Simon Hafner to Anton Bruchhauser. 2,185
 Ellery st, n s, 275 e Throop av, 25x100, h & l. Ann M. wife of Heinrich Hohn and George J. Hohn to Joseph L. Strauss. Mort. \$2,000. 4,650
 Fulton st, s s, 154.8 e Grand av, 40x102. George A. Saward to Elizabeth J. Saward. Morts. \$20,000. nom

Fulton st, n s, 285.8 w Nostrand av, 20x— to Macon st. Edward R. Betts to Charles W. Betts. 6,432

Garfield pl, n s, 70 e 5th av, runs east 80 x north 95.4 x west 50.1 x north 8 x west 29.3 x south 101. Henry Lansdel to Asa W. Parker. 5,000

Greene st, n w s, 250 s w Central av, 50x100. Johannah wife of William Deickmann to Andrew Schmit. Contract. 1,400

Halsey st, n s, 183.4 w Howard av, 16.8x100. Minnie A. wife of William Arnold to Mary E. Durkee. Mort. \$1,500. 950

Halsey st, s s, 380 e Saratoga av, 29x137.2x 129.6x100. Release judgment. Mary J. Kimberly, widow, to Richard Rademacher. 100

Halsey st, ss, 380 e Saratoga av, 29x137.3x129.6 x100. Elbert H. Treadwell, New York, to same. 800

Halsey st, s s, 140 w Stuyvesant av, 25x100.6. William Spence to Norman Hubbard. Q. C. 1/2 part. Sub. to taxes, &c. 550

Henry st, e s, 75 n Pacific st, 25x100. John Kelly, New York, to Charles H. Ludwig. 1882. Mort. \$1,000. 7,000

Henry st, w s, 19.2 s Warren st, 19.2x100, h & l. A. Judson Pierson to Davis Singer and Morris Kerstein. Mort. \$5,000. 7,000

Herkimer st, n s, 350 w Rochaway av, 50x100. Robert R. Hamilton, New York, to Louis Wilbur. 1,000

Herkimer st, n s, 269.9 e Bedford av, 20x100, h & l. Mary E. wife of and John Stafford, to Theodore A. Barrett. Mort. \$6,000. 11,000

Herkimer st, n s, 100 w Buffalo av, 16.8x100. John J. Studwell to Albert R. Burtis, Little Falls, N. Y. 3,000

Hart st, s s, 140 e Sumner av, 10x100. Jonah Andrew and Edward Taylor to Thomas J. Moore and John G. Price. Q. C. nom

Same property. Maria L. wife of Joseph Hopkins to same. Q. C. nom

Same property. Release mort. John Merwin, Fairfield, Conn., to same. consid. omitted

Hart st, s s, 150 e Sumner av, 10x100. Release mort. Josiah Sutherland to Thomas J. Moore and John G. Price. 4,000

Heyward st, s s, 77.2 e Bedford av, 18.8x100, h & l. Alonzo E. De Baun to William E. Shepperd. Mort. \$2,000. 3,250

Heyward st, No. 84, ss, 209.10 e Bedford av, 18.8x100, h & l. Alonzo E. De Baun to Alfara wife of Michael Klinck. M. \$2,000. 3,150

Heyward st, s s, 114.10 e Bedford av, 19x100, h & l. 1

Heyward st, s s, 190.10 e Bedford av, 19x100, h & l. 1

Alonzo E. De Baun to Eliza B. wife of Richard Jones. Mort. \$4,000. 6,500

Hicks st, w s, 93.9 s Woodhull st, 18.9x100. Peter Horns to Ellen Hoban. 5,000

Humboldt st, e s, 100 n Ainslie st, 25x100, h & l. Eliza wife of Michael Sheridan to Charles H. Cooke. 4,000

Hopkins st, n s, 75 w Throop av, 25x100, h & l. John Betz to Caecilia Lastig. 6,250

Jefferson st, s s, 150 e Marcy av, 20x100, h & l. George H. Stone to Nathaniel F. Jones. Mort. \$6,000. 11,000

Jefferson st, n s, 278.4 e Tompkins av, 16.8x 100. Daniel T. Macfarlan to Mary C. wife of Eli Martin. Mort. \$6,500. nom

Jefferson st, n s, 295 e Tompkins av, 16.8x100. Daniel T. Macfarlan to Theodore Wright. Mort. \$6,400. nom

Kosciusko st, s s, 223.9 e Broadway, 50x98.9. Jennie C. Bowers to Charles W. Cardwell and Henry S. Hawkins. 1,550

Lawton st, n w s, 235 n e Division av, 75x90. Ellen wife of and Henry Mann, Oyster Bay, L. I., to Henry Bobenhausen, Syosset, L. I. Mort. \$2,000. 5,000

Lawton st, n w s, 110 n e Broadway, 20x70, h & l. Henry Loeffler to Henry and Bernhadrine Schmidt. Mort. \$1,500. 3,150

Leonard st, s e cor Montrose av, 75x75, hs & ls. Joseph Bauer to Louis A. Phillips. Mort. \$15,000. 24,500

Leonard st, w s, 75 s Frost st, 25x83x25x84. Thomas G. Sheppard to Charles Monell. Mort. \$400. 750

Leonard st, e s, 306 s Nassau av, 24x100. Tuisco G. Wiswall, West Troy, N. Y., to John J. McCullough and Margaret J. his wife. 1,300

Livingston st, s s, 156 w Nevins st, runs south 100.9 x west 24.9 x northeast 29.7 x north 73 to Livingston st, x east 19. Charles L. Fleming, New York, to John J. Sullivan. 4,600

Same property. John J. Sullivan to Lydia A. wife of Charles L. Fleming, New York. 4,600

Lorimer st, n e cor Withers st, 25x100. Mary A. wife of Philip A. Fitzpatrick to Eliza wife of John G. W. Thogode. Mort. \$1,000. 2,200

Locust st, n w s, 250 n e Broadway, 140x100. Abraham De Bevoise, exr. and trustee Jane Stockholm, dec'd, Ann E. wife of Peter Kinsey, Andrew, Charles D. and Maria G. Stockholm to John Kramer and Barbara his wife. 6,000

Lucer st, s w s, 90 n w Clinton st, 38x100, hs & ls. 1

Nelson st, n e s, 100 n w Clinton st, 19x100, h & l. 1

Nelson st, n e s, 148 n w Clinton st, 38x100.6x 86x100, hs & ls. 1

Evert Bergen to Jonas H. Goodman, New York. Mort. \$9,000. 14,000

Macon st, n s, 250 w Reid av, 33.4x100, hs & ls. 1

Macon st, n s, 300 w Reid av, 50x100, hs & ls. 1

Mary A. Donlon to C. Ten Eyck Beekman. Mort. \$25,000. 1

McDonough st, n s, 141.8 w Reid av, 16.8x100. 1

h & l. Henry A. Foster, New York, to C. Ten Eyck Beekman. Mort. \$5,250. 100

Morton st, s s, 130 e Wythe av, 20x100. James G. Dempsey to Henry G. H. Thran. Mort. \$4,000. 7,500

Monroe st, s s, 20 e Nostrand av, 20x80, h & l. William W. Pendleton to Howard E. Turner. Mort. \$7,500. 15,000

Magnolia st, s e s, 175 s w Knickerbocker av, 25x100. Louis Remschardt to Phillip Blaum. 450

Marion st, n s, 350 e Patchen av, 25x100. Mary Hassel to John Fisher. Mort. \$700. 1,400

Nevins st, e s, 100 n Pacific st, 20x75, h & l. Margaret Mulledy to Ellen wife of Owen Durnion. Mort. \$2,500. 5,250

North Oxford st, w s, 268.2 s Flushing av, 25 x100. John F. McMenomey to Mary McMenomey. nom

Pacific st, s s, 69.2 w Stone av, 30.10x82.2x 85.5x—. Release mort. Frederick Midden-dorf to Joseph Buehler. 150

Palmetto st, s s, 200 w Bushwick av, runs south 80 x east 25 x south 20 x west 100 x north 100 to Palmetto st, x east 75. Daniel G. Littlefield, Pawtucket, R. I., to John J. Drake. C. a. G. 4,500

Pierpont st, n s, 82.10 w Fulton st, 25.5x53.2x 25.5x51.11. Sarah A. wife of and Henry M. Du Flon to Thaddeus A. Van Zandt, Plainfield, N. J. Mort. \$1,200. exch

Park pl or av, n w s, 150 n e Broadway, 25x100, h & l. Catharine wife of and George Straub to Andrew Maurer. Mort. \$2,700. 5,600

Park pl or av, n w s, 175 n e Broadway, 25x 100, h & l. Same to Annie M. wife of Andreas Hofgesang. Mort. \$2,700. 5,800

President st, n e s, 280 n w Columbia st, 20x100, h & l. Sarah J. Watson and Jane F. wife of Frederick Howell to Michael Carroll. 3,000

Same property. Thomas Shearman and ano., exrs. M. Watson, to same. nom

Penn st, s s, 163 e Marcy av, 60.6x100. James McCloud, New York, to Emmanuel C. Macclinchey. 5,000

Penn st, No. 102, 15x100, three-story brick house. Contract. Thomas Stafford to David Poole. 2,800

Quincy st, n s, 256.3 w Tompkins av, 18.9x100. Paul C. Grening to Ada A. wife of Herbert A. Shipman. Mort. \$3,000. 6,250

Quincy st, s s, 450 e Grand av, 25x108.2x25x 106.9. William E. Osborn to David C. Reid. nom

Rapelyea st, e s, 750 n 4th st, 50x150, New Lots. George Beach to James T. Fick. 420

Rensen st, No. 162, s s, 125 e Clinton st, 25x 105. Alexander McCue and Jeannie Mc wife of James C. Bergen, to John B. and M. Heloise McCue. All title. All liens. nom

Rensen st, n s, 25 e Clinton st, 25x84, h & l. Alexander McCue to Jeannie Mc. wife of James C. Bergen. Mort. \$8,000. nom

Ryerson st, e s, 180 n Myrtle av, 20x100, h & l. John Gray to Michael Owens. M. \$2,700. 5,000

Sandford st, s s, 51.6 e Union av, 73.6x83.3x 111.1 to beginning, gores. Caroline S. Herring, widow, and devisee S. C. Herring, to Patrick Burke. 300

Stanhope st, n s, 250 e Evergreen av, 25x100. John Stothard to Lizzie C. Dunlap. 800

Sackett st, s s, 335 w Smith st, 20x100, h & l. George S. Coe, Franklin, N. J., to Thomas Williams and Eliza his wife. M. \$2,500. 3,020

Sullivan st, southerly cor Ferris st, runs south 175 x west to Wolcott st, x north 75 x east 100 x north 100 to Ferris st, x east 100. Joseph Smith to James McCaldin. 8,500

Scholes st, n s, 200 e Union av, 25x100, h & l. Anna B. wife of and John Fischer to William H. Palmer. Mort. \$3,500. 13,000

Sterling pl, s s, 335.5 w 6th av, 20x100. Maria wife of George E. Archer to John Andrews. Mort. \$6,300. 10,500

Vanderveer st, n w s, 100.8 n e Broadway, 25x 100. John C. Schenck to Mary A. Savage, Jamaica, L. I. 500

Van Dyke st, n e s, 150 s e Richards st, 25x100, h & l. Henry Niemitz to Sarah Fleming. 3,950

Woodhull st, n e s, 80 w Hicks st, 20x100. Ellen Hoban, widow, to Peter Horns. Mort. \$3,350. 6,500

Woodhull st, n w cor Hicks st, 20x100. 1

Hamilton av, southerly cor Hicks st, 38x19.10 x13.2x40.2. 1

William Swanton to Ann Finn. nom

Same property. Ann Finn to Ann Swanton. nom

Walton st, n s, 280 w Marcy av, runs north 62.2 x west 51.10 x southeast 10 x southwest 52.5 to Wallabout st, x east 59.6 to Walton st, x northeast 39. Andrew D. Baird to George Rose, Jr. 1,000

Warren st, n s, 82.2 e 4th av, 20x100. 1

Warren st, n s, 182.2 e 4th av, 20x100. 1

Annie J. wife of Alfred T. White and Frank Lyman to Edward H. R. Lyman. Q. C. nom

Warren st, n s, 126.6 e Bond st, 86x100, hs & ls. Evert Bergen to Jonas H. Goodman, New York. Mort. \$9,000. 14,000

Withers st, s s, 175 e Ewen st, 25x100. Nancy B. Wheeler to Pauline wife of Moses Kronheim. 600

Walworth st, e s, 103 n De Kalb av, 20x100; also lots 82 and 107 G. Martense property, Flatbush. Edwin F. Hurlbutt to William H. Dill. 400

North 1st st, s w s. Release of judgment. Oscar H. Stearns and ano., exrs. W. Ostrander, to Archibald Graham. 250

2d st, s s, 67.9 e Smith st, 20x75, h & l. David T. Trundy to Margaret S. wife of James O'Sullivan. 4,000

North 3d st, n e cor 2d st, 2x9

Ateer to Paul Weidmann. M. 2x100.5. Jan. 16,000

North 5th st, westerly cor 7th 16,000

west 40 x southwest and south YORK SAVINGS x southeast to 7th st, x northington av, 25x 5th st. Alfred, Marcus and (885, 5 %. 7,200

Wilkesbarre, Pa., William and Ryngton Smith, Brooklyn, and Louisa wife of 35, 5 %. Haviland, Bath L. I., heirs H. A. Smith, to Sarah Seward. 3,000

7th st, n w s, 25 s w North 7th st, 25x100. Abram R. Welch and Cornelius Westervelt to Nancy B. Wheeler. Q. C. nom

10th st, w s, at centre line block bet South 4th and South 5th sts. runs south 21.2x22x21.4x22. Release mort. Cornelius L. Johnson to Geo Koenig. 1,000

Same property. Release mort. William Journeay to same. nom

Same property. George Koenig to George and Anthony Langer. 1,000

11th st, n s, 255.9 w 4th av, 14x100. Abraham Mandeville to John Delmar. All liens. nom

Same property. John Delmar to Ellen Mandeville. All liens. nom

11th st, n e s 175.6 n w 7th av, 33.4x60.2x33.4x 60. Hattie I. Squance to Louisa Hoagland. Mort. \$3,000. 5,500

16th st, s w s, 109.10 n w 7th av, 22x100. Eveline R. Dickinson wife of Alfred S., New York, to Benjamin F. Kelley, New York. Mort. \$900. nom

17th st, s s, 87 w 8th av, 17x120.4. John D. Heissenbuttel to Sarah S. Scoville. Q. C. nom

Same property. Sarah S. wife of Abram Scoville to Margaretta Ritterbush. Mort. \$1,000. 1,500

19th st, n e s, 400 s e 3d av, 40x70. Mary E. Bowne, individ. and as extrx. Wm. Bowne, to Mary A. Schneider. 1,250

21st st, n s, 125 e 3d av, 25x100, h & l. Margaretha Uhlenbusch to George R. Riley. 2,000

21st st, n e s, 300 s e 3d av, 25x100. Foreclos. Lewis R. Stegman to Alois Lazansky. 1,350

43d st, s s, 233.4 w 3d av, 16.8x100.2, h & l. Albert Meyer to John Freed and Hannah F. his wife. Mort. \$1,000. 1,775

55th st, s s, 95 e 1st av, runs south 75.2 x south 25 x east 75 x north 100.2 to 55th st, x west 80. Albert Woodruff to William J. Matheson. 1,420

55th st, s w s, 400 n w 3d av, 25x100.2. Olena A. M. wife of and Lars Larson to Elizabeth wife of Charles Gutschow. 1,000

55th st, s w s, 400 n w 3d av, 50x100.2. Edward P. Day to Olena A. M. wife of Lars Larson. Q. C. nom

Atlantic av, s w cor Miller av, 50x90.5, with all title in ten foot alley across rear, East New York. Calvin Burr to Michael J. Gibbons, New York. 1,750

Atlantic av, s s, 120 w Grand av, 20x100, h & l. Winslow M. Burdick to Anna M. wife of Adam Trinkaus. 4,000

Atlantic av, s s, 33.4 e Saratoga av, 33.4x100, hs & ls. 1

Atlantic av, s s, 83.4 e Saratoga av, 16.8x100, h & l. 1

Louise wife of and Wilhelm Nitz to Babetta Peter. All liens. 1,100

Bushwick av, s w s, 25 n w Adams st, runs northwest 75 x southwest 83.3 x southeast 5 x southwest 2.1 x southeast 70 x northeast 85.4. 1

Bushwick av, s w s, 125 n w Adams st, 25x 82.10x25x82.11. 1

Samuel M. Meeker, exr. and trustee W. Wall, to Jacob Bossert. Mort. \$4,800. 6,000

Bushwick av, w s, 100.2 s Greene av, 20x92.10x 20x92.4, h & l. Thomas Donohue to Charles Fraser. 5,000

Same property. Release mort. Henry Ginnel to Thomas Dohohue. 188

Central av, s w s, 25 n w Stanhope st, 25x86.4x 25x85.10. Joseph J. Froehlich to Michael Proster. 1,250

Clinton av, e s, abt 423 s Park av, 20x120, h & l. Sylvester J. Sawyer to Melitta A. Sawyer. Q. C. nom

De Kalb av, n s, 199.4 e Stuyvesant av, 19x100. Thomas Donohue to George W. Welles. Mort. \$4,000. nom

De Kalb av, s s, 100 w Stuyvesant av, 20x100, h & l. George W. Chauncey and ano., exrs. Daniel Chauncey to William H. Friday. 3,600

Evergreen av, s s, 50 e Ivy st, 50x100. Adrian M. Suydam to Amzi D. Vreeland and Mary A. his wife. 1,000

Evergreen av, northerly cor Greene av, 28x100. Release mort. William Porter to John Deller. 500

Same property. John Deller to Charles W. Smith. 1,260

Evergreen av, northerly cor Greene st. Ann E. Kinsey, Andrew and Charles D. Stockholm, heirs A. Stockholm, and Peter Kinsey, exr. of same, to John Deller. Q. C. nom

Flatbush av, e s, 70 n Bergen st, 20x84.10x22x 93.2. Edward Rutledge and Permelia Rutledge to Herman Leopold K. Blattmachr. Q. C. 200

Same property. The American Baptist Home Mission Soc. to same. Mort. \$4,000. 5,000

Gates av, n s, 538.2 e Bedford av, 13x100. Caroline E. Taft, widow, to Alfred A. Taft. 4,200

Greene av, n s, abt 415 w Reid av, 15x100. Contract. Ransom F. Clayton to Henry G. Small. 5,000

Hudson av, w s, 85 s Lafayette av, 25x100. Selma wife of and Henry Vogel and Cassie wife of and Otto Rohn to Hermann Appelmann. Mort. \$1,000. 3,800

Thomas W. Ha...
 Mortg. \$9,000.
 127th st, No. 167, 176 n Lafayette av, 20x91.5.
 two-story frame, with and ano., exrs. Margt.
 William J. Ge Peter Korn and Mary his
 2,500

128th st. Party ortherly cor Concord st, 125x
 Twigg, new Utrecht. Michael Rearden to
 1889. se wife Edward Lunzner. 750

Liberty av, n s, 100 e Monroe st, 25x100, New
 Lots. Charles Keller to Johann Fedeli and
 Crescenzia his wife. 1,025

Myrtle av, s w cor Prince st, 21.3x75. Deedon
 execu ion. Thomas Riley, sheriff, to Gar-
 ret Decker. 1881. 274

Same property. Prudency M. Decker, widow,
 to Annie F. Orth. C. a. G. 350

Same property. Jacob B. William, Anna
 F. and Lawrence F. Orth, children of J.
 Orth, to Furman T. Nutt. Mort. \$6,500. 11,000

Nostrand av, s e cor Degraw st, 100x100.
 Degraw st, s s, 150 e Nostrand av, 31x117.4x
 92x100.

Jesse N. Coope to Mary E. Stanton. Q. C. nom
 Prospect av, w s, 100 s 6th av, 5x110.4. George
 Bohr to Johanna Geyer. nom

Prospect av, s s, 158 w 4th av, 34x80.2. Mary
 E. Wood to Thomas Pitbladdo. Q. C. nom

Prospect av, s s, 175 w 4th av, 17x80.2. Thomas
 Pitbladdo to Rosilla B. wife of George W.
 Rich. Mort. \$2,000. 3,500

Shepard av, e s, 200 s Blake av, 25x100, New
 Lots. Bridget T. wife of Lawrence Dunn to
 Prospero Martinez. 1,200

Shepherd av, e s, 175 n Liberty av, 160x—x
 180x100, New Lots.

Shepard av, w s, 95 n Broadway, runs north
 200 x west 100 x south 75 x west 100 to El-
 dert av, x south 125 x east 200.

Shepard av, n w cor Bay av, 100x200 to El-
 dert av.

Bennett, av, w s, 100 n Blake av, 300x100.
 Christianna Q. Atterbury to Benjamin L.
 Curtis. 7,000

Smith av, w s, 150 n Baltic av, 25x100, New
 Lots. James McGuigan to Diederich Albrecht
 and Anna his wife. Mort. \$1,000. 1,900

Summer av, late Yates av, s e cor Halsey st, 30
 x95. Foreclos. Lewis R. Stegman to Charles
 M. Baiz. 5,600

Summer av, s e cor Kosciusko st, 75x100.
 Kosciuskost, s s, 75 e Summer av, 25x100.
 Thomas J. Atkins to Frederick Bachenberg-
 er. Q. C. nom

Stone av, s w cor Pacific st, 82.2x100, New
 Lots. Joseph Buehler, New York, to Ama-
 lia H. de Borroto. 1,250

Throop av, e s, 100 n Halsey st, 16.8x90, h & l.
 Edward F. Smith to Benjamin F. Hobby,
 Brooklyn, and John G. Leeds, Stamford,
 Conn. Mort. \$2,500, taxes, assessm'ts., &c. 50

Voorhies av, s e cor East 26th st, centre lines of
 streets, 492x132x484.5x224.3, contains 1.95-100
 acres, Sheephead Bay. Edward J. Curtin to
 William H. Curtin. 2,000

Van Cott av, n s, 59.2 w Eckford st, 26.1x61.2x
 27x68.3, h & l. Christian Johnson to Wm.
 Hartwick and Catharina his wife. 3,500

Willoughby av, n s, 200 e Nostrand av, 100x
 100. Adrianna wife of and Charles Bush to
 Arthur Taylor. 8,000

4th av, e s, adj land John Barrett, 25x78 9x—x
 —, New Utrecht. Michael J. Comer to Tim-
 othy J. Burton. 150

5th av, w s, 74 6 s Union st, 20.6x92. William
 Corrigan to Charles Tokonauer. 2,000

5th av, s e cor 17th st, 20.2x70. Susan B. wife
 of Henry Denison, Elizabeth, N. J., to Sarah
 M. wife of Howard L. Higgins. 1/2 part. Sub.
 to 1/2 mort. \$4,500. nom

Same property. 1/2 part. Sarah M. wife of
 Howard L. Higgins to Anna K. wife of Geo.
 H. Grannis. Sub. to 1/2 mort. \$4,500. 5,500

7th av, e s, 25 n 16th st, 25x97.10. Julia W.
 Powell to Bridget Donohue. 1,000

8th av, s w cor 17th st, 120.4x87. Henry E.
 Bowns to John D. Heissenbutel. 3,500

8th av, n e cor Union st, 50x100.
 Union st, n s, 450 e 8th av, 50x100.
 Sackett st, s s, 209 e 7th av, 50x100.
 Union st, n s, 209 e 7th av, 50x100.
 Union st, s s, 350 w 8th av, 50x100.
 9th av, w s, 50 n President st, 25x100.
 President, st, n s, 250 w 9th av, 109x100.
 George B. Glover, China, to Chas. H. Glo-
 ver. All title. nom

Interior lot, 70 n Lawton st, abt 100 e Broad-
 way, runs east 20 x north 3x20x3. Release
 mort. Charles Maupai to Henry Loeffler. nom

Original line of low water East River at inter-
 section division line bet land Watson and Mar-
 tin, at point 136.7 w Furman st, runs north-
 west 449.3 to pier line, x northeast 272 x
 northeast 310 x northeast 118 all along
 pier line x southeast 378.4 to low water x
 southwest 176.4 x southeast 35 x south-
 west 215.9 x southwest 100.2 x southeast 38.1
 x southwest 28.1 x northwest 32.6 x south-
 west 99 x southwest 51.7, contains 6 645-
 1,000 acres. State of New York to John
 T. Martin. letters patent

Original line of low water East River at inter-
 section division line bet land Watson and
 Harbeck at point 67 w Furman st, runs south-
 east 215.5 x still southeast 134 x northwest
 596.3 to pier line, x northeast 346.7 x south-
 east 552.8, contains 4 646-1,000 acres. State
 of New York to William H. and Eliza D.
 Harbeck. letters patent

Original line of low water East River, at inter-
 section division line bet land McLean and Robert
 at point 124 w Furman st, runs northwest
 587.8 to pier line, x northeast 358.3 x south-
 east 589.4 to low water at point 82 w Furman

st, x southwest 208.4 x southwest 130, con-
 tains 4 616-1,000 acres. State of New York
 to Christopher R. Robert. letters patent

MORTGAGES

NOTE.—The arrangement of this list is as follows:
 The first name is that of the mortgagor, the next that
 of the mortgagee. The description of the property
 then follows, then the date of the mortgage, the time
 for which it was given, and the amount. The general
 dates used as headings are the dates when the mort-
 gage was handed into the Register's office to be re-
 corded.

Whenever the letters "P. M." occur, preceded by the
 name of a street in these lists of mortgages, they mean
 that it is a Purchase Money Mortgage, and for fuller
 particulars see the list of transfers under the corre-
 sponding date

NEW YORK CITY.

JANUARY 25, 26, 28, 29, 30, 31.

Aronson, Rachel, wife of and Samuel, to
 Elizabeth H. wife of George M. Miller. Hes-
 ter st, n w cor Ludlow st, 21.10x100. Jan. 30,
 1 year. \$3,000

Same to same. Mulberry st, w s, 175 n Bayard
 st, 50x100. Jan. 30, additional security. 3,000

Bacon, Ellen J., wife of and John W., to THE
 MUTUAL LIFE INS. CO., New York. 7th av,
 n w cor 120th st, 25.2x75; 120th st, n s, 75 w 7th
 av, 50x100.11. Jan. 30, due March 1, '85. 10,000

Baker, Amelia F., wife of and Frederick, to
 Sophie Emmel. 120th st, s s, 60 e 4th av,
 20.10x100.10. July 1, 1883, due April 1,
 1884. 2,100

Berry, Bridget, wife of Richard A., to C. R.
 Bissell. Tiebout av, n e Clark st, 75x85.2x76
 x72.4. Sub. to mort. \$800. Jan. 15, 1 year. 250

Burton, Myron C., to James L. and John J.
 White, trustees, Litchfield, Conn. 111th st,
 s s, 204.6 w 3d av. P. M. Jan. 30, due Feb.
 1, 1887, 5%. 6,000

Same to same. 111th st, s s, 222.6 w 3d av. P.
 M. Jan. 30, due Feb. 1, 1887, 5%. 6,000

Burton, Myron C., and Anna A. his wife, to
 John B. Smith. 111th st, s s, 204.6 w 3d av, 36
 x100. P. M. Jan. 30, 1 year. 500

Byrne, Johanna, wife of and William, to Jos-
 eph Priest, Brooklyn. 33d st, s s, 325 e 2d av,
 25x98.9. Jan. 29, due Jan. 30, 1889, 5%. 6,000

Beckert, Emelie, wife of and Richard, to Cath-
 arine Wander. 2d av. P. M. Jan. 24, due
 Feb. 1, 1885, 5%. 1,000

Benner, George H., to Henry Morrison, exr.
 H. I. Hart. Columbia st, s e cor Houston st,
 21.3x50. Jan. 26, due Nov. 1, 1886. 11,500

Same to Ferdinand R. Minrath. Same prop-
 erty. Jan. 26, due Oct. 12, 1884. 1,500

Birdsall, Lucretia C., to John Bottomley. 125th
 st, n s, 345 e 6th av, 40x99.11. Subject to be
 cancelled upon notice, and another mortgage
 given as of the new date; sub. to mortg. then
 to exist, not exceeding \$34,000. Dec. 19,
 1 year. 3,500

Bixby, Mary E., to Mary Carpenter, Brook-
 lyn. Av B, w s, 252 n 1st st, 25x— to Av A.
 Jan. 22, collateral. 8,000

Batchelor, Charles, to Helen L. Anthon. 126th
 st, s s, 95 w 6th av, 20x99.11; 126th st, s s, 94.6
 w 6th av, 0.6x76x0.6x—. Already mort-
 gaged by party first part to party second
 part for \$12,000. Jan. 24, due June 1, '86. 3,000

Becker, Francis, to Francis Becker, guard. L.
 Haubner, infant. 36th st, n s, 478 e 9th av,
 22x98.9. Jan. 11, 1 year, 5%. 2,500

Boyer, Philip, to Benjamin S. Clark. Norfolk
 st. P. M. Jan. 28, 1 year, 5%. 2,000

Brady, James, to Charles Assmann. Concord
 st, e s, north 1/2 lot 132 map Port Morris, &c.,
 25x100. Jan. 26, 3 years. 300

Same to William Birss. Same property. P.
 M. Dec. 8, 3 years. 200

Bruce, Mary, individ., and as extr., devisee
 and heir at law of Margaret Boggs, and Wil-
 liam, Agnes and Jeannie Bruce, also devisees
 of said Margt. Boggs, to Amelia Kerr, widow.
 60th st, No. 330, s s, 210 e 9th av, 20x100.5.
 Jan. 24, due Feb. 1, 1887, 5%. 16,500

Same to same. 60th st, No. 328, s s, 230 e 9th
 av, 20x100.5. Jan. 24, due February 1, 1887,
 5%. 16,500

Same to same. 60th st, No. 332, s s, 190 e 9th
 av, 20x100.5. Jan. 24, due February 1, 1887,
 5%. 16,500

Banzet, Nicholas, to William Judge. 1st st,
 No. 9. P. M. Jan. 28, due Jan. 8, 1886, or
 sooner, in installs, 5%. 5,000

Same to same. 1st st, No. 11. P. M. Jan. 28,
 due Jan. 8, 1886, or sooner, in installs, 5%. 8,000

Baumgarten, August, Brooklyn, to Lydia A.
 Mikels. 107th st, n s, 385 w 2d av, 25x100.11.
 Jan. 16, 1 year. 9,000

Bergener, August, and Edward Felbel to J.
 Nelson Tappan, Chamberlain City New York.
 34th st, s s, 335 w 2d av, 22x98. Jan. 31, 1
 year, 5%. 10,000

Bossong, Martin and Frederic, to Hilda wife
 of Rasmus Christensen. 26th st. P. M. Jan.
 31, due Jan. 1, 1887, installs. 4,000

Brandt, Ellen J., wife of Francis, formerly
 Ellen J. Gaujon, to Hermann Geisenheimer.
 20th st, n s, 175 e 9th av, 15x91.11. Collateral
 for rent. Jan. 30, 2 years. 4,000

Brennan, Margaret A., to John Donovan,
 Brooklyn. 84th st, s s, 175 e 9th av. P. M.
 Jan. 5, 1 year, from Jan. 31, 1884. 12,000

Same to same. 84th st, s s, 175 e 9th av. P. M.
 Jan. 5, 1 year, from Jan. 31, 1884. 15,000

Brown, Martin B., to Richard A. Cunningham
 and William H. Taylor. Park pl. Lease-
 hold. P. M. Jan. 31, 1 year, 5%. 15,000

Clausen, Henry, Jr., to Henry Iden, Bowery,

s e cor 1st st, 18.7x70.3x10.9x73.4, extends to
 alley across rear. Jan. 30, 3 years, 5%. 20,000

Cohen, Adolph, to Dramin Jones. 7th st, s s,
 293 e Av B, 25x90.10. Sept. 1, 1883. 1,500

Cohen, Joseph, to Charlotte Hastorf. Suffolk
 st. P. M. Jan. 31, 6 years. 6,500

Coffin, Abigail S., wife of Robert B., to John C.
 Tucker and ano., trustees for Marion C. and
 Caroline V. H. Demaray. Pelham av, n e s,
 150 n w Emmet st, 50x134.5. Jan. 22, due
 May 1, 1888. 2,000

Culgin, James, to THE UNITED STATES TRUST
 CO., New York. Lexington av, Nos. 1893
 and 1895, s e cor 118th st, 34.4x67.9; Lexing-
 ton av, Nos. 1885, 1887 and 1889, es, 51 s 118th
 st, 50x67.9. Jan. 31, due Feb. 1, 1889, 5%. 32,000

Carman, William B., to Sereno D. Bonfils.
 173d st, n s, 50 w Madison av, 42x100. Sept.
 1, 5 years, 5%. 4,000

Coar, John, to Hermann and Johannes Koop,
 of H Koop & Co. 58th st, n s, 353.4 w 6th
 av, 16.8x100.5. Jan. 26, due May 1, 1889,
 4 3/4%. 16,000

Chapman, George M., to THE NEW YORK SAV-
 INGS BANK. 86th st, s s, 94 e 1st av, 100x
 102.2. Jan. 25, due June 1, 1889, 4 1/2%. 30,000

Cunningham, Edward, to John Burke, Llewel-
 lyn Park, N. J. 126th st, No. 314, s s, 185.8 w
 8th av, 18x49.10, with all title to strip 3.8 x 40
 running across rear. Jan. 26, 3 years. 5,500

Chegaray, Heloise D., widow, Philadelphia,
 Pa., and Sarah P. wife of and Wheaton Bir-
 ault, Vineland, N. J., to THE UNION DIME
 SAVINGS INST., City New York. Madison
 av, s w cor 28th st, 25x95. Jan. 25, due May
 1, 1889, 5%. 31,500

Clarke, Bainbridge S., Tarrytown, N. Y.,
 mortgagor, with Hermann and Johannes
 Koop, of Hermann Koop & Co. Agreement
 to extend mort. and reduce interest. Janu-
 ary 30. nom

Cocks, Caroline E., wife of Albert H., to Cor-
 nelius F. Sayre, widow. Berrian av, w s, lot
 No. 6 map of part of Fordham, 74.8x100x83.5
 x100. Prospect av, e s, lot 33 same map, 50x
 100; Prospect av, e s, part lot 32 same map,
 35x100x15x100. May 23, 1882, 1 year. 1,700

Churchill, Corinne, wife of E. Spaulding, to
 James P. Albright, exr. F. Springer. Wet-
 more av, w s, 175 n 145th st, 100x101 to Har-
 lem River & Portchester R. R., x 100x94.
 Jan. 29, due Feb. 1, 1886. 5,000

Churchill, Corinne, wife of and E. Spaulding,
 to Charles A. Birnie. Wetmore av, w s, 125
 n 145th st, 50x94 to Harlem River & Port-
 chester R. R., x 50x94. Jan. 29, due Feb. 1,
 1885. 250

Dresler, John H., to Charles A. Murray, Eng-
 land. 3d av, w s, 63.2 n 92d st, 18.9x100; 3d
 av, w s, 81.1 n 92d st, 18.9x100. Jan. 30, 5
 years, 5%. 20,000

De Vivo, Annie E., to Alexander Hamilton and
 ano., exrs. J. P. March; 23d st, No. 359, n s,
 200 e 9th av, 25x98.9. Jan. 25, 5 yrs. 20,000

Same to same. Same property. Jan. 25, 5
 years, installs. 5,000

Dicke, Charles H. L., to John B. Dingeldein.
 75th st, n s, 113 e 1st av, 25x102.2. Jan. 28,
 5 years. 4,000

Day, Annie D., wife of and William T., to Ar-
 nold J. D. Wedemeyer. Perry st. P. M.
 Jan. 30, 3 years, 5%. 6,000

Deninger, Louis, to John Bachmann. 156th
 st. P. M. Jan. 29, 3 years. 1,600

Duprat, Felicia, wife of and Alphonse, to THE
 MUTUAL LIFE INS. CO., New York. 123d st,
 n s, 125 e 6th av, 16.7x100.11. Jan. 31, due
 March 1, 1885. 8,500

Ennis, James, and Elizabeth his wife, to Henry
 de Forest Weekes, trustee of Elizabeth B.
 Brock. Irving pl, n w cor 18th st, 23x85.6.
 Jan. 31, due May 1, 1889, 5%. 15,000

Farrell, Simeon, exr. J. Farrell et al, mort-
 gagors, with Meredith Howland, exr. John L.
 Aspinwall. Agreement to extend mort. and
 reduce int. Dec. 28.

Same, mortgagors, with George L. Kingsland
 et al, trustees for Mary H. Tompkins.
 Agreement extending mort. Jan. 16.

Fernandez, Margaretha, Brooklyn, to Fanny
 Bach. 1st av. P. M. January 30, installs,
 5%. 4,000

Fraser, Alexander W., Brooklyn, to Henry L.
 Tyson, Bay Ridge, L. I. Washington st, es,
 100.10 n Spring st, 20.5x77.9x20.5x78.6. Jan.
 28, due Jan. 30, 1885, 5%. 4,000

Gartlan, Delia A., wife of and Hugh M., to
 William P. Esterbrook. 116th st, n s, 110 w
 2d av, 16.8x100.11. Jan. 28, 5 years, 5%. 5,000

Goldenberg, Levi, mortgagor, with THE SEA-
 MEN'S BANK FOR SAVINGS, City New York.
 Agreement extending mort. Jan. 26. nom

Galewiski, Bernhard, to Max Gross. Attorney
 st. P. M. Jan. 31, due July 1, 1886, 5%. 2,500

Golden, Michael W., to Frederick A. Schermer-
 horn and ano., trustees of Adeline E. Scher-
 merhorn, dec'd. 4th av. P. M. Jan. 25,
 due Jan. 22, 1886. 18,000

Same to Newman Cowen. 4th av, w s, 50.4 s
 88th st, 25.2x82.2. Jan. 30, 3 months. 750

Same to Horace W. Fuller. Same property.
 Probable omission. Jan. 30, 6 months. 4,000

Hearn, John, to THE EMIGRANT INDUSTRIAL
 SAVINGS BANK. 27th st, n s, 200 e 2d av, 16.8
 x98.9. Jan. 26, 1 year. 3,000

Helmut, Fannie L., wife of William T., to THE
 AMERICAN SAVINGS BANK, City New York.
 Madison av, No. 299, n e cor 41st st, 25x100.
 Jan. 24, 1 year. 15,000

Hencken, Sophia, wife of and George, to Isaac
 Hochster. 1st av, s e cor 13th st, 59x80. Jan.
 25, 2 years. 5,000

Houghton, Frank R., to Samuel T. Mather, sole

acting trustee and exr. of George Mather. 100th st, n s, 125 w 3d av, 195x100.11. 101st st, s s, 125 w 3d av, 195x100.11. Jan. 2, 5 years, 25,000

Hagenbuchle, John B., to Charles Lindner. 2d av. P. M. Jan. 31, due Jan. 1, 1885, 5%. 2,000

Heins, Henry, to THE BOWERY SAVINGS BANK. 2d av, No. 1656, s e cor 86th st, 22.1x64.6x22.2x84.7. Jan. 30, 1 year, 5%. 6,000

Huggins, Rosa L., formerly Roux, mortgagor, with George G. De Witt, Jr., and ano., trustees. Agreement to extend mortgage at 5%. Jan. 25. nom

Hochster, Isaac, to George G. De Witt and ano., trustees Sarah Talman, dec'd. Crosby st, No. 38. P. M. Nov. 1, 5 years, 5%. 20,000

Holmes, John, Jersey City, and George H. Coutts, Brooklyn, to Alfred R. Whitney. Franklin st, Nos. 195 and 197. P. M. Jan. 3, due Jan. 28, 1887, 5%. 18,000

Hahn, Jennie, wife of and Jacob, to Robert B. Minturn and ano., trustees Jno. W. Minturn, dec'd. 51st st, No. 307 W., n s, 120.10 w 8th av, 20.10x100.5. Jan. 30, 3 years, 4 1/2%. 9,000

Howe, Adelbert J., to Elizabeth F. R. Aymar. 111th st, s s, 258.6 w 3d av. P. M. Jan. 30, due Feb. 1, 1887, 5%. 6,000

Same to same. 111th st, s s, 240.6 w 3d av. P. M. Jan. 30, due Feb. 1, 1877, 5%. 6,000

Howe, Adelbert J., and Mary L. his wife, to John B. Smith. 111th st, Nos. 164 and 166, s s, 240.6 w 3d av, 36x100.11. P. M. Jan. 30, 1 year. 500

Juch, Wilhelmine, wife of William A., to Thomas T. Devan, New Brunswick, N. J. 108th st, s s, 100 e 3d av, 15.3x100.11. Jan. 28, 1 year. 2,000

Juch, Wilhelmine, wife of and William A., to John H. Deane. 108th st, s s, 115.3 e 3d av, 24.3x100.11. Jan. 26, demand. 2,000

Jordan, Elizabeth H., wife of and James, to THE DRY DOCK SAVINGS INSTITUTION. 58th st, n s, 125 e 2d av, 25x100.5. Jan. 24, 1 year, 5%. 5,000

Juch, Wilhelmine, wife of and William A., to Frances A. Barnard. 108th st, s s, 115.3 e 3d av, 24.3x100.11. Jan. 25, 1 year. 9,000

Same to Elizabeth Stark, Brooklyn. 108th st, s s, 237.6 e 3d av, 24.6x100.11. Jan. 19, 3 years. 9,000

Juch, Wilhelmine, to The American Missionary Assoc. 108th st, s s, 262 e 3d av, 24.6x100.11. Jan. 19, due Dec. 1, 1886. 9,000

Same to same. 108th st, s s, 286.6 e 3d av, 24.6x100.11. Jan. 19, due Dec. 1, 1886. 9,000

Same to John H. Deane. 108th st, s s, 262 e 3d av, 24.6x100.11. Jan. 19, demand. 1,000

Same to same. 108th st, s s, 237.6 e 3d av, 24.6x100.11. Jan. 19, demand. 1,000

Same to same. 108th st, s s, 286.6 e 3d av, 24.6x100.11. Jan. 19, demand. 1,000

Kaughran, Annabella McC., to James Bowen and ano., trustees Maria J. Bowen, dec'd. 79th st, n s, 205 e 4th av, 20x102.2. Jan. 26, due May 1, 1887. 500

Keeler, William A., to Hester E. Racey. 75th st, s s, 259 w 3d av, 16x102.2. Jan. 24, due Jan. 26, 1885, 5%. 1,250

Keil, Francis, to Charles L. Georgi. 163d st, n s, 265 e Courtland av. See Conveys. Jan. 25, 5 years. 2,000

Koch, William, to August Siegele. 79th st. P. M. Jan. 26, 1 year. 4,000

Krekeler, Margarethe, wife of and William, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, City New York. 11th st, s s, 370 w Av A, 24x94.8x25x-. Jan. 12, 1 year. 4,500

Kuhlmann, Henry, to Jacob Wiehe and Magdalena Endholz. 8th st. P. M. Jan. 25, due Feb. 1, 1887, 5%. 1,500

Klopper, Jennie, wife of Benjamin, to Philip Goldsmith. Lexington av, w s, 85.2 s 75th st, 17x80. Jan. 25, 3 years, 5%. 12,000

Kunkely, Sophie, to THE GERMAN SAVINGS BANK, City New York. 41st st, s s, 130 w 4th av, 16.8x98.9. Jan. 30, 1 year. 3,000

Klippel, George, and Catharina his wife, Brooklyn, to THE GERMAN SAVINGS BANK, City New York. 8th st, s s, 124.4 e Av C, 16.11x97.6. Jan. 31, 1 year. 4,000

Kuper, George D., to THE GREENWICH SAVINGS BANK. Bedford st. P. M. Jan. 31, due Feb. 1, 1885, 5%. 4,400

Libman, Fajbush, and David Block to Charlotte B. Sands, J. B. Foulke et al. Division st. P. M. Jan. 24, due Jan. 31, '85, 5%. 7,700

Livingston, John, to John J. Astor. 46th st. P. M. Jan. 31, 2 years, 5%. 50,000

Same to same. 46th st. P. M. Jan. 31, 2 years, 5%. 50,000

Lange, Gustave L., to THE IRVING SAVINGS INST. 125th st, n s, 205 e 3d av, 16.8x99.11. Jan. 28, 1 year, 5%. 4,000

Same to Morris S. Herrman. Same property. 2d mort. Jan. 28, installs. 500

Lurch, Joseph, to Maria A. Froelich. Eldridge st, No. 10. P. M. Jan. 26, due Jan. 1, 1888, 5%. 4,000

McElroy, Daniel S., to Annie McElroy. 38th st, s s, 156 w 3d av, 22x98.9. Sub. to mort. \$11,000. Dec. 31, 5 years, 5%. 5,000

McEtee, Francis, to Thomas R. A. and William H. Hall, of Wm. Hall's Sons. 3d av, s e cor 103d st, 120.11x105. Sub. to mort. \$34,000, with privilege to party second part to add to this mort. any sum he may pay for interest or principal upon existing mort. Dec. 28, due July 1, 1884. 10,150

Moncombre, Charles, to Wendel Tabry. 4th st, No. 85 E. Lease. Jan. 24, demand. 1,000

Maschke, Jacob L., to THE GERMAN SAVINGS BANK, City New York. 81st st, No. 212, s s, 752.6 e 3d av, 24.11x102.2. Jan. 23, 1 yr. 18,500

Same to same. 81st st, No. 214, s s, 177.5 e 3d av, 25.11x102.2. Jan. 28, 1 year. 13,500

McCormack, Mary A., wife of and William G., to John Ross. Madison av, n w cor 128th st, 37.11x70; Madison av, w s, 55.11 n 128th st, 28x70; 128th st, n s, 70 w Madison av, 20x99.11. Jan. 28, 6 months. 3,500

McKenna, Margaret, wife of Patrick, to Louis A. Martin. 8th av, e s, 100 n 125th st, 24.9x100. Jan. 26, 3 years. 3,500

Mead, William C., to Esther A. Mead. 9th av, w s, 26.4 n 17th st, 26.6x100. Jan. 28, 3 years. 5,000

Same to same. 17th st, n s, 350 e 10th av, 25x92. Jan. 28, 3 years. 5,000

Mendel, Leo and Ricka, to Bernard or Barne Stone. Ridget st. P. M. Jan. 29, due Feb. 1, 1890, or installs, 5%. 4,000

Mitchell, Jennie, wife of and Joseph, to Thomas J. Hoghtaling. 119th st, No. 131, n s, 290.6 e 4th av, 24.6x100.11. Jan. 22, 5 years, 5%. 4,000

Moore, Ellen, wife of and Jeremiah D., to Timothy Donovan. 146th st. P. M. Sept. 5, 3 years, 5%. 4,200

Morris, William, to John Kornarens Division st. P. M. Jan. 28, due Feb. 1, 1889. 10,000

Same to same. Same property. P. M. 2d mort. Jan. 28, due Feb. 1, 1886. 2,000

Mahon, Bridget, and Mary Tracy to Eliza B. Downes. 1st av. P. M. Jan. 30, due May 1, 1885, 5%. 1,500

Miller, Morris S., Oneida, N. Y., to THE UNION DIME SAVINGS INST., City New York. Lexington av. P. M. Jan. 30, due May 1, 1885, 5%. 6,000

Menke, Charles, to Edward V. Loew. Av B, e s, 54.3 s 5th st, 19x47. Lease. Jan. 31, installs, 4 years, 5 1/2%. 4,000

Moran, Maggie J., wife of William M., Newark, N. J., to Cordelia E. Boardman, extrx. G. G. Yvelin. Waverly pl, No. 146, s w s, 176.3 n w 6th av, 22.3x97. Jan. 30. Secures rent of 2d 6th av at, per year, 2,500

Nathan, Nathaniel L., to Flora Levy. 10th st. P. M. Jan. 31, 5 years, 5%. 3,500

Ochse, John, to Charles Schleiermacher and Marie E. his wife. Canal st, No. 191, n s, 50 w Mott st, 25.2x100.3x25x100.3. Sub. to mort. \$10,000. Jan. 31, due Jan. 1, 1885, 5%. 5,000

O'Gorman, William, to James H. Kellogg, Troy, N. Y. Willis av. P. M. Jan. 19, 2 years, 5%. 2,750

Ockershausen, Henry A., Southfield, S. I., to John Croak, Northfield, S. I. 31st st, s s, 325 e 7th av, 25x98.9; also property in Southfield, S. I. 1/2 part. Jan. 5, 3 years. 7,200

O'Donnell, Margaret, widow, to THE GERMAN SAVINGS BANK, City New York. 57th st, No. 225, n s, 310 e 3d av, 20x100.5. Jan. 21, 1 year. 12,000

O'Sullivan, John and Jeremiah, to William M. Seymour. 112th st, s s, 52.6 w 4th av, 26.3x75.11. Jan. 23, 6 months. 603

Pinto, Josephine O. B., wife of and Caesar, to THE MANHATTAN SAVINGS INST. Lexington av, w s, 98.5 s 37th st, 24.6x100. Jan. 31, 1 year, 5%. 15,000

Reese, Jacob, to Henry and Peter M. Suydam, extrs. J. Suydam. Coenties slip. P. M. Jan. 31, 5 years, 5%. 16,500

Same to same. South st, No. 30. P. M. Jan. 31, 5 years, 5%. 23,000

Same to same. South st, No. 31. P. M. Jan. 31, 5 years, 5%. 24,000

Read, Annie J., wife of John E., to James N. Plath, Suffolk Co., L. I., trustee of Geo. A. Osgood, dec'd. 34th st, s s, 20.3 w Park av, as now laid out 140 feet wide, said course being 20 w of 4th av, as originally 100 feet wide, 19.9x90. Jan. 22, 1 year, 5%. 10,000

Renoud, Julia, to Marie O'Hare. 1st av, n e cor 62d st, 50.5x81. Jan. 26, 1 year. 750

Roll, George, with Sarah H. Powell, New York, and Henry J. Powell, Baltimore, Md., all mortgagors. Agreement as to priority of mortgages made by John M. Ruck. January 24. nom

Rourke, Felix, to William H. Jackson. 67th st, s w cor 4th av, 20x80. Jan. 21, 1 yr. 5,000

Ruck, John M., to Henry J. Powell, Baltimore, Md. 9th av, n w cor 71st st, 102.2x100. Jan. 24, 2 months. 10,000

Riley, Thomas H. and Catharine A., otherwise Catherine Bertine, and Mary Rolston, heirs A. P. McCue, to THE GERMAN SAVINGS BANK, City New York. Sheriff st, w s, 57.2 s Rivington st, 42.11x49.6; Rivington st, s s, 25 w Sheriff st, runs south 57 x west 24.9 x south 42.11 x west 25 x north 102.1 to Rivington st, x east 49.9. Jan. 28, 1 year. 6,500

Reinken, Luder, to Charles Himmelmann. Bowery, No. 40. P. M. Jan. 26, due July 1, 1825, 5%. 5,000

Rosenthal, Israel, to Abraham Stern. Broome st. P. M. Jan. 29, due Aug. 1, 1884. 500

Rowehl, Anna M., wife of and Theodore, to Nicholas C. Seedorf. 2d av, s w cor 74th st, 23.2x67. Dec. 22, due Nov. 30, 1885, 5%. 2,000

Steffan, Henry W., to Elizabeth M. Crosby. 45th st, n s, 425 w 10th av, 25x100.5. Jan. 30, 3 years. 14,000

Stiefel, Philip, to Hannah Kahneman. Av C, w s, 78 s 8th st, 19.4x83. Feb. 1, 1884, 5 years, 5%. 6,000

Schuelmerich, Gertrude, wife of Jacob, to Frederick Harz. 1st av, No. 1063, w s, 25 s 58th st, 25x73. Nov. 20, 1883, 1 year, 8%. 500

Schwarzkopf, Sigmund, to Rosa Herschmann, extrx. W. R. Herschmann. 2d av, w s, 25 n 107th st, 50.3x73. Jan. 24, 2 years, 5%. 10,000

Shaffer, Sophie S., wife of and William F., to THE UNITED STATES TRUST CO., New York

51st st, n s, 362.10 e 6th av, 21.2x100.5. Jan. 24, due Feb. 1, 1885, 5%. 16,000

Steers, Abraham, to THE NEW YORK SAVINGS BANK. 110th st, n s, 70 e Lexington av, 25x100.11. Jan. 18, due June 1, 1885, 5%. 7,200

Same to same. 110th st, n s, 95 e Lexington av, 25x100.11. Jan. 18, due June 1, 1885, 5%. 7,200

Same to same. 110th st, n s, 120 e Lexington av, 25x100.11. Jan. 18, due June 1, 1885, 5%. 7,200

Schmitt, Margaret, wife of and Frank, to Abraham Steers. 115th st, n s, 150 w 1st av, 100x100.10. Jan. 24, 3 months. 1,859

Schuck, Frederick, to Eliza Wiener, trustee H. Wiener, dec'd. 47th st, s s, 330 w 8th av, 18x100.5. Jan. 29, 3 months, 5%. 8,000

Same to Lewis Wiener, Philadelphia, Pa. 47th st, s s, 348 w 8th av, 27x100.5. Jan. 29, 3 months, 5%. 12,000

Stephan, Philip, to George Ringler & Co. 3d st, s s, bet Avs C and D, 23.2x87.3. Lease. Jan. 28, demand. 1,100

Stevens, Eliza L. W., wife of and Byam K., to Frederick D. Tappen and ano., trustees Ann E. Cairns, dec'd. Pine st, No. 34, n e s, 21.3x65.6x20.10x65.9. Jan. 28, 3 years, 4 1/2%. 20,000

Schuessler, Mary, widow, to Charles Palm et al., extrs. C. Schuessler. 2d av, e s, 43.4 s 19th st, 21.8x100. Jan. 1, 10 years, 5%. 10,500

Silz, Christoph and Margaretha, mortgagors, with Philipp Sum. Agreement to extend reduced mort. at reduced interest. Dec. 13. nom

Simonson, Arthur, Brooklyn, to The Morris Land Co. Mott av. P. M. Jan. 30, 1 year, 4%. 90,000

Smith, Hampden, Rahway, N. J., to George Mills. 54th st. P. M. Jan. 29, 3 years. 1,500

Steffan, Henry W., to Ambrose Snow et al., trustees for Caroline A. Brundage. 48th st, n s, 375 w 10th av, 25x100.5. Jan. 31, due March 1, 1887. 14,000

Same to Ambrose Snow et al., trustees for Ann S. Young. 48th st, n s, 350 w 10th av, 25x100.5. Jan. 31, due March 1, 1887. 14,000

Struckhausen, Henry, to Henry Korn. Spring st, No. 8. P. M. Jan. 31, due Feb. 1, 1889, installments, 5%. 9,800

The Randolph Co. to DeWitt C. Hays. 18th st, s s, 280 w 5th av. P. M. Jan. 26, 1 year, 5%. 10,000

Treadwell, Elbert H., to THE HARLEM SAVINGS BANK, City New York. 105th st, No. 227, n s, 285 e 3d av, 25x100.11. Jan. 26, 1 year, 5%. 1,000

Turnbridge, William, Brooklyn, to Francis H. Weeks. Beaver st, No. 9, n w cor New st, runs west 30.3 x north 116.6 x east 3.10x44.6 to New st, x south 103.8. Lease. Jan. 31, due Feb. 1, 1894, installments. 50,000

Tauber, Joseph, to Joseph Levis. 66th st, s s, 193.9 e 2d av, 18.9x100.5. Jan. 28, 5 years, 5%. 6,000

Thayer, Stephen H., to Mary A. and Susan M. Edson. 4th av, e s, extd from 99th st to 100th st, 201.10x450, also a strip of 93th st, adj above on south, 30x450. Jan. 25, due Jan. 28, 1889, 5%. 60,000

The San Bartolo Mountain Mining Co. of Mexico to Davis Collamore, trustee for bondholders. All property of mortgagors, real and personal, mines, mills, &c., at San Bartolo, Mexico, rights, franchises, &c. Nov. 22, issues bonds. 200,000

Thorp, John R., mortgagor, with Sarah M. Cowell. Agreement extending mort. January 26. nom

Same with same. Agreement extending mort. Jan. 26. nom

Tubbs, George W., to Elizabeth W. Blake, extrx. A. Blake. 34th st, n s, 110 w 1st av, 20x97.6. Jan. 23, due Jan. 24, 1885. 4,000

Von Glahn, John H. D., to Charles Boenau, trustee N. Schweich. 10th av, No. 341, w s, 24.8 s 30th st, 24.8x100. Jan. 5, 1 year, 5%. 748

Von Au, Ernest, Brooklyn, to Bernhard Kolb. 2d av, e s, 50.5 n 49th st. P. M. Jan. 23, 3 years, 5%. 10,000

Same to same. 2d av, e s, 75.5 n 49th st. P. M. Jan. 23, 5 years, 5%. 10,000

Wallach, Karl M. and Samson, to Sarah H. Powell. 17th st. P. M. Jan. 28, 5 years, 5%. 8,000

Weide, Charles, to THE CITIZENS' SAVINGS BANK, City New York. 4th av, n w cor 124th st, 50.11x69.4. Jan. 25, 1 year, 5%. 33,000

Same to same. 4th av, w s, 50.11 n 124th st, 50x69.4. Jan. 25, 1 year, 5%. 24,000

Same to same. 124th st, n s, 69.4 w 4th av, 20.3x100.11. Jan. 25, 1 year, 5%. 8,000

Werner, Solomon, mortgagor, with Charles E. Strong and ano., trustees E. L. Derby. Agreement to extend mortgage. Jan. 21. nom

Weyer, George H., and Fred. A. Wall to Julius Lipman and William Cohen. 76th st, n s, 125 e 4th av, 100x102.2. Building loan. Nov. 15, due Aug. 1, 1884. 36,000

White, Webster, and Stephen P. Anderson to Charles W. Dayton, trustee for Martha A. Conover et al., under will of G. A. Conover. 8th av, e s, 80 s 129th st, 19.11x100. Jan. 28, due Jan. 1, 1887. 11,000

Wood, Mary Y., to Mary G. Belloni. 129th st, n s, 300 w 6th av; 130th st, s s, 300 w 6th av. P. M. Jan. 26, due Jan. 28, 1889, 5%. 15,000

Same to same. Same property. P. M. Jan. 26, due Jan. 28, 1889, 5%. 5,000

West, Zimri, Orange, N. J., to THE PACIFIC BANK, Hudson st, No. 34, and No. 163 Duane st, being Hudson st, n e cor Duane st, 27.11x49.6 x south 26 x east 6.9 x south 20.9 to

Duane st, x west 40.11; Jay st, No. 5, n s, 24.9x58.9x24.1x58.7. Jan. 21, 1 year. 25,000
 Wilson, Adelaide, wife of Thomas, mortgagor, with Peter, Jr., Christopher, John and Charles G. Moller. Agreement extending mortgage and reducing interest to 5% after May 1, 1884. Jan. 16. nom
 Welde, Charles, to Jesse W. Powers. 4th av, n w cor 124th st, 100.11x89.7. Jan. 25, due Jan. 26, 1885. 15,000
 Warner, William H., to Peter A. Embury, West Orange, N. J. 15th st, n s, 290 e 7th av, 20x103.3. Jan. 29, 3 years, 5%. 10,000
 Wick, Jacob, to Austin Abbott, admr., will annexed, and trustee J. Rowe. 2d av, e s, 25.8 n 93d st, 25x75. Jan. 29, due May 1, 1889, 5%. 8,500
 Wilson, Mary, wife of James B., to Sarah A. Wright, White Plains. Concord st, s s, 300 w College av, 25x100. Jan. 30, due Jan. 1, 1887. 1,500
 Wolf, Martin, to Ernst Kreuder. 36th st, n s, 275 w 9th av, 25x98.9. Jan. 30, due Jan. 1, 1887. 1,000

KINGS COUNTY.

JANUARY 25, 26, 28, 29, 30, 31.

Algie, William H., to Elizabeth Bergen and ano., exrs. John G. Bergen. Union st, n s, 160 e Smith st, 14x90. Jan. 25, 3 years. \$5,500
 Same to same. Union st, n s, 174 e Smith st, 14x90. Jan. 25, 3 years. 5,500
 Same to Robert V. N. Ludlum, Hempstead, L. I. Union st, n s, 188 e Smith st, 14x90. Jan. 25, 3 years. 5,500
 Same to John S. Loomis. Union st, n s, 160 e Smith st, 42x90. Sub. to morts. \$16,500. Jan. 26, demand. 1,600
 Same to Daniel Doody. Same property. Sub. to morts. \$18,100. Jan. 26, 4 months. 550
 Arens, Henry, to Eunice F. wife of John Scully. Brooklyn, Bath & Greenwood Plank road, n w cor Franklin or Cropsey av, 250x200 to 18th av. All title. Jan. 26, due Sept. 1, 1884. 200
 Appellmann, Hermann, to Selma wife of Henry Vogel. Hudson av. P. M. Jan. 30, due Jan. 1, 1889, 5%. 1,300
 Archer, Maria, to Benjamin Andrews. Columbia st, s e cor Bush st, 25x100. Jan. 31, 5 years. 1,000
 Biffar, Henry W., to Sibyl Shaw. Heyward st, n s, 270 w Bedford av, 20x100. Jan. 30, 4 years, 5%. 2,000
 Bochat, Auguste, to James Chambers. Grand st, n s, 337.6 w Lorimer st, 22.6x200 to Powers st. Jan. 30, notes. 8,000
 Brooks, John, to John Skelly. Smith av, w s, 200 s Broadway, 25x100. Jan. 30, due Feb. 1, 1887. 500
 Baehr, Christian W., to John Ferjes and Rose his wife. Meeker av, s s, 54 w Humboldt st, 24x100. Jan. 28, 5 years. 2,500
 Balz, Charles W., to Abraham Underhill. Sumner av, Halsey st. P. M. Jan. 28, 5 years, 5%. 5,000
 Begoden, Achilles, to Antonia C. Gonzalez, committee. 2d pl, No. 80, s s, 267.6 w Court st, 22.6x133.5. Jan. 24, 1 year. 857
 Blattmachr, Herrman L. K., to The American Baptist Home Mission Soc. Flatbush av. P. M. Nov. 15, 5 years. 4,000
 Bobenhausen, Henry, to Ellen Mann. Lawton st. P. M. Jan. 26, 4 years. 2,000
 Bossert, Jacob, to Samuel M. Meeker, exr. and trustee Wm. Wall. Bushwick av. P. M. Jan. 26, 1 year. 4,800
 Bruchhauser, Anton, to Simon Hafner. Ellery st. P. M. Jan. 26, 5 years, 5%. 1,200
 Bushfield, John C., to Samuel H. Vandewater, New York. 12th st, n s, 296.5 e 5th av, 50x100. Dec. 5, 15 days. 3,000
 Same to same. Same property. Dec. 5, 15 days. 4,500
 Chubb, Ann E., to James Howell and Daniel Y. Saxtan, of Howell & Saxtan. Bergen st, s s, 264 e Bond st, 18x100. Jan. 28, due in March, 1884. 3,000
 Cobb, Frederick, to Hattie A. Carpenter. Rapelje st, e s, 675 n 4th st, 50x150. Jan. 15, due Feb. 1, 1885. 200
 Same to Frederick Middendorf. Rapeljest, e s, 725 n 4th st, 25x300 to Chestnut st; Chestnut st, w s, 875 n 4th st, 25x150. Jan. 21, due Feb. 1, 1885. 300
 Collins, Robert G., to Mary J. Sproule and ano., exrs. and trustees James Sproule. De Kalb av, s s, 62 w Adelphi st, runs south 81.2 x west 13.3 x north 4.1 x west 8.2 x north 81.4 to De Kalb av, x east 20. Jan. 28, due May 1, 1887, 5%. 2,700
 Cardwell, Charles W., and Henry S. Hawkins, to John H. Brinckerhoff, exr. of Wm. L. Johnson. Kosciusko st, s e s, 223.9 n e Broadway, 50x98.9. Jan. 22, 3 years. 2,000
 Collet, Jules A., to Hannah L. Pettit. Broadway. P. M. Jan. 29, 3 years. 3,500
 Same to Joseph Frey. Same property. 2d mort. Jan. 29, 1 year, 5%. 700
 Same to John Wagner. Same property. 3d mort. Jan. 29, 3 years. 600
 Crawford, Annie M., wife of James R., to Daniel O. Calkins. Dean st. P. M. Oct. 9, 5 years. 6,150
 Crombie, James, to Anna J. Wood, Huntington, L. I. Baltic st, n s, 197.10 w 4th av, 16.8 x70. Jan. 29, due May 1, 1887. 1,600
 Curtis, Benjamin L., to Christianna Q. Atterbury. Shepard av, Bennett av. P. M. Jan. 29, 5 years. 4,500

Clover, Bertrand, Sr., to Ellen M. Lachlan. Devote st. P. M. Jan. 7, due Jan. 30, 1887, 3,000
 Coyle, Joseph C., to John H. Clayton. Fulton st, No. 886, s s, abt 20 e Waverly av, 20x100. Jan. 31, note. 500
 Durnion, Ellen, wife of Owen, to William H. Biers. Nevins st, e s, 100 n Pacific st, 20x75. Jan. 31, due Feb. 1, 1886, 5%. 1,200
 Dickinson, Henry, to William B. Collins et al., trustees Lindley Murray, dec'd. Bergen st, s w s, 197.2 e 5th av, 18.9x100. Jan. 30, 5 years, 5%. 2,500
 Same to Sarah F. Underhill. Bergen st, s w s, 216.6 s e 5th av, 18.9x100. Jan. 30, 5 years, 5%. 2,500
 de Peoli, Antonia A., wife of and Juan J., to Frederic de P. Foster, as trustee for Margaret Ten E. Smith. Livingston st, s s, 96.7 w Nevins st, 20x100.9. Jan. 23, due Jan. 24, 1887. 3,000
 Durkee, Mary E., wife of Fredrick F., to Minnie A. wife of William Arnold. Halsey st. P. M. Jan. 25, installs. 500
 Fedeli, John, to Charles Keller. Liberty av, n s, 100 e Monroe st, 25x100. Jan. 24, 5 yrs. 500
 Friday, William H., to George W. Chauncey and ano., exrs. Daniel Chauncey. De Kalb av. P. M. Jan. 30, 1 year. 3,100
 Goubeaud, Francesca, wife of and Charles, to Eliza J. Smith. Atlantic av, s s, 120 e Vanderbilt av, 50x100. Jan. 24, due Jan. 1, 1889. 3,000
 Gerrin, John, to the trustees of the Widows' and Orphans' Fund of the Western District, Brooklyn. Talman st, s w cor Bridge st, 75 x72. Jan. 25, due Feb. 1, 1885, 5%. 8,000
 Houtman, Tjark J., to Henry C. Alger. South 3d st, n s, 152.9 e 4th st, 25.3x100. Nov. 22, 1,000
 Howard, Jacob P. J., to Morris M., Hattie B., Helen E. and Samuel Budlong, next of kin of Samuel Budlong, dec'd. Union av, w s, abt 225 n South 6th st, 25x100. Jan. 28, 3 years. 2,000
 Same to same. Varet st, s s, 250 e Ewen st, 75 x100. Jan. 28, 3 years. 1,000
 Harvey, Bridget, wife of Patrick, to Dominick G. Bodkin. Kent av, e s, 263 s Myrtle av, 25 x150. Jan. 26, 3 years. 2,500
 Hattersley, John, to Samuel M. Meeker and ano., exrs. Helena Covert, dec'd. Duryea st. P. M. Jan. 25, installs, 5%. 3,000
 Hill, David H., to George W. Rice. Carlton av, e s, 95 n Warren st, 24x100. Jan. 2, due April 5, 1884. 500
 Hooper, Franklin W., to Charles Pratt et al., exrs. James H. Lounsbury. St. James pl, e s, 40 s Clifton pl, 20x100. Jan. 22, 1 yr. 1,000
 Hartwick, William, and Catharine his wife, to Christian Johnson. Van Cott av, n s, 59.2 w Eckford st, 26.1x61.2x27x68.3. Jan. 30, due Feb. 1, 1889, 5%. 2,500
 Hoban, Ellen, to William H. Beard. Hicks st. P. M. Jan. 30, 3 years, 5%. 1,500
 James, Mary E., wife of and Darwin R., to Mary De W. Garretson and ano., committee of John J. Garretson. Mytle av, s s, 304.3 e Throop av, 20.9x100. Jan. 12, 1 year, 5%. 5,500
 Same to same. Myrtle av, s s, 283.6 e Throop av, 20.9x100. Jan. 26, 1 year, 5%. 5,500
 Same to same. Myrtle av, s s, 242 e Throop av, 20.9x100. Jan. 26, 1 year, 5%. 5,500
 Same to same. Myrtle av, s s, 221.3 e Throop av, 20.9x100. Jan. 26, 1 year, 5%. 5,500
 Same to same. Mytle av, s s, 200 e Throop av, 21.3x100. Jan. 26, 1 year, 5%. 5,500
 Same to same. Myrtle av, s s, 262.9 e Throop av, 20.9x100. Jan. 26, 1 year, 5%. 5,500
 Jones, Violet, widow, of Brooklyn, Henry Jones, New York, and John Q. Jones, Agawan, Mass., to Robert E. Topping, exr. Susan A. Pierson. Chapel st, No. 17, n s, 25x27. Oct. 13, 3 years. 400
 Jamer, Ellen, wife of George W., to James England, guard, and trustee of his children, Walter and Addie England. Warren st, s s, 100.3 e Clinton st, 24.1x99.10x23.10x99.10. Jan. 23, 4 years, 5%. 9,500
 Karns, Peter, and Mary his wife to Deborah Wilks, exrx. Seth Wilks. Kent av. P. M. Jan. 30, 4 years. 1,000
 Kiernan, Owen, to Eleanor J. Chapman, widow. Atlantic av, No. 214, s w s, 60.1 s e Court st, 20x74.8x20x76. Jan. 28, due Feb. 1, 1887. 7,000
 Kramer, John, to Abraham De Bevoise, exr. and trustee Jane Stockholm. Locust st. P. M. Jan. 19, 3 years, 5%. 2,000
 Kronheim, Pauline, wife of Moses, to The Dime Savings Bank of Williamsburg. Withers st, s s, 147 w Graham av, 28x100. January 26, 1 year, 5%. 3,000
 Luck, John, to Ezekiel H. Miller, Orangetown, N. Y., and Henry G. Miller, Sing Sing, N. Y. Dean st. P. M. Jan. 29, installs., 5 years. 3,000
 Lastig, Cacia, wife of Albert, to Mary Koch. Hopkins st. P. M. Jan. 26, 1 year. 300
 Linikin, Benjamin, to Edward and James Whelan. Brevoort pl, s w cor Bedford pl, 25x100. Jan. 18, due May 1, 1887, 5%. 10,000
 Same to same. Brevoort pl, s s, 25 w Bedford pl, 24.6x100. Jan. 18, due May 1, 1887, 5%. 9,000
 Loffler, George, to Nina and Louise P. Jordan. Adams st, s s, 350 e Bremen st, 18.1x100x20.2 x100.1. Jan. 25, 5 years, 5%. 1,800
 Same to same. Adams st, s s, 368.1 e Bremen st, 18.1x100x20.2x100. Jan. 25, 5 yrs, 5%. 1,800
 Morris, Sarah E., to Franz Speidel and Rosa his wife. Greene av, n s, 510 w Patchen av, 20x100. Jan. 23, due Jan. 1, 1887. 500
 Macclinchey, Emanuel C., to The Williamsburg Savings Bank. Penn st, s e s, 162 n e Marcy av, 60.6x100. Jan. 30, 1 year. 2,400

Martinez, Prospero, to Bridget T. wife of Lawrence Dunn. Shepard av. P. M. Jan. 28, installs. 1,100
 McCaldin, James, to Joseph Smith, New York. Sullivan st, Ferris st. P. M. Dec. 10, due Feb. 1, 1885. 4,500
 Moore, Thomas J., and John G. Price, to Thomas Stone. Hart st, s s, 158.4 e Sumner av, 18.4x100. Jan. 28, 3 years, 5%. 3,500
 Same to same. Hart st, s s, 176.8 e Sumner av, 18.4x100. Jan. 28, 3 years, 5%. 3,500
 Same to Margaret F. Bellamy. Hart st, s s, 231.8 e Sumner av, 18.4x100. Jan. 28, 3 years, 5%. 3,500
 Same to Clement Lockitt, as trustee, &c. Hart st, s s, 195 e Sumner av, 18.4x100. Jan. 28, 3 years, 5%. 3,500
 Same to Mary C. Waterbury. Hart st, s s, 213.4 e Sumner av, 18.4x100. Jan. 28, 3 years, 5%. 3,500
 Miles, Charles E., to Mary E. Bailey. Clascn av, w s, 311.4 s Gates av, 20x100. Jan. 29, 1 year, 5%. 500
 Noonan, Mary, wife of Patrick, to Benjamin A. Hegeman, exr. Charles Kelsey. Columbia st. P. M. Jan. 29, 5 years. 2,500
 Orlovski, Stanislaus, to Michael Doran. Cheever pl. P. M. Jan. 29, 3 years, 5%. 2,000
 O'Flynn, Edward J., to Mary Van Nostrand. Dean st, s s, 475 e 3d av, 20x100. Jan. 24, due May 1, 1887, 5%. 2,000
 O'Sullivan, Daniel, to John Shea. William st, s w s, 323.4 s e Van Brunt st, 16x84.5. Jan. 17, 3 years. 450
 Peter, Babetta, wife of and Joseph, to Louise Nitz. Atlantic av, s s, 83.4 e Saratoga av, 16.8x100. Jan. 24, 2 years. 473
 Post, Samuel W., to Anna R. Van Nostrand, Newtown. Van Buren st, n w s, 142.6 n e Broadway, 4 lots, each 17.6x100. 4 morts., each \$2,200. Feb. 29, due April 1, 1887, 8,800
 Prostler, Michael, to Katharina wife of George Prostler. Central av, s w s, 25 n w Stanhope st, 25x86.4x25x85.10. Jan. 26, due Jan. 1, 1885, 5%. 1,500
 Phillips, George W., to The Emigrant Industrial Savings Bank, New York. Hancock st, n s, 360 e Nostrand av, 20x100. Jan. 31, 1 year. 6,000
 Same to same. Hancock st, n s, 340 e Nostrand av, 20x100. Jan. 31, 1 year. 6,000
 Same to same. Hancock st, n s, 200 e Nostrand av, 20x100. Jan. 31, 1 year. 7,000
 Same to same. Hancock st, n s, 180 e Nostrand av, 20x100. Jan. 31, 1 year. 7,000
 Rapallo, Charles A., to The Williamsburg Savings Bank. Grand st, n s, 90.6 e Gardner av, runs east 1,005.6 to bulkhead line of Newtown Creek, x north and northwest along bulkhead line 577.6 x southwest 1,015. Jan. 26, 1 year. 20,000
 Rabing, Gustav, to Laura M. Freeland, Hartford, Conn. Columbia Heights, No. 140. P. M. Jan. 22, 1 year, 5%. 3,000
 Reid, David C., to Eliza J. Lee. Quincy st, s s, 450 e Grand av, 25x108.2x25x106.9. Jan. 5, 5 years. 4,000
 Riley, George R., to Robert E. Topping, exr. Susan A. Pierson. 21st st. P. M. Jan. 26, 3 years. 1,800
 Rose, George, Jr., to Catharine, wife of Andrew D. Baird. Walton st, n s, 280 w Marcy av, runs north 62.2 x west 51.10 x southeast 10 x southwest 52.5 to Wallabout st, x east 59.6 to Walton st, x northeast 39. Jan. 24, 3 years. 2,800
 Rueth, Philippine, wife of John J., to The German Savings Bank, Brooklyn. Union av, e s, 25 n Meserole st, 25x100. Jan. 19, due June 1, 1885. 1,400
 Savage, Mary A., to John C. Schenck. Vanderveer st. See Conveys. Jan. 28, 5 yrs. 500
 Scheibel, Ottillier, to Garret L. Hardy and John H. Voorhees. Grove st, s e s, 715 s w Central av, 87.3x76.5x72.3x75. Jan. 28, 1 year. 2,400
 Seiter, Phillip T., Lakeville, Col., to Salomon Marx, New York. Bergen st, s s, 277 e Clason av, 176.4x100x193.8x180. Jan. 25, 3 mos. 1,000
 Shepperd, William E., to Alonzo E. De Baun. Heyward st, No. 70. P. M. Jan. 26, 1 year, 5%. 250
 Southard, Caroline, widow, to Alletta Taggart, widow. Livingston st, n e cor Red Hook lane, 22.6x64.8 to lane, x68.7, gore. Jan. 7, due Jan. 1, 1887. 2,300
 Shipman, Ada A., wife of Herbert A., to Paul C. Grening. Quincy st, n s, 256.3 w Tompkins av, 18.9x100. Jan. 29, 1 year. 1,600
 Smith, Thomas J., to John W. Smith. Walworth st, e s, 225 s Willoughby av, 25x100. Re-recorded. May 1, 1870, 3 years, 7%. 400
 Sanger, Michael, to The South Brooklyn Savings Inst. Van Brunt st, n w s, 25 s w Sullivan st, 50x90. Jan. 31, 1 year, 5%. 3,500
 Schmidt, Henry and Bernhardine, to Henry Loeffler. Lawtou st. P. M. Jan. 29, installs. 650
 Tokonauer, Charles, to John R. Frantzreb, Tompkinsville, N. Y. 5th av. P. M. Jan. 23, due Jan. 24, 1885. 1,500
 Trainor, James, to Henry Iden. Gates av, s e cor Reid av, 100x100. Jan. 25, 1 year, 5%. 10,000
 Tredwell, Alanson, to Charles Pratt et al, exrs. James H. Lounsbury. Lefferts pl, s w cor Franklin av, 14.10x94.3x51.10x80.1. Jan. 30, 3 years, 5%. 8,000
 Same to same. Lefferts pl, s s, 14.10 w Franklin av, 20x95.1x20x94.3. Jan. 30, 3 years, 5%. 9,000
 Same to same. Fulton st, n w cor Franklin av, runs west 61.11 x north 65.5 x north 41.3

x east 30 to Franklin av, x south 126.2. Jan. 30, 3 years, 5%. 20,000
 Terry, Samuel E., Jr., Arlington, N. J., to Francis W. Jesup. Powers st, s s, 247.6 w Lorimer st, 87.6x100. Jan. 23, 3 years, 4,000
 Thran, Henry G. H., to The Williamsburg Savings Bank. Morton st, s s, 130 e Wythe av, 20x100. Jan. 31, 1 year, 5%. 2,500
 Tumalty, Mary, widow, to Henry H. Adams, as county treasurer of Kings Co., in trust for Mary and Abigail Tumalty. Union st, s s, 245.6 w Columbia st, 42x100. Sub. to mort. \$755. Jan. 28, payable upon death of mortgagor. 6,000
 Same to Frances T. Glynn. Same property. Jan. 28, 3 years. 755
 Taylor, Richard, to The Williamsburg Savings Bank. Rutledge st, n s, 103 e Bedford av, 20 x100. Dec. 27, 1 year, 5%. 3,500
 Vreeland, Amzi D., to Adrian M. Suydam. Evergreen av. P. M. Jan. 30, installs. 800
 Weiss, Dorothea, to The German Savings Bank, Brooklyn. North 6th st, n s, 50 w 4th st, 25x80. Jan. 19, due June 1, '85, 5%. 1,800
 Whipple, Nelson M., to John Beale. Degraw st. P. M. Jan. 23, 5 years, 5%. 4,000
 Wilbur, Louis, to Helen R. Russell, New York. Herkimer st. P. M. Jan. 30, due Feb. 1, 1885, 5%. 667
 Young, Maria, wife of Albert A., to Marietta wife Verranus Morse. Butler st. P. M. Jan. 30, 2 years. 1,200

Tucci, G. 47 E. Houston... B. Marzullo et al 300
 Tucker, W. 293 Spring... Eliz. A. Skinner. Restaurant. 340
 Von Bergen, Wm. 26 Coenties slip... F. W. Fischer. 2,500
 Van Minden, Augusta. 209 E. 43d... G. Winter Brewing Co. 225
 Winslow, C. P. 172 6th av... C. A. Griffith. Restaurant Fixtures. 700
 Ward, O. J. City... H. W. Collender Co. Billiard Table. (Dated Feb. 21, 1883.) 800
 Wolf, F. 1 Hester... Ochs & Lehnert. 500
 Yost, T. J., and H. Frigge. 12 Ann... L. J. Noel. Restaurant. 750

HOUSEHOLD FURNITURE.
 Abbott, E. H. 17 Stuyvesant... Alexander Bros. 200
 Abshagen, E. 465 W. 47th... C. L. Montague. 100
 Auten, A. R. St. Nicholas av... J. W. Crossley. Carpets. 162
 Anderson, Walden P. 1690 Av B... Artlissa V. Gearon. 82
 Bastianelli, E. T. 233 W. 15th... G. Beck. 163
 Beer, J. D. 904 8th av... S. Baumann. 111
 Bleyrt, C. 135 E. 58th... S. Baumann. 158
 Bell, D. and Matilda. 474 W. 22d... A. Barry, Sr. 2,000
 Bennett, Lena. 222 W. 40th and 215 W. 35th... D. O'Farrell. 491
 Britton, Emma B. Inwood... Wm. Jeffrey. 50
 Brogan, J. H. 214 E. 39th... Coogan Bros. 120
 Bradley, E. and Maria. Mott av and 158th st... E. F. Bacon. (R) 2,240
 Cosgrove, J. 305 E. 9th... E. D. Farrell. 186
 Chester, S. 60 E. 112th... J. E. Murray & Co. (Oct. 1, 1883.) 48
 Chester, S. Linden, N. J. J. E. Murray & Co. (Dated March 7, 1883.) 187
 Carr, Harriet A. 784 6th av... De Graaf & Taylor. 150
 Chittenden, Julia A. 210 2d av... W. R. Romaine. (Feb. 2, 1883.) 120
 Cooper, C. H. 2054 3d av... D. Reynolds. 500
 Davis, C. B. 932 2d av... Schnitzer, Israel & Co. 260
 Davis, C. B. 932 2d av... Schnitzer, Israel & Co. Carpet. 52
 Davis, J. H. 666 E. 158th... I. A. Graves. Piano. 50
 Dillon, G. F. 344 W. 32d... C. Shaw. 300
 De Forest, Georgie. 238 E. 75th... S. Baumann. 199
 Dayre, C. 106 W. 27th... Epstein & K. 3,370
 Dayre, C. 106 W. 27th... Epstein & K. 734
 De Frome, Gertrude. 294 Broome... J. F. Manges. 153
 French, Mary E. 122 E. 52d... Fell & Van Ness. 294
 Garrison, Kate. 347 E. 69th... G. Beck. 271
 Goldberg, J. 14 Essex... J. F. Manges. 100
 Green, J. 374 2d av... Krakauer Bros. Piano. 275
 Greenbaum, I. 424 E. 86th... H. Spies. 107
 Grove, Sarah. 549 9th av... T. Leonard. 130
 Gager, G. W. 1381 Washington av... Frances I. Taylor. 65
 Hanson, Ada. 205 E. 73d... J. E. Dunham. 34
 Hale, C. G. 206 E. 70th... J. F. Manges. 21
 Heyman, Caroline M. 246 W. 23d... S. Herman. (R) 1,875

Berry, J. B. 32 1/2 W. 44th... J. Cunningham, Son & Co. Carriages. (R) 950
 Brennan, John. 104 Division... J. Cunningham, Son & Co. Carriages. (R) 886
 Brown, D. 112 W. 53d... Pauline Jehl. Horses, Wagons, &c. 500
 Buckley, Jeremiah. 333 E. 23d... Hincks & Johnson. Carriage. (R) 200
 Burgess, W. M. 1272 Broadway... Emilie Oesterreicher. Photographic Fixtures. 300
 Burns, S. A. & Co. 2 Howard, &c... G. M. Chapman. Machinery, Tools, &c. 2,500
 Baecht, B. 247 E. 45th... J. Strauss. Horses, Trucks, &c. 850
 Benn, E. H. 206 Broadway... R. S. Ransom. Office Furniture. (R) 1,300
 Bohnelowsky, H. and Sophie. 75 Chrystie... J. Waldeck. Restaurant Fixtures, Furniture, &c. 225
 Brady, C. 9 Canal... E. H. Huber. Plumbers' Fixtures. 360
 Combes, G. E. 438 9th av... R. S. Seberry. Grocery. 163
 Carroll, P. 442 E. 123d... W. J. O'Brien. Horses, Carts, &c. 165
 Connolly, E. M. 511 W. 35th... T. Cody. Horses, Trucks, &c. (R) 1,000
 Dusman, Johanna. 525 E. 11th... J. Cunningham, Son & Co. Carriage. (R) 157
 Di Matteo, A. 55 E. 11th... A. Schwaab. Barber Fixtures. 260
 Eller, M. F. 21 Park row... E. W. Schade. Office Furniture. (R) 50
 Ette, Bertha. 214 Bowery... Pauline Boettcher. Photograph Gallery. 100
 Feigenspan, H. 339 E. 10th... Hulda Meisel. Musical Goods. 750
 Fellows, E. T. 229 Broadway... N. J. Hoey. Office Furniture, Books, &c. 850
 Fisher, J. W. 9 Burling slip... Hall's Safe & Lock Co. Safe. 96
 Friedenberg, C. 236 E. 55th... Isaac Strauss. Barber Fixtures. 100
 Forbes, C. W. Sheffield, Mass... J. H. Barclay. Library, &c. 600
 Fajen, W. 979 8th av... J. Korte. Confectionery Fixtures. 50
 Fredricks, C. 81 Jane st and 132 7th av... Marie Fredricks. Butcher and Fish Fixtures, Horse, &c. (Dated Nov. 1, 1882.) 1,734
 Glover, H. W. 151 Av C... J. L. Cheesman. Sash and Blind Factory, Paints, Oils, &c. (R) 1,500
 Gilbert, R. C. 69 1st av... Henry Steinmetz. Cigar Store. 500
 Glaubeger, B. 403 Broadway... S. Silberstein. Button Hole Machine (Recorded Jan. 20 and dated Feb. 1, 1884.) 125
 Haney, J. & Co. 61 Park... R. Hoe & Co. Press &c. (R) 1,500
 Hatch, A. S. 1479 3d av... Morris Coffey. Fish and Oyster Fixtures. 100
 Hawes, J. 264 W. 22d... J. Cunningham, Son & Co. Carriage. (R) 264
 Hammond, H. and Mary. 210 E. 86th... Alex. McGahy. Milk Depot. 200
 Hettinger, Annie. 869 9th av... P. Westphal. Barber Fixtures. 85
 Hollaman, R. G. 75 Fulton... Eden Music Grevin American Co. Printing Fixtures, &c. 7,800
 Irvine & Smith. 355 E. 93d... H. W. Muller. Horses, Trucks, Tools, Stable Fixtures, &c. (May 28, 1883.) (R) 1,000
 Jackson & Wayland. 230 W. 30th... C. C. Wayland. Electrotyping and Polishing Fixtures. 2,500
 Koch, L. 834 Broadway... Amelia Koch. Broadway Hotel Furniture, Fixtures, &c. 7,000
 Korn, P. 24 Bond and 63 Nassau... Augusta Krauss. Lathes, Tools, Benches, &c. (R) 2,300
 Kraemer, F. 427 N. 3d av... T. Tischer. Shoe Store. 250
 Martin, A. 121 E. 4th... F. Keckeissen. Horses, Coaches, &c. 4,724
 Millsbaugh, G. W. City... W. H. Owen. Horse, Milk Wagon. 200
 Myer, A. D. City... P. R. Letson. Horse, Truck &c. (R) 293
 Martin, L. V. Brooklyn... H. F. Taintor. Barge Mary and Emma. 760
 Mason & Co. 59 Bond... J. H. Tuttle. Office Fixtures, Medicines, &c. 75
 Meehan, James. 6 Vesey Pier, Washington Market. A. M. Craig. Produce Stand. 200
 Metelli Bros 176 Bleecker... W. H. Woodcock. Printing Fixtures. (R) 386
 Oysterman, L. and H. 239 Division... J. L. Oysterman. Second-hand Clothing Fixtures. 2,500
 Oppenheim, F. 132 South 5th av... E. J. Locher. 6 Embroidering Machines. (R) 3,000
 O'Neill, F. 167 E. 77th... E. McElhone. Iron Railing Factory. 1,000
 O'Connor, Margaret and J. 52 W. 16th Margaret O'Connor, admrx. Carriage and Horses, &c. 4,700
 Oppenheim, F. 132 S. 5th av... E. C. Oppenheim. Machines. 2,000
 Piek, Pauline. 332 Canal... J. Kohn. Looms, &c. 500
 Polhemus, J. 102 Nassau... H. Lindenmeyr. Printing Fixtures. 4,984
 Priebe, T. 912 2d av... Lowensen & Co. Candy Store. 100
 Plath, E. A. 116th st and 1st av... G. Fritsch. Bakery. 1,000
 Rabonowitz, J. 27 Orchard... J. Leidersdorf. Button Hole Machine. 125
 Stephan, F. W. 1656 3d av... C. Langenbach. Shoe Store. 150
 Schlotterbeck Bros. 1113 1st av... Coroline Marks. Butcher Shop. 150
 Snyder, F. 276 E. Houston... G. Stanger. Horses, Coaches, &c. 3,000
 Suss, A. 178 E. 85th... B. Freund. Butcher Shop. 500
 Stuetz & Co. 111 Wooster... H. Vander Wyk. Horses, Wagons, &c. 300
 Thompson, N. B. 146 1/2 W. 35th... Margaret Fitzpatrick. Blacksmith Shop. 800
 Unger, J. 332 E. 8th... J. Leidersdorf. Button Hole Machines. 225
 Ulrich & Bro. 522 E. 18th... Sophie Beudel. Horses, Trucks, &c. 1,500
 Wallace, J. D. 1214 3d av... J. Wallace (J. Moore, by assign). Carriages, Horses, &c. (R) 2,000
 Wieck, J. F. G. and Frances G. City... T. W. Weathered. Greenhouse Fixtures, &c. 127
 Wood, W. 219 W. 37th... W. Westerfeld. Milk Wagons, Horses, &c. 575
 Wood, W. H. City... Eppinger & Russell. Scows, &c. (R) 3,137
 Wilkens, J. 404 3d av... Catharina M. Intemann. Confectionery Fixtures.... (R) 1,500

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.

JANUARY 25TH TO 31ST—INCLUSIVE.

SALOON FIXTURES.

Baumeister, C. 194 William... J. Eichler. \$1,300
 Best, R. 220 Chrystie... Hirsch & Schwarzkopf. 40
 Botjer, M. 105 Christopher... W. H. Griffith & Co. Billiard and Pool Tables. 500
 Beringole, B... H. W. Collender Co. Billiard Tables. (May 17, 1883.) 775
 Bergen, Margaret. 145 Prince... J. H. Fleming. 1,000
 Calahan, T. P. 1 Park row... H. W. Collender Co. Billiard Tables. (Dated Dec. 13, 1883.) 550
 Cooper, J. S. 440 6th av... H. W. Collender Co. Billiard Tables. (Dated Feb. 5, 1883.) 475
 Cooper & Ransom. City... H. W. Collender Co. Billiard and Pool Tables. (Dated May 19, 1883.) 800
 Cohn & May. 231 Grand... W. H. Griffith & Co. Billiard Table. 250
 Duffy, F. 78 Beaver... B. McCormick. 500
 Dwyer, J. E. 593 2d av... H. W. Collender Co. Billiard Tables. (Oct. 27, 1883.) 250
 Daubert, F. W. 407 3d av... G. Bechtel. 500
 Eisberg, H. 264 1st av... Budweiser Brewing Co. 100
 Ernst, L. 209 5th... Budweiser Brewing Co. 550
 Farrell, Thomas. 144 Hester... B. Rourke. 600
 Fries, J. 88 Hester... J. Ruppert. 160
 Freese, H. C. 679 9th av... Bernheimer & Schmid. 300
 Ficken, H. 77 Sullivan... Schmersahl & Wittmann. 138
 Fischer, N. City... H. W. Collender Co. Billiard Tables. (Dated April 20, 1883.) 175
 Frey, H. 1569 3d av... G. Kingler & Co. (R) 500
 Faino, J. 84 7th... A. Horrmann. 500
 Ficken, H. 77 Sullivan... H. Holler. 350
 Gallagher, Frances C., wife of T. F. 1127 Broadway... H. Webster & Co. 7,009
 Gerken, C. H. 327 W. Houston... Gottsch Bros. 1,200
 Garret, J. 251 Rivington... M. Casey. (R) 1,100
 Gabriel, G. and Rachel. 1551 2d av... E. Wolf & Sons. (R) 165
 Hoepfner, G. 91 Canal... W. Peter. 482
 Herbst, L. 165 E. 4th... G. Ringler & Co. 800
 Huff, F. 121 Broome... H. W. Collender Co. Billiard Table. (Dated March 31, 1883.) 275
 Jones, D. M. 2429 1st av... W. H. Griffith & Co. Billiard Table. 225
 Kaiser, F. 65 Forsyth... Catharina Lipsius. 401
 Keller, J. 213 3d av... P. Keller. (R) 500
 Kiehl, J. 18 Bond... Obermeyer & Liebmann. 500
 Kuhne, E. 306 Hudson... D. Ettlinger. Oyster Saloon. (R) 240
 Knudson, G. 335 10th av... C. Just. Restaurant. 225
 Kraemer, A. Grand Central Theatre, 8th st... G. Sieburg. 650
 Lane, John F. 21 New Bowery... T. C. Lyman & Co. 300
 Lins, J. B. 2428 1st av... Geo. Ehret. 225
 Lutey, N. 132 Spring... G. N. Rottmann. 2,750
 Mann, M. 891 2d av... J. Plunkett. 159
 Muller, J. 555 E. 154th... P. & W. Ebling. 191
 Miller & Benford. City... H. W. Collender Co. Billiard Tables. (Dated May 15, 1883.) 700
 Mohlmann, Wm. 407 Hudson... Geo. Bechtel. 500
 Murphy, T. 40th st and 1st av... G. Sieburg. 250
 Padet, M. 247 7th av... H. Elias. 150
 Phipps, M. J., and D. Dever. 75 West... Wm. McQuade. 3,000
 Peyser, G. 933 8th av... W. H. Griffith & Co. Billiard and Pool Tables. 1,175
 Phelps, W. F. 601 8th av... J. McKelvey. 1,000
 Reilly, Ann, and H. McKeon. 842 1st av... Mary Murphy. 500
 Robb, S. 46 W. 3d... D. Dugan. Oyster Saloon Fixtures. 50
 Russell, C. 138 Bleecker... H. Elias. 266
 Saier, John. City... H. W. Collender Co. Billiard Table. (Dated May 3, 1883.) 215
 Scheeder, A. 149 Lewis... A. G. Hupfel. 100
 Satter, J. N. Rivington and Norfolk sts... C. Reiner. (R) 250
 Schnatz, L. 776 2d av... F. Foehrenbach. 250
 Schuler, H. L. 131 3d... Williamsburg Brewing Co. 250
 Schwerin, C. 813 8th av... J. Steingester & Co. Restaurant Fixtures. 60
 Stapleton, M. 93 Chatham... S. Liebmann's Sons. (R) 500
 Studl, J. and Lisetta. 81 Grand... F. Foehrenbach. 400
 Schneider, J. J. 30 Norfolk... Ellen McKay. 250
 Thorwirth, J. C. 870 E. 10th... G. Brandes. 250
 Tordik, F. 319 E. 39th... F. Foehrenbach. 30

Howard, M. L. 100 W. 12th... W. M. Griffith. 200
 Hoyt, Julia. 208 2d av... Lela V. Palmer. 285
 Jandernal, J. 601 W. 35th... J. F. Regan. 100
 Jones, Anna. City... Jennie Deakin. 810
 Kerrigan, Julia B. 336 W. 47th... S. Baumann. 136
 King, C. E. 33 W. 132d... C. J. Fiske. Piano. 120
 Kimball, G. G. 66 W. 92d... T. C. Kimball. 400
 Livingston, W. 430 Grand... Coogan Bros. 140
 Lynn, Mrs. George. 257 Hudson... E. D. Farrell. 129
 Lathrop, Frances A. 72 W. 19th... W. H. Smith Leland, Cora. 313 W. 54th... S. Baumann. 708
 Lefevre, J. 310 E. 55th... S. I. Herschmann. (R) 144
 Lindauer, J. 36 3d av... H. H. Spies. 267
 Magee, Mary H. 53 W. 12th... G. E. Kernochan. 100
 Martin, Barbara. 425 W. 36th... Epstein & K. 133
 Moncombe, C. 85 E. 4th... M. Fabey. 1,000
 Moran, Margaret. 620 47th... T. Leonard. 126
 Middleton, Mriam. 3 Livingston pl... Harriet Romain. (R) 357
 McNamara, T. 246 E. 80th... Coogan Bros. 97
 Moore, Maggie. 347 E. 12th... E. D. Farrell. 150
 Morrell, C. A. 511 E. 86th... J. E. Dunham. 50
 Neary, Bessie. 304 E. 107th... H. H. Spies. 109
 Nitsche, Marie. 214 Broome... Louisa A. Guck. 280
 Oldis, G. B. 905 8th av... J. W. Crossley. Carpets. 163
 O'Connor, N. R. 116 W. 130th... W. R. Romaine. 280
 Peck, I. J. 194 Waverly pl... Epstein & K. 507
 Purdy, C. R. 5th av and 52d st... Pottier & Stymus Mfg Co. 55,000
 Price, Lillie. 219 E. 76th... R. M. Walters. (R) 114
 Quackenbusch, D. 55 6th av, Mt. Vernon... Chickering & Sons. Piano. 435
 Rogers, R. 29 Goerck... Coogan Bros. 124
 Roth, W. C. 215 W. 16th... Epstein & K. 315
 Rosenkranz, C. 270 E. 10th... S. Ballin. 219
 Selleck, Louise. 122 W. 17th... Jordan & M. Simmons, Anna L. 301 W. 46th... T. Leonard. 413
 Solomon, H. 20 Bayard... Epstein & K. 124
 Solomon, Jennie. 20 Bayard... Epstein & K. 120
 Somers, H. 308 E. 107th... T. Leonard. 103
 St. Albe, G. 341 E. 12th... B. M. Cowperthwait & Co. 198
 Stewart, J. 347 W. 43d... L. Baumann. (R) 150
 Stowell, Mrs. N. S. 301 W. 46th... T. Leonard. 132
 Sauter, Margaret. 64 Stanton... G. Fennell & Co. 105
 Scanlan, J. 22 North Moore... G. Fennell & Co. Sleigh, Jessie V. M. 118 W. 39th... R. C. Cashin. 183
 Shelton, H. H. 1791 Madison av, Tremont... F. I. Taylor. 699
 Simmons, Delia. 118 Macdougall... G. E. Yarrington. (Dated March 19, 1883.) 300
 Toledo, F. 45 Lexington av... D. Perdzd. 1,250
 Walker, W. A. 152 E. 92d... Mary A. Orvis. 8,900
 Worth, Bridget. 83 E. Broadway... R. M. Walters. Furniture, Piano, &c. 675
 Warren, Susie. 317 W. 84th... S. Baumann. 188
 Winter, Pauline. 205 W. 20th... G. Beck. 145
 Weston, Minnie. 143 E. 58th... A. Baumann. 343

MISCELLANEOUS.

Abbott, C. B. City... G. Dessecker. Coach. 783
 Adams, F. H. 179 S. 3d, Brooklyn... W. H. Woodcock. Cutter and Presses. 150
 Ahlheim, H. 79 Rivington... Sophie Beaudel. Butcher Fixtures. 300
 Beck, Elizabeth. 1650 3d av... Metzger & Levy. Butcher Shop. 860
 Beck, R. 522 W. 22d... J. Cunningham, Son & Co. Carriage. (R) 569
 Beck, R. 522 W. 22d... J. Cunningham, Son & Co. Carriage. (R) 154

BILLS OF SALE.

Table of bills of sale including entries for Abbott, C. B., Cassano, F., Davis, Alice M. C., De Bevoise, Margaret M., Eppinger, C., Everet Ward Soap Co., Farrell, P., Fischer, Emma, Friedman, I., Geromanos, A. D., Grenier, H. N., Henderson, S., Hertling, C., Imbourg, C., Ingraham, A. A., Lisk, Sarah E., Mansbach, L., Maylam, Elizabeth, Munds Bros., Neuman, Caroline, Norwood, O., Porret, Eliza, Prendeville, J. E., Schmitt, L., Shaw, C. and Nellie, Tyrrell, W. G. and Sarah E., White, W. E., Wibel, F., etc.

N. Y. ASSIGNMENTS CHATTEL MORTGAGES.

Table of assignments and mortgages including entries for Baur, Wilhelmine, Kimmey, Eva A., Steinhard, M., Stenger, N., Tooker, J., etc.

AGREEMENT.

Table of agreements including entry for Hickey, S. M., to J. G. Mackie.

KINGS COUNTY.

SALOON FIXTURES.

Table of saloon fixtures including entries for Braun, C. W., Collius, Wm., Dieck, Geo. E. A., Fuchs, J., Harte, T., Kuehne, B., Mooney, A. A., Setzer, Geo., etc.

HOUSEHOLD FURNITURE.

Table of household furniture including entries for Burtnett, A. G. P., Capers, Ella F., Carolon, W., Connell, Geo. W., Donohue, J. J., Harris, J. C., Kingman, L. F., Mallon, Mary A., Martin, J., Margaline, J., McCallin, J. S., Merkle, Annie, Murray, Mary, Murphy, W. J., Paneviceno, N., Rogers, Miss E., Schultes, J. J., Smith, W. H., Strickland, F. B., Taylor, G. G., Tillman, W. H., Thompson, G. R., Walton, Emma, Willoughby Av. Baptist Church, etc.

MISCELLANEOUS.

Table of miscellaneous items including entries for Bethon, Henry, Brown, D. F., Brown, Maurice, etc.

Table of bills of sale including entries for Bowe, C. D., Brooks, C. F., Comellas, J. J., Doubladed, Wm. E., Dayton, C. H., Dunn, J., Festner, B., Greenwood, Sam'l., Hollaman, R. G., Hanley, Chas., Haney, Jesse & Co., Hollwedel, Chas. F., Kuhn, G., Leonard, Wm. A., Logan, H., Ludden, J. E., McGrath, Thos., McMahon, Jane, Metzger, J., Nelson, C., Ogilvie, G. L., Ogilvie, G. L., Quinn, J., Renton, F. A., Rellihan & Co., Romano, F., Rocco, Barber Shop, Schottler, P., The Citizens' Electric Illuminating Co., Tokonauer, Chas., Wagoner, R., Walter, Jacob, Ziegenfuss, M., Zisset, A., etc.

BILLS OF SALE.

Table of bills of sale including entries for Baker, William H., Boos, Henry, Follmer, Gus., Marcus, Nettie, Van Pelt, Walter, Weymann, H. A., etc.

JUDGMENTS.

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

NEW YORK CITY.

Table of judgments in New York City including entries for Jan. and Feb., Abraham, Benjamin, Albert, Averill, Amerman, Brooks, Beir, Barrows, Brooks, Beekman, Burling, Behr, Boyle, Blumenthal, Brisbane, Boardman, Marx Rothschild, Becher, Burke, Beecroft, Bentley, Bigler, Bergan, Brogan, Baur, Bohm, etc.

Table of judgments including entries for Besanceney, Louis, Balcom Clark, Bruff, W., exr. of J. M. Mills, the same—the same, Blish, William A., Buckley, John, Bronner, Ben., Bishop, George W., Baum, Abraham, Bruck, Anselm, Burgess, Alexander, Cummings, Thomas P., Christie, Walter, Cameron, Donald, Cameron, Donald S., Calkins, Leman, Cummings, Luther H., Condit, Silas, Carroll, Peter, Cranston, Emilie A., Conner, William C., Conner, James P., Clark, James B., Clarke, Joseph W., Carrick, Abraham H., Carrick, Abraham H., Conroy, Richard W., Colt, S. P., Cromelien, James M., Carr, William S., Cornwell, Charles M., Cumming, Charles, Davidison, Alexander V., Dresdner, Solomon, Demond, George W., Dare, Charles W., Dare, Charles W., Deegan, James J., Davidison, Alexander V., Devliu, Francis C., Duffy, Thomas, Davis, Joseph, Duclos, Henry P., Dodge, Cheever K., Duffy, Patrick, Dixon, Hiram, Drennen, James, Delafeld, Tallmadge, Dalton, Napoleon, Dosh, George J., Doty, Charles, Dare, C. W. F., Darragh, James, Dawes, James L., Duffy, Patrick, Elias, William M., Eakins, William R., Ely, George M., Franz, Henry, Folan, Ellen, Franz, John, Freund, Samuel, Francis, Warren C., Fox, David, Frank, Abram I., Frank, Joseph H., the same—H. W. Jordan, Flack, James A., Fink, Joseph, Franciscus, Christian J., Fox, David, Fox, Rose, Fowler, N. Hill, Fay, Thomas I., etc.

| | | | | | |
|--|-----------|--|-----------|---|-------------------|
| 1 Fowler, N. Hill—C. T. Callan..costs | 66 13 | 28 Kronner, Abram—Max Studinski.. | 166 62 | 26 Stone, Horace—Sam. Freeman..... | 405 14 |
| 25 Griffin, John—J. R. Carpenter, trustee.....(D) | 1,827 49 | 28 Kaufmann, Abraham—Wm. Barbour..... | 154 40 | Seidenbach, Louis } Mercantile Nat. | |
| 25 the same—L. B. Binse.....(D) | 2,336 14 | 29 Kraemer, Albert—Jos. Ramirez..... | 78 00 | Seidenbach, Leon } Bank of Hart- | |
| 25 Goldmark, Leo—Frank Seaman..... | 286 15 | *Kobbertz, Frederick } Sam. Lach- | 8,078 79 | Schwab, Leon } ford, Conn.... | 2,931 81 |
| 26 Green, Leonard—Leopold Bowsky.. | 151 51 | *Kobbertz, Anna } man..... | | 26 the same—David Mayer..... | 12,459 59 |
| 26 Goodsell, James H.—Hugo Bartholomae..... | 98 27 | 31 Kahn, Martin—Sam. Goodman..... | 1,549 65 | 26 Sonntag, John B.—Rudolph Laig.. | 676 13 |
| 26 Green, Patrick—Henry Clausen, Jr. | 21 87 | 31 Kleinfelder, Charles Adam—Augustus Kiefer..... | 279 80 | 28 Stone, Andros B.—Arthur Block... | 62 83 |
| 26 Gleason, Patrick J.—the same..... | 14 91 | 26 Ludington, James S.—Second Nat. Bank of Elmira..... | 571 61 | 28 Stevens, Amos } J. H. Frentiss.. | 443 05 |
| 28 Green, Daniel—H. B. Plant..... | 12 88 | 26 the same—the same..... | 1,708 62 | *Stevens, James L. } G. R. Hawes.. | |
| 29 Gschwend, John B.—Henry Kiefer.. | 233 50 | 26 Lang, Charles—J. S. Pruden..... | 214 17 | 28 Savory, George A.—G. R. Hawes.. | 114 39 |
| 29 Gibb, David F.—Chas. Koster..... | 892 31 | 26*Leonard, James C.—C. H. Coffin.. | 359 38 | 28 Sinclair, Walter S.—Second Nat. Bank of Allentown, Pa..... | 2,729 12 |
| 30 Greiner, John W.—Union Central Life Ins. Co..... | 404 44 | 28 Leopold, Louis—David Lang..... | 271 99 | 28 Siebert, Jacob—Adam Messer..... | 380 69 |
| *Gillies, Wright } Herman Benc- | | 28 Latham, Arthur W.—John Romain costs | 257 74 | 28 Straus, Henry—James Egar..... | 169 78 |
| Gillies, James W. } ke..... | 672 55 | 29 Lowther, John R.—W. J. Robinson | 4,360 87 | 28 Solomon, Aaron } W. P. Elli- | |
| 31 Gerlach, William—Jos. Kuntz..... | 60 92 | 29 Levy, Sarah—A. E. Kursheedt..costs | 68 66 | Solomon, Kaufman } son..... | 578 00 |
| 31 Gravez, Gaspard—Eliz. Abbott..... | 59 50 | 30 Lyon, Amelia—G. W. Van Slyck.. | 127 87 | 28 Stone, Robert A.—Donaldson & Breen..... | 89 52 |
| 31 Gennert, Gottlieb—G. G. Rockwood.. | 72 24 | 25 Morton, Washington—H. S. Dollard | 224 22 | Sudlow, Samuel T. } V. H. and | |
| 25 Hitchcock, George—G. L. Simpson.. | 68 28 | 26 Morton, John M.—John Forbes..... | 23 25 | Sudlow, William B. } Marx Roth- | |
| 26 Hopping, George W.—E. B. Littell.. | 330 49 | 26 Myers, Nathaniel—W. R. Benjamin | 224 43 | Squires, Mary J. } schild..... | 1,850 00 |
| Horn, Charles } Jane A. Ten Eyck.. | 151 04 | 26 Mount, William S.—C. H. Kerner.. | 280 27 | 29 the same—Sigmund Warsh- | |
| Hicks, Robert } ing..... | | 26 Martin, Joseph—Henry Clausen, Jr. | 167 92 | the same—W. R. Croft..... | 196 73 |
| 26 Hays, Elijah B.—First Nat. Bank of Jersey City..... | 48 38 | Mayer, Ferdinand } David Mayer.. | 12,459 39 | 29 Sherwin, Frank R.—R. F. Downing | 192 69 |
| 26 Hoemberg, John H.—A. J. D. Wedemeyer (H. L. Meyer, by assign.)..... | 332 17 | 26 Mayer, Benjamin..... | 885 02 | 29 Sullivan, John—G. H. Toop..... | 259 85 |
| 26 Herz, Julia A.—E. P. Chichester... | 655 64 | 26 Morrison, Frank A.—M. E. Jones.. | 519 99 | 29 Sharpe, Robert J., of Sharpe & Shepard—Wm. Campbell..... | 1,141 05 |
| 26 Hamilton, Sylvester M.—G. D. Meeker..... | 649 52 | 28 Mulcahy, Ellen—Bridget Mulcahy.. | 806 10 | 29 Sweet, William H.—Alice Hutchinson..... | 824 22 |
| 26 Hermance, Ozias—C. H. Fiske..... | 662 05 | 28 Mooney, James J.—Arthur Terry.. | 75 00 | 29 Stewart, Orlando L.—Frederic Kaufman..... | 101 23 |
| 28 Howe, Stewart D.—W. T. Peek..... | 85 20 | 28 Maralivus, Samuel L.—Malcolm McLean..... | 627 56 | 30 Strachan, James, plfff.—Richard Sterling..... | 215 71 |
| Holzman, Joseph } Chas. Frazier.. | | 29 Mussof, August—Robert and Ogden Goelet..... | 229 73 | 30 Steitz, John—Peter Walldorf..... | 250 35 |
| Holzman, Leopold } Holzman, Leopold..... | 89 52 | 29 Murphy, Robert—Pat. Coleman..... | 289 09 | 30 Schemerhorn, William—L. M. Payne..... | 175 46 |
| 28 Healing, George—Donaldson & Breen..... | 95 32 | 30 Moore, Frederick F.—F. A. Stokes.. | 126 17 | 30 Stone, Robert A.—J. D. Trimble.. | 123 76 |
| 28 Harris, Samuel—Fanny Harris..... | 2,529 55 | 30 Mosher, Howard—A. D. Farmer..... | 135 15 | 30 Smock, Daniel P.—Eliz. Howard.. | 74 48 |
| 28 Henlein, Moses } J. W. Wheel- | 6,456 61 | 30 Marks, Gerson—M. L. Manheim.... | 706 91 | 30 Siegel, Philip—Louis Jarmalowski.. | 79 83 |
| Henlein, Elias } wright..... | 2,919 22 | 30 Miller, John—Luyties Bros..... | 543 78 | 30 Seidman, Rachel—Minnie Marks... | 132 06 |
| 28 the same—H. R. Kibbe..... | 2,758 65 | 31 Mitle, Louis—the same..... | 60 92 | 30 Sanger, Adolph L., plfff.—M. A. J. Lynch..... | nothing to docket |
| 28 the same—S. P. Dexter..... | 10,309 45 | 31 Macarthur, John—Jos. Kuntz..... | 64 46 | 31 Schaller, Otto—G. W. Barrow costs | 189 62 |
| 28 the same—R. M. Oberteuffer..... | 8,302 38 | 31 Mulholland, John—Abraham Steers | 497 52 | 31 Stouvenal, Augustus—Caroline Stricker..... | 30 72 |
| 28 the same—Philip Van Volkenburgh..... | 6,438 62 | 31 Mott, Frank—Cord Mahnken..... | 12,889 81 | 31 Steigerwald, Nicholas—Bernheimer & Schuid..... | 225 06 |
| 28 the same—C. H. Joy..... | 9,674 85 | 31 Mengis, Morris C. } J. E. De Wolf | 237 00 | 31 Sayer, John } E. R. Doup..... | 510 83 |
| 28 the same—J. B. M. Grosvenor..... | 4,034 22 | Mott, Richard W. } .. | 1,080 67 | 31 Sayer, Thomas } of Sharpe & | |
| 29 the same—C. A. Auffmordt..... | 3,508 68 | 28 McGill, Edward—Henry Behning.. | 239 60 | Shepard, Thomas, of Sharpe & Shepard—E. R. Welch M'fg Co.. | 355 79 |
| 29 Hirschfeld, Elias—E. T. Steele..... | 3,156 46 | 29 McLean, Norman—Thos. R. Marshall | 39 97 | 31 Schore, Jacob—Abram Kling..... | 278 14 |
| 29 the same—H. W. Jordan..... | 5,246 77 | 29 McGrath, William J. A.—Knickerbocker Ice Co..... | 170 20 | 31 Simmons, Ann E. A., plfff.—Wm. Lockwood..... | 210 62 |
| 29 the same—Henry Sawyer..... | 523 41 | 31 McCue, John—Sam. Barth..... | 237 00 | 1 Shirley, William E.—Abraham Wimpfheimer..... | 233 34 |
| 29 Henlein, Moses } J. B. Case..... | 8,884 39 | 31 McKenna, James—Lillian L. Jones | 330 00 | 26 Smith, Jeannie S.—Mary, admr. of Pat., Haughey..... | 180 08 |
| *Henlein, Elias } .. | 2,444 34 | 31 the same—M. Louise Rutherford..... | 237 00 | 26 Smith, Benjamin R.—H. P. Sondheim..... | 229 55 |
| 29 Howard, Joseph, Jr.—S. C. Mott... | 301 50 | 25 Nebe, Eleanor—C. J. Warren..... | 1,080 67 | 28 Smith, John W.—John Bell..... | 183 86 |
| 29*Hungerford, George W. } Felix Hungerford, George S. } Brown | 563 74 | 26 Nichols, Wm. J.—Wm. Lockwood.. | 25,560 22 | 30 Smith, John G.—Louis Tim..... | 83 72 |
| 29 Henlein, Moses } Horace Maxwell.. | 709 31 | 29*Nash, George—D. B. Fayerweather | 101 69 | 30 the same—Thos. Boyd..... | 83 72 |
| 29 Henlein, Elias } .. | | Nussbaum, Emanuel } Knickerbocker-Nussbaum, Samuel } er Ice Co.. | 19 80 | 26 Taylor, Henry A.—D. & J. Jardine | 288 51 |
| 29 Hammerschlag, Moritz—North River Bank in City N. Y..... | 8,884 39 | 29 Nelson, Thomas—J. W. Mason..... | 1,541 12 | 26 Townsend, Dwight—C. H. Kerner.. | 280 27 |
| 29 the same—the same..... | 2,444 34 | 29 Nichols, Isaac W.—Felix Brown... | 563 74 | 28 Town, Charles H.—Charles Frazier.. | 605 07 |
| 29 Holladay, Benjamin, Jr.—Mutual Life Ins. Co. of N. Y..... | 20 99 | 31 Nash, George—E. R. Doup..... | 510 83 | 29 Thompson, James E.—Myer Stern.. | 77 30 |
| 30 Holt, George D.—Moses Rosenberg.. | 139 82 | 26 O'Brien, William—Oscar Altman.. | 38 70 | 29 the same—the same..... | 141 98 |
| 30 Hodnett, Philip—Auguste Bornei.. | 301 50 | 26 O'Grady, James—L. E. Prendergast | 129 36 | 29 Tuttle, Charles A.—Second Nat. Bank of New Haven..... | 15,768 61 |
| 30 Hall, Charles P.—J. L. Buckley, assignee..... | 1,579 97 | 26 Oppenheim, Benjamin G.—J. F. Kiernan..... | 397 38 | 29 Taussig, Isaac W.—North River Bank..... | 2,444 59 |
| 30 Healing, George—J. D. Trimble..... | 123 76 | 29 Onderdonk, Abraham—C. H. Macy | 91 37 | the same—the same..... | 8,884 39 |
| 30 Hubble, Napoleon C.—Jacob Lorillard..... | 98 90 | 29 O'Reilly, Patrick—Chas. Koster... | 892 31 | 30 Thomson, Andrew L.—R. B. Martine..... | 167 30 |
| 30 Hicks, Silas } Louis Tobias..... | 298 34 | 30 O'Neil, Philip, Jr.—Lewis Samuels.. | 305 50 | 30 Thompson, Joseph—G. A. Boyce.. | 39 19 |
| Hicks, William } .. | | *Oehrlein, Anthony } Ann Marshall.. | 168 58 | 30 To dings, William L.—A. D. Farmer..... | 126 17 |
| 30 Hack, Michael—Union Central Life Ins. Co..... | 404 44 | 31 Oehrlein, Joseph } .. | | 31 Townsend, Louis—John Grayhurst.. | 123 82 |
| 31 Hayes, Thomas—J. J. Lawrence..... | 541 08 | *Oehrlein, Theodore } .. | | 31 Tremper, Harry—Ozias Hermance.. | 201 07 |
| 31 Hagen, Julius M.—Sam. Barth..... | 130 55 | 26 Percy, Townsend—Frank Seaman.. | 286 15 | 31 Turner, Charles S.—Ed. Conant costs | 47 17 |
| 31 Hall, Justus C.—C. B. Caldwell..... | 649 96 | 26 Phelps, Charles—Abel Horton..costs | 111 87 | 1 Tilden, Milano C.—Ed. Haas..... | 480 20 |
| Henlein, Moses } J. W. D. Joy..... | 797 75 | 26 Place, George D.—J. B. Odell..... | 151 15 | 25 The Mutual Life Ins. Co.—Mary Frank..... | 91 06 |
| Henlein, Elias } .. | | 26 Parsons, William P. } Fifth Nat. Bank of City | 1,027 08 | 26 The Double Weaving & Cutting Co.—J. E. Atwood (J. H. Lane, by assign.)..... | 674 11 |
| 28*Irvine, Allan A.—John Bell..... | 1,187 78 | Parsons, Ambrose M. } .. | | 26 The United States Grand Lodge of the Independent Order Sons of Benjamin—Max Meyer..... | 682 75 |
| 29 Ives, Frederick E.—Second Nat. Bank of New Haven..... | 15,768 61 | 26*Pellieux, Jonn H.—John Wheeler.. | 98 14 | 28 The Forty-second Street and Grand Street Ferry Railroad Co.—Cor. Fitzpatrick..... | 75 77 |
| 31 Innis, George—T. W. Seward, treas | 190 63 | 28 Pomeroy, Sandford B.—Jane B. Reid..... | 76 75 | 30 The New York Infant Asylum—H. F. Averill..... | 981 96 |
| 25 Jacobs, Bernard—G. T. Comins.... | 109 90 | 28 Parker, Charles T.—T. W. Wentworth, admr. of T. C. Shepherd.. | 21,055 96 | 30 The Bond Patent Deodorizing and Rendering Co.—Josephine Bond.. | 249 50 |
| Jenkins, William } Fifth Nat. Bank of City N. Y. | 1,027 08 | 29 Platt, Julia—Helen A. La Forest.. | 320 47 | The Manhattan Rail- | |
| 26 Jenkins, Theodore } .. | | 30 Post, Gabriel S.—J. H. Wonderly costs | 165 73 | way Co. } J. H. Glover | 1,759 58 |
| 26 Johansen, Joseph A.—Ed. Underhill..... | 201 22 | 31 Phillips, John—Caroline Stricker.. | 33 40 | 30 United States Ice and Refrigerating Co.—D. P. Davis..... | 39 00 |
| 30 Jones, Henry M., formerly Henry Brogaw—W. H. Hussey..... | 366 96 | 31 Plant, Henry W., plfff.—Peter Bowe, deft..... | 934 71 | 31 The Durham House Drainage Co. of N. Y.—Real Estate Record Assoc. | 219 25 |
| 31 Jessup, John C.—James Curran..... | 277 22 | 25 Russell, Charles H., recvr. of The Knickerbocker Life Ins. Co.—W. E. Rider..... | 146 30 | 31 The New York & Harlem Railroad Co.—C. E. Berger..... | 3,531 97 |
| Jenkins, William H. } German Exchange | | 26 Ramhorst, William F.—Isaac Somers..... | 100 20 | 1 The Mayor, Aldermen, &c.—John Darrow..... | 160 33 |
| Jenkins, Theodore P. } change Bank..... | 524 54 | 26 Reed, Patrick C.—Chas. Jones.....(D) | 6,206 55 | 1 The Kansas Sugar Refining Co.—Thos. Mulford..... | 836 41 |
| 31 Jones, Robert B. Floyd—C. E. Low, exr. J. M. Mills..... | 4,461 15 | 26 Rafferty, Peter L.—O'Reilly, Skelly & Fogarty..... | 1,532 42 | 1 The South Jersey Canning Co.—T. E. Gilkinson..... | 830 78 |
| 31 the same—the same..... | 1,943 90 | 26 Razansky, Harris—Jacob Horowitz costs | 26 50 | 25 Ulrich, George—Val. Keck..... | 117 50 |
| 31 the same—the same..... | 4,461 15 | 26 Reinach, Bernhard—Jacob Gottschalk..... | 206 81 | 28 Underhill, William P.—W. L. Peck | 771 39 |
| 31 the same—the same..... | 1,331 92 | 28 Riesinger, John—R. A. Gibbons.. | 192 86 | 26 Vaughan, John—C. H. Coffin..... | 359 38 |
| 1 Jessup, John C.—F. J. Oakes, individ, and exr. of Eliza Oakes..... | 822 79 | 28 Reichman, Marcus—S. J. Weaver.. | 210 11 | 30 Vail, Louisa R.—James Van Auken | 219 47 |
| Kasschau, Jurgen } H. T. Patterson.. | 117 91 | 28 Royston, George D.—J. D. Gillespie | 100 64 | 31 Voorhis, Lydia R.—J. A. Beemer.. | 298 43 |
| 26 Kasschau, Jacob } .. | | 28 the same—the same..... | 293 59 | 1 Verneret, Louis—James Carstairs.. | 204 00 |
| Kasschau, John T. } .. | | 28 Roberts, Jonathan M.—W. R. Tice.. | 3,257 82 | 26 Van Antwerp, William—B. F. Corlies..... | 45 27 |
| 26 Kelly, Stephen—Wm. Lockwood... | 25,560 22 | 28 the same—T. S. Tice..... | 3,257 82 | | |
| 26 Klauber, Samuel—David Auerback..... | 918 17 | 29 Robinson, James P.—Gaston Verdier..... | 373 07 | | |
| 26 Kaskell, Jacob—Henry Clausen, Jr | 167 92 | 29 Richmond, George—Philip Wamsley | 178 06 | | |
| 28 Kennedy, Margaret, as admr. of Mathew Kennedy—Manhattan Railway Co..... | 87 29 | 29 Robbins, Mary E.—Frederic Kaufman..... | 101 23 | | |
| 28 Keiler, Frederika, sued as Fannie—R. S. Morris..... | 412 63 | 29 Rinehart, Jesse T.—D. B. Fayerweather..... | 101 69 | | |
| | | 31 Richards, Jules—Jos. Kuntz..... | 93 50 | | |
| | | 31 Rittermann, Morris J.—T. H. Dewey | 142 87 | | |
| | | 31 Rinehart, Jesse T.—E. R. Doup... | 510 83 | | |
| | | 1 Rice, Edward E.—Woolson Morse.. | 255 15 | | |
| | | 1 Reynolds, Frank—D. E. Donovan costs | 81 84 | | |
| | | 26 Seeley, Uriah—E. B. Littell..... | 330 49 | | |

Table listing names and amounts for various individuals and companies, including Vanderhoof, Edward A., Jr., and others.

KINGS COUNTY.

Table listing names and amounts for Kings County, including Amerman, John W., and others.

Table listing names and amounts for various individuals and companies, including Marwin, Oliver W., and others.

SATISFIED JUDGMENTS.

KINGS COUNTY.

Table listing names and amounts for Satisfied Judgments in Kings County, including Albermarle Fertilizer Co.

MECHANICS' LIENS.

NEW YORK CITY.

Table listing names and amounts for Mechanics' Liens in New York City, including Dry Dock st. No. 13.

KINGS COUNTY.

Table listing names and amounts for Kings County, including Hewes st. Nos. 242, 244 and 246.

Table listing names and amounts for various individuals and companies, including Monroe st. Nos. 226 and 228.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table listing names and amounts for Satisfied Mechanics' Liens in New York City, including Fifty-seventh st. s s, 50 11 w Broadway.

*Discharged by depositing amount of lien with County Clerk.

KINGS COUNTY.

Table listing names and amounts for Kings County, including Sixteenth st. No. 19, n s, 397.10 w 3d av.

BUILDINGS PROJECTED

NEW YORK CITY.

SOUTH OF 14TH ST.

Greene st, Nos. 126 to 134, three six-story iron warehouses, 38.1x100, tin roofs; total cost, \$175,000.

BETWEEN 14TH AND 59TH STS.

51st st, No. 405 E., one two-story brick grocery store, 19x25.5, tin roof; cost, \$2,000; owner, Jacob Lahm.

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

89th st, n s, 81 w Lexington av, five five-story brown stone tenem'ts, 27.11x70, tin roofs; cost, each, \$20,000.

stores and tenem'ts, 25 and 25.1x65, and one-story extension 15 to corner building, tin roof; cost, each, \$15,000; owner, Wilhelm Juch. 307 East 106th st; architect, C. Von Biela; builders, E. Hammer and P. Duden. Plan 46.

101st st, n s, 75 e 2d av, seven five-story brick tenem'ts, 25x66, tin roof; cost, each, \$12,000; owner, architect and builder, same as last. Plan 47.

23D AND 24TH WARDS.

Macomb st, n s, adj on w the N. Y. City & Northern R. R., one three-story frame store and dwell'g, 25x45, tin roof; cost, \$3,000; owner, Elizabetha Volze, Kingsbridge; architect and builder, G. W. Varian. Plan 50.

Southern Boulevard, n s, about 300 from Portchester R. R., one two-story frame stable, 80x80, octagonal shingle roof; cost, \$—; owner, William Simpson, 51 Chatham st; architect, L. Brush; builders, W. Worry and C. H. Smith. Plan 58.

155th st, n s, 225 e Courtland av, one two-story frame dwell'g, 25x54, tin roof; cost, \$3,800; owner, Constantine Kobel, 148th st, near 3d av; architect and carpenter, Edward Stichler; mason, Jno. Frees. Plan 56.

Ogden av, w s, 396.6 n Union st, three two-story frame dwell'gs, 18.2x38.2, tin roof; cost, each, \$1,200; owner, Benjamin J. Carr, Depot pl and Sedgwick av; architect, S. A. Taylor; builder, Alex. McNally. Plan 61.

Albany Post road, w s, about 500 n Macomb st, one one-story frame dwell'g, 22x15, gravel roof; cost, \$65; owner and builder, Jeremiah Healey, Kingsbridge. Plan 57.

135th st, n s, 150 w 3d av, one four-story brick tenem't, 25x60, tin roof; cost, \$9,000; owner, A. Schappert, cor 135th st and Lincoln av; architect, F. S. Barus; builder, not selected. Plan 63.

Orchard st, s s, 200 e Madis'n av, one two-story frame dwell'g, 20x30, one-story extension, 13x17, tin roof; cost, \$2,500; owner, Jennie C. Gilbert, 58 East 83d st; architect, W. W. Gardiner. Plan 65.

KINGS COUNTY.

Plan 43—Sumpter st, s s, 35.2 w Broadway, one two-story frame dwell'g, 17x37, tin roof; cost, \$1,800; owner, Lewis Albert, 771 Park av; builders, W. Gibson and Peter Johnson.

41—Eagle st, No. 80, s s, 150 e Franklin st, one four-story frame tenem't, 25x52, gravel roof; cost, \$4,680; owner, John Swartz, on premises; architect, F. Weber; builders, J. Hafford and Port & Walker.

45—13th st, s s, 90 w Cth av, and 14th st, n s, 90 w 6th av, four two-story and basement brick dwell'gs, 16.5x42, tin roof, wooden cornice; cost, each, \$4,000; owner and carpenter, Sampson B. Oulton, 165 14th st; architect, A. Sturn; mason, — Wyeth.

46—6th av, n w cor 14th st, and 6th av, s w cor 13th st, two three-story brick stores and dwell'gs, 20x45, tin roof, wooden cornice; cost, each, \$5,000; owner, architect and builder, same as last.

47—Bushwick av, s e cor Moore st, two three-story frame stores and dwell'gs, 25.1x50 and 77.6, tin roofs; cost, \$9,000; owner and carpenter, Chas. Diemer, on premises; architect, F. Holmberg; mason, not selected.

48—Grand st, n s, 300 e Catharine st, one one-story frame shop, 25x48, gravel roof; cost, \$400; owner, architect and mason, Jacob Hoffman; carpenter, J. Monzani.

49—Magnolia st, s s, 33 w Myrtle av, one one-story frame shop, 22x36, tin roof; cost, \$600; owner, architect, &c., Wm. Paulson, 1534 Myrtle av; carpenter, Chas. Steinfelt.

50—18th st, n s, 450 w 5th av, one two and three-story and basement dwell'g, 18x40, tin roof, wooden cornice; cost, \$4,000; owner, Louis Lockman, Jr., 17th st, bet 4th and 5th avs; architect and builder, W. J. Conway.

51—Front st, n w cor Jay st, one five-story brick store and tenem't, 25x56, tin roof, iron cornice; cost, \$14,000; owner, Hugh O'Reilly, 45 West 16th st, N. Y.; architect, Wm. Graul; builder, not selected.

52—Front st, n s, 25 w Jay st, one five-story brick store and tenem't, 25x80, tin roof, iron cornice; cost, \$9,000; owner, Hugh O'Reilly, 45 West 16th st, N. Y.; architect, Wm. Graul.

53—George st, s s, 100 w Central av, one one-story brick warehouse, 50x45, tin roof, brick cornice; cost, \$3,500; owner, Leonard Eppig, Central av; architect, F. Holmberg.

54—Oakland st, No. 346, e s, 125 n Greene st, one three-story frame tenem't, 25x51, gravel roof; cost, \$3,800; owner, Patrick Monahan, Greene st; architect, Jas. Mulhall; builders, Gately & Smith and Jas. Doig, Jr.

55—North 10th st, n s, abt 400 w 1st st, fronts on river, one one-story frame open shed, 165x105 and 61, gravel roof; cost, \$3,000; owner, Pratt M'fg Co., North 12th st; architect, F. Ewest; builders, Jenkins & Gillies.

56—Kosciusko st, n s, 191 e Stuyvesant av, one two-story and basement dwell'g, 15x36, gravel roof, wooden cornice; cost, \$3,000; owner, Louis P. Brown, 1345 Fulton st; architect, B. F. Robbins; builders, E. K. Robbins and John Ramsen.

57—Leonard st, No. 81, bet Johnson av and Boam st, rear, one two-story frame tenem't, 25x28, tin roof; cost, \$1,400; owner, John C. Kertscher, 1799 Fulton st; architect, F. Kink; builders, U. Maurer and J. Rueger.

58—North 8th st, n s, 175 e 3d st, one four-story frame tenem't, 25x55, tin roof; cost, \$8,000; owner, Michael O'Connor, 337 4th st; architect, F. Weber; builders, U. Maurer and J. Fallon.

59—Park av, n w cor Kent av, one four-story

brick store and tenem't, 50x55 and 52, tin roof, wooden cornice; cost, \$10,000; owner, A. Phillips, Jr., 124 East 12th st, N. Y.; architect and carpenter, John G. Hauln; mason, C. Collins. 60—27th st, n s, 100 e 4th av, one two-story frame store and dwell'g, 25x30, gravel roof; cost, \$600; owner, L. Hartley, 27th st; builder, Wm. Stout.

61—Bushwick av, w s, 25 n Adams st, three three-story brick tenem'ts, 25x56, tin roofs, wooden cornices; cost, each, \$6,000; owner, Jacob Bossert, 101 Harrison av; architect, J. Platte; builder, J. Auer.

62—Palmetto st, No. 130, s s, 100 e Evergreen av, one two-story frame factory, 25x30, gravel roof; cost, \$640; Sarah Baker, 130 Palmetto st; builder, F. T. Gerst.

63—Sackett st, n w cor Gowanus Canal, two frame buildings, one a coal shed, 60x91, the other a shed, 15x36, board roof; total cost, \$5,000; owners, W. H. and J. W. Vanderbilt, 304 Navy st; architect and builder, Phil Nies.

64—Graham av, No. 354, e s, about 75 n North 2d st, one three-story brick store and tenem't, 26.8x52, tin roof, wooden cornice; cost, \$6,000; owner, Henry Beales, 656 Greene av; architect and builder, G. H. Garrison.

ALTERATIONS NEW YORK CITY.

Plan 84—6th av, No. 214, one-story brick extension, 36.6x25, tin roof, altered for business purposes; cost, \$2,500; owner, Wyckoff estate, 149 Broadway; lessee, John F. De Lury, 318 West 18th st; architect, J. B. Franklin.

85—Chrystie st, No. 195, repair damage by being crushed; cost, \$1,200; owner, E. Mapelnden, 2 Strong pl, Brooklyn; builder, Geo. H. Truman.

86—Essex st, No. 9 1/2, basement, front and internal alterations; cost, \$900; owner, Mendel Levin, 63 Bayard st; architect, W. Graul.

87—11th st, No. 280 W., repair damage by fire; cost, \$2,000; owner, Josephine L. Sherman, 7 East 12th st; architect, W. V. Bahan.

88—4th av, No. 46, remove partitions first story; cost, \$100; owners, Trustees of Cath. L. Wolfe; agent, Jas. M. Jackson, 3 Mercer st; lessee, J. J. Schuff, 99 2d av; architects, Berger & Baylies.

89—Elizabeth st, Nos. 94 and 96, four-story brick extension, 25x100, on south side of 92 Elizabeth st, gravel roof; cost, \$25,000; owner, Daniel D. Brinckerhoff, on premises; architect, E. Sniffen.

90—Grand st, No. 280 1/2, one-story brick extension, 5.10x14.5, tin roof; cost, \$200; owner, R. G. Barcalow, 76 Bowery; architect, C. M. Hayward; builder, Denis Dugan.

91—3d av, Nos. 798, 800, 802 and 804, take out partition walls in first story and put in iron girders and columns; cost, \$6,500; owner, Wm. Taylor, 799 Broadway; architects, Hugo Kafka & Co.; builder, not selected.

92—42d st, No. 3 W., new store front and a one-story and basement brick extension, 20.6x48.6; cost, \$5,500; lessee, James Slater, 247 West 44th st; architect, Jas. Stroud.

93—Elizabeth st, Nos. 53 and 55, bulkhead and stairs in top story and cut opening in partition wall; cost, \$—; owner, Philip Strobel, 25 East 127th st; architect, Albert Wagner; builders, Van Dolsen & Arnott and Henry Schiffer.

94—Broadway, No. 625, through to Mercer st, raise part of building fronting on Mercer st two stories, also interior alterations; cost, \$20,000; owner, Emma L. Jacob, 6 East 42d st; architects, N. Le Brun & Son; builders, F. & W. E. Bloodgood and James Hardly.

95—Ferry st, Nos. 53 and 55, connect buildings by attached openings in wall and fit up for office purposes; cost, \$800; owner, estate of Arend Schierenbeck, 160 Madison st; lessee, Ed. Merke; builder, James Hood.

96—Duane st, No. 95, repair damage by fire; cost, \$950; owner, Josiah Concklin et al., Pomona, N. Y.; builder, Anthony Crouter.

97—Madison av, s e cor 26th st, raise extension one story, new staircase; cost, \$5,000; owner, Mrs. Leonard W. Jerome; lessees, University Club, H. H. Anderson, Pres., 24 Gramercy Park; architect, C. C. Haight; builder, not selected.

98—Grand st, No. 456, add one-story flat, tin roof, interior alterations; cost, \$3,000; owner, Bernhard Stern, 460 Grand st; architect, J. M. Farnsworth; builder, not selected.

99—Columbia st, Nos. 37 and 39, repair damage by fire to rear extension; cost, \$900; owner, August Kanenbly, 315 East 17th st; builder, C. Lehmann.

100—Mcroe st, No. 309, front altered; cost, \$—; owner, A. L. Smith, Supt. Dry Dock, East Broadway & Battery Railroad, 605 Grand st; builders, J. Hamel & Son.

101—18th st, n s, 53 w 1st av, three-story brick extension, 11.5x23, tin roof; cost, \$1,500; owner, William Padian, 327 1st av; architect, J. C. Burne; builder, not selected.

102—4th av, No. 234, n w cor 19th st, front and interior alterations; cost, \$300; lessee, Carl Orde-mann, 57 West 16th st; builder, E. Sorenson.

103—University pl, No. 15, front of basement altered; cost, \$400; owner, Mary J. Martin, by Albert P. Man, 106 East 30th st; builder, Chas. A. Webber.

104—Chrystie st, Nos. 191 and 193, repair damage by fire, rebuild walls, &c.; cost, \$19,000; owner, Henry Weil, Mansion House, Brooklyn; architects, Thom & Wilson; builder, not selected.

105—South st, No. 222, alterations to front; cost, \$750; owner, Chas. H. Meyer, 123 Hancock st, Brooklyn; architect, F. W. Klemt; builder, G. Staiger.

106—Chrystie st, No. 226, one-story brick extension, 11.6x23.4, tin roof; cost, \$600; owner,

David Freudenberger, on premises; architect, F. W. Klemt.

107—Attorney st, No. 129, place scuttle in roof; cost, \$25; lessee, John F. Eifert, 77 South 3d st, Brooklyn.

108—Broadway, No. 229, lay floor in basement, &c.; cost, \$—; lessee, August Ridding, on premises.

109—Hester st, No. 45 1/2, repair damage by fire; cost, \$100; owner, G. T. Ackerman; work done by Ins. Co.

110—3d av, N. No. 1699, two-story frame extension on front, 22x33, tin roof; cost, \$2,000; owner, John A. Pruss, on premises; architect, W. W. Gardiner.

KINGS COUNTY.

25—Gates av, n w cor Stuyvesant av, front and interior alterations; cost, \$400; owner, Geo. F. Torbeck, on premises; architect, Th. Engelhardt.

26—Middleton st, No. 126, raised four feet on posts; cost, \$150; owner, Barbara Bock, 126 Middleton st; builder, — Shappard.

27—Fulton pl, e s, 150 s Fulton st, two-story brick extension, 9.9x17, tin roof; cost, \$200; owner, Charles Williams, Bond st; architect and carpenter, Joseph Platte; mason, J. De Nott.

28—Graham av, No. 356, raised four feet from story beneath, also three-story frame extension, 23.4x16, the whole building to be moved; cost, \$3,000; owner, Henry Beales, 656 Greene av; architect and builder, G. H. Garrison.

MISCELLANEOUS.

BUSINESS FAILURES.

Schedule of assets and liabilities filed for the week ending February 1:

| | Nominal | Real |
|-------------------------|----------|----------|
| | Assets. | Assets. |
| Bissland, James..... | \$75,002 | \$41,791 |
| Bryans, James H..... | 8,825 | 6,723 |
| Blumenfeld, Abraham.... | 2,522 | 1,934 |
| Chholm, Kenneth..... | 17,210 | 7,101 |
| Geiger, M., & Son..... | 2,042 | 1,161 |
| Johnson & Austin..... | 24,903 | 18,526 |
| Miller, Louis..... | 11,819 | 6,307 |
| Paret, John, & Co..... | 327,321 | 343,064 |
| Strauss, Jacob..... | 3,706 | 2,792 |
| Sturck, George H..... | 15,553 | 16,182 |
| Simons, Patrick H..... | 19,580 | 5,555 |
| Stassen, Wm. B..... | 4,312 | 3,163 |

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

- Jan. and Feb.
- 31 Danzezar, Rebecca, to Max Lasker; preferences, \$5,475.
- 28 Geiger, Henry and Max (firm of M. Geiger & Son, dealers in boots and shoes, 61 Av A), to Sam. J. Goldsmith; preferences, \$825.
- 29 Hoemborg, John H. (grocer, 13 King st), to Ed. A. Mahnen; preferences, \$1,324.
- 1 Hill, Franklin, to Isaac B. Potter and Wm. Woods.
- 30 Jessup, John C. and Wm. R. (colors, 14 11th av), to John S. Eakins; preferences, \$5,777.
- 29 Perine, Henry W. and Clarence (firm of Perine & Co., woollens, 262 Canal st), to George L. Lutnam; preferences, \$14,000.
- 1 Rottenberg, Moritz and Julius (firm of M. Rottenberg & Son), to Louis W. Spanghel.
- 29 Stassen, Wm. B., to Frank H. Rodenburg.
- 30 Strauss, Jacob (cigars, 350 8th av), to Joel S. Lazarus.

KINGS COUNTY.

GENERAL ASSIGNMENTS.

- Jan.
- 28 Alexander, James (millinery and fancy goods, 323 Fulton st), to James E. Doheerty; preferences, \$24,000.
- 26 Lewis, Elijah (dry-goods, 273 Fulton st), to S. A. Ilsley; preferences, \$2,842.
- 31 Moulton, Charles F., to H. R. Kelly.

PROCEEDINGS OF THE BOARD OF ALDERMEN AFFECTING REAL ESTATE.

* Under the different headings indicates that a resolution has been introduced and referred to the appropriate committee. † Indicates that the resolution has passed and has been sent to the Mayor for approval
NEW YORK, January 31, 1884.

REGULATING, GRADING, ETC.

- 178d st, from Harlem Railroad to Weeks st.*
- 162d st, from 10th av to Edgecomb av.*
- New av (first east of 9th av), from 14th st to St. Nicholas pl, near 155th st.*

PAVING.

- Madison av, between 86th st and Harlem River.*
- 8th av, from south line of 145th st to the Harlem River.*

MAINS.

- Manhattan st, from 125th to 129th st.
- 129th st, from Manhattan st to and across 12th av. } gas.*
- East 134th st, } from 3d to Lincoln av; Croton.*
- East 135th st, }
- 69th st, from 11th to 12th av; Croton.*
- 69th st, from 11th to 12th av; gas.*
- 72d st, n s, between 1st av and Avenue A; Croton.*
- 103d st, from 10th to Riverside av; gas.*
- 118th st, between St. Nicholas and 7th avs; gas.*
- 87th st, from 8th to 9th av; gas.*
- 102d st, between Lexington and 5th avs; gas.*
- 97th st, } between 3d and Lexington avs; gas.*
- 93th st, }
- 102d st, between Lexington and 4th avs; gas.*
- Southern Boulevard, from Woodruff av to Kings-bridge road; gas.*
- 159th st, from 10th to 11th av; Croton.*

REPAVING.

- Av A, from 7th to 14th st. }
- 11th st, from Av B to Av D. } †
- 12th st, from 2d av to Av D. }

FENCING VACANT LOTS.

- 10th av, w s, between 69th and 70th sts, half the block x abt 400 ft on sts.*

FLAGGING, ETC.

- 121st st, between Lexington and 4th avs.*

ADVERTISED LEGAL SALES.

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

Table of legal sales with columns for date (Feb.), description of property, and price/amount. Includes entries for 57th st, Pleasant av, 117th st, Av B, Wall st, 30th st, Mott st, Monroe st, Elizabeth st, etc.

KINGS COUNTY

Table of legal sales in Kings County with columns for date (Feb.), description of property, and price/amount. Includes entries for Ocean av, Carroll st, Carroll st, Monroe st, Clason av, Bainbridge st, etc.

LIS PENDENS, KINGS COUNTY.

Table of lis pendens in Kings County with columns for date (Jan.), description of property, and price/amount. Includes entries for Lafayette av, Court st, Nostrand av, Lexington av, Greene av, Marcy av, Lorimer st, etc.

Table of legal sales with columns for date (Feb.), description of property, and price/amount. Includes entries for Virginia av, Lynn and Jamaica turnpike, Wilson & Hayden, etc.

RECORDED LEASES.

Table of recorded leases with columns for date (Feb.), description of property, and price/amount. Includes entries for Bayard st, Beaver st, Bowery, Broome st, Cherry st, Chrystie st, John st, Jay st, South st, Spring st, Union pl, Worth st, Washington st, Watts st, West Houston st, 10th st, 20th st, 25th st, 42d st, 125th st, Lexington av, Willis av, 1st av, 2d av, 4th av, 6th av, 10th av, etc.

NEW JERSEY.

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

ESSEX COUNTY.

Table of legal sales in Essex County with columns for date (Feb.), description of property, and price/amount. Includes entries for Anderson, F W, Bennet, P C, Blackburn, Boyd, Broadwell, Breintnall, Breintnall, Coe, Crane, Dey, Dodd, Fairchild, Forger, Freeman, Haswell, Hesse, Hubbell, Jager, Kent, etc.

Table of legal sales with columns for date (Feb.), description of property, and price/amount. Includes entries for Kolling, Melichar, Koehler, Lee, Little, Munn, McKallor, Mendel, M L I Co, Miller, Murphy, Newark City Ins Co, Orange Nat Bank, Pantley, Peerson, Ringel, Schweikert, Sweasy, Treanor, Wak man, Witzel, Whitehead, Wuenderle, etc.

MORTGAGES.

Table of mortgages with columns for date (Feb.), description of property, and price/amount. Includes entries for Baker, Baldwin, Bonnet, Chapman, Clark, Coyne, Eberhardt, Geisse, Gorman, Howard, Hahn, James, Kirchner, Mark, Paine, Reves, Richmond, Sahr, Scull, Smith, Taylor, Todd, Trost, Turrell, Vernan, Ward, Waters, Winter, Whitney, Willey, Wright, Wuensch, etc.

CHATTEL MORTGAGES.

Table of chattel mortgages with columns for date (Feb.), description of property, and price/amount. Includes entries for Arrison, Calleny, Carter, Hammill, Hartings, Hoffman, Huebner, Holzwarth, McCauley, Missehl, Oliver, Rees, Root, Skillman, Vinton, Zornth, etc.

JUDGMENTS.

Table of judgments with columns for date (Feb.), description of property, and price/amount. Includes entries for Donahue, Meyer, Wandell, etc.

HUDSON COUNTY.

CONVEYANCES.

Table of conveyances in Hudson County with columns for date (Feb.), description of property, and price/amount. Includes entries for Allen, Ayres, Barrows, Bateman, Beach, Becker, Bedell, Blazier, Brown, Brinkerhoff, Clark, Chazotte, Coykendall, Culver, Curtis, Dommergue, Drayton, Ducher, Farrant, Gardner, Gibson, etc.

| | |
|---|--------|
| Gilbert, Sarah E, by sheriff—T H Williams, J City | 500 |
| Gregory, D S—D S Steele, trustee, J City | nom |
| Gregory, D S, 2d—H O'Donnell et al, J City | 1,500 |
| Same—same, J City | 1,500 |
| Hall, Peter—J P Hall, J City | 1,000 |
| Henry, Michael, Jr—Bridget Padden, Guttenberg | nom |
| Hennessey, Daniel—J J Smith, Bayonne | 300 |
| Henry, Michael, Jr—Bridget Padden, Guttenberg | nom |
| Hintze, J G—Maria Schnitzer, West Hoboken | 1,000 |
| Hintze, J G—Carl Markus et al, West Hoboken | 500 |
| Hintze, J G—A Markus et al, West Hoboken | 500 |
| Holmes, D M—A E Muth, Kearney | 1,600 |
| Horth, B F—F S Emmons, J City | 3,000 |
| Howe, G C—A Ross, Bayonne | 8,000 |
| Huddleston, Mary—Mary E Huddleston, Bayonne | nom |
| Janeway, Amelia A, by sheriff—G C Howe, Bayonne | 3,950 |
| Judd, Sylvanus, and G C Buckingham—Mary Ott, J City | 800 |
| Knight, W W—E Kinney, J City | 2,000 |
| Lasch, Herman—G J Ducker, J City | nom |
| Magosch, Albert, by exrs—F Freide, West Hoboken | 500 |
| McKeever, John—J Bernhardt, Guttenberg | 1,550 |
| Morgan, J G—Meta Peterson, Union | 5,000 |
| Morgan, J G—Meta Peterson, Union | 2,000 |
| Muser, Richard—L Becker, Union | nom |
| Padden, Edward—M Henry, Jr, Guttenberg | nom |
| Same—same, Guttenberg | nom |
| Quinlan, Phebe—J Alexander, Hoboken | 7,850 |
| Rademann, Peter—J Berger, J City | 3,550 |
| Saward, G A—Elizabeth J Saward, J City | nom |
| Schmid, G D—W R Rose, Kearney | nom |
| Steele, Annie H—G A Bushell, Harr son | 8,000 |
| Striker, George—J Parker, Jr, Kearney | 5,000 |
| Sullivan, James—T Glaser, Guttenberg | 100 |
| Sutton, Clara B—H O'Donnell, J City | 1,500 |
| The Hoboken Land & Improvement Co—R Steadman, Hoboken | 220 |
| The Hudson County National Bank—R Brady | 1,600 |
| The New York Bay Cemetery Co—S Sterling | 125 |
| The New York Bay Cemetery—J A Hill, J City | 100 |
| Vom Cleff, Celine—The Second Reformed Protestant Dutch Church of Hudson City, J City | 900 |
| Van Horn, Jacob—C Cooper, J City | nom |
| Von Ohlern, Matilda, and Annie W Meyer, by master—E D Bode, Guttenberg | 1,000 |
| Weart, Jacob, et al, by sheriff—The Equitable Life Insurance Society of the U S, J City | 10,000 |
| Van Solingen, Eliza—Amelia Coyle, Harrison | 1,200 |

MORTGAGES.

| | |
|--|---------|
| Adolphi, Emma—F A Muench, Hoboken, 2 yrs. | 3,000 |
| Same—same, Hoboken, 2 years | 1,500 |
| Bedell, Edward—Mary J Bedell | 1,000 |
| Borger, John—P Rademann, 2 years | 500 |
| Cairns, Sarah—P J Cairns, Kearney, 1 year | 1,900 |
| Coyle, Amelia—Eliza Von Solingen, Harrison, 1 year | 700 |
| Crevier, Alice—Julie French, Hoboken, 2 years | 3,000 |
| Dohrmann, E H C—J Blockhaus, 2 years | 3,000 |
| Dommergue, Rosina—E S Cowles | 500 |
| Erlenkotter, Louise—R E Curtis, Hoboken, 2 yrs | 1,500 |
| Faulkner, Kate—Delia A Bumstead, 5 years | 2,200 |
| Gills, Gustav—Sarah Charles, 3 years | 800 |
| Glaser, Theobald—P Peter, Guttenberg, 5 years | 1,600 |
| Haines, Martha—J W Haines, North Bergen, 2 years | 1,000 |
| Hohman, A E—J Eckel, 2 years | 200 |
| Kinney, Edward—W W Knight, 2 years | 1,500 |
| Kirkby, Mary L—J Muller, Union, 3 years | 400 |
| Kneisse, Herman—D Bateman, 3 years | 3,000 |
| Kreig, Louis—J Lemonier, West Hoboken, 4 yrs | 1,500 |
| Norris, Edward—B Page, 3 years | 1,200 |
| O'Donnell, Hugh and Neil—D S Gregory, 2 years | 750 |
| Same—C E Gregory, 2 years | 750 |
| Same—Clara B Sutton, 2 years | 750 |
| Qual, Ludwig—B Nichols, 3 years | 900 |
| Roache, Garr t—J Quatlander, Union, 3 years | 350 |
| Robbins, J R—I E Bray, 3 years | 1,700 |
| Same—M Beach, 3 years | 1,700 |
| Same—W Brinkerhoff, 2 years | 2,500 |
| Same—same, 2 years | 2,500 |
| Same—same, 2 years | 2,000 |
| Same—same, 2 years | 2,000 |
| Schulte, Frederick—H O Redell, 3 years | 3,000 |
| The Simond M'fg Co—H R Wheeler, 5 years | 10,000 |
| The West Shore & Ontario Terminal Co, 6 years | 400,000 |
| Warren, James—Mary A Mahoney, 2 years | 600 |
| Waters, Mary—P McEvoy, Guttenberg, 2 years | 124 |

CHATEL MORTGAGES.

| | |
|---|-------|
| Chambon, Edmund—Hoos & Schulz, furniture | 449 |
| Conroy, James—P E Martin, saloon | 250 |
| Grimm, Herman, Hoboken—D B Dunham, coaches | 414 |
| Heil, Anton—F Deckmann, saloon, &c. | 75 |
| Jasper, Mary A, Bayonne—C Meitum, dry goods store | 450 |
| Lewis, Anna, Hoboken—Schulz & Bechtel, furn. | 90 |
| Otten, Frederick—H Schroder, horse, wagon and harness | 100 |
| Schneider, Oscar—B Freese, saloon and furn. | 1,300 |
| Stengel, Martin—C Weiss, one orchestrien | 500 |
| Shufflebotham, Henry—F M Foye, tinware business | 300 |
| Verlagnet, Estienet, West Hoboken—P Amault, saloon | 360 |
| Walker, Rebecca, North Bergen—P Grothusen, horse, wagon, harness, &c. | 150 |

BILLS OF SALE.

| | |
|--|-----|
| Nicholas, L B, Arlington—Sarah M Nicholas, furniture | nom |
| Nicholas, Sarah M, Arlington—Maria E Nicholas, furniture | nom |
| Sharpe, Emily—Mary B Sharpe, furniture | nom |

JUDGMENTS.

| | |
|---|----|
| Bates, George—J Pearson | 37 |
| Crowley, Jeremiah—The Royal Exchange Co (limited) of London | 16 |
| Hartung, Elizabeth and F H—A Cramer | 20 |

PASSAIC COUNTY.

MORTGAGES.

| | |
|--|-------|
| Blanchard, Elizabeth—Pat Mut B & L Assoc, North 10th st. | \$700 |
| Bilson, Rachel—Pat Mut B & L Assoc, Ryerson av. | 1,400 |
| Bredder, Christian—Pat Mut B & L Assoc, Sheridan av. | 1,200 |
| Bredder, Christian—Union Mut B & L Assoc, Sheridan av. | 1,600 |
| Butler, H V—J S Rogers, Acquacknock T'p. | 7,000 |
| Dorritty, William—Pat Mut B & L Assoc, Pater-son av. | 1,200 |
| Distler, Barbara—Union Mut B & L Assoc, River av. | 650 |

| | |
|--|-------|
| Finlay, Joseph—D C Rider, Lewis st. | 1,200 |
| Fox, G W—Union Mut B & L Assoc, Huron st. | 200 |
| Kays, John—Eva See Totowa av. | 400 |
| Kirsinger, Louis—Union Mut B & L Assoc, Pas-saic av. | 2,400 |
| McKelvey, William—D A Gillmox, Madison st. | 1,000 |
| Mirandon, Jules—Pat Mut B & L Assoc, Beach st. | 2,400 |
| Nagel, Elizabeth—Union Mut B & L Assoc, Wal-nut st. | 800 |
| Pike, M A—F H Hayden, Howe av. | 400 |
| Pitsch, Herman—Union Mut B & L Assoc, 11th av. | 1,800 |

| | |
|--|-------|
| Quackenbush, Peter—J Quin, Boulevard, Pas-saic | 1,000 |
| Stagg, W H—A Van Cise, Wayne T'p | 1,600 |
| Stone, Elizabeth—J H Brown, Jr, Pompton T'p. | 125 |
| Ulrich, Charles—Union Mut B & L Assoc, Garri-son st. | 1,100 |
| Villa, Joseph—J Roberts, North 7th st. | 175 |

JUDGMENTS.

| | |
|-----------------------------------|-----|
| Geminton, Margaret—Hilton & Mayer | 32 |
| Glass, Daniel—Blackburn | 93 |
| Jackson, Robert—A L Schwarz | 151 |
| Kinney, Catherine—S B Spanton | 133 |
| Ulrich, Frederick—Joseph Welsh | 53 |

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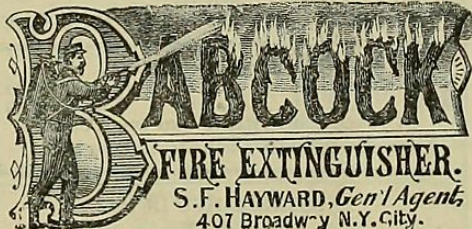
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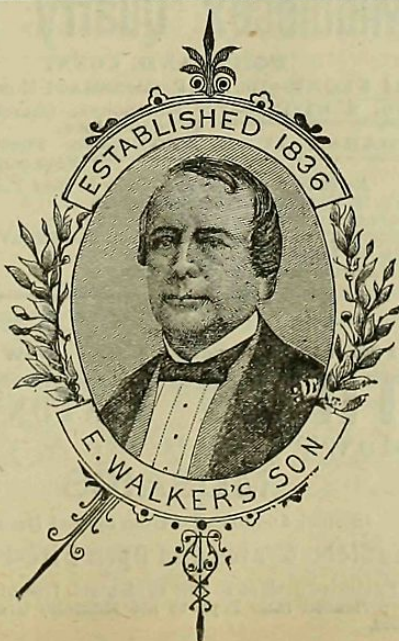
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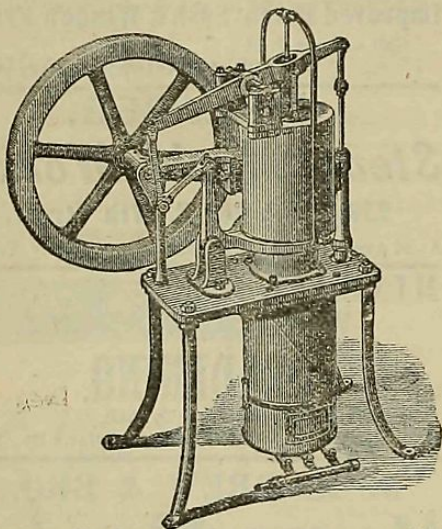
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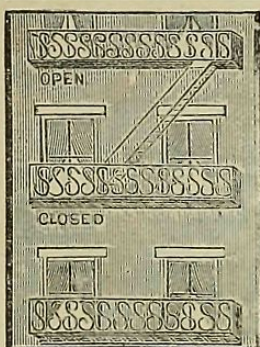
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—OF THE—

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Net assets, December 31, 1882..... \$3,095,169 87
Receipts during the year for premiums... \$1,347,955 29
For interest, rents, &c..... 446,998 07

1,794,953 86
7,890,143 28

Disbursements:
Claims by death..... \$831,677 70
Matured and discounted endowments 135,841 49
Surrendered policies, cash dividends and return premiums 502,777 70
Annuities..... 2,756 98

Total paid policy-holders..... \$973,053 87
Taxes 11,998 81
Commuted Commissions ... 25,356 89
Profit and loss 27,193 20
Dividends to Stockholders... 6,636 25
Expenses, Rent, Commission, Salaries, Postage, Advertising, Medical Examinations, &c..... 256,020 14

1,302,264 15
Net Assets, Dec. 31, 1883..... \$6,587,879 08

ASSETS.
U. S. and N. Y. city stocks... \$709,708 42
Bonds and mortgages, being first liens on Real Estate... 5,185,115 67
Real estate 443,996 64
Cash on hand in banks and Trust Co. 142,046 31
Loans on collaterals 78,738 16
Agents' balances..... 28,278 88

6,587,879 08
Add excess of market value of stocks over cost 156,540 53
Market value real estate in excess of cost as per Department valuation 22,902 81
Interest, accrued, and due and unpaid 49,507 97
Deferred and unpaid premiums less 20 per cent..... 190,049 01

GROSS ASSETS, December 31, 1883..... \$7,006,885 45

LIABILITIES.
Reserve by N. Y. Standard Company's valuation. \$8,015,344 00
Unsettled claims..... 71,739 22
Premiums paid in advance. . 3,830 77
Unpaid dividends to stockholders 385 00
Unpaid expenses..... 2,041 68
Surplus as regards policy-holders..... 918,544 78

7,006,885 45
Policies issued in 1883 2,614
Amount of insurance in 1883.. \$6,359,470
Total number of policies in force..... 14,425
Total amount insured, with additions 31,994,738

W. HAXTUN, Vice-Pres. and Sec'y.
CYRUS MUNN, Ass't Secretary.
E. S. FRENCH, Sup't of Agencies.
I. C. PIERSON, Actuary.
B. W. McCREADY, M. D., Med'l Examiner
FOSTER & THOMSON, Attorneys.

Questions of Vital Interest to Insurers.

Do the policies of any other Company in a plain statement, or by implication, provide for the application of dividends to prevent policies from lapsing, if premiums are not paid when due?

THEY DO NOT.

Do the laws of any State, or the policies of any other Company, provide for the application of dividends to prevent policies from lapsing if premiums are not paid when due?

THEY DO NOT.

Do the policies of any other Company, or the laws of any State compel a Company to receive a premium overdue upon a policy, without a medical re-examination, as long as any dividend remains to its credit?

THEY DO NOT.

Do the policies of any other Company, or the laws of any State, compel a Company to pay the full amount of the policy after payment of one year's premium, should the second year's premium be overdue and unpaid at the time of death, although there may be dividends standing to the credit of the policy?

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THE WASHINGTON

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THE WASHINGTON

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