

THE RECORD AND GUIDE.

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There is no sense in the raid on the so-called bucket shops. What would kill them effectually would be to allow dealings in ten share lots, as on the London Stock Exchange. If this were done the business of the Stock Exchange would at once be largely augmented.

The Cotton Exchange now permits its brokers to make what terms they please in the way of commissions and interest with their customers. Why not free trade at all the exchanges? The Stock Exchange brokers are complaining at the absence of the public from their offices. May it not be that the outsiders think \$25 too large a commission for buying and selling a hundred shares of stock, and regard it as extortion when asked to pay 6 per cent. for the loan of money when the brokers borrow it for 2 per cent.?

For years past THE RECORD AND GUIDE has been advocating responsible local government. We have shown time and again that there was no hope for the reform of our local government unless the Mayor had authority to appoint and dismiss heads of departments without reference to the Board of Aldermen. We have shown that the source of nearly all our governmental woes was the unchecked authority of irresponsible legislators and Boards of Aldermen, and that the proper corrective was an exaltation of executive powers so that the public would know whom to blame if things went wrong. The programme so long ago outlined in this paper has worked well in Brooklyn, and an attempt is now earnestly making to confer upon the Mayor of New York the same authority which was given to the Mayor of Brooklyn. It may fail this session, but it will certainly succeed next year, as it is the only way out of our municipal troubles. It is gratifying to note that an influential section of the daily press has come round to our view of this matter, and the meeting at Cooper Union on Thursday night shows that our best citizens are all agreed as to the desirability of withdrawing the confirming power from the Board of Aldermen. Of course some check should be put upon the Mayor. If tyrannical and corrupt, the Governor might be given power to interfere, but the present system is simply intolerable. We say aye to Mr. Roosevelt's amendments to the charter.

The bi-metallists would probably be quite willing to agree to the stoppage of the coinage of the silver dollar if Senator McPherson's financial measure was endorsed by Congress. The aim of that bill is to utilize all the gold and silver bullion of the country for currency purposes. Bars of gold or silver could, under the proposed enactment, be taken to the mints and stamped, and certificates issued representing their money value; but the certificates are not to be issued in excess of five million per month. The dispatch summarizing this bill in the daily papers was made by some ignorant press agent and is very confusing, for he speaks of dollars when he means bars, and while he gives the fineness and weight of the gold dollar he does not tell what ratio it shall bear to the silver also to be stamped. This is, of course, the vital matter at issue. If the bullion is stamped at the same ratio that now exists between the American gold and the standard silver dollar, the silver men and bi-metallists will not object. Should this bill pass we will have the most perfect currency on earth, for every certificate issued will represent the amount on its face of actual gold and silver in the Treasury. There will then be no need for national bank bills, or for making any provision for continuing them, in view of the absolutely perfect currency, representing gold and silver, which will in time replace them. A national bank bill represents credits mainly; first that of the bank which issues them, then that of the government whose evidences of debt insure the ultimate redemption. But we fear Senator McPherson's bill is too sensible a measure to pass. Already some of the singularly misinformed writers of the New York press are talking of these bullion certificates as being a paper inflation, to which they have no more resemblance than a warehouse receipt or a ticket to a place of amusement.

Terra Cotta in Architecture.

A visit to the works of the Perth Amboy Terra Cotta Company is of extreme interest to all students of architecture. It is of especial interest as showing, young as the industry is in this country, how far the enterprise and skill of the manufacturers have outrun the ability of the designers, and how far the capabilities of the material are in advance of the power of the architects to make a good use of it.

In sculptural decoration the museum of the works is of high artistic interest. This it owes mainly to the work of Mr. Mora, an artist in decorative sculpture of the most thorough Italian training and of the very first rank. His most successful works hitherto have been the quaint and charming reliefs in the panels in front of the Metropolitan Opera House. These cannot be in the least appreciated in their places. The grace and freedom even of the general composition can hardly be perceived, while the skill and expressiveness of the modelling of detail are entirely thrown away upon the spectator. The best impression of these beautiful works which the public has had a chance of receiving is that given by the admirable engravings of them published in the November number of *Harper's Magazine*. But even these do not do the original complete justice, as one sees when he finds in the collection at Perth Amboy duplicates, which have been injured in firing, of one or two of the panels. One or two of Mr. Mora's assistants are only inferior to him in decorative work, although the works to which we have referred are really works too ideal to come within the category of decorative sculpture. A mantelpiece, designed for one of the stations of the Pennsylvania Railroad, now in the modelling room, is an exquisite piece of decoration in Italian Renaissance, the delicacy of which would be destroyed if it were to be cut in sandstone by an ordinary, or even an extraordinary, workman, but being fixed by baking as it is modelled it is sure of retaining the grace of detail which nothing but the actual handiwork of the artist can give.

This is the great advantage of decoration in terra cotta. The range of its application in architecture is immense. Its limitations, although rigid, are not numerous. The capabilities and the limitations have both been pointed out with justice and intelligence by the author of two articles in the *London Builder*, but it does not seem that either the capabilities or the limitations have been at all appreciated by the great number of architects who have introduced it in their work. In the huge Produce Exchange, the most important work thus far done here in terra cotta, the capacities of the material are both negatively and positively disregarded. We think we are within bounds in saying that, with the exception of the slabs that cover the girders over the basement and which, to the eye, are absolutely unaccountable, there is not from top to bottom, or from end to end, a detail which is designed for its material, one from which in a drawing or a photograph the spectators could confidently pronounce that it was made of baked clay. This is what we call a negative disregard of the properties of the material, a failure to secure its advantages by a characteristic treatment. Of a positive disregard the huge cornice is an example. A cornice of great projection can be made of shelves of stone overlapping each other, and cannot be made of pieces of baked clay, though it may be imitated by hanging pieces of baked clay over the outer walls on poles or iron cantilevers. This is really the most important restriction in the use of terra cotta, and this is defied in the Produce Exchange by a cornice of terra cotta which would be gross in stone. The design is a design for brick and stone, not translated into terra cotta, but merely imitated in terra cotta.

The restrictions of terra cotta arise from the processes of its preparation. The size of the pieces is limited by the necessity of thorough and equal firing, and their shape and employment by the liability to shrinkage and to torsion. These amount to one thing, the liability to unequal shrinkage, by which distortion is produced. The shrinkage in the bulk of the wet clay, which is modelled by hand or pressed in the mould, to the baked clay which comes out of the kiln, is roughly put at one-twelfth. Most of this takes place in the drying-room before the clay goes into the kiln, but there is contractibility enough left to constitute a liability to slight deformations and deflections of line. It follows that continuous straight lines should be avoided in large pieces of terra cotta. But nothing is commoner in designs meant to be executed in terra cotta than long, straight and narrow mouldings by which the designer so far shows his ignorance of his material as to provide a measure by which its deviations, trifling in themselves, may be estimated and exaggerated. When mouldings of high and complicated profiles are employed, it is desirable, evidently, to subdivide them horizontally into small sections, in each of which the shrinkage is inconsiderable. It is better still to avoid them, and to interrupt the mouldings so as to make them recurrent instead of continuous. This is exemplified very effectively in the main station of the Pennsylvania Railroad, in Philadelphia, a building in which the treatment of the material is uniformly, though not invariably, admirable, by

the interruption, every few courses, of the moulding of the jambs with courses of reeded bricks, so that the eye does not detect the irregularities.

This building of Messrs. Wilson in Philadelphia, and Messrs. Kimball & Wisedell's Casino in New York, are the only extensive examples we recall in this country of what can properly be called design in terra cotta, out of the innumerable multitude of buildings in which terra cotta has been employed. The lines of the horse-shoe arch, or rather the modes of constructing that arch employed in the Casino, are especially favorable to terra cotta by dissembling slight irregularities of form. The terra cotta used there is made in Boston. It is of an excellent color, which is made yet more effective through the treatment of surface adopted by the architects, a series of parallel lines, like tooling in stonework, giving a very satisfactory sense of texture, and the color is much helped by the judicious contrasting of it with that of the Croton and Colla-berg brick which has been used in the walls. The main defect in the architectural treatment of the material in the Philadelphia station is that the surface of the terra cotta in that excellent building is left smooth, while it is used in conjunction with Philadelphia pressed brick. The effect is so far unpleasant.

Another mode of roughening the surface, and one perhaps even more appropriate to the material, is that employed in the detail of a large railway station in Chicago, of which Mr. C. L. W. Eidlitz is the architect, many specimens of which are now to be seen in the modelling-room or the moulding-room at Perth Amboy. The plane surfaces are gone over with random strokes of a coarse saw, forming a surface which has evidently been wrought while it was still highly plastic. This detail, by the way, is capital in design, bold and vigorous, well divided and sharply "punched" with shadows, and if it has been as well thought out in adjustment to its place as it has in itself, and if the general design is as good as the detail, it will make the new building a very valuable acquisition to the architecture of Chicago. In this detail full advantage has been taken of the extreme plasticity of the material to do what cannot be done in stone, or cannot be done so cheaply. When one sees what the possibilities of architectural modelling in terra cotta are, it is plain that young as is the manufacture it is mature compared with the art of using it. We may yet see in buildings the actual handiwork of such architects as are able and willing to acquire the art of modelling, whereas in stone the design has to be translated in turn by a draughtsman and by a stone cutter before it is seen in execution. And it is to be noted that the fact that a continuous ornament is commonly impressed by a mould need not affect the quality of the product as an original work of art, since every piece can be retouched by the artist as it comes from the mould, and variations of detail made in each, if it is desirable to make them, without impairing the unity of the design. The opportunity thus offered to artistic architects is so great that it will be surprising if modelling by architects of their own decoration in terra cotta does not become common.

The more we consider the capabilities of the material the more it seems as if thus far nothing had been done in it. Instead of studying to see what can be done in it, most architects seem merely to inquire, after they have produced a drawing, how much less it will cost to do it in terra cotta than in stone. On the other hand freedom without training is more dangerous in proportion to the plasticity of the material, which means the superior facilities it affords an incompetent architect for making a fool of himself. In this point of view it is perhaps well for many architects that it has not occurred to them that they can do in terra cotta what they cannot do in stone. They can also do in stone, we may repeat, what they cannot do in terra cotta. An architecture of baked clay is properly an architecture of small pieces, with comparatively slight projections, and with its junctures visible and emphasized. The joints in terra cotta must be protected with special care, and the mode of protection ought to be expressive. A raised joint, in sills and like features, is the expedient adopted in the Philadelphia station, so that no water will come to the joint except what actually falls on it. A lap at one end of each block is another device. The most perfect protection would be afforded by capping a raised joint, and this would also be the most emphatic expression of the nature of the construction.

Large pieces may, on occasion, be safely baked. But a building should not consist of mechanical *tours de force*. That only should be habitually done in a material which is natural to it, and natural does not mean within its possibilities but according to its nature, that which is vernacular to it, so to speak. We almost hesitate to record that the Perth Amboy Company has just succeeded in the extraordinary feat of baking, without a flaw or a crack, a decorative panel seven and a half feet long, four feet wide and eight inches thick, lest some aspiring architect should draw and specify a dozen panels, ten feet long and five feet wide.

In face of a distinct agreement with the government, that whenever the time came when it was desirable to purchase telegraph lines, that the appraisal of their value should be fixed by arbitra-

tion, the newspapers persist in all kinds of wild talk as to what Congress should do in the matter. One proposition is that the government should build lines of its own to compete with the Western Union and the Baltimore & Ohio systems, but this nation could never afford to deliberately ruin a private corporation by entering into its special field. If done it would furnish a precedent full of peril to every corporate interest in the country. Then the demand that a new corporation be created with certain privileges so as to compete against Western Union, is clearly undesirable, as it would be creating another monopoly by law, and adding another series of poles and wires when there are already too many. The proper thing to do would be for government to offer a three per cent. bond for every one hundred shares of Western Union stock, the Baltimore & Ohio and other systems to be taken in at fair valuation. The total cost for all the companies need not exceed a hundred million. It would be a paying speculation, for while the government would pay out three million in interests annually it would easily be in receipt of six millions after making very large reductions in the telegraphic charges. Every nation on earth owns its own telegraphic system, save alone the United States. It is monstrous, that the secrets of our social life, the business interests and the market news of the world should be handled by a private company, whose owner and controller is the most conscienceless speculator in the world. Our government built the first telegraph line with its own money, and when it allowed this system to pass into private hands it made itself responsible for the abuses, the waterings and the over-capitalizations of the various telegraph organizations. Jay Gould is very heartily and very justly detested, but that is no reason why the newspapers should conspire to bully the government into depriving him of his property without an equitable compensation.

Is Gold Going?

What would be the result should gold be exported is a problem now much discussed in financial circles. In a normal state of things, we would be steady exporters of gold and silver. They are metals we produce in greater abundance than does any other country. Indeed, half the silver of the world comes from our mines and nearly half the gold. But since 1879 we have not only retained the gold from our mines, as well as the silver, but have drawn a large quantity of the yellow metal from abroad. This was necessitated by the resumption of specie payments and the consequent necessity of a metallic basis for our existing large paper currency. These additions to the money metals have been an unmixed benefit to the country. They gave solidity to our financial and banking systems. If some years back we had withdrawn the one, two, five and ten dollar bills, both of the national and bank systems, it would have added to our store of gold and silver by making a demand for them in all the channels of ordinary trade. Something less than \$200,000,000 would be needed for this purpose. Then if we had further required that the banks should be obliged to redeem all their issues in gold and silver, there would have been a still further demand for the precious metals, which would have been drawn to our shores from other commercial nations. But these measures were not taken, and so gold has been heaped up in banks and depositories in readiness to be shipped when exchange would turn against us. The vast bulk of our gold coinage is in double eagles, the only use for which is to accommodate the bankers when they are ready to export gold. Take, for instance, the coinage report for the past month of January:

	Pieces.	Value.
Double Eagles.....	83,030	\$1,660,600
Eagles.....	30	300
Half Eagles.....	30	150
Three Dollars.....	30	90
Quarter Eagles.....	30	75
Dollars.....	30	30
Total Gold.....	83,180	\$1,661,245

And this is only a specimen of other months. Our United States Treasury has been deliberately preparing for a vast export of gold by minting the double eagles for the convenience of the foreign bankers.

There being one less use for gold in this country than in Europe, as we do not employ it in our retail trade at all, it would naturally find its way to those countries where it is demanded in the daily transactions of commerce and retail business, and we must expect, therefore, to see it leave our shores, and in time in very large quantities. The first year of the drain will not affect us much, but should the balance of trade keep against us the country will wake up some morning to find that both the government and the banks have suspended gold payments. Our laws have provided for that contingency, for the United States Treasury is authorized to pay out in greenbacks instead of gold if the reserve of the latter is at all endangered.

All the indications favor the idea of a possible drain of gold. Money is $3\frac{1}{2}$ per cent. in London and less than 2 per cent. on call

in New York. We are not exporting as much cotton as we did last year, and wheat continues 6 to 8 cents a bushel dearer in New York than in Liverpool. The commercial world is now one great republic, and the rates for money cannot permanently remain high in one country and low in the other. There will be an equalization in the price of money between London and New York, which will be best effected by the transfer of gold to the other side. When the gold begins to go there will begin a knavish clamor in the New York daily and financial press against the silver coinage, which it will be claimed is expelling the gold from the country, when the very reverse is the fact. Our treasury and banks have steadily increased their gold stores during the coinage of the silver dollars, repeating in this respect the financial history of France, which has been steadily drawing gold from the rest of the world, although the Latin Union has in circulation and in store three times the quantity of silver five-franc pieces as compared with our silver dollars.

But can a bull movement continue in face of gold exports? This is a difficult question to answer. As a matter of fact we have seen declining figures for stocks in the face of cheap and abundant money, and then every bull movement of magnitude is made in the face of advancing rates for money. In a period of "booms" there is always a demand for funds to carry stocks. Intrinsic values tell the story of prices in Wall street as elsewhere, no matter what the price of money.

How to Tax Personal Property.

The letter of X. Y. on taxation in New York State will repay careful perusal. It is by a professional expert, who is well informed, and is habituated to stating his cases with great circumspection. Our laws imposing taxes are unjust in the extreme. New York city is taxed for one-half the realty in the State and for about two-thirds of the personal property. Of course this is monstrously unfair, and is due to the fact that each county levies its own assessments, with no disposition to be equitable or follow any controlling principle as to values. Each locality tries to shift the burdens from itself, and thereby impose additional taxation upon the neighboring county. Then all the rural districts conspire to let this city bear the heaviest load. What we need is a better State Board of Assessors, with ample powers, working under a system which will insure equitable assessments. The present system clearly does not work. It leads to injustice and is especially onerous to the city of New York.

Nor is this all. Something should be done to force the great holders of personal property to pay their proportion of the State taxes. It is notorious, as our tax books show, that the conspicuous millionaires who reside here either escape taxation altogether or pay so little that it is a mere trifle. Our laws controlling taxation are based upon the ideas of property current one hundred years ago. The only estates in the past were those founded upon land. But within the last half century personal property has grown amazingly as compared with real property. The rich man in the olden times was one who held farms and houses, and a great rent roll was the proof of wealth in the head of a family. All this is now changed. The richest men are now those who have bonds or stocks of railways, or who own shares in manufacturing or other corporations, but it is real estate which still has to bear the burden.

Ought we then to tax securities, that is, bonds, stocks and shares in incorporated companies? Perhaps some equitable system might be devised by the nation imposing taxes upon personal property, but it clearly would never do for New York State to attempt the solution of this problem itself. It would simply drive business to other cities than New York. For the present we must consent to the anomalous burdens put upon real estate. The true solution, as the State Assessors suggest, would be an income tax. The Astors to-day pay probably ten times more taxes than Vanderbilt or Gould, yet the latter are known to be the wealthier. A system which exempts from fair taxation, Field, Sage, Gould, Vanderbilt and the other railway and security magnates who live in New York is grossly unjust. Men should not be punished because they hold real estate in preference to other property.

The income tax, when we had one, was easily collected and very productive. England has had such an one for over forty years. It has varied in rate from one shilling and four pence to three pence in the pound. Mr. Gladstone at one time got the impression that it was an unpopular tax and he promised to repeal it if his party was returned to power. To his great surprise Disraeli at that election secured the heaviest vote for the Tories known to this generation. The "People's William" did not forget the lesson, for since his return to power he has never proposed to abolish the income tax. It may be remarked, here, that the repeal of the income tax in this country was effected by a trick at the end of the session, the yeas and nays not being called. It was undoubtedly effected by the great holders of personal property whose influence has been so powerful in the lobby for twenty years past in connection with our railway system.

Our Prophetic Department.

OBSERVER—What have you to say, Sir Oracle, about the floods in the West, the prospect of the crops of 1884, and the outlook for business?

SIR ORACLE—One question at a time, please. Where do you wish to commence?

OBSERVER—Well, suppose we take up the business question first. Of course we all know that a presidential year is bad for business, and that we must expect dull trade until the fall elections are over.

SIR O.—That is one of those generalizations which passes for an axiom among the newspaper editors and other careless observers, but which is as wrong as wrong can be. 1880 was a presidential year and one of the most prosperous the country ever saw. In 1876 hard times had been prevailing for three years but the Centennial did a great deal to revive the stagnant business of the country. It was a better year than the one which followed it or the three which had preceded it; 1872 and 1868 were both, to all appearances, exceptionally prosperous years, when the paper money inflation was at its height—the crash did not come until the fall of '73. I might go back further, but these instances will suffice. I am free to declare that I believe increased political activity is a stimulant to business and does not injure it at all, unless questions affecting the very life of the nation are at stake, as they were in the contest preceding the rebellion. 1884 may not prove a good business year, much will depend upon our home crops and the foreign demand for them, but the political activity of the summer and fall will be wholesome; there are no life and death issues before the American people.

OBSERVER—How about the inundations? What moral do you draw from their almost yearly recurrence?

SIR O.—These floods are of the gravest national moment—they are due to the improvidence of the American people in cutting down their forests, more especially the woods on the banks and at the headwaters of the streams which feed our great rivers. The consumption of wood as fuel, in the construction of houses and in supplying railway ties is simply enormous, and, if continued, will be disastrous. This is a matter the nation must take in hand to correct, States and individuals cannot do it. We must re-clothe the hill-sides where our streams take their rise, with woods, and must prohibit the cutting down of timber where it will injure the streams.

OBSERVER—I do not see how that is to help the people in the Ohio or Mississippi Valleys this year or next, or for fifteen years to come; what would you do right away?

SIR O.—It will require a series of yearly disasters of great magnitude to induce the nation to change its past policy in regard to internal improvements. It was the necessities of a great civil war which gave us our national banking system. We have neglected all the lessons of history in wantonly wasting our noble forests. There have been spring and fall freshets enough for the last quarter of a century to forewarn us what was coming, but no conspicuous newspaper and no statesman or publicist has pointed out the only efficient remedy—a re-forestation of the headwaters of our streams, under the direction of the general government. This would be a gigantic undertaking, but it will have to be done, though it may not be even commenced until toward the close of the century.

OBSERVER—But surely something can be done in the way of receptacles and reservoirs to protect cities like Wheeling and Cincinnati from these annual inundations.

SIR O.—Yes, we can follow the example of the ancient Egyptians, who built canals and artificial lakes, which in the spring relieved the sacred Nile of its surplus waters, thus protecting the populous cities and towns from inundations and storing water for irrigating the soil when the river was low. But the Egyptian system would necessitate a strong central government, having charge of gigantic works for protecting and improving our water courses. The fate of the last River and Harbor Bill, which President Arthur vetoed, shows how impossible it is for the general government to spend money without being charged with corruption. That bill appropriated twenty millions for entirely worthy objects, but the newspaper press, by lies that were as unscrupulous as they were wholesale, created the popular impression that the bill was a huge swindle. Now, instead of twenty millions, we ought annually to spend sixty millions in improving our waterways. But no, it would be the political death of any public man who would advocate such expenditures. The inhabitants of our great river valleys will have to face yearly the angry and destructive floods caused by man's improvidence in the past, and the unwillingness of the nation to adopt the only measures which will protect our river valleys and save the waste of life and property.

OBSERVER—To change the subject. How about the stock markets?

SIR O.—It will be a dull market for a while I think, the bulls have cried halt, because of the western inundations, fears of a dam-

age in the winter wheat crop and a possible export of gold to Europe. But the bears will not I think make much headway. Stocks are intrinsically cheap and money abundant, hence I think the drift of things will be toward higher prices, but the market will fluctuate until such time as it is determined whether or not we shall have good crops. I shall expect to see a fair fall business, if our barns by that time are full of cotton and grain. Then the political activity will help business whether the crops are good or bad.

Over the Ticker.

FOGGY is the word; the bulls are in a fog; the bears can't see an inch before their noses; the outlook is misty in every way.

STILL the market is suspiciously strong, it moves up easier than it goes down; the bears talk boldly, but they act timidly and cover at every little scare.

BUT it is a good market for investors. There are plenty of securities that are dead sure for 6 per cent., and others again in which there is small risk which will pay 7 and even 8 per cent. This is why it is so easy to put up prices.

THEN the bears know that there are a number of possible deals, if circumstances favor—that melon in the Northwest may be cut. Manhattan may be shoved up to 75; Pacific Mail to 60. C. C. & I., Terre Haute, Nickel Plate, Lake Erie & Western are all on the cards for a boom if circumstances favor.

BUT the floods, the high rate of exchange and the rumor that Jay Gould is at last going on his two years' voyage helps, temporarily at least, to depress the market.

BONANZA KING on the Mining Board is manipulated by the same ingenious gentlemen who engineered the famous deal in Robinson. They made a pile of money in that famous mining fiasco and caught prominent members of the Stock Exchange, such as Brayton Ives and S. V. White, in their toils. There are a lot of new fingers to be burnt in the Mining Board.

BULWER is selling too high. The company own a splendid mill but have no mine. The talk about the Fortuna vein in Bodie running into Bulwer is intended to deceive. Bulwer is worth about 50.

WH. VANDERBILT, it is now said, like the much-persuaded young woman in Byron's poem, while swearing he would ne'er consent, has consented to the buying of the West Shore Road, and has decided to absorb that property in the interest of the Central. He talked about the Nickel Plate Road as he did about the West Shore, but he purchased it notwithstanding. If he bought the control by purchasing the stock of the North River Construction Company he might make the latter valuable, as under the contract the West Shore Road was bound to make good the actual cost of construction.

AND now it looks as if Western Union was about to gobble up the Baltimore & Ohio lines. Robert Garrett went back on James Gordon Bennett in the matter of the Atlantic Cable, and if the Baltimore & Ohio land lines become the property of the Western Union, of what value will be the Mackay-Bennett cable after it is laid? An ocean cable between Ireland and New York would starve to death unless in conjunction with a telegraphic land service which would supply it with business.

Another Real Estate Exchange is talked of. It is to be comprised, if successful, of 500 members paying \$150 each. The design of this organization is to retain the legal sales at Trinity Building, 111 Broadway, and render valuable the leases now possessed by Mr. Fowler. It is claimed that the legal sales have been secured by Mr. Fowler for two years. This appointment, it is said, was made by the Supreme Court judges last December. Messrs. Ludlow, Harnett and other directors of the Real Estate Exchange and Auction Room (Limited), declare the judges have made no final decision, and that when their Exchange is fully organized and ready for business, which will be in October or November next, the sales will naturally be given by the judges to the institution which represents the most wealth and the largest number of active brokers. The Real Estate Exchange and Auction Room (Limited), is already a paying institution. It is now in receipt of rentals of \$34,360 per annum. When the alterations are effected and the auction room and information bureau under way, the receipts will be over fifty thousand per annum. Then it is believed that in two years' time the fees from annual membership will amount to as much more. Instead of organizing another institution it would be better for those who did not secure membership in the Liberty street Exchange to become annual subscribers to that institution. New York is a big city but it is not large enough for two exchanges in the same line of business.

A very pretty way to dispose of the Christmas and Easter cards for ornament is to take two light bamboo canes, tie them together with ribbons, put a bow at each end, letting one band of ribbon go across from one end to the other, and through this slip the cards.

Home Decorative Notes.

—Where rooms are small and art treasures varied great scope is given to ingenuity and contrivance to gain a fitting place for each object, it is excellent practice to battle with the many difficulties and inconveniences in trying to make the best of all shapes and proportions, many mistakes must be made, failures are inevitable, but some experience is gained by each disappointment.

—Skating bags are now in season; they are made out of bright colored silk or plush, embroidered with any design fancy pleases; they should be lined with chamois.

—White paint that has become yellow and discolored may be wonderfully cleansed by applying, when washing, a little whitening.

—A little salt sprinkled over a carpet before sweeping will remove all dust and brighten the colors.

—Illuminated leather is a beautiful material, and lends itself very readily to the ideas of decoration, it is very desirable for wall hangings or chairs, the square tables with odd shelves are quite attractive covered with this material; some very unique designs were noticed at the warehouses of G. Epple & Son's, of 916 Broadway.

—Perfumery put up in long glass bottles and enclosed in a policeman's club is one of the latest novelties.

—An exquisite design for a royal-blue plush sofa pillow is the Lady Washington geranium in relief embroidery.

—Soft chamois purses are in favor for carrying small change.

—Within the past few years the beauty, durability and comfort of the Oriental floor coverings has grown immensely in popular favor; the Persian carpets are rich in color, harmonious and restful to the eye; the Daghistan are strictly conventional in design, with wonderfully glossy surface and soft as velvet. Quite as valuable for rarity and superb texture are the Bokhara rugs; a vast and varied style of these exquisite carpets are now shown by W. & J. Sloane, of Broadway and Eighteenth street.

—Mahogany furniture that has become slightly soiled may be washed with warm water and soap; then apply with a soft cloth a mixture of beeswax and sweet oil, and polish with chamois, rubbing vigorously.

—Numerous are the devices for pen wipers; felt of various colors, cut in the shape of maple leaves veined with silk and fastened together, form a graceful bunch of autumn leaves; the carnation pink is also extremely attractive.

—The manufacture of wall paper has rapidly risen in the artistic scale and the variety of designs steadily multiplied. There is, however, a great diversity of tastes and fancies to be consulted by the dealers, and the most fastidious cannot but find something which will please and attract among the rich goods of artistic merit and excellence which are now offered by Fr. Beck & Co., of Twenty-ninth street and Seventh avenue.

—The Persian shawls with an elaborate silk design on a novel ground forms an exquisite portiere, a very happy effect is produced if the design is outlined with gold cord.

—Damask napkins turned over at one corner and embroidered with the initials or monogram are quite new.

—The new smilax, which has the appearance of a marabout feather, is now the popular novelty for decoration.

—Valentines are assuming an unusual importance this year, and many of them are from the hands of well-known artists. The American Specialty Co., of Union square and Twenty-third street, present a varied list. One of the most beautiful and popular styles may be noted, "The Lion in Love," by F. G. Church; it is mounted upon olive green plush, and bears in one corner the artist's emblematic figure in silver, the war horse.

—The usefulness of stained glass, as a decorative medium, is almost unlimited; the hall doors, stair-case windows, parlor or library, all allow a liberal use of these transparencies.

—The mosaic patch-work, where each block is composed of different patterns and colors of silk, plush, or satin, and embroidered or painted with various designs, forms an effective border for a table cover; one end may be finished in this manner and the other wrought with designs in embroidery, silks or crewels.

—Among the Oriental rugs and portieres lately introduced by Archer & Bull, of 26 West Fourteenth street, may be mentioned the durries, they are very bright, attractive, and possess one very important quality, which is durability. Attention may also be called to the soft and brilliant colored purdahs, which are much admired for curtain drapery and portieres.

—The square and oblong tables of very highly polished mahogany, with sides slightly rolled and brass feet, are very fashionable.

—Bronze plush easels, with graceful folds of the plush of same color, fastened here and there with loopings of heavy gold cord, are very effective.

—Tiny cups and saucers of splints, with bright silk pockets attached to the cup, are used for bonbonnières.

—The delicate purple and whitewood violets and the arbutus, with an occasional bunch of the bright red pigeon berries and a few stray lichens, are wonderfully effective designs for painting on the small square toilet mirrors.

—Tiny humming birds put upon spring wires and mingled through a bouquet of roses are at present all the rage.

—Few Oriental porcelains are at present shown, as the preference is given to more modern wares such as the Royal Worcester, with jewelled decorations, Copeland, with the exquisite light and rich dark blues, and Crown Derby, with Persian figures on a yellow, red or turquoise ground; exquisite dessert plates can be procured for the trifling sum of \$1,000 a dozen, very rare and beautiful designs are offered by Theodore R. Starr, No. 206 Fifth avenue.

Concerning Men and Things.

The death of Thomas Kinsella, of the Brooklyn *Eagle*, calls to mind the fact that a very large proportion of the sub-editors in the daily press graduated from the case. Kinsella was originally a compositor; so was the late Dr. Wood. Of the sub-editors and reporters who participated at the obsequies of the latter at the Press Club, three out of four were originally type setters. More than half the working force of the New York press are Irishmen, and the Press Club is controlled by that nationality. The number of college graduates is steadily increasing in the editorial sanctums, but the most efficient men in the *Sun*, *Herald*, *Tribune* and *Times* offices graduated into the editorial rooms from the composing rooms and proof-reading desks.

So far there are not many Jews among the owners or reporting staffs of the New York journals. There have been some, however, but they are very apt to work out of journalism into something more lucrative. The Pulitzer Brothers, owners of the *World* and *Journal*, are said to belong to that race, and Josh Hart, of *Truth*, also; so is Montague Marks, proprietor of the *Art Amateur*. In Europe Jews are largely represented in the ownership of the press. The *Telegraph*, which has the largest circulation in London, is owned by a Jew, though Mr. Levi Lawson's son has been married outside the pale of Judaism. The Hebrew race is well represented among editors and proprietors on the Continent, especially in Germany. The Roman Catholics are largely represented among the reporters and sub editors of New York and London.

The death of Editor Kinsella will lead to some journalistic changes in Brooklyn. It is believed that the regular democracy will secure the undivided support of the *Eagle*, which will probably have a new head in St. Clair McKelway, now editor of the *Albany Argus*, and who learned his business in the old *World* office. Mr. McKelway is well acquainted with Brooklyn affairs, is a ready and fluent writer and a gentleman of marked ability. Should the *Eagle* become a straight Democratic paper, the *Union*, edited and controlled by Mr. Jno. Ford, formerly of the New York *Times*, will be greatly advantaged. The *Union* is a sensible and well-edited paper, and deserves more success than it has yet achieved. But has not the time come for a first-class morning Brooklyn paper? So far the competition of the New York morning papers has prevented the establishment of a good Brooklyn morning paper. But as our daily press has so greatly deteriorated, there might be a chance for a first-class high-toned paper in the City of Churches. The New York press in point of influence, enterprise and ability ranks below Chicago, St. Louis, Cincinnati and Boston. There is a fine field in the metropolis for a really great journal.

Taxation in New York State.

EDITOR RECORD AND GUIDE:

The question of modes of taxation is now exciting State as well as national legislation. This is because of the heavy government obligations that are to be provided for. We may say that at present it is the most important and general subject that affects the American people. The science of any mode of government cannot be approved so long as inequality and injustice in taxation is allowed to be general. Of the more than a score and a half of legislative bodies now in session in the United States all of them have the tax question under consideration in some form. The late message of Governor Cleveland to the New York Legislature contains the views of a statesman upon this subject—the inequality of taxation in New York State—and asks for a legislative remedy.

The laws may stand right on the statute book, but the administration of them needs reform.

As New York city bears so much of the burden of State taxation a little attention to the matter as administered there will be sufficient to show its injustice.

The entire valuation of real estate in the year 1883, in the city of New York, was \$1,079,130,669 (in the State of New York it was only \$2,557,218,240, including New York city). The assessed value of personal property of all kinds, including capital of corporations in the city of New York, was \$197,546,495 (in the State of New York it was only \$315,039,055, including New York city). It will be observed that New York city is taxed for about one-half of the real estate in the State, and for about two-thirds of the personal property in the State.

But to return to the taxation in New York city. The personal property and corporate capital taxed were as follows, not including manufacturing corporations:

Corporations and joint stock companies	\$27,152,936
Shareholders in banks	59,152,420
Belonging to other residents	100,525,634
Belonging to non-residents	10,715,533
Total personal	\$197,546,493

The capital of manufacturing corporations is included in personal property.

The rate of taxation is, of course, regulated by the assessed value and the sum to be raised thereon. The rate in New York city in 1883 was \$2.29 upon each \$100 of valuation of real and personal property, excepting upon the capital and personal property of corporations, where it was only \$2.03 upon each \$100 of valuation. For half a century it has been a subject of complaint that real estate is taxed in the hands of the owner for its full value without deducting any mortgage upon it. Under the law bonds and mortgages have long been taxable in the hands of the holders of them, but the law has been so generally disregarded that it is firmly believed that they are not taxable. However, this may have formerly been, the law of May 12, 1883, chapter 392, cannot leave the question open. By that law all debts, dues and obligations for the payment of money due or owing to persons residing within this State must be assessed to the owners

thereof. This law is broad in its terms, but it does not include stocks in corporations, although it does include their bonds without regard to the location of the corporation or its property. If this law is carried out it will necessarily greatly affect the tax upon real estate by increasing the valuation of personal property to a great extent, and will thereby lessen the rate of taxation. An estimation of the extent of this increase may be provided upon the amount of mortgages held upon real property in this city. The assessed valuation of real estate being about one thousand millions of dollars last year, the mortgages upon it can be safely estimated at three-fourths of that valuation. Other bonds of railroad and other corporations located both without and within the State of New York can safely be estimated at two hundred and fifty millions of dollars, and the total corporate capital can be assessed at a much higher valuation than at present, but if it is only put at sixty millions it will be double what it is now assessed at. So we see that there can be an increase of at least the same amount of personal property taxed under the present laws as there is of real estate, and if this is done the rate of taxation will be only one-half what it was last year to raise the same revenue as last year.

But to do justice and give equality to property owners real estate should not be taxed in the hands of the owners only to the extent of their ownership over and above any mortgage upon it. By thus reducing the tax upon real estate, rents would necessarily be much lower and improvements upon land would rapidly increase and holders of homesteads be more numerous among the people.

There are a few advocates in the United States of taxation being only upon land. This is a relic of feudalism and of the dark ages in Europe where the people had literally nothing, but depended entirely upon the land owners for sustenance and he exacted services, and where the landlord can distract for rent and imprison for non-payment of rent and for debts generally. Where want and destitution are general the government can only look to land owners for support and revenue. We are happy to feel that in the United States of America, where there is a government of the people by the people, and where there is plenty for any and all to help themselves to and all are protected equally by the laws, why should not all be obliged to contribute to sustain the revenues of government according to the value of the property he owns? X. Y.

To Outflank the Obstructions.

Henceforth the finest engineering skill in New York will be best employed when turned to the perfection of plans for clearing the streets of all needless encumbrances. We have an immense amount of merchandize passing through the port, for distribution at home and abroad, which should never be allowed to leave the water front between its time of arrival and despatch to the point of final destination.

One of the most flagrant of all the contemplated crimes against the city of New York is comprehended in schemes, more or less definite, for drawing freight trains across the East River on bridges. It has been said that the New York and Brooklyn Bridge was made to cost a needless amount of money in giving it additional strength and stability with this object in view. It is possible that the eventual use of the bridge for the service of railroad transportation may have been anticipated fifteen years ago, and it is still possible that a few men, notwithstanding the difficulties experienced in utilizing the structure for the purposes of ordinary traffic, are yet dreaming of a realization of the original plan. But at this late day such an idea should hardly be dignified with the name of a dream. Were the work of converting the bridge into a freight way for the passage of trains attempted, with all the necessary details that must follow, the result would suggest a veritable nightmare, fit only for the finale of some "railroad monopolist's" dinner. A descent into tunnels from the elevation of this bridge not being practicable, the scheme would comprehend the construction of elevated freight roads both in New York and Brooklyn; for the capacity of the roads already in operation in this city is severely taxed, and it is not likely that the lines soon to be built in Brooklyn can be operated with any less attention to the convenience and safety of passengers. But the construction of elevated freight roads means also the construction of more misplaced storage warehouses, a more complete divorce of the terminal points of water and land transportation, more frequent and prolonged street blockades, and a consequent deeper philological demoralization in the use of adulterated English. We want no elevated freight railways across the city in New York, whether converging to the New York and Brooklyn Bridge or to the projected bridge at Blackwell's Island. Fortunately, however, the danger of seeing such roads in operation is not imminent. The cost of building elevated roads for freight transportation, comprehending, in addition to the cost of construction, the value of property condemned and an enormous penalty for damages along the streets that they would follow and almost ruin, will forever preclude their introduction. They are only mentioned here to call attention to the impracticable nature of the scheme for drawing freight trains over the East River.

From an elevation of 135 or 140 feet above high tide, the supposed altitude of East River bridges, we will descend to a depression of, say, 75 feet below low tide, and contemplate the Hudson River Tunnel. It is to be presumed that the work will be some day completed, notwithstanding the present suspension of operations, and, to be made profitable, it must be used for the service of both freight and passenger transportation. But, like all other terminal works around the New York harbor, it is to be feared that the design was only half conceived in the beginning, and contemplates little else than a great bore under the river to be utilized according to subsequent events. Where is to be located the New York terminus? For passenger traffic alone this is a question of perhaps little consequence to the public. Passengers can make their exit from the tunnel at any point, either by means of elevators at the river side or on the street grade in the middle of the city, the nearer to the latter location, perhaps, the better. But where will be located the freight depot? The very use of these

words is suggestive of the vast character of the enterprise; for the idea of a freight depot comprehends wide space with numerous switches and sidings where freight trains may be loaded or unloaded. It is undeniably true that such depots are to be found scattered around in New York in several improper places; but it is equally true that they represent great nuisances which ought to be abated. If the Hudson River tunnel is to have a freight depot in New York it ought not to be difficult to decide upon its location. Both subterranean and above-ground, it should be placed directly on the Hudson River water front. In this location it should communicate freely and without any break with the shipping at the piers, and with the water front freight railway, parallel with the rivers, long since conceived but not yet realized. In any other place the depot that opens into the Hudson River tunnel, if utilized for the purposes of freight transportation and used by a half-dozen railroads, would represent an intolerable nuisance to the city of New York.

The proposition to refuse the use of bridges for the passage of freight trains across the East River may sound very selfish to the inhabitants of Brooklyn, long taught to regard themselves as insular and deprived of some of the advantages of location possessed by this city. As a matter of fact the inhibition is suggested in a spirit of the utmost kindness, and for the purpose of withdrawing our neighbors from the pursuit of an ignis fatuus. Their road to the mainland does not lie through the thickly populated sections of this city. They can be better served by turning their eyes in other directions. From Lawrence Point, above Astoria, opposite Randall's Island, to the shore of North New York, the distance, by the way of an easily-constructed tunnel under the East River, is only about half a mile. This is the road to Boston if our Brooklyn friends wish to set their faces against the injunction of Horace Greeley, and go east. By this route, also, connection can be cheaply made with the New York Central & Hudson River Railroad, a connection, however, which has lost something of its importance since the construction of the West Shore road. The New York Central road, too, possesses more water front than it can ever utilize on the Hudson River, and it is questionable if any immediate connection across the East River would be worth while. But at the southward, under the Narrows and across Staten Island, communication may be opened directly with the five great railroads that concentrate on the west shore of the Hudson, together with the Lehigh Valley Road, terminating at present at Perth Amboy. These are connections which will be very well worth making; and it is not a little curious that a people who can secure them so cheaply as the people of Brooklyn should dream of climbing over the East River at an elevation of 140 feet above high tide. The dazzling effulgence of the metropolis must have affected their vision unfavorably.

It is time that we began to study this terminal question more thoughtfully in New York. Indeed, it is many years past the time when the subject should have been thoroughly understood. Commerce, according to all testimony, is drifting away from the city; and unlike London, Paris or Berlin, our American metropolis was not created by court influences. New York is the creature of commercial enterprise, and when she loses her commerce she will lose also her prestige, and, finally, her leading position on the harbor.

The want of a water front warehouse system in this city has been already the cause of incalculable losses, and if the present awkward situation is permitted to last it will be the cause of our eventual defeat. If we are to maintain our supremacy our Department of Docks must set itself to the task of providing accommodations for commerce on a line essentially different from the plans projected.

Realty at Albany.

[From our own Correspondent.]

ALBANY, February 14.

There is now before the Judiciary Committee of the Senate a codification by Montgomery Throop of the second part of the Revised Statutes, which relates especially to realty. Like all the codifications by Throop, it proposes many changes in the present law, by the insertion of a word or two in different sections, and in some instances entire new sections are substituted. It covers 267 printed pages, 92 of which, or one chapter and five titles, being devoted to realty. One title is devoted to the tenure of real property, one to the nature and qualities or definitions of estates in real property, one to landlords and tenants, one to conveyances of real property, and another to miscellaneous and general provisions affecting realty. Under these different heads the question of who is legally permitted to hold real estate and the rights of aliens are treated; also the disposition of estates, estates for life reversions, rights of landlords, rights of lessees, forfeiture of leases, alienations of real property—mortgages and conveyances, when they are void—rights of purchasers and all the various subjects relating to the ownership, leasing, sale and mortgaging of realty.

The bill is an important one, for while pretending to be a codification of present law, it is in fact a revision and amendment of the laws bearing on these subjects as they have stood for some time. It will require the skill of a real estate lawyer to determine how far it goes, and the effect of the changes on the present laws relating to realty. Codification in the past has not always been wisely done, that of the laws affecting public and private interests in New York city is a sample. It has been found that in that codification the wrong mechanics' lien law was incorporated, and another change was found necessary last year. And there are now about twenty bills pending to correct other errors discovered, including one in reference to the payment of contractors. The consolidation so changed it, that where work is done in the grading of a new street, it cannot be paid until after the assessment is laid and all collected.

There has been another muddle discovered in reference to the issue of assessment bonds, and still another this week, which shows that no depart-

ment or other city authority has charge of the improvement or opening of streets on Manhattan Island, north of One Hundred and Fifty-fifth street, so muddled is the codification. The local authorities are seriously contemplating requesting the Legislature to repeal the entire codification; it has proven such a botch, and caused so many contradictions in the laws.

Luther R. Marsh, Mr. Mullally, ex-Alderman Wells, W. W. Niles and several others have this afternoon made lengthy arguments before the Joint Committees of both Houses in favor of the bill carrying out the report of the Commission to Locate New Parks in the Twenty-third and Twenty-fourth Wards. The main features of their argument are found in the report of the commission, which was supplemented by an explanation of the advantages to be derived by taking the property before it further advances in price, and the establishment of a system of parks before further improvements are made in that section. The gentlemen mentioned are hopeful of being able to secure the passage of the bill during this session.

Arguments were made on Tuesday before the Senate Committee on Cities by a delegation representing the builders, underwriters, iron masters and architects, in favor of the Daly bill remodelling the building laws for New York city. They all appeared satisfied with the bill, and urged its passage. They represented that the present building laws are not what New York needs at the present time but are more applicable to the city of half a century ago. Final action on the bill was postponed until next Tuesday by the committee. While no opposition has as yet publicly appeared against the bill, it has been discovered that some of the Fire Commissioners are using their influence against taking the Building Bureau out of the Fire Department and making it an independent department, as it should be. This influence is being felt, although the delegation which was before the Committee intimated that they had assurances that Mayor Edson would place Mr. Esterbrook at the head of the department if the change was made, yet it seems that the desire of some of the Fire Commissioners to retain control of the patronage under the Building Bureau weighs more than any such assurances. Political patronage is the barrier in the way of all legislation for improvement in New York. Senator Gibbs, the Republican member at the head of the committee to which the bill is referred, represents the district of which Fire Commissioner Van Cott is one of the party bosses, and that weighs more than the benefit of the proposed changes. Senator Daly admitted to-day that he should probably be compelled to eliminate from the bill the provision for an independent department to secure even a report of the bill from the committee.

Mr. Clarke, of the annexed district, has presented a bill to enable property owners to have asphalt pavement laid. It provides that the authorities having in charge the paving and repair of the streets in the city of New York may cause any of the streets to be paved with native asphalt pavement whenever it shall be petitioned for by a majority of the owners of property fronting upon the street, a portion thereof to be paved, provided the interests of the city shall not, in the judgment of such authorities, be injured thereby.

The Assembly has passed Mr. Oliver's bill, directing the Department of Parks to improve and repair the park in Mission place, at Five Points, commonly called Paradise Park, by planting trees, placing benches, putting in order the fountain and removing the iron structure thereon. It requires the Board of Apportionment to appropriate \$1,000 for that purpose.

The Assembly Committee has reported the Senate bill establishing a park at Coenties slip.

A bill was introduced early in the session by Senator McCarthy, regulating the manner of letting contracts in New York city. It seeks to do away with the unbalanced bid system and the dividing up of the work into pieces, so that each will come below \$1,000. The committee has made several amendments and reported the bill.

The bill relative to the Gansevoort Market, which has been reported in the Senate, sets apart the block of ground west of Washington street, extending to West street and Tenth avenue, between Little Twelfth street on the north and Gansevoort street on the south, for the exclusive use of farmers and market gardeners, and places all regulations for controlling the same under the Finance Department. The portion of land heretofore taken between Tenth and Thirteenth avenues, Bloomfield and Gansevoort streets, is dedicated to market purposes, to be used in such manner as the Commissioners of the Sinking Fund shall prescribe.

The Railroad Commission has sent to both Houses its bill providing for the organization of companies and the construction of street railroads in cities and villages of the State. Its provisions are general and do not exclude these roads from any streets or avenues. It is in all respects a general bill and free from any special privileges to anyone. It provides for obtaining the consent of the local authorities, or the majority of the property holders in the street on which it is proposed to construct the roads, and for the payment of 3 per cent. of the gross receipts in the large cities to the city for each of the first five years, after that 5 per cent. The bill meets all the requirements of the constitution, and appears to treat the construction of such roads as a public benefit, rather than a nuisance as many people have argued they now are. It also gives the right to existing street railroads to extend their tracks, to meet the growth of any city, upon the same conditions as are applied to new roads. The contest over the bill is to commence before the Railroad Committee next week.

The Railroad Committee of the Assembly has decided to report adversely the bill adding six more hours to those in which the fares on the elevated roads shall be five cents. The passage of the bill would make the fares five cents twelve hours each day, the ten cent hours being from ten o'clock to three during the day time. A determined effort is to be made to override the committee's report in the Assembly.

The promoters of the plan to enlarge the powers and increase the privileges under their charter of the Broadway Underground Railroad, so as to enable them to construct an arcade railroad with four tracks, instead of two in a dark tunnel, have arrived and propose to have their bill introduced to-morrow.

No action has been taken this week on the measure for introduction of salt water into New York city for the extinguishment of fires and sanitary purposes. Some amendments have been suggested by a representative of the city authorities to better enable the city to carry out its contract if one is made. It is decided that the local authorities will not oppose the measure.

The bill placing the entire responsibility for the appointment of heads of departments in the Mayor was not acted upon in the Assembly, owing to the absence of Mr. Roosevelt, its author, whose mother died this morning and his wife in the afternoon.

A bill has been reported in the Assembly which provides that "No city, township, or municipal corporation shall be allowed to become indebted, in any manner or for any purpose, to an amount, including existing indebtedness, in the aggregate exceeding 10 per cent. on the whole value of the

taxable property therein, as shown by the last assessment roll. All debts incurred in excess of 10 per cent. to be illegal.

Owners of realty in the city of New York, who are in doubt about the future of the metropolis, may find some encouragement from the remarks of Mr. Littlejohn on the importance of the canals, in the debates in the Assembly, during which he predicted that the city of New York within fifty years would have a larger population than that of any other city on the face of the globe. If that prediction is verified, all the realty within the present city limits will have to be utilized and built upon. To provide for fully double the present population it will be necessary to build on miles of vacant lots. It also shows the necessity of adopting other modes for transit besides those now possessed to carry the vast numbers to and from their places of business, as well as local street railroads. Without these facilities New York will not gain as fast as predicted, for the elevated railroads are now taxed to their full capacity during the rush morning and evening. By the time that the arcade road can be constructed under Broadway, if commenced at once, there will be sufficient business for both that and the elevated roads. That additional route for rapid transit will help secure the rapid growth that Mr. Littlejohn predicts.

The Proposed Cable Roads.

Editor RECORD AND GUIDE:

I cannot but think that there is a colored man hidden in the woodpile of the rapid transit cable enterprise. Why go to Albany to get an extension of the time of the commission? This I hear was done without the knowledge of the president of the company interested in the cable. It looked as though it were done to "feel" the lobby at Albany, and to see how strong it was. It would have been an easy matter to have had the commission reappointed by the Mayor. After the legal conditions are complied with he can keep on appointing Rapid Transit Commissioners *ad libitum*. There is no limitation to his authority in this respect.

Then there is another thing that I cannot understand. Why a transverse road through Twenty-second street when there is already one on Twenty-third street? Then there are other of the routes designated which are plainly intended to antagonize existing horse-car interests. Can this all be a strike?

Now I admit that New York needs a comprehensive system of inter-mural travel. But should not the motto be, "make haste slowly?" A cable road would be a good thing on Tenth avenue, where it is imperatively needed. One is wanted also on the Hudson River front. Forty-second and Thirty-fourth streets should have transverse roads. Once these were established and in running order other Transit Commissioners could lay out additional roads, but this covering the whole city with a network of proposed cable roads looks like a scheme to bleed the existing horse-car companies. While it is true that roads are needed on down-town streets, such as Chambers and Liberty, the proposition to run some twenty between the Battery and Harlem, from river to river, is sure to provoke powerful opposition from property holders as well as the owners of horse-car stock.

LYNX.

Landlord and Tenant.

Mr. Louis Spatz hired apartments by the month from John Scheiner; rain came through the roof and damaged Mr. Spatz's property, and he sued Mr. Scheiner for \$450 damages, and got a verdict, from which Mr. Scheiner appealed. The General Term of the New York City Court has just overturned the judgment, ex-Judge M. C. Gross being Mr. Scheiner's counsel; the facts are fully stated in the opinion of the court, which was written by that able and learned Chief-Judge David McAdam, whose book on Landlord and Tenant is, or ought to be, in the hands of every property-owner. The following is the opinion in the case, filed February 8th, 1883:

MCADAM, C. J.—There was no covenant by the landlord to repair, and he is liable, if at all, on the sole ground of negligence. While it is true that the landlord of a tenement house occupied by numerous tenants is bound to keep the roof in repair, yet, he is not an insurer, nor is he required to anticipate a leak nor exercise any other than ordinary care in his management of the property. To charge him as landlord, it was necessary to show that he neglected, after having knowledge or notice of the defective condition, to repair the roof with promptitude, or, if he had no such notice or knowledge, that he had omitted to use such reasonable means and precautions for ascertaining its condition and making requisite repairs as his relation to it and his duty to the several tenants demanded at his hands (Henkel vs. Hurr, Daily Register, November 28, 1883). The evidence fails to show any such neglect as amounts to negligence.

The plaintiff occupied the fifth floor of the tenement, and had resided there for about one year prior to the leakage of which he complains, and this was the first injury of the kind he had suffered. The only evidence of notice to the landlord of the defects in the roof was given by the witness Liederback (one of the assignors), who testified that "about a month before the accident occurred," he spoke to the defendant in reference to the roof, and that the defendant said "all right, I will attend to it." Francis Scheffe, a tinsmith, testified that he remembered the storm of September 23d, 1882, and that about fourteen days previous thereto he repaired the roof and made everything tight. His evidence, which is uncontradicted, is consistent with that given by Liederback, and proves that the notice given by him met with the necessary attention on the part of the landlord. The defendant denies that he had knowledge or notice of any defects in the roof until the storm came which caused the damage. This in substance is about all the proof there is in the case upon the question of negligence, and it fails to show that the defendant omitted to do any act which an ordinary prudent man would have done under the circumstances.

The fact that a leak occurred does not of itself prove negligence, nor does the mere fact of damage give the tenant a right of action. The landlord's liability rests wholly upon actual negligence in which the duty or obligation of the landlord is only an element, a most important one, it is true, but by no means exclusive or controlling (Henkel vs. Hurr, supra). The character of the weather on the day of the injury and for the four preceding days was given by the witness Merrill, who has charge of the Signal Service Bureau in this city. He testifies from the official records of that department as follows: "On the 19th of September, 1882, the weather was very sultry and moist; on the 20th a thunder storm, between 9 and 10:35 P. M., 59-100 inch of rain; upon the 21st light rain began before sunrise, 78-100 inch; it was quite heavy at intervals; upon the 22d light rain before sunrise; it began again at 7:30 A. M., and ended at 1:05 P. M.—total rainfall 1.69-100 inches. Upon the 23d the rain began before sunrise and continued all day; was remarkably heavy fall, 6.17-100 inches of rain, the heaviest daily fall recorded since the establishment of the station in 1870. It ceased before sunrise the next morning. It was at its heaviest from about 1 o'clock of that day until 8 o'clock that night."

The proofs show that it was during the heaviest portion of this unprece-

dent storm that the rain percolated through and did the damage complained of. The roof had served as a complete protection up to this time.

The case presented, viewed in the light of this testimony, demonstrates that the unusual fall of rain was such as no ordinary foresight or prudence could either foretell or guard against. It is difficult to infer and impute negligence to the defendant under such circumstances.

It follows, therefore, that the judgment appealed from must be reversed and a new trial ordered, with costs to the appellant to abide the event.

HALL, J., concurs.

Real Estate Department.

At the Exchange Salesroom during the past week the attendance has been good, and considerable property was offered. The sale of the Power estate on Tuesday, and the Faile estate on Thursday, were the most important, the latter bringing out a large attendance as it was liberally advertised. It was all desirable business property. The Chambers and Warren street properties sold were considered cheap, but the Burling slip and Front street stores and warehouses commanded prices which would net the investors about 6½ per cent. The parties in interest were quite satisfied with the result of the sale.

Dealers report a much more active real estate market so far as private sales are concerned than attained last year. They anticipate a much better spring business than in 1883. They argue that there is a great deal of money seeking investment, but that the public are afraid of Wall street, and distrustful of general business enterprises; hence the only really safe outlet for money is in real estate investments. We remarked last week on the very few foreclosure suits that are now commenced, as well as the smaller number of foreclosure sales. Money is so easily obtained at reasonable rates of interest, that borrowers on real estate are in favor with money lending institutions.

The transfers of last week compared with the corresponding week of 1883 show a slight falling off, but taking the official list since the beginning of the year there is a decided increase in the number of Conveyances. Here is the table for the week:

	CONVEYANCES.	
	1883. Feb. 9 to 15, inclusive.	1884. Feb. 8 to 14, inclusive.
Number.....	192	179
Amount involved.....	\$2,573,511	\$2,246,582
Number nominal.....	58	64
Number of 28d and 24th Wards.....	24	27
Amount involved.....	\$60,500	\$29,579
Number nominal.....	6	8
MORTGAGES.		
Number.....	157	163
Amount involved.....	\$1,464,755	\$1,661,201
No. at 5 per cent.....	57	57
Amount involved.....	\$555,113	\$708,631
No. to Banks, Trust and Insurance Companies...	29	28
Amount involved.....	\$430,500	\$560,400

Richard V. Harnett will sell on Tuesday next, the 19th inst., the houses on the southeast corner of Delancey and Mangin streets. The parcel embraces two three-story brick buildings used as stables and shops, and can be made to bring in a good rental.

The conveyances so far this year show a decided increase in number, as well as in the outlay of money, over last year, while the mortgage indebtedness is much less. But the building movement during the month of January and the first week of February was largely behind that of last year.

Since our last issue plans embracing ninety-eight buildings, to be erected at an estimated cost of over \$1,100,000, have been filed, the most important being the house on Fifth avenue for John S. Kennedy, on which \$150,000 will be expended and a new store building on the southeast corner of Greene and Bleecker streets, at an expenditure of \$225,000. In our column "Out Among the Builders" will be found news of several important operations. Four seven-story brick and stone stores are to be erected on the corner of Leonard and Hudson streets, by the Goelet estate; an eight-story office building, on the southeast corner of Wall and New streets, by the Mortimer estate; a six-story office building at No. 51 Liberty street, by The Brooklyn Life Insurance Company; a station for the New York Steam Company on east Forty-ninth street; five private dwellings on West Seventy-first street, for Edward J. King; and fifty-two three-story houses in the Twenty-third Ward by the House and Home Company. This shows an excellent week's work in the building line.

It is a noticeable fact that very few signs are up of houses to rent, and it is believed there will be far fewer changes this year than usual. Some of the high-priced houses will be vacated, but in no quarter of the city are landlords advancing rentals, except in cases where long leases have run out. It will be found that there are somewhat too many tenements in the market in the Harlem district, but houses ranging from \$800 to \$2,500 will be in demand.

Brooklyn property is really looking up. Our reporters this week state that sales of real estate across the river are unusually heavy. The particulars will be found under the proper head. There seems to be no doubt but that in Brooklyn as well as New York investors are putting their money in real property rather than in business and railway stocks.

Gossip of the Week.

Messrs. E. H. Ludlow & Co., have sold the four-story high stoop brown stone dwelling, No. 122 East Thirty-ninth street, 20x55x98.9, for Max Kayser to C. G. Landon, for \$25,000.

Messrs. Lewis & Harris have sold, for Thos. Smith, the four five-story brick and stone front first-class tenement houses, Nos. 309 and 311 East Sixty-first street, size of each 25x74x100.5, and Nos. 314 and 316 East Sixty-second street, size of each 25x85x100.5, for \$98,000 cash.

J. O. Higgins has sold, for John H. Deane, the three story brown stone dwelling, 20x55x95, No. 1185 Madison avenue, opposite Mount Morris Park, for \$23,000, the four-story stone front flat, No. 79 East One Hundred and Twenty-first street, northwest corner of Fourth avenue, 20x76x100,

for \$22,000, and a similar building, No. 77 East One Hundred and Twenty-first street, same size, for \$20,000.

Morris B. Baer & Co. have sold the five-story brick apartment house, on the northeast corner of Fourth avenue and One Hundred and Twenty-third street, 35x100.11, for \$75,000, for Thomas Mackellar to Edmund Coffin, Jr., and the plot of ground on the south side of Ninety-eighth street, commencing 100 feet east of Tenth avenue, 25x100, for \$50,000, and a lot on the north side of Sixty-ninth street, 350 west of Ninth avenue, for \$10,000, both for Edmund Coffin, Jr., to Thomas Mackellar.

Messrs. M. B. Baer & Co. have sold the four-story store No. 720 Tenth avenue (Astor leasehold) for A. H. Maas for \$9,100, and for M. B. Bookstaver the three-story high stoop brown stone dwelling, No. 232 West Forty-sixth street (Astor leasehold) for \$8,000.

The sale is reported of the four-story stone front dwelling, No. 237 Madison avenue, near Thirty-ninth street, lot 25x100, for \$70,000, and a similar dwelling on Thirty-second street, near Fifth avenue, for \$42,500. Brokers, A. H. Muller & Son.

Messrs. F. G. Swartwout & Co. have sold the four-story flat with store, No. 204 East One Hundred and Sixteenth street, size 25x80x100, to Louis Miller, for \$30,000 cash.

James H. Coleman has sold two lots on the south side of Eighty first street, commencing 323 east of Avenue A, to Mary F. Morris and Mary Cahill, for \$4,000 each. Mr. Coleman sold the six adjoining lots to the same parties a few weeks ago for \$3,500 each.

M. A. Burdett has sold for S. Michel a lot on the east side of Greenwich street, 35.3 south of Cortlandt street, size 18x24, to Gustav Reismann, for \$10,000.

John Webber has not sold his ten lots on One Hundred and Twenty-second and One Hundred and Twenty-third streets, commencing 300 feet east of Eighth avenue, as reported January 5.

M. E. Crasto & Son have sold for S. C. Welsh three lots on the south side of One Hundred and Twenty-sixth street, 235 west of Fifth avenue, to Anthony Smyth, for about \$25,500.

John Entwistle has purchased from W. E. C. Bradley two lots on the north side of One Hundred and Thirty-eighth street, about 250 feet east of Willis avenue.

Charles H. Russell, assignee of Willett Bronson, has sold to William Lalor, five four-story brick flats on the southeast corner of Fourth avenue and Seventy-eighth street, 102x50, four being on the avenue and one on the street, the price being \$55,000. Mr. Lalor has resold the same to Henry Bischoff for \$58,000.

The three-story stone front dwelling, No. 600 Lexington avenue, 20x90, has been sold by Charles Nathan, for \$10,000.

F. S. Gray has sold, for Joseph I. West, the three-story brick house, No. 262 West Fortieth street, 20x52x100, for \$13,000.

George J. Hamilton has sold the four-story high stoop brown stone house, No. 452 West Seventy-third street, 20x102.2, to George C. Clarke, of Tefft, Weller & Co., for \$33,000.

Messrs. McCafferty & Buckley have sold the three-story stable, No. 123 West Fifty-second street, 25x90x100, to Peter R. Suydam, for \$30,000.

W. S. Denmark has sold the five-story brick store and flat, No. 1297 Third avenue, 20x60x110, for \$19,000. Brokers, Donaldson & Breen.

Messrs. Maclay & Davies have sold the plot of ground on the southeast corner of Boulevard and Sixty-second street, 116.2x146.8x100.5x88.3½, for \$150,000. The same firm have purchased from the Equitable Life Assurance Society, the property on the northeast corner of Canal and Renwick streets, 24.7x16.7x42.2x38, for \$12,500; the four-story stone front stable and tenement, No. 255 West Forty-seventh street, 25x100.5, and the three-story stone front dwelling, No. 226 West Forty-eighth street, 18.6x50x100.5, for \$48,000, as well as the following Brooklyn property: No. 556 Hicks street, 25x43x100, four-story brick store and house, for \$10,000, and the four-story marble front store and dwelling, No. 347 Court street, 20.6x50x84.6, for \$15,000.

John Davis has sold the three-story brick house, No. 551 East Eighty-seventh street, with two lots of ground, for \$10,500, to Thomas Cook.

David Dinklespiel has sold the three four-story brown stone flat houses on the south side of Ninety-fourth street, between Fourth and Lexington avenues, 20x60x100.8 each, to M. Friedman, for about \$56,000.

James Meagher has sold the two four-story brown stone front and cabinet finished dwellings on the west side of Fifth avenue, commencing 60.11 south of One Hundred and Twenty-sixth street, 20x85 each, to Charles Spear, for \$70,000, and Charles Spear, three lots on the east side of Fifth avenue, 25 feet south of One Hundred and Thirty-second street, 75x130, to James Meagher for \$30,000.

S. D. Jennings has sold the three-story high stoop brown stone house, No. 206 West One Hundred and Twenty-eighth street, 16.8x50x99.11, to Mrs. Elizabeth Woodworth, for \$13,000.

John Davis has sold the old brick building, No. 53 Ludlow street, with lot 25x87, for \$12,500, to Mr. Moss, and the property on the northeast corner of Broome and Columbia streets, 25x37, for \$7,000.

The Miller estate have sold their three lots on the north side of Ninety-sixth street, 150 feet west of Third avenue, on private terms.

The property known as Tufts Moulding Mill, No. 501 East Seventieth street, a five-story brick building with plot of ground about 120x100.5, has been purchased by J. J. Macdonald, for \$40,000.

Morris Littman and Samuel McMillan have sold the three lots on the south side of Forty-seventh street, west of Ninth avenue, to Robert Auld, for \$27,000.

Charles Sedgwick has purchased from Max Danziger the four-story flat house on First avenue, 25 feet south of Seventy-third street, 25.6x80x100, for \$20,000.

The purchaser of Mr. Darragh's flats on One Hundred and Twenty-fifth street, between Seventh and Eighth avenues, was G. M. Edwards.

B. S. Levy has sold for John H. Deane three houses on the south side of One Hundred and Seventh street, near Second avenue, to Mr. Bellamy.

John Molloy has sold three six-story brick and brown stone flats on the southwest corner of Sixty-first street and Ninth avenue.

Brooklyn.

Theodore A. Thorne has made the following sales: The four three-story brick dwellings, Nos. 65 to 71 Irving place, corner of Putnam avenue, to Henry L. Coe, for \$20,600; the three-story frame dwelling, with lot 30x100, No. 1346 Pacific street, to Henry E. Hutchinson, for \$5,875; the three-story frame dwelling, No. 170 Madison street, to F. Haon, for \$6,000.

R. Spitzer & Co. have sold, for Col. Rueger, the three-story frame dwelling on Ellery street to Amelia Storch, for \$5,300; for account of S. T. Higgins and others, the block bounded by Central and Myrtle avenues and Stockholm street, and fifteen lots on De Kalb avenue and Cedar street, 295x232x135, to Charles Herr, for \$15,000; and, for H. B. Clafin, six lots on Cedar street and Myrtle avenue, 120x115x95, to Theo. P. Bills for \$3,500.

W. F. Corwith has sold, for Michael McCaffrey, the lot, 25x10, on the east side of Leonard street, 375 feet north of Calyer street, to John Wood, for \$1,500.

E. C. Macclinchey has sold the three-story and basement brown stone dwelling, 20x45x100, No. 253 Hewes street, to Andrew O'Donnell, for \$9,500.

Mr. Jno. F. James has sold, for the estate of Emily Fournier, the three-story frame house, No. 45 Fleet place, to Mr. W. W. Watson, for \$3,300.

Out Among the Builders.

William E. C. Bradley is about to commence the erection of a three-story brick house for his own occupancy, on the north side of One Hundred and Thirty-eighth street, between Willis and Brook avenues. It will be 22x54, and stand on two full lots. Architect, John Rogers.

John M. Forster has the plans for the alteration and extension of brick stores, Nos. 525, 527 and 529 Eighth avenue, occupied by Karch & Co. The buildings will be extended the full depth of the lots, and the cost will be \$6,000.

Youngs & Campbell are the architects for a four-story brick flat, to be erected at No. 443 West Thirty-first street, 24.6x50x100.5, by Robert A. Greacen.

Arthur Crooks is engaged on the plans for a five-story brick tenement, to be erected on the northeast corner of Broome and Columbia streets.

J. J. Macdonald contemplates the erection of five five-story brown stone flats, with stores, 20x75, on Third avenue, southwest corner of Ninety-sixth street. There is a large quantity of rock to be removed before building operations can be commenced. The total cost of the structures is estimated at \$80,000. Architect, John Brandt.

Robert Auld intends shortly to begin the erection of three five-story brown stone front flats, 25x85 each, on the south side of Forty-seventh street, west of Ninth avenue. Architect, W. J. Merritt.

Edward H. Kendall has the plans in hand for four seven-story brick and stone stores, 25x— each, to be erected for the Goelet estate, on the southeast corner of Leonard and Hudson streets.

F. Charles Merry is the architect selected by the Brooklyn Life Insurance Company for the building they propose to erect at No. 51 Liberty street, as announced in our last issue. The structure will be six stories and basement in height, the front being of brick, stone and iron. It will contain an elevator and steam heating, and will probably be fire-proof. The size of the building will be 25.8x60, though should the company purchase the adjoining building on the northeast corner of Liberty and Nassau streets the frontage will receive an addition of 12 feet. The five-story brick building at present occupying No. 51 Liberty street will shortly be demolished to make way for the new structure. The architects who competed were Mr. J. A. Mundell, of Brooklyn, and Mr. Merry. The new building will cost about \$60,000, and will be used for office purposes, the second story being occupied by the Brooklyn Life Insurance Company.

Stephen D. Hatch is the architect selected for the alterations to be made to the Marquand building for the Real Estate Exchange and Auction Room (Limited).

R. Guastavino has been selected as the architect for the synagogue to be erected for the Bnai Jeshurun Congregation on three lots on the west side of Madison avenue, 25.5 feet south of Sixty-fifth street, as reported by us on the 26th ult. The material of their present edifice on Thirty-fourth street, between Broadway and Seventh avenue, will be used in the reconstruction, with the partial addition of Philadelphia brick in the front, which will be of new design, the whole being in the Moresque. The size will be 67x95, and the cost about \$40,000. Messrs. H. J. Schwarzmann & Co. have been chosen as associate architects. Mr. Guastavino is also superintending the completion of the Progress Club, on Fifty-ninth street, near Lexington avenue, which was commenced by Emil Gruwe.

Geo. B. Post has drawn the preliminary designs for an eight-story brick and stone office building, to be erected by the Mortimer estate on the southeast corner of Wall and New streets, adjoining the New York Stock Exchange. It will be 57x66, and have two elevators and steam heating, and will be fire-proof throughout. The cost has not yet been estimated. The present structure on the site will be torn down after May 1 next.

The steam station to be erected by the New York Steam Company on the south side of Forty-ninth street, east of First avenue, as mentioned by us last week, will be a four-story fire-proof building of brick and iron, 100x100. It will be 120 feet in height, and contain several large boilers, and one or two elevators. The building proper will cost about \$250,000, exclusive of the machinery, which will make the total cost about \$500,000.

The plans were filed this week for a block of fifty-two three-story high stoop brick houses, all improvements, to be built for the House and Home Company (Limited), on Sherman avenue, and One Hundred and Sixty-third and One Hundred and Sixty-fourth streets, one block from Fleetwood Park station of Suburban Elevated Railroad, each house and lot to cost

about \$4,500, in installments, building to be supervised by a committee of owners; all money saved in building or made from sales to non-stockholders to be divided pro rata and applied to price. The capital of the company is \$125,000, and an additional \$125,000 is provided for small first mortgages on each house. Butcher, baker and grocer to be put at the corners and the whole neighborhood created at once. The plans are very neat and compact. Architect, G. A. Schellenger, 123 Broadway. Among the incorporators are Charles E. Sprague, Secretary of Union Dime Savings Bank, and Mr. Geo. W. Van Sicken. It may be added that an announcement of this important improvement was made in THE RECORD AND GUIDE of July 21 last.

D. & J. Jardine have the plans under way for five four-story and basement Philadelphia brick and brown stone private dwellings, with mansard roofs, each 20x55, with two-story extension, to be erected on the south side of Seventy-first street, 350 feet west of Ninth avenue, for Edward J. King, at a cost of about \$85,000.

Anthony Smyth intends to erect four 18.9 three-story and basement private dwellings on the three lots, 75x100, just purchased by him on the south side of One Hundred and Twenty-sixth street, about 235 feet west of Fifth avenue. Cleverdon & Putzel will be the architects.

James Meagher will improve the three lots on the east side of Fifth avenue, 25 feet south of One Hundred and Thirty-second street, probably by the erection of four three-story and basement private houses.

Cleverdon & Putzel are the architects for the flat and distillery for Wm. Wallace, into which the brick house at No. 207 East One Hundred and Twentieth street will be altered, as reported in this column on the 26th ult.

Messrs. Reid & Barry, of New York, have purchased seventeen acres of land for houses, on Passaic avenue, Passaic, N. J.

John Brandt has the plans in hand for a four-story brick and brown stone dwelling, 25x54, to be built at No. 445 East Seventy-seventh street, for John Stadler, at a cost of about \$10,000.

J. & W. Williams intend to build a four-story brick and stone carpet cleaning factory, about 25x56, at No. 353 West Fifty-fourth street, 150 feet east of Ninth avenue.

John Entwistle will erect three three-story brick private houses, about 16.8x45 each, on the north side of One Hundred and Thirty-eighth street, about 250 feet east of Willis avenue.

James A. Hearn & Son, of 30 West Fourteenth street, whose store runs through to Thirteenth street, intend to erect a first-class building adjoining, at Nos. 25 and 27 West Thirteenth street, to occupy a frontage of 50 feet and a depth of 103.3. The number of stories and other details have not been decided upon, though an elevator will be provided in the extension.

The property on the southwest corner of Fourteenth street and Fifth avenue will be converted into stores upon the ground floor with offices above. W. H. Hume has the plans in hand for the alteration.

Brooklyn.

Peter Algie & Son are about to erect twelve four-story brick and brown stone tenements, 25x65 each, on the corner of Sullivan and Conover streets, eight fronting on the former and four on the latter street. The cost of the improvement will be about \$120,000. Architect Elbert D. Howes, of New York.

E. F. Gaylor has plans in hand for three three-story brick flats, 16.8 x54 each, to be erected on the north side of South First street, about 150 feet east of Tenth street, for James Rodwell, at a cost of about \$4,000; also a three-story frame double tenement, 25x50, to be erected at No. 128 Elm street, near Central avenue, for Mrs. Ronan, at a cost of \$4,000.

Th. Engelhardt has plans for a three-story frame flat, 19x50, and a three-story frame double tenement, 25x55, to be erected on Gwinnett street, near Throop avenue, for John Schlinger; the total cost of this improvement will be about \$9,000; also a two-story frame (brick basement) dwelling, 22x40, to be erected on the north side of Skillman avenue, 78 feet east of Graham avenue, for Mrs. Metzen; cost, \$5,500; a three-story frame tenement, 20x50, to be erected on the south side of Park street, 130 feet east of Broadway, for George Straub; cost, \$4,500; two three-story frame dwellings, each 25x52.6, to be erected on the northwest corner of Varet and Humboldt streets, for A. Schineller; cost, \$9,000; also two three-story brick dwellings, 25x32 each, to be erected on Clason avenue, near Flushing avenue, for J. J. Hower, at a cost of \$7,000.

Vollweiler & Co. have plans for four three-story brick stores and tenements, to be erected on Leonard street and Meserole avenue, three of which will have a total front of 75x55 and the other will be 20x46, the cost of which will be about \$34,000; owner, Mr. Wierck.

John I. Glover has the sketches for a four-story brick terra cotta front flat, 21x60, to be erected on Adelphi street, near Myrtle avenue; the cost will be about \$8,000; also a two-story and attic brick dwelling to be erected at Somerville, N. J.

Four three-story brick flats are to be erected on the south side of Pacific street, about 150 feet west of Clason avenue; owner, Mr. Taylor.

Elihu J. Grainger will improve the property on the northeast corner of Decatur street and Sumner avenue, by the erection of a row of four-story brick dwellings.

The building committee of the Flatbush Methodist Episcopal Church will erect a parsonage, and a tower and spire, to church building from plans by Mercein Thomas; the work will be done by the day, and the cost will be about \$5,000. Mr. Thomas also has plans for alterations and additions to No. 269 Washington avenue, at a cost of \$4,800.

Suburban.

A large hotel is to be erected at Montclair, N. J., by a joint stock company. It will be situated on the mountain, about 500 feet above the level of the sea, and will be 225x125 in size. It will contain an elevator, billiard room and bowling alleys, and will be fire-proof throughout, as well as heated by steam. It will accommodate about two hundred guests, and be surrounded by extensive grounds, approached by pathways and carriage drives. The cost will be about \$150,000. The plans have been drawn by Geo. W. Da Cunha.

Messrs. Lamb & Rich are engaged on the plans for the erection of a two-story brick, stone and frame residence, 50x114, for the Hon. Theodore H. Roosevelt, at Oyster Bay, L. I. It will be finished in hardwoods, and have a stable and lodge house on the grounds.

Messrs. King & Swazey have just finished the plans for a Queen Anne cottage for Mr. C. W. Hanks, at New Brighton, S. I. It will cost about \$3,500. The same architect have on the boards plans for a large and ornamental barn for Judge Benedict, at Fair View, S. I. It will cost something over \$3,000.

Mr. Morse has purchased the property on the northeast corner of Park and Washington streets, Orange, N. J., from Mr. Lloyd, on which he will erect in the spring two fine houses, one for his own occupancy and the other for his son.

The Ben Halliday place at Harrison, Westchester Co., near White Plains, consisting of a large stone mansion and 700 acres of land, is to be extensively improved during the coming season. The property was purchased three years ago by John Roach, who expended some \$30,000 in repairing the mansion.

The Bay Ridge Construction Company have elected the following board of trustees: R. H. Berdell, J. F. Ames, W. Roosevelt, S. Mawhinney, W. J. Gillfillan, J. E. Smith and A. P. Bliven. It is stated that \$387,500 of the company's stock has been subscribed for, and that active operations will begin in March. The company has twenty-seven acres of land at Bay Ridge with a frontage of 700 feet on New York Bay. Its object is to build and repair steamers, sailing vessels and other craft. The National Marine Engine and Boiler Manufacturing Company will occupy adjacent grounds. Forty cottages will be erected by them in the rear of their works, and they intend to construct a large cob dock, 600 feet long and 80 feet wide, sufficient to accommodate the largest steamer afloat, directly the rest of the plant is well advanced.

Street Opening.

The commissioners in the matter relative to the opening of Ninety-fourth street, between Second and Third avenues, have completed their estimate and assessment and will present the same to the Supreme Court for confirmation on April 4, 1884. The abstract of the said estimate and assessment, together with maps, and all the affidavits, estimates and other documents which were used in making report, have been deposited in the office of the Department of Public Works, there to remain until the 20th of March, 1884.

Special Notices.

Attention is called to the card of Mr. S. H. Mapes, the well-known west-side builder, from whom estimates for the erection of buildings can be obtained on application, personally or in writing, at his office, No. 1777 Broadway, between Fifty-seventh and Fifty-eighth streets.

The Central Iron Works, whose advertisement appears elsewhere, manufacture all kinds of ironwork used in the construction of buildings. They have made a specialty of the Dunn Fire Escape, which closes up tightly in a perpendicular receiving box, and does not detract from the appearance of a building, being invisible when not in use. When required it is easily opened by a child, the turning of a knob being simply necessary. It can be seen in operation at their works, No. 323 East Twenty-second street.

Huston & Corbitt furnish estimates on plumbing. They refer to their work in the Grand View Hotel, Mr. Warren's house, No. 15 East Forty-first street, the house No. 17 East Forty-fourth, the parsonage on West Twenty-third street, the Land and Water Club-house at Whitestone, L. I., and to a number of architects and builders by whom they have been employed. Communications can be addressed to them at their office, No. 54 East Forty-first street.

BUILDING MATERIAL MARKET.

BRICKS.—Business has again been quite dull, and the market for Common Hards commences to show a greater degree of irregularity. The miserable condition of the weather during the best portion of the week has added another period of inactivity to building operations, and kept the sales in the main confined to some odd parcels afloat or form yard as required for urgent necessity, and we hear grumbling from both receivers and dealers, though matters, it is reasonable to expect, would have been worse had not the fogs interfered with navigation and prevented the arrivals of more than just a few cargoes as they might happen to slip through. The fog, the rain and "warm spell," however, were working out a result in another direction by rotting and breaking up the ice on the Hudson, and this latter fact, with the expectation that it would soon lead to larger supplies, has been a private factor in inducing buyers to stand off, even where they might have handled a fair quantity to advantage.

Some dealers, too, have been a little fretful over the dragging state of affairs, and like those in Brooklyn, referred to last week, seemed willing to sell to a moderate extent at a "cut" on what was considered the wholesale line of value. With all these influences therefore the feeling has become quite unsettled, and we find more or less conflict of opinion as expressed by various operators. Not a great many, however, claim any great amount of strength and a number seem slightly inclined to think that unless the demand very quickly and decidedly improved, it will be necessary to offer buyers still greater inducements in order to create an outlet sufficient to offset the supplies available and likely to become so. In this connection it may be well to note that some of the barge loads afloat supposed to be awaiting customers have already been disposed, and that with a prospect of somewhat better weather a little more interest is shown by buyers at the close. We do not pretend to give positive prices at the moment, as the market is of too unstable a character, but the general line of valuation ranges about as follows: North Rivers, \$8.00@8.50 per M; Long Islands, \$7.25@8.00

do. as to quality. Staten Islands sold at \$7.50, and that price still asked, and Jerseys \$6.25@6.50, with a few held at \$7.00 per M. Pales are quoted at \$4.00@4.50 per M, but without any basis of actual business to work upon.

CEMENT.—Winter trading in domestic cement does not as a rule take very positive form and we find considerable margin on the rates quoted by various operators. The differences in price, however, are in a great measure due to the various influences of quality, quantity, delivery, etc., and probably the average cost is much the same as early in the season. Supplies fair, but apparently not excessive, and no unusual effort to realize manifested. The imported stock remains in very good position, and is generally spoken of cheerfully by the selling interest. As noted from time to time, there has been considerable success this season in preventing any important addition to stock, and with the desirable grades in particular sold close, the tone is naturally well maintained, with agents of most of the leading brands holding contracts against parcels afloat.

GLASS.—Some little demand has prevailed for window glass, possibly a small increase in a few instances, but the movements of buyers are not of an anxious character by any means nor does there appear to be the least inclination to anticipate wants.

LATH.—Exactly how much demand there may be for lath at the moment is not very clear as no chance for its development has been presented in the absence of supplies.

HARDWARE.—The demand for most kinds of domestic hardware has shown a fair degree of animation, but especially such goods as may be considered reasonable and standard.

LUMBER.—Somewhat larger supplies from coastwise points have come to hand, leading to slight irregularity, but aside from that the market underwent no noticeable change.

Eastern Spruce has an indefinite sort of market consequent upon the irregular shipments and uncertainty surrounding the voyage of vessels when they make a start.

White Pine has found some little local demand for manufacturing purposes and there seems to be a feeling that this must further increase.

Yellow Pine retained a somewhat uncertain market, but gives no evidence of immediate positive improvement. Agents are still picking up a few free on board orders, and that keeps them moderately busy.

Hard woods continue in very fair demand on small orders for choice stock, and as the desirable supply available does not amount to much holders experience no great difficulty in maintaining a steady range of prices.

Shingles continue to meet with some little export demand, and nearly every [week small parcels are shipped. On home account, however, the outlet amounts to nothing, and values remain to some extent nominal.

GENERAL LUMBER NOTES. THE WEST.

The Northwestern Lumberman as follows:

AT THE YARDS.—The lumber trade of this city is rising from its winter lethargy and shaking itself. Just as inquiries and actual demand for shipments began to show signs of renewed life, the railroads declared war on rates to Missouri River points.

Up to date there have been no important changes in the prices of yard stock. The shading of the "official" list amounts to from 50 cents to \$1, averaged through the entire schedule. This is considered an evidence of a fairly firm condition.

The floods in the Ohio and its tributaries will inevitably cause much loss and hindrance to manufacturers and shippers in the region cursed by the overflow. The high water will cut off, or delay, much lumber that goes Southwest from this city and Michigan points.

In Hardwoods walnut is the dearest thing on the list, as far as common and culls are concerned. No one wants them, and every one that uses them seems to have an abundance on hand.

The prospective heavy building the coming season in Chicago is felt in large contracts for maple flooring which are being made. Some heavy handlers report that they are already far ahead of their last year's contracts.

The Minneapolis Lumberman and Manufacturer says: "A few job lots of badly made Wisconsin lumber are being offered at a shade off, but the regular trade is at full price."

FOREIGN.

The London Timber Trade's Journal of January 19 contains one of the most elaborate reviews of the market we have ever seen.

It has been recently shown in this journal that the importation of wood goods last year was the largest since 1877, and very nearly equivalent to that production: the figures were as follows, exclusive of staves and furniture wood.

Table with 3 columns: Year, Loads, Value. In 1883: 6,652,351 loads, £18,969,636 value. In 1884: 196,123 loads, £2,982,401 value.

If we average the value of a load of building timber, hard and soft, at 60s. ex ship one with another, we shall allow quite enough; and at this rate the cost of 196,123 loads would be £88,369, which, being deducted from the aforesaid difference of valuation between 1877 and 1883, leaves £2,374,032 as the difference of value between the quantity imported last year and the same quantity in 1877.

The timber trade of Liverpool seems not to have been so satisfactory last year as it might have been; in fact, few places have had so much to say on the unfavorable side as Liverpool, the market having been overwhelmed by supplies, for which there was only a limited demand.

NAILS.—Little or no change of a decided character can be found in the general conditions of this market. Demand fluctuates somewhat, but on the whole may be called fair and covers the usual outlets.

A dispatch from Pittsburg, Pa., under date of Feb 13th, says: "The Western Nail Association met this afternoon and reduced the card rate from \$3.40 to \$2.60. The stocks were reported light and trade unsatisfactory."

The above is a mere nominal reduction in cost, and simply adopts the rate at which business has for some time been conducted.

PAINTS AND OILS.—Business has been fairly active, with a slight improvement made in values in one or two cases, but buyers are almost too cautious in their movements to give sellers much advantage.

PITCH AND TAR.—A moderately active trade demand from the regular run of customers has prevailed with no change in prices on the general features of the market.

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. Columns: Brick type, Price per M, Price per 1000. Items include Pale, Jerseys, Long Island, North River, Favorite brands, Hollow Fire Clay Brick.

Table for FRONTS. Columns: Front type, Price per M, Price per 1000. Items include Croton and Croton Points, Philadelphia, Trenton, Baltimore, Yard prices.

Table for FIRE BRICK. Columns: Brick type, Price per 1000, Price per 500. Items include Welsh, English, Scotch, Newcastle, Illica, White Enamelled, Warm Buff facing.

Table for CEMENT. Columns: Cement brand, Price per bbl, Price per 100. Items include Rosendale, Portland, Portland (English), Portland K. B. & S., Portland Burham, Portland J. B. White & Bro., Portland Hanover, Portland German, Roman, Keene's coarse, Keene's fine.

Table for LIME. Columns: Lime type, Price per 100, Price per 50. Items include Rockland common, Rockland finishing, State common, State finishing, Ground.

LATH—Cargo rate... \$M 2 50

REAL ESTATE RECORD

AND BUILDERS' GUIDE.

VOL. XXXIII.

NEW YORK, FEBRUARY 16, 1884

No 831

SALES OF THE WEEK.

The following are the sales at the Exchange Sales-room for the week ending February 15:

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

R. V. HARNETT & CO.

Rivington st, No 115, s w cor Essex st, 24x69.10, five-story brick tenem't, with stores. H. Silberman \$27,950
Centre st, e s, 29.4 s Pearl st, 44 7x48 3 to Park st, x 50x73.6; Nos. 46 and 48 Centre st, and Nos. 36 and 38 Park st, two five-story brick stores and buildings. Frederick Davis 46,500
Elm st, No. 138, w s, 113.6 n Howard st, 25x96.8, three-story brick front house with store. Theodore Kruger 10,500
Marion st, No. 59, e s, 139.4 s Prince st, 25.1x99.2 x25 4x93.6, three-story brick house with store and three-story brick house on rear. John Hennessey 11,000
63d st, n s, 70 w Madison av, 25x100.5, four-story stone front dwelling. Jacob Berry. (Amount due, abt \$8,300) 55,000
1st av, No. 1639, w s, 25 n 85th st, 25x75, four-story brick flat. C. H. Reed 14,950

E. H. LUDLOW & CO.

37th st, No. 427, n s, 350 w 9th av, 25x98.9, three-story brick building. Patrick H. Power... 9,100
40th st, No. 114, s s, 225 w 4th av, 25x98.9, four-story brick dwell'g. P. H. Power 26,900
40th st, No. 116, s s, 250 w 6th av, 25x98.9, four-story brick dwell'g. James D. Fish 26,600
40th st, No. 145, n s, 80 e 7th av, 20x98.9, four-story brick dwell'g. P. H. Power 20,300
133d st, No. 113, n s, 150 w 6th av, 16 8x99.11, three-story stone front dwell'g. B. Richardson 8,627
Madison av, No. 2101, n e cor 133d st, 19 11x80, three-story free stone dwell'g. P. H. Power 11,600
7th av, No. 569, e s, 79 n 40th st, 19 9x260, four-story brick building. P. H. Power 13,700
50th st, No. 24 W., s s, 16x100.5, four-story stone front dwell'g. A. G. Payne. (Leasehold; leased for 19 years, from Nov., 1870; ground rent \$384 per annum.) 20,600

A. H. MULLER & SON.

Burling slip, No. 29, n s, 73 e Front st, 20x58.3x irreg. x24.9, five-story brick store. J. A. Hayden. (Rent \$2,500 per annum) 26,500
Chambers st, Nos 192 and 194, s s, bet Washington and West sts, 44x88, five-story brick store. E. M. Parsells. (Rent \$6,000 per annum) 76,900
Front st, No. 181, n e cor Burling slip, 33.7x67x irreg. x78, five-story brick store and office building. F. P. Woodbury. (Rent \$5,000 per annum) 58,750
Front st, No. 236, s w cor Peck slip, 25x55x23 5 x55, three-story brick store. H. Mathias & Son. (Rent \$1,400 per annum) 16,800
Grand st, No. 619, s s, near Monroe st, 26 8x65.11x11.8x74.9, three-story brick house with store. G. G. Lake. (Rent \$640 per annum) 7,350
Grand st, Nos. 611 and 613, s s, adj, 47.2x46.6x 34.9x65.11, two three-story brick houses w th stores. G. G. Lake. (Rent \$1,100 per annum) 14,000
Warren st, No. 124, n s, bet Washington and West sts, 29x90, four-story brick store. C. F. Southmayd. (Rent \$2,000 per annum) 23,850
Water st, Nos. 130 and 132, s w cor Pine st, 39.6 x39.7x39.11x47.1, five-story brick store and office building. F. P. Woodbury. (Rent \$4,000 per annum) 54,250
West st, No. 179, e s, north of Warren st, 23.1x 84.2x22x75.9, four-story brick store. H. F. Bartell. (Rent \$2,200 per annum) 26,900
West st, No. 180, e s, adj, 23.5x92x28x84.2, four-story brick store. H. F. Bartell. (Rent \$2,300 per annum) 27,750

JOHN F. B. SMYTH.

74th st, No. 238, s s, 200 w 2d av, 16 8x100.2, four-story stone front dwell'g. George W. Demond 11,900
74th st, No. 236, s s, adj, 16 8x100.2, four-story stone front dwell'g. J. J. Phelan 10,250
74th st, No. 231, s s, adj, 16 8x100.2, four-story stone front dwell'g. Geo. W. Demond 11,950
2d av, No. 392, e s, 61.9 n 19th st, 15.1x100, four-story stone front dwell'g. Ralph Wier 11,950
6th av, No. 471, w s, 58.8 s 29th st, 20x64.6, four-story brick building with store. J. D. Wendel 28,400
8d av, n w cor 97th st, 100.11x100, vacant. George Shepherd. (Amt due, abt \$31,450) 37,050
8d av, s w cor 98th st, 100.11x100, vacant. Geo. Shepherd. (Amt due, abt \$30,450) 33,800

LOUIS MESIER.

Pleasant av, No. 440, s e cor 133d st, 19.11x74, four-story brick store and dwell'g. Fred. Hartung. (1st mort. amt. due, abt \$7,200) 7,700

H. HENRIQUES.

James st, southerly cor Corsa av (now Southern Boulevard), 100x99. T. W. Harris. (Subject to dower right) 235

OTHER AUCTIONEERS.

2d av, No. 1059, e s, 4.5 s 56th st, 20x63, four-story stone front house. John Hayes (2d mort., amount due, abt \$2,900; 1st mort. \$5,000) 10,500

Total \$799,112
Corresponding week 1883 \$788,150

BROOKLYN, N. Y.

In the City of Brooklyn Messrs. J. C. Eadie, T. A. Kerrigan and Cole & Murphy have made the following sales for the week ending February 15:

Bainbridge st, n s, 320 w Patchen av, 20x100. A. J. Newton \$3,200
Broadway, No. 16, s s, 29.9 e 1st st, 22x65, two-story brick house with store. Otto Huber 24,900
Broadway, No. 259, n w cor 8th st, 23 4x100, four-story brick (marble front) flat with store. Bernard Gallagher 16,250
Broadway, No. 939, n w cor Dodworth st, 22 6x80x22.6x15.8x4 x95.10, three-story frame store with extension and two-story frame stable. George Oberst 6,250
Clymer st, No. 101, n s, 150 e Wythe av, 20x100, three-story brick dwell'g. Daniel Gorman 6,450
Dodworth st, n w s, 182.8 n e Broadway, 25x99. F. K. Howes 2,075
Franklin av, s s, abt 218 w Flatbush av, 25x110, vacant. J. A. Devin 500
Hicks st, w s, 288.6 n Degraw st, 19.6x97.6. John Canfield 4,750
Huntington st, No. 144, s s, 358.4 w Court st, 16.8x100, two-story brick dwell'g. John Canty 2,300
Wyckoff st, s s, 140 w Hoyt st, 20x—. E. T. Flynn 3,360
South 2d st, No. 131, n s, 76.5 w 4th st, 27.1x84 x15x irreg. three-story brick tenem't. Milfred Streeter 7,750
South 3d st, No. 237, n e cor 7th st, 19 6x100, two-story frame dwell'g. S. S. Marton 3,050
North 5th st, n e s, 140 n w 4th st, 20x100, with machinery, &c. J. Fourke 3,400
South 5th st, No. 205, n s, 36 w 6th st, 10x73.4, three-story brick dwell'g. J. J. Coger 5,250
Total \$8,495
Corresponding week 1883 \$22,150

CONVEYANCES.

Wherever the letters Q. C. and C. a. G. occur, preceded by the name of the grantee they mean as follows: 1st—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed in which all the right, title and interest of the grantor is conveyed, omitting all covenants or warranty. 2d—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or incumbered.

NEW YORK CITY.

FEBRUARY 8, 9, 11, 13, 14.
Attorney st, No. 8, e s, 140.7 s Grand st, runs east 100 x south 9.4 x west 5 x south 11.3 x west 50 to Attorney st, x north 20.7, three-story brick dwell'g. Rachel V. wife of and William H. Place to Ellen Atkinson. Morts. \$6,400. Feb. 12. \$10,400
Same property. Release mort. Asahel S. Levy to same. Feb. 13. 1,400
Bayard st, Nos. 78 and 78 1/2, n s, 16 from Mott st, 34x50, three-story brick store and tenement and three-story frame (brick front) store and tenem't. Moses Schlansky to Bernhard Galeski. Contract. Jan. 28. 17,000
Barrow st, No. 45, s s, 144 w Bleecker st, 21x40, three-story frame (brick front) dwell'g. Forrest B. Holmes, San Francisco, to Cecile J. Holmes, his mother. All title as heir of Robert D. and Blanche D. Holmes. Jan. 31. 1,208
Canal st, No. 49, n s, 43.9 e Orchard st, 21.10x 49, four-story brick store and tenem't. Isaac Gordon and Gabriel Cohen to Ella V. Von E. Wendel, Irvington, N. Y. Mort. \$9,500. Feb. 11. 16,000
Crosby st, No. 53, e s, 237.3 n Broome st, 25.1x 99.6x24.10x99.8, two-story frame (brick front) store and tenem't. Louis Carella to David Moss and Morris Goldstein. Mort. \$9,000. Feb. 11. 13,750
Dyckman st, e s, 459.9 n 10th av, runs southeast 104.6 x again southeast 129.6 x west 53 to Dyckman st, x north 225. Adele Ulman, widow, to Hannah Wolfe. C. a. G. February 1. 3,500
Eldridge st, No. 52 1/2 e s, 41.8 s Hester st, 20.10 x66.6, three-story brick dwell'g. Howard Conkling to Alfred R. Conkling. C. a. G. Feb. 11. 9,663
East Broadway or Chatham sq, s s, 75 w Catharine st, 25x71x25x71.7, four-story brick hotel, extends to alley on rear. Anna C. S. Mackenzie, extrx. and trustee Cath. C. Stevens, and individ., to Robert Winthrop. Feb. 11. 14,500
Essex st, No. 167, w s, 225 s Houston st, 25x 87.6, five-story brick store and tenem't and three-story frame tenem't on rear. William and George Schuster to Richard Selg and Amalia his wife. Mort. \$5,000. February 13. 24,800
Front st, No. 180, cor Burling slip, 24x63x24.4x 63.5, five-story brick store. Alice wife of and Baron Edward Von der Heydt, Berlin, Prussia, to Oscar E. Schmidt. Re-recorded. Sept. 25, 1883. 42,000
Forsyth st, No. 50, e s, 125 s Hester st, 25x100, four-story frame (brick front) store and

tenem't and six-story brick tenem't on rear. Emma L. Naumann to Robert Niemann. Mort. \$13,000. Feb. 9. 18,850
Grand st, No. 223, s e cor Elizabeth st, 23.11x 55.5x23.2x55.5, five-story brick store. Daniel D. Brinckerhoff and Theodore C. Pohle and Thomas S. Ollive to John F. Mahnken. Jan. 28. 49,000
Grand st, No. 521, s s, runs southwest 39.9 x south 20.8 to Henry st, x west 20 x north 37.4 x northeast 35 to Grand st, x east 25, two-story frame (brick front) dwell'g and one-story frame stable on rear. George S. McKibbin to Benjamin Sire. Mort. \$5,000. Feb. 8. 12,000
Greenwich st, No. 700, s w cor West 10th st, runs south 24.10 x west 40.3 x south 0.8 x west 27.10 x south 1.9 x west 7.4 to an alley, x north 4.10 to West 10th st, x east 80.3, three-story brick store and dwell'g. William H. Christie to Sarah wife of Walter Taylor. C. a. G. All liens. April 11, 1883. nom
Greene st, w s, 65 n Grand st, 40x100. Release of contract. Henry Chamberlin to Harriet A. Brady and ano., exrs. A. Brady. February 5. 7,163
Hudson st, 9th av and 13th st, triangular block. Caroline S. Herring, widow and sole devisee of residuary estate of S. C. Herring, to Joseph D. Eldredge. Jan. 19. nom
Henry st, s w cor Clinton st, 23.9x100, three-story brick dwell'g. Release mort. Mary Kimberly, Brooklyn, to Catharine A. Hedges. Jan. 30. nom
Leonard st, No. 152, s s, 90.3 e Centre st, 24.4x 91.8x24x91, six-story brick store and tenem't and six-story brick tenem't on rear. Morris Keller to Max Danziger. Feb. 11. nom
Market st, No. 47, w s, 73 s Madison st, 27x85.6 x27x85, two-story brick dwell'g. Catharine A. Hedges to Dennis Cunehan and Mary his wife. Mort. \$4,000. Feb. 1. 8,750
Maiden lane, No. 26, s w cor Nassau st, runs west 18.2x19.6 x west 5.10 x south 4 x east 24.5 to Nassau st, x north 20.8, five-story brick store. Ephraim S. Johnson, Jersey City, to E. S. Johnson & Co. Morts. \$25,000. Feb. 1. 50,000
Orchard st, No. 56, e s, 150 s Grand st, 25x87.6, four-story brick store and tenem't. Sarah wife of and Leopold Haas to Beer Rosenberg. Feb. 14. 17,000
Prince st, No. 193, s s, 80 w Sullivan st, 20x77, four-story brick store and tenem't. Charles Zimmermann and Mary his wife, to Margaretha Leibold. Morts. \$5,000. Dec. 1. nom
Same property. Margaretha wife of and John Leibold to John D. Niemann. Morts. \$7,000. Feb. 14. 15,300
Pearl st, No. 550, n e s, 175 e Broadway, 25x 100, four-story brick store. Emanuel Knight to Joseph M. Emanuel. Morts. \$16,000. February 5. other consid. and nom
Rivington st, n s, 75 w Attorney st, 25x100. Attorney st, w s, 100 n Rivington st, 25x100. Rivington st, n w cor Attorney st, 75x100, } three and two-story brick marble works. } Anna F. wife of and Samuel C. Seaman, Hempstead, L. I., to Michael Dempsey. 1-7 part. Jan. 31. 4,000
Reade st, No. 195, s s, 37.7 e West st, runs south 46.6 to Chambers st, x east 24.4 x north 55.5 to Reade st, x west 22.10, five-story brick store. Samuel Graham et al, exrs. J. H. Graham, and Sophronia M. Graham, widow (for nominal consideration), to Edward H. Seely, Brooklyn. 1/2 part and all title of testator. Feb. 1. 5,500
Ridge st, w s, 125 n Delancey st, 25x73, five-story brick store and tenem't. Ludewig F. J. Anger to Max Gross. Mort. \$6,000. February 14. 15,500
Stanton st, No. 97, s s, 64.6 w Ludlow st, 23.1x 75x25x75, five-story brick store and tenem't. John Fick to William Bruckmann. February 14. 19,150
Spruce st, No. 28, s s, 93.2 e William st, 0.8x 100.4. } }
Spruce st, s s, 175.3 w Gold st, 0.8x100. } }
William L. Constant A., Walter S. and Clarence Andrews, New York, and Isabel wife of Eberhard Von Linden, of Wurtemberg, to Mary C. wife of John A. King, North Hempstead, L. I. 5-7 part. Oct. 17, 1883. nom
Same property. James B. Andrews to same. 1-7 part. Jan. 18. nom
Same property. Loring Andrews, Baden Baden, Germany, to same. 1-7 part. Nov. 29, 1883. nom
Same property. Daniel Morison, trustee of Isabel Von Linden, to same. 1-7 part. February 1. nom
South William st, No. 13, and No. 57 Stone st, 15.11x77.6 to Stone st, x21.1x79.6, four-story brick store. George W. Tubbs to Jefferson M. and L. Napoleon Levy. Morts., &c. Feb. 1. 27,280
Vesey st, No. 43, s s, 25x89, three-story brick and frame store. The New York Life Ins. & Trust Co., trustees Susan M. Baird, dec'd,

to Edmund P. Rogers, Dutchess Co., N. Y. Jan. 15. nom
 8th st, No. 355, n s, 228 w Av D, 20x93.11, three-story brick dwell'g. Hannah L. wife of and William T. Bailey, Far Rockaway, L. I., to Johanne Gerber. Feb. 9. 8,200
 9th st, No. 43, n s, 513.2 w 5th av, 26.2x92.3, four-story brick dwell'g. Mary wife of Joseph Britton to Eugene Britton and Adeline M. Levy, formerly Britton. February 12. 25,000
 9th st, No. 713, n s, 165 e Av C, 18x92.3, four-story brick store and tenem't. Isaac Berheimer to Isaac L. Holmes. Feb. 13. 6,500
 17th st, No. 427, n s, 369 e 1st av, 25x92, five-story brick store and tenem't. Henry Herhold to John Schorling. 1/2 part. February 13. 5,800
 18th st, No. 140, s s, 457 w 6th av, 23x92, two-story brick stable. Howard Conkling to Alfred R. Conkling. C. a. G. Feb. 11. 15,000
 32d st, No. 216, s s, 225 w 7th av, 24.9x98.9, four-story brick tenem't. Charlotte L. Scheu, Buffalo, to John Biehn. 1/2 part. Feb. 8. 3,275
 Same property. Caroline L. F. Lehning, by R. A. Livingston, guard., to same. 1/4 part. Feb. 8. 3,275
 Same property. Julia wife of and Henry W. Van Cott and Wm. G. Lehning to same. 1/2 part. Feb. 8. 6,550
 33d st, No. 422, s s, 250 w 9th av, 18.9x98.9, three-story brick dwell'g. James, Edward G., Henry S., William A. and John Brice to Margaret J. and Mary F. Brice, all heirs of J. Brice, dec'd. Q. C. Feb. 8. nom
 34th st, No. 414, s s, 160 w 9th av, 20x98.9, three-story brick dwell'g. Leonard W. Johnson to Stephen C. Golding. Sub. to mort, \$6,000. Feb. 1. 13,000
 Same property. Release judgment. George L. Harrington to Leonard W. Johnson. Feb. 8. nom
 24th st, No. 424, s s, 260 w 9th av, 20x98.9, three-story brick dwell'g. Emma wife of and Isaac Mayer to Mary A. Kennedy. Morts. \$8,000. Feb. 4. 11,000
 34th st, No. 459, n s, 104.2 e 10th av, 20.10x98.9, three-story brick dwell'g. Augusta W. wife of and Charles H. Stone to William G. Robinson. Feb. 7. 18,000
 36th st, No. 423, n s, 325 w 9th av, 25x98.9, four-story brick tenem't. Mary wife of and Jacob Edler to Jacob Edler, Jr. Mort. \$7,000. Feb. 5. nom
 44th st, s s, 150 e 5th av, 50x100.5; No. 6, four-story brick dwell'g; No. 8, four-story stone front dwell'g. Charles Buek to Charles Duggin. Morts \$70,000. Jan. 30. nom
 Same property. Charles Duggin to John S. White. Morts. \$70,000. Feb. 1. 125,000
 45th st, No. 161, n s, 151.9 e 7th av, 17.2x100.4, three-story brick dwell'g. George B. Knickerbocker to Emmeline Ferlini. Mort. \$1,000. Feb. 7. 15,000
 47th st, No. 260, s s, 125 e 8th av, 25x100.5, five-story brick store and tenem't. Morris Steinbock to Daniel O'Farrell. Mort. \$13,000. Feb. 7. 25,000
 47th st, s s, 155 e 10th av, 27x100, vacant. Morris Littman and Samuel McMillan to William Curry. Mort. \$7,500. Feb. 8. 9,000
 47th st, s s, 100 e 10th av, runs south 100.5 x east 25 x north 5.5 x southerly 26.9 x north-west 4 x east 5 x north 100.5 to 47th st, x west 55, vacant. Morris Littman and Samuel McMillan to James B. Gillie and Alexander Walker. Mort. \$15,000. Feb. 8. 18,000
 49th st, Nos. 525-531, n s, 350 w 10th av, 100x100.5, four five-story stone front tenem'ts. Henry W. Steffan to Charles Riley. Mort., &c. Feb. 9. 112,000
 49th st, No. 526, s s, 383.8 w 10th av, 26.4x100.5, five-story brick tenem't. Philip Hauseman to Heinrich Holthusen. Morts. \$11,000. Feb. 11. 21,250
 51st st, No. 338, s s, 387.6 e 2d av, 18.9x100.5, two-story brick dwell'g. Patrick Moloney and Bridget his wife to John C. Minturn. Mort. \$5,000. Feb. 13. 7,900
 52d st, No. 231, n s, 269.3 w 1st av, 18.9x100.5, five-story brick (stone front) dwell'g. William Messenger to James F. Cullen. Mort. \$10,000. July 24, 1883. 15,000
 55th st, No. 57, n s, 250 e 6th av, 20x100.5, four-story brick (stone front) dwell'g. Joseph Freedman to Isidor Goldsmith. Mort. \$15,000, taxes and assessments. March 7, 1881. nom
 Same property. Isidor Goldsmith to Elizabeth Freedman. Mort. \$15,000. March 7. nom
 56th st, No. 144, s s, 125 e Lexington av, 20x100.5, three-story brick dwell'g. John T. Williamson to Henry C. Williamson. Q. C. Correction dead. Feb. 12. nom
 57th st, No. 56 E., s s, 28 w Park av, 22x100.5, four-story brick dwell'g. Franklin E. James and Clarence H. Scrymser to Sarah R. wife of Edward P. Beach. Mort. \$31,000. February 9. 72,500
 57th st, No. 126, s s, 330 w 6th av, 20x100.5, four-story brick (stone front) dwell'g. Augusta H. wife of and Giles E. Taintor to Franklin L. Gunther. Mort. \$20,000. February 5. 37,500
 57th st, No. 233, n s, 200 w 2d av, 20x100.5, three-story stone front dwell'g. James O. Bennett, Belle Isle, Onondaga Co., N. Y., to Frederick S. Wicks, Syracuse. January 29. nom
 Same property. Frederick S. Wicks to Marietta wife of James O. Bennett. Jan. 29. nom
 61st st, n s, 300 w 10th av, 100x100.5, Frederick Heerlein with Edward A. Davis. Agreement by which party of first part is to

complete construction of four buildings and to convey most westerly house to party second part at cost. Oct. 24. nom
 63d st, s s, 275 e 2d av, 100x100.5. Christopher B. Keogh to Sarah L. wife of William L. Loew, Red Bank, N. J. Morts. \$40,000. Feb. 14. 65,000
 64th st, s s, 310 w 3d av, 20x100.5. Charles Minzeshimer to Sarah T. McCool. Agreement cancelling contract to sell made Dec. 6, 1879. nom
 65th st, No. 322, s s, 237.6 e 2d av, 18.9x100, two-story brick dwell'g. John Rothwell to Catharine wife of Benjamin F. Whittemore, Salt Lake City, Utah. Feb. 9. nom
 67th st, Nos. 3-9, n s, 125 e 5th av, 100x100.5, four four-story stone front dwell'gs. Thomas F. Merritt and John J. O'Connor to Charles Jones. 2-5 part. 2-5 of morts. for \$264,000. Jan. 4. 174,000
 67th st, Nos. 11 and 13, n s, 225 e 5th av, 46x100.5, two four-story stone front dwell'gs. Same to same. 2-5 part. 2-5 part of morts. for \$126,000. Jan. 4. 70,000
 67th st, No. 8, s s, 199 e 5th av, runs south 90.3 x west 11 x south 10.2 x east 37 x north 100.5 to 67th st, x west 26, four-story brick dwell'g. Sarah J. wife of Ira E. Doying, Huntington, L. I., to Lizzie A. wife of John C. Shaw, Finnerne, N. J. Morts. \$72,000. Jan. 12. nom
 71st st, s s, 100 w 9th av, 18x100.5, four-story stone front dwell'g. George W. Hamilton to Sarah W. Cape. Mort. \$18,000. February 12. 34,000
 72d st, No. 36, ss, 135 w 4th av, 22x102.2, four-story brick dwell'g. Robert B. Lynd to Nathan Littauer. Mort. \$33,000. February 11. 60,000
 73d st, No. 29, n s, 18 w Madison av, 15x80, four-story brick (stone front) dwell'g. Edward P. Beach to Franklin E. James and Clarence H. Scrymser, tenants in common. Feb. 7. 40,000
 73d st, No. 438 W., s s, 19.6x100.2, four-story stone front dwell'g. Contract. Margaret wife of and Francis Crawford to John L. Drummond. Feb. 8. 32,500
 73d st, n s, 150 w 2d av, 100x102.2. Charles A. Buddensiek to Abraham H. Jonas. Assignment of interest in contract. val. consid & nom
 77th st, No. 69, n s, 148.9 w 4th av, 18.9x102.2, three-story stone front dwell'g, with all the personal property mentioned in agreement for sale of this property made between parties hereto. Sarah wife of and Frank Mack to John W. Woolley. Mort. \$16,000. Jan. 12. 24,000
 79th st, No. 412, s s, 194 e 1st av, 25x102.2, three-story frame dwell'g and one-story frame stable on rear. James Quinn to John Gaynor. Mort. \$3,500. Feb. 6. 5,500
 79th st, s s, 219 e 1st av. James Quinn with John Gaynor. Party wall agreement. February 1. nom
 83d st, n s, 325 e 10th av, 75x102.2, vacant. Charles H. Russell, Jr., assignee W. Bronson, to George C. Fint, Brooklyn. Mort. \$3,000. Feb. 12. 14,500
 Same property. Willett Bronson, Huntington, L. I., to same. Q. C. Feb. 11. nom
 Same property. Release mort. Darius G. Crosby to same. Feb. 12. nom
 85th st, No. 213, n s, 176.2 e 3d av, 48.10x100, two-story brick dwell'g; No. 215, one-story brick livery stable. Eugene A. Gerdy, assignee of and Alex. L. Fairweather, to Susan T. Sherwood. Given in satisfaction of all claims. Sub. to mort., &c. March 24, 1883. nom
 86th st, Nos. 520 and 522, s s, 223 e Av A, 56x102.2, two four-story brick tenem'ts. Jarvis B. Smith to John R. Davis. Morts. \$20,000. July 2, 1882. 40,000
 86th st, s s, 100 w Av B, 48x102.2, two-story brick dwell'g and one-story frame stable on rear. Emeline wife of and William H. Johnston and Elizabeth wife of and Richard E. Johnston to Thomas Tully. Taxes 1883. Feb. 13. 8,500
 87th st, No. 351, n s, 125 w 1st av, 50x100.8, three-story brick dwell'g. Semon Bache to Thomas F. Cooke. Contract. Feb. 7. 10,500
 83d st, No. 157, n s, 328 w 3d av, runs west 14 x north 61 x east 8 x north about 1.11 x east 6 x south 63 to beginning, three-story brick dwell'g. Charles R. Bissell to Joseph D. Baker. Mort. \$4,500. Feb. 13. 7,000
 100th st, n s, 250 w 9th av, 50x100.11, vacant. Mary J. A. wife of and Anthony R. Dyett to James Murtaugh. Feb. 11. 6,000
 103d st, No. 167, n s, 100 w 3d av, 25x100.11, four-story brick tenem't. Mary wife of and Jonathan Friedmann to Christian Blinn, Jr. Mort. \$13,000. Feb. 9. 18,000
 Same property. Release from liability as to encroachment. Christian Blinn, Jr., to Nancy wife of Jonathan Friedmann. Feb. 9.
 104th st, No. 241, n s, 134.4 w 2d av, 16.8x100.11, three-story brick (stone front) dwell'g. Alice Fransmann wife of John to Leopold Adler. Mort. \$5,500. Feb. 4. 7,000
 105th st, No. 202, s s, 74 e 3d av, 18x100.9, three-story brick dwell'g.
 105th st, No. 206, s s, 110 e 3d av, 18x100.9, three-story brick dwell'g.
 Adelbert F. G. Kuehn to Antonia W. T. Kuehn. June 5. 1,000
 105th st, No. 249, n s, 120 w 2d av, 16.3x100.9, three-story frame dwell'g. George A. Castle and Mary his wife to Charles E. Pierce. Feb. 11. nom
 Same property. Charles E. Pierce to Mary Castle. Feb. 12. nom

106th st, Nos. 115-117, n s, 180 e 4th av, 50x100.11, two four-story brick (stone front) tenem'ts. John H. Deane to Christian Blinn, Jr. Morts. \$20,000. Feb. 9. 32,000
 Same property. Release mort. Mareta W. wife of Frederick S. Howard to Alfred Kehoe. Feb. 9. nom
 106th st, n s, 180 e 4th av, 49.6x100.11. August Baumgarten, Brooklyn, to John H. Deane. All liens. Feb. 8. nom
 106th st, n s, 30 e 4th av, 150x100.11. August Baumgarten, Brooklyn, to John H. Deane. All liens. Feb. 14. nom
 106th st, n s, 229.6 e 4th av, 0.6x100.11. Alfred Kehoe to John H. Deane. All liens. February 8. nom
 109th st, Nos. 153-161, n s, 25 e Lexington av, 125 x100.11, five four-story brick (stone front) tenem'ts. Henry P. De Graaf to John A. Linscott. C. a. G. Mort. \$48,500. February 1. 80,000
 112th st, Nos. 403 and 405, n s, 95 e 1st av, 50x100.11, two four-story brick tenem'ts. Henry A. Rogers to Catharine F. Reardon. Morts. \$12,000. Feb. 4. 18,000
 113th st, No. 212, s s, 155 e 3d av, 15x100.10, three-story brick dwell'g. Dennis Loonie to Edith V. wife of Christopher M. Beekman. Feb. 13. 6,000
 114th st, No. 346, s s, 175 w 1st av, 25x100.10, three-story frame dwell'g and two two-story frame dwell'gs on rear. Abraham Michelbacher to William Fernschild. Feb. 6. 3,500
 114th st, No. 436, s s, 193 w Av A, 25x100.10, four-story brick (stone front) dwell'g and two-story brick dwell'g on rear. Foreclos. Edward H. Hobbs to George A. Mack. Sub. to mort. Jan. 28. 3,000
 114th st, No. 436, s s, 193 w Av A, 25x100.10, four-story stone front tenem't and two-story brick dwell'g on rear. George A. Mack to Samuel D. Mack, admr. of Samuel A. and Elizabeth M. Mack, dec'd. All liens. Feb. 11. nom
 115th st, s s, 351 w 3d av, 27x100.11, four-story brick flat. Foreclos. R. M. Stover to Michael Gearon. Mort. \$12,000 and interest from June 1, 1883. Jan. 31. 2,500
 117th st, No. 242, s s, 160 w 2d av, 25x100.11, four-story brick tenem't. Foreclos. Isaac L. Miller to John Bell. Feb. 5. 2,000
 118th st, n s, 260 w 5th av, 50x100.11, vacant. Estelle R. and Charles, Jr., Wright, by The Central Trust Co., as guard., to Hannah R. Ryer. Infant's share. Feb. 13. nom
 119th st, s s, 100 w 8th av, 175x100.11, vacant. Margaret J. and Mary F. Brice to James, John, Edward G., Henry S. and William A. Brice, all heirs of J. Brice. Q. C. Feb. 8. nom
 119th st, No. 122, s s, 215 e 4th av, 25x100.10, five-story brick store and tenem't. Richard Rosenstock to Leon Isaacsen. Brooklyn. Sub. to morts, taxes, &c. Jan. 15. nom
 Same property. Leon Isaacsen, Brooklyn, to Alice Rosenstock. C. a. G. Feb. 8. nom
 121st st, No. 111 E., n s, 141 e 4th av, 17x100.11, three-story brick dwell'g. Adelaide L. wife of and Frederick W. Wood to David M. Cohen. Feb. 11. 9,500
 123d st, Nos. 354-360, s s, 118 w 1st av, 57x100.11, four three-story brick (stone front) dwell'gs. The New York Life Ins. Co. to Mary E. Dwinelle. C. a. G. Feb. 5. 24,000
 Same property. Charles S. Simpson to Mary E. Dwinelle. Q. C. Feb. 2. 200
 123d st, No. 356, s s, 146.6 w 1st av, 14.3x100.11, three-story brick (stone front) dwell'g. Whitney T. Ackert, Yonkers, to Mary E. Dwinelle. Q. C. Feb. 7. nom
 123d st, No. 243, n s, 266.10 e 8th av, 16.4x100.11, three-story brick (stone front) dwell'g. Charles Huebner to Cauldwell Fraser. Mort. \$7,000. Feb. 11. 14,150
 Same property. Release mort. George P. Nelson, et al., exrs. and trustees W. Nelson, to Charles Huebner. Feb. 11. nom
 123d st, No. 171, n s, 190.9 w 3d av, 17.1x100.11, two-story frame dwell'g.
 123d st, No. 169, n s, 207.10 w 3d av, 17.4x100.11, two-story frame dwell'g.
 Maria L. Mitford, formerly Collins, Paris, France, to Franklin J. Wall. Nov. 8, '83. 6,800
 123d st, n s, 128 e Madison av, 17x100.11. John Bell to Helena M. Edmundstone. Release mechanic's lien. Feb. 7. 174
 123d st, No. 64, s s, 174.3 w 4th av, 18.9x100.11, three-story brick dwell'g. Spencer A. Fanning to John H. Deane. Mort. \$10,000. July 9, 1883. 15,000
 Same property. John H. Deane to Emma J. Greanelle. Mort. \$10,000. Feb. 14. 15,000
 124th st, s s, 100 w 10th av, 100x100.10, }
 123d st, n s, 100 w 10th av, 100x100.10. }
 Vacant.
 Frederick Aldhous to William R. Martin. Mort. \$9,000. Feb. 13. nom
 124th st, No. 243, n s, about 127 w 2d av, 20x100.11, three-story stone front dwell'g. Albert Rich to Samuel O. Wright. Feb. 4. 11,000
 124th st, No. 205, n s, 100 e 3d av, 40x100.11, five-story brick flat. Daniel T. Macfarlane to Frederick Beltz, Hoboken, N. J. Morts. \$38,727. Feb. 9. nom
 Same property. Frederick Beltz, Hoboken, N. J., to Daniel T. Macfarlane. Feb. 9. 38,727
 126th st, No. 141, n s, 330 e 7th av, 20x99.11, three-story stone front dwell'g. Samuel O. Wright, Rockland Centre, L. I., to Albert Rich. Mort. \$13,000. Jan. 11. 23,000
 Same property. Release mort. Anthony Smyth to Samuel O. Wright. Feb. 11. nom
 126th st, No. 171, n s, 84.8 e 7th av, 15.4x99.11, three-story brick (stone front) dwell'g. Frank

E. Wise to Annie E. Valentine, Yonkers. Mort. \$10,000. Feb. 6. 14,000
 128th st, Nos. 153 to 159, n s, 200 e 7th av, 116x99.11, four four-story brick (stone front) dwell'gs. John Bell to Frank G. Swartwout. Feb. 1. other consid. and nom
 129th st, No. 26 E. Agreement as to encroachment. Mary Tully with William A. Martin. Jan. 30. nom
 130th st, n s, 90 w 6th av, 135x99.11, vacant. }
 131st st, s s, 90 w 6th av, 135x99.11, vacant. }
 William H. De Forest to Hugh Lamb. February 7. nom
 130th st, n s, 175 w Boulevard, formerly 11th av, 50x99.11, two four-story brick tenem'ts. Abraham Steers to Charles W. Dayton. Two mort's. Feb. 7. nom
 131st st, s s, 275 e 12th av, 50x99.11, two four-story brick tenem'ts. Franz Wahl to Charles W. Dayton. Two mort's. Feb. 5. nom
 131st st, s s, 90 w 6th av, 135x99.11. }
 130th st, n s, 90 w 6th av, 135x99.11. }
 Release mort. The Mutual Life Ins. Co., New York, to William H. DeForest. Feb. 1. nom
 136th st, n s, 335 w 5th av, 150x99.11, vacant. }
 137th st, s s, 335 w 5th av, 150x99.11, vacant. }
 Cullen P. Grandin, Brooklyn, to John L. Logan, trustee. Feb. 8. nom
 145th st, n s, 175 e 10th av, 50x99.11, vacant. Nathan Hobart to John Donnellon. Feb. 14. 8,000
 Av A, No. 34, three-story frame (brick front) store and tenem't and five-story brick tenem't on rear. Anthony Schaefer to James Day. All title. Dec. 22, 1883. 700
 Av B, No. 220, w s, 45.11 n 13th st, 26.9x95, four-story brick store and tenem't. Jacob Abeles and Bertha his wife to Albert Klauer. Mort. \$7,500. Feb. 14. 16,500
 Madison av, n e cor 123d st, 100.11x75, five three-story stone front dwell'gs. }
 123d st, Nos. 41 to 47, n s, 75 e Madison av, 70x100.11, four three-story stone front dwell'gs. }
 Helena M. wife of and William F. Edmondstone to Mary Herter, widow. All liens. Feb. 1. nom
 Madison av, No. 1933, n e cor 124th st, 44x85, seven-story brick flat. Foreclos. Edward S. Dakin to William Watson et al., exrs. and trustees W. Watson. Feb. 8. 50,000
 Madison av, e s, 39.11 n 132d st, 20x80. Henry A. Cargill, Washington, D. C., to Andrew H. Cargill. Mort. \$13,500. Jan. 18. nom
 1st av, No. 1353, w s, 51.2 s 73d st, 25.6x100, four-story stone front store and tenem't. Jacob L. Maschke to John Flynn. All liens. Jan. 30. 20,000
 2d av, e s, 63.5 s 65th st, runs east 48.2 x south to boundary of land formerly of W. and A. K. Beekman, x northwest to beginning, vacant. William H. Philips, individ., and Wm. H. Philips et al., exrs and trustees S. Philips, dec'd, to Catharine A. Beekman, widow. Feb. 9. 1,000
 2d av, ws. Agreement as to removing encroaching wall and rebuilding party wall. Jacob W. Cooper with Louisa Hoffman. March 3, 1875.
 2d av, No. 2075, w s, 25.11 s 107th st, 25x75, four-story brick store and tenem't. Karl M. Wallach to Marks Taylor and Hannah his wife. Mort. \$8,000. Feb. 7. 14,500
 3d av, s w cor 96th st, 100.8x100, shanty. }
 96th st, s s, 100 w 3d av, 150x100.8, shanty. }
 Clifford Coddington et al., exrs. Matilda E. Coddington, to David Dinkelspiel and Henry Hyman. Feb. 14. 55,000
 Same property. David Dinkelspiel and Henry Hyman to John J. Macdonald. Mort. \$27,500. Feb. 14. 70,000
 4th av, s e cor 32d st, 25x80. }
 32d st, s s, 80 e 4th av, 245.3x98.9. }
 John H. Morrell to Edmund Stephenson. Assignment for benefit of creditors, &c. Dec. 1. nom
 5th av, e s, 75 s 90th st, 25x100, three-story frame hotel. The real dimensions of lot are supposed to exceed above, and this conveyance is to cover the true dimensions. George Shepherd to Charles Johnson. Feb. 7. 35,000
 6th av. Party wall agreement. John H. Sherwood with Joseph Thompson. Feb. 8.
 7th av, e s, 25.5 n 46th st, 20x80. Mark F. Stymus to Eliza A. wife of William P. Stymus. Mort. \$16,500. July 16, 1881. nom
 8th av, n e cor Bleeker st, runs northeast along av 23.5 x southeast 24 x east 44.2 x south 22.5 x west 76.9 to Bleeker st, x northerly 27.7; No. 425 Bleeker st and No. 7 Abington sq, three-story brick store and tenement. Theodore De Witt, Nyack, to Louisa See. Oct. 24. nom
 8th av, s e cor 128th st, 99.11x100, vacant. }
 128th st, s s, 100 e 8th av, 25x99.11, vacant. }
 John M. Pinkney to Lorenz Weiher. C. A. G. Feb. 12. 40,000
 8th av, e s, 49.11 n 143d st, 25x100, vacant. Patrick J. O'Brien to Jane wife of James Usher. Mort. \$7,000. Feb. 9. 10,000
 8th av, w s, 49.11 s 144th st, 25x100, vacant. Margaret J. and Mary F. Brice to James, John, Edward G., Henry S. and William A. Brice, all heirs of J. Brice. Q. C. February 8. nom
 9th av, w s, extdg from 94th st to 95th st, 201.5x100, vacant. John Webber to John M. Pinkney. Jan. 11. 38,000

MISCELLANEOUS.

Agreement guaranteeing interest on terminal bonds. New York, West Shore & Buffalo Railway Co. and The New York, Ontario & Western Railway Co. with The Central Trust Co., as trustee.

Cars, &c., heretofore leased to party second part. The Union Trust Co. to Boston. Hoosic Tunnel & Western Railway Co. Bill of sale. Feb. 11. nom
 Certified copy of last will and testament of Frank A. Beck, dec'd.
 Exemplified copy last will and testament of Sarah J. Corrigan, dec'd.
 General assignment by David and Rose Fox, of Charles Fox's Son & Co., to Philip M. Platt. Dec. 8. nom
 In same matter, order of court removing said P. M. Platt from position as assignee and appointment of Isaac Somers to fill vacancy.

22d and 24th WARDS.

Gambril st, n s, 96.8 e Marion av, 25x100. George F. and Henry B. Opdyke, Plainfield, N. J., to Charles Scrymgeour. Feb. 12. 350
 Gambril st, n s, 121.8 e Marion av, 25x100. George F. and Henry P. Opdyke, Plainfield, N. J., to James Lindsay. Feb. 12. 350
 Kingsbridge to West Farms road, n e s, lot 124 map made by A. Findley, Fordham, 24th Ward, 61x91x50x128. Honora O'Meara to Mary Seitz. Feb. 11. 650
 Same property. John T. Cuming. Under Sheriff, to Honora O'Meara. Sheriff's deed on execution. 2/3 parts. Oct. 30. 45
 Powell pl, n e s, part lot 1 map Union Hill, Fordham, 63.4x140. Hugh Riley to James Reilly. Feb. 11. 2,000
 132d st, n s, 150 e Cypress av, 50x100. Release mort. Mary A. wife of William T. Manning to William R. Brown, White Plains. February 8. nom
 144th st, n s, 379.5 e 3d av, 25x100. Peter Platt to Henry Dannenfeler. Feb. 7. 1,750
 154th st, n s, east 1/2 of lot 552 map Melrose South, 25x100. Frank Fallendor, an heir of A. Fallendor, by J. Fallendor, gaurd., to John Malat. 1-5 part. Feb. 13. 360
 Same property. John Fallendor, New York, Jacob Fallendor, Jersey City, Fredericka wife of Julius Kindermann and Lena wife of George Kennedy, heirs A. Fallendor, to same. 4-5 part. Sub. to mort. \$500. Feb. 13. 1,940
 155th st, ss, 200 w Courtlandt av, 25x100. William Porter, Brooklyn, to Louisa C. wife of Henry Hoffman. Feb. 11. 1,000
 160th st, n s, 100 w Elton av, 25x100. Mary Rowan, widow, to William H. Rowan. Q. C. Feb. 4. 35
 161st st, No. 685, n e s, 592.6 e Courtlandt av, 25 x 91.8x25.8x90.8. Mary Hevey to Owen Roberts and Mary A. his wife. Feb. 1. 1,500
 165th st, n s, 33.6 w Jackson av, 16.8x71. John B. Swasey, Jr., to Harriett Aust. Correction deed. Jan. 31. 2,500
 165th st, n s, 50.2 w Jackson av, 0.2x71. Harriett Aust to Richard J. Callahan. Q. C. Jan. 31. nom
 Same property. 2 release mort's. John B. Swasey, Jr., to same. Jan. 31. nom
 Berrian av, w s, lot 6 map part Fordham in town of West Farms, 74.8x100x83.5x100. Prospect av, lot 33 same map, 50x100. Prospect av, south part lot 33 same map, 35x100x15x100.
 Caroline E. wife of and Albert H. Cocks to Cornelia F. Sayre. Mort. \$3,000. Feb. 9. 5,000
 Brook av, w s, 75 s 144th st, 50x90. William Davis to John H. Schilling. Taxes and assmts. Feb. 1. 1,600
 Same property. John H. Schilling to Rody McLaughlin. Taxes, assmts., &c. February 13. 2,000
 Eagle av, w s, 326.8 s Westchester av, 25x120. Mary wife of Miles Callahan to Margaret Garvin. Feb. 6. 500
 Lincoln av, n w cor 134th st, 125x100. Charles Johnson to George Shepherd. Q. C. February 7. nom
 Mott av, w s, 150 s 150th st, 25x100. Margaret A. Stevenson, widow, to Charles Van Riper. In trust to secure surety. Dec. 24. nom
 Riverdale av, e s, adj land of John Ewen, 24th Ward, about 13 acres, excepting part taken for Spuyten Duyvil parkway. William T. Graff to Austin D. Ewen. 1-12 part. Sub. to 1-12 all liens. Feb. 1. 3,250
 Tinton av, s e s, 100 s w 145th st, 25x100. Martin Fueseher to Adrian Van Riper. February 11. 750
 Same property. Release mort. Henry S. Trenchard, Yonkers, to Martin Fueseher. Feb. 8. nom
 Washington av, n e cor 173d st, 50x120. Release dower. Mary G. Ford, Brooklyn, to Sarah A. Carman. Jan. 29. 90
 3d av, or old Boston road, w s, 50.10x85.6x50x76, being s e part lot 730 on map Melrose South. John M. Bowers to Franklin G. Palmer, Philadelphia. Feb. 1. 4,000
 Boston road, as widened, s e s, part lot 29 map G. Morris farm. Release mort. Henry C. Niedenstein to Solomon S. Carvalho. Dec. 19. nom
 Land under water Harlem River in front of and adjoining lands of grantees herein, contains 2,836-10,000 acre. People State New York to John H. Cheever and Henry F. Durant. Letters patent. April 28, 1881.

LEASEHOLD CONVEYANCES.

Greenwich st, No. 363. Joseph Robinson to William Thompson, Marion, N. J. Assign. lease. 897
 Greenwich st, No. 368. Assign. lease. William Thompson, Marion, N. J., to George and John B. Hollister and William N. Crane, of Hollister, Crane & Co. 897
 Grand st, No. 133, s e cor Crosby st. Assign.

lease. John H. Gerdes to John W. Hutching. 14,500
 Grand st, No. 382, store, &c. Assign. short lease. Ferdinand Fink & Son to William Butt. nom
 4th st, n s, 275 e Av A, 25x96.2. Assign. lease. Nicholas Schoen to Adam Turkes. 2/3 part. 3,300
 6th st, s s, 250 e 1st av, 25x97. Phillips Phoenix and ano., trustees Caroline W. Crane, to Andreas Michel. 21 years, from May 1, 1884, per year, 500
 6th st, s s, 150 w 1st av, 25x97. Phillips Phoenix and ano., trustees for share of Caroline W. Crane, to Louis Geissler, Jr. 21 years, from May 1, 1884, per year, 500
 16th st, n s, 100 e 7th av, runs north 55.8 x east 12 x north 36.2 x east 16.6 x south 92 to 16th st, x west 28.8. Michael Schachtel, Jr., to Nicholas Schachtel. Assign. lease. 18,700
 16th st, n s, 128.8 e 7th av, 27x92. Michael Schachtel, Jr., to Henry Gerlach. Assign. lease. 17,650
 155th st, s s, 506.4 w 8th av, runs south 114.8 x east 123.1 to New av, x 117 to 155th st, x west 100. John Flieg to Charles F. Schlund and George Reubert. Assign. lease. 7,500
 Alexander av, e s, 25 n 143d st, 25x100. Assign. short lease. Henry Geib and John F. Hagerman to John H. Linsman and John Mollenhauer. nom
 3d av, No. 920. Surrender lease. Levi Goldsmith to Henry N. Markert. Feb. 1. 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. Lease and building agreement. 21 years, from May 1, 1884, per year, taxes and 4,000
 Lease made by W. C. Rhinelander, exr. W. Rhinelander, to Loring Andrews. Jan. 13, 1863. Assign. lease. William L. Andrews and ano., exrs. L. Andrews, to Mary C. wife of John A. King, North Hempstead, J. I. 5,000
 Lease made by same to same on same date. Assign. lease. Same to same. 5,000

KINGS COUNTY.

FEBRUARY 8, 9, 11, 12, 13, 14.

Adelphi st, w s, 286.10 s Park av, 25x100. Partition. Walter L. Livingston to Joseph S. Hunt. \$3,100
 Berkeley pl, n s, 250.6 w 8th av, 20x100, h & l. John Doherty to Henry Wierichs. Mort. \$7,000. 15,000
 Broadway, n e s, 50 n w Adams st, 100x100. Samuel M. Meeker, exr. and trustee W. Wall, to George Loffer. 8,000
 Broadway, n e s, 125 n w Adams st, 25x100. George Loffer to Magdalena wife of Jacob Schneider. 2,500
 Boerum st, s s, 224.7 w Bushwick av, 50x87.6. Marvin Cross, Sherlock Austin and John H. Ireland to Alois Foster. 3,250
 Chestnut st, w s, 700 n 4th st, 25x150, East New York. Frederick Cobb to Elizabeth wife of Jacob Clute. Taxes, &c. 200
 Cook st, n s, 175 e White st, 0.3x100. George Loffer to Valentin Weissensee. 25
 Clark st, s w s, 250 n w Stewart av, 50x100, New Utrecht. George S. Gelston to Edmund H. Ford. 750
 Cook st, n s, 250 e Morrell st, 25x100, h & l. Benjamin Thorpe, Sr., and Charles Thorpe, Delaware Co., Iowa, G. L. Thorpe, Norman Co., Minn., to Joseph Pender. 1,000
 Same property. John McIlroy, Delaware Co., Iowa, to same. Q. C. and C. a. G. Correction deed. nom
 Clifton pl, s s, 220 w Nostrand av, 20x100, h & l. Abel Miller to Sarah Shepard. Mort. \$3,500. 6,400
 Clinton st, w s, 50.9 n Harrison st, runs west 46 x westerly 46.10 x north 25 x east 46.10 x easterly 46 to Clinton st, x south 24.3. Raphael, Luis and Isabel Simonpietri, Teresa Antonsanti and Anna Santoni to Anna Byrne. nom
 Clinton st, e s, 122 s Harrison st, 25x112.8. Henry A. and Katharine A. Ostermoor and Mary L. Brasher, only heirs of Kath. E. Ostermoor, to Henry D. Ostermoor. nom
 Columbia st, s w cor Commerce st, runs northwest 50 x southwest 30 x southeast 57.5 to Dwight st, x northeast 11.5 to Columbia st, x north 20.2 to beginning. Lewis R. Stegman, Sheriff, to John F. Coffin. 305
 Decatur st, s s, 225 w Lewis av, 85x100. Ezekiel R. Davison to John McKesson, New York. 2,500
 Diamond st, s s, 398.4 e Main st, 50x160.2x50x159.11, Flatbush. Aaron S. Robbins to James A. Hamblin. 1,800
 Dean st, n s, 183.4 e Grand av, 16.8x110. Nathaniel Whitman, New York, to Elizabeth Dominney. 2,000
 Dean st, s s, 300 w Rockaway av, 25x107.2. William Pearce to Louisa wife of Henry R. Hooper. 300
 Dean st, n w cor Underhill av, 26x75. Foreclos. Lewis R. Stegman to Samuel Duff. 1/2 part. 50
 Same property. 1/2 part. Samuel Duff to Bernard P. A. McCarty. 2,000
 Dean st, n w cor Underhill av, 26x75. Bernard P. A. McCarty to Charles E. McNeely. 1/2 part. nom
 Dean st, n s, 79.10 w Clason av, 25x110. Thomas McGowan, Bridget McKee and Mary A. Smith to Henry Cummings. 630
 Dean st, s w cor Rockaway av, runs west 300 x south 107.2 x east 209 x north 57.9 x east 100 to Rockaway av, x north 57. George R. Kehoe to William Pearce. Mort. \$1,500. 2,500
 Degraw st, n s, 233.4 w Smith st, 16.8x100,

Albert Sutton, Harrison, N. Y., to George T. Burling, in trust. nom
 Ewen st, w s, 75 n Johnson av, 25x100, h & l. Joseph J. Zimmer, extr. H. Zimmer, Raritan, N. J., to David Plegenheimer. 9,000
 Fulton st, s s, 200 w Rochester av, 25x100, h & l. Cecelia E. Cuendet to George P. Tapping. 4,000
 Fulton st, n e cor Throop av, 43.1x98.4x63.8 to Throop av, x 86.9. Heary L. Betts to Louis Wanke. 5,000
 Fulton st, n s, 42.1 e Throop av, 40x98.4x41x107.4. Henry L. Betts to Bernhard Schumacher. 3,000
 Granite st, s e s, 180 n e Broadway, 200x100. Furman st, n w s, 260 n e Broadway, 120x100. John Fisher, Brooklyn, and Stephen Whitman, Richmond, S. I., to Martin B. Euler. 6,000
 Grand st, s s, 100 w Graham av, 100x200 to Maujer st, hs & ls. Graham av, n w cor Maujer st, 75x50. Thomas J. Maujer et al., exrs. D. Maujer, to Harriet M. T. wife of Albert L. Weaver. nom
 Grant st, n s, 591.10 e Prospect st, 52x123 4x53 x123.10, h & ls, Flatbush. Peter Pigott and ano. exrs. and trustees J. Byrne, to Thomas Byrne. 800
 Hopkins st, n s, 125 w Throop av, 25x100. Adam Krebs to John Thoma. See Stockholm st. exch
 Halsey st, s s, 300 w Reid av, 50x100, h & l. Richard Marsland to John C. Bushfield. Morts. \$12,000, taxes, asmts., mechanic's liens, &c. nom
 Hancock st, s s, 250 e Reid av, 16.8x100. John White to Mary White. nom
 Hewes st, n s, 285.10 w Harrison av, 19.2x100. Daniel Canty to Andrew O'Donnell. Mort. \$6,000. 9,500
 Hewes st, n s. Party wall agreement. Joseph Carney with Daniel Canty. Hooper st, n s, 345 e Marcy av, 20x100, h & l. John P. McQuail to George J. Koch. nom
 Same property. George J. Koch to John P. McQuail. nom
 Irving pl, n e cor Putnam av, 24x53. William H. Pike to Anna L. Thompson. Q. C. Correction deed. Mort. \$5,000. 6,000
 Jefferson st, s s, 90 e Bedford av, 20x100. Susanah E. C. wife of Walter C. Russell to Giles F. Bushnell. 2,100
 Jefferson st, s s, 380 w Nostrand av, 40x100, h & ls. Henry Weinhausen, Hoboken, N. J., to Mary wife of William McArthur. Morts. \$14,000. exch
 Leonard st, e s, 55 s Powers st, 20x69. Marca M. Kramer to Catharine Schroder. 1878. 3,000
 Same property. Catharine wife of John H. Schroder to William H. Lawrence. C. a. G. Morts. \$3,000, taxes, &c. 1879. 3,000
 Locust st, s e s, 225 n e Broadway, 25x100. Herman Seuring to George Loffler. See Flushing av. 1,550
 Morrell st, w s, 75 n Moore st, 25x100. Maria Balzer, widow, to August Fagot. Mort. \$800. 1,925
 Monroe st, s s, 200 w Ralph av, 20x100. Augustus Butler to Augustus F. Butler. Q. C. Correction deed. 1877. nom
 Same property. Augustus F. Butler to John T. Shearer. Mort. \$3,000. 3,000
 Monroe st, s s, 385 w Ralph av, 20x100. Susan E. wife of Squire S. P. Green to Charles H. Russell, receiver Knickerbocker Life Ins. Co. Release dower. 150
 Same property. Squire S. P. Green to same. Q. C. 150
 Myrtle st, s w cor Evergreen av, 50x95. Henry Martens to Frederick F. Eden. 8,000
 Macon st, s s, 125 w Reid av, 100x100, hs & ls. Henry Foster to Thomas J. Crombie. Morts. \$31,200. 150
 Madison st, w s, 175 n Broadway, 50x81.5x50x81.6, New Lots. Mary G. F. wife of and Albert A. Miller, Montclair, N. J., to Thomas J. Flynn and Mary A. his wife, New York. Q. C. 400
 Madison st, n s, 468 e Reid av, 14.3x100. Joseph Ryan to Sarah I. Weller, widow. Mort. \$1,800. 2,500
 McDonough st, No. 284, s s, 115 w Lewis av, 20x100. Smith Ely, Jr., to Oscar F. G. Megie. Mort. \$3,600. 3,500
 Nelson st, n s, about 233.1 w Clinton st, runs west 29.5 x north 97 x east 67.1 x southwest 43.8 x west 8.8 x south 60. John J. Drake to Ellen Sullivan. Mort. \$700. 1,500
 Nelson st, s s, 53 w of west side court yard on Clinton st, 18 6x75. Peter Mallon to James Lawless and Ann his wife, joint tenants. 3,100
 Nelson st, s s, 71.6 w of west side court yard on Clinton st, 18 6x75. Peter Mallon to Michael Sheridan and Eliza his wife, joint tenants. 3,100
 North Oxford st, e s, 96 n Park av, 25x100. Contract. Samuel Black to Edward G. Nelson. 3,250
 Pulaski st, n s, 167 e Nostrand av, 18x100, h & l. Thomas E. Greenland to Leonhart Seib. Mort. \$2,800. 4,900
 Park st or pl, n w s, 131.6 s w Beaver st, 20x100. Sophia wife of George Loffler to August W. Biesel and Anna his wife. Mort. \$1,800. 4,225
 Plymouth st, n s, 202.5 w Gold st, 21.3x100, h & l. Louisa J. Hollis to Adaline M. Ingersoll. Q. C. Mort. \$1,500. 5,000
 President st, s s, 450.8 e 8th av, 200 to Carroll st, x 244 to 9th av, x 200.3 to President st, x 255. Maria Ann Baxter, widow, to Elizabeth C. H., Elizabeth, Mary S. and Charles A. Clark, widw and heirs of Thomas Clark. Q. C. and C. a. G. All title. nom

Prospect st, No. 134, s s, 50 w Bridge st, runs south 25 x west 15 x south 25 x west 25 x north 50 to Pro-pect st, x east 40. Margaret Cumberson, extr. and trustee T. Cumberson, dec'd, to Margaret Cumberson and Ellen wife of Jacob Lisk. nom
 Prospect st, No. 134. Settlement of an estate of which this property forms part and 1/2 of which is conveyed to party first part together with share of personal property in said estate and another estate, and in which two estate parties hereto are only heirs. Ellen wife of Jacob Lisk to Margaret Cumberson, extr., &c. Release. other consid. and nom
 Quincy st, n s, 156.3 w Sumner av, 18.9x100, h & l. Albion K. Buckley to Frederick Hornby. Mort. \$3,700. 6,250
 Rutledge st, n s, 102 e Bedford av, 20x100. Richard Taylor to Elizabeth wife of John H. Williams. Mort. \$3,500. 7,100
 Sackett st, s s, 130 e 6th av, 20x100, h & l. Frances A. Estabrook to John C. Cook. Mort., &c. 13,000
 South Elliott pl, w s, 315.8 s Hanson pl, 20.6x100, h & l. Huldah A. wife of Francis Percival to James Deering, in trust for F. Percival. nom
 Same property. James Deering, trustee, New York, to Francis Percival. nom
 Sandford st, e s, 133 n De Kalb av, 20x100. Elizabeth wife of and Peter Howlin to Johann E., Hermann P., Henry T. and William R. Klodt, and Emma E. wife of Diedrich (?) Wolf. Q. C. Correction deed. nom
 Sumpter st, n s, 78 w Hopkinson av, runs west 47 x north 100 x east 25 x north 87.6 x east 8.11 x southerly 187.4. Noah Tibbetts to Nathaniel H. Clement. 800
 Stockholm st, s s, 275 e Evergreen av, 25x100. John Thoma. to Adam Krebs. Mort. \$2,000. See Hopkins st. exch
 Stockton st, n s, 218 w Tompkins av, 132x100. Thomas J. Atkins to John Hayes. Q. C. nom
 Van Buren st, No. 714, s s, 214.6 w Reid av, 14.3 x100. Adelaide A. wife of and Edward K. Robbins to Anna L. H. wife of John E. Bridgens. Mort. \$2,000. 3,000
 Van Buren st, n w s, 290 n e Broadway, 100x100. James, Gabriel and Abraham J. De Bevoise to Samuel W. Post. Mort. \$3,800. 4,000
 Washington st, w s, 74 8 n York st, 24.11x64.8 x24.11x64.3, h & l. Otto Kummich to Lucretia Kummich. 1/2 part. Mort. \$2,000, taxes, &c. 365
 North 1st st, s s, 160.1 w 2d st, 50x138.4x51x133.9. Jesse C. Hobbey to Archibald Graham. 1/2 part. Mort. 1/2 of \$2,000. 1,766
 4th st, n s, 72 s South 4th st, 24x103.6. Emily T. wife of Abram H. Dailey to said Abram H. Dailey. Q. C. and C. a. G. 1872. nom
 Same property. Abram H. Dailey to Henry W. Biffar. Mort. \$4,500. 8,250
 South 4th st, s s, 65.4 e 8th st, 22x90, h & l. Avas L. Haight, Mt. Kisco, N. Y., to Samuel C. Kipp, Sr., Sing Sing. Morts. \$1,000. 2,000
 North 7th st, s s, 180 e 4th st, 17x100. Release dower. Lydia M. Eastman, widow, to Francis Golden. nom
 Same property. Lydia M. Eastman et al., exrs. H. W. Eastman, to same. 1,450
 9th st, s w s, 73.8 n w 7th av, 18.1x92.6. Louise J. wife of and Burritt K. Lawlin to Edward P. Orrell. nom
 Same property. Edward P. Orrell to Burritt K. Lawlin and Louisa J. his wife, joint tenants. nom
 9th st, n s, 245.9 w 6th av, 18 9x90, h & l. Calvin Burr to Eugenia Funston. 7,000
 14th st, s w s, 272.10 n w 5th av, 16.8x100, h & l. David W. McLean to Johanna Wulstein, Deer Park, Orange Co., N. Y. Mort. \$2,000. nom
 15th st, n e s, 147.10 n w 6th av, 25x61.8x35x61.2. Catharine A. wife of William J. Golden to Julia Planagan. Q. C. 1/2 part. nom
 Bay 16th st, n w cor 56th st, 125x106, New Utrecht. Gerd. H. Henjos to Stephen C. Golding. 1,500
 20th st, No. 131, s s, 178.1 e 3d av, 15.7x100. Foreclos. Lewis R. Stegman to Peter McNally, New Utrecht. 785
 27th st, n s, 220 w 4th av, 80x101.3. Michael Hanrahan to Michael Kenny, Jr. 900
 27th st, n s, 250 w 4th av, 30x101.2. James Blake to same. 760
 31st st, centre line, at high water mark Gowanus Bay, being land under water acquired by letters patent. 9 957-1,000 acres. 25th st, s s, at high water mark Gowanus Bay, being land under water acquired as above, contains 6 27-1,000 acres. Annie W. Suydam to John W. Ambrose. All title. nom
 Same property. John W. Ambrose to John A. Murray. nom
 55th st, n s, 125 w 2d av, 25x100.2. Maria B. wife of Charles V. Knowles to Jacob V. Hutschler. 550
 65th st, n e s, 100 n w 4th av, 25x100, New Utrecht. Theodore V. W. Bergen to James Walsh. Jan. 8, 1883. 200
 Same property. James Walsh to Timothy Donovan. 250
 65th st, n s, 150 w 4th av, 25x100, New Utrecht. Theodore V. W. Bergen to James Walsh. 200
 Atlantic av, n w cor Pleasant pl, 97x98.7, hs & ls. Pleasant pl, w s, 80 s Herkimer st, runs west 195 to Rockaway av, x south 64 x east 97.6 x south 16 x east 97.6 to Pleasant pl, x north 80. George H. Bishop, Boston, Mass., to The

Manhattan Building Co., Brooklyn. Morts. \$12,800. 46,400
 Atlantic av, n s, 50.8 n Monroe st, 25.4x107.6x25x103.4. New Lots. Sarah and Catharine Stoothoff and Arabella P. Waters, Jamaica, L. I., and William Stoothoff to Rosanna McVine. Error. 400
 Atlantic av, n s, 101.4 w Monroe st, runs north 86.8 x west 2 x — to av, x — to beginning, New Lots. Same to same. nom
 Baltic av, n s, 50 e Georgia av, 25x100, h & l, New Lots. Henry Miller to John Kissenberth and Louisa his wife joint tenants. 1,600
 Bushwick av, w s, 461.8 s Forrest st, 76.3x78.10 x107x141.4. Caroline Brownne, widow, to Nicholas Doll, New York. 1869. 1,300
 Carlton av, w s, 287.2 n Atlantic av, 20.2x100. Lucretia M. wife of Joseph P. Durfey to Emma wife of Gus. J. Kindmark. 4,000
 Clinton av, w s, 106.9 n Wallabout road, 25x96. Benjamin G. Clarke, New York, to James McLaughlin. 600
 Cypress av, s e cor Danforth av, 350x296, New Lots. Foreclos. Elisha Horton to William H. Stiles et al. exrs. and trustees S. Halstead, dec'd. Morts. \$4,000. 5,000
 Central av, n s, 40 e Ivy st, 60x90. Adrian M. Suydam to Mary wife of Hugh Kenny. 1,100
 Clason av, e s, 231 n Park av, 25x100, h & l. Olivia Peterson, widow, to Thomas F. Abberton. Mort. \$1,500. 2,000
 De Kalb av, s s, 66 w South Elliott pl, 21x89.3, h & l. George W. Brown to Edward J. Barber. 20,000
 De Kalb av, s s, 66 w South Elliott pl, 21x90.4. Release mort. George H. Granniss to George W. Brown. nom
 Same property. Release mort. Laura D. Tweedy to same. nom
 Flatbush av, n e s, 149.10 n w Hanson pl, runs northeast 52.3 x east 21.9 to Raymond st, x north 19.3 x west 27.7 x southwest 54.3 to Flatbush av, x southeast 20. Mary A. Raymond to John J. Vanderbilt. 1-7 part. 1,200
 Flushing av, s s, 55.8 w Hamburg st, 27.10x92.6 x25x83.11. George Loffler to Herman Seuring. See Locust st. 3,000
 Flushing av, n s, 84.10 w Morgan av, 63x92.4x65.1x74.1. Loftis Wood. George C. Bennett and Edwin Cooper to William Koehler. 1,700
 Flushing av, s s, 27.10 w Hamburg st, 27.10x83.11x25x71.8. John Thoma. to Adam Krebs. See Hopkins st and Stockholm st. exch
 Grand av. Party wall agreement. Susie E. wife of David Barn-tt with Harriet G. Adams, New Orleans. nom
 Howard av, s w cor Halsey st, runs west 69.10 x south 200.2 to Macon st, x 77.6 to Howard av, x north 200. Thomas H. Brush to Wm. MacDonough. 5,500
 Howard av, s w cor Halsey st, 200 to Macon st, x 77.6x200.2 to Halsey st, x 69.10. William MacDonough to John D. Fish. M. \$4,000. 5,500
 Hudson av, w s, 65 n Concord st, 21 5x80. Mary Nutt, New York, and Richard D. and Maria Clarke to Thomas Clarke, New York. Q. C. nom
 Lexington av, n s, 160 e Throop av, 100x100. William Kennedy to Joan C. Stewart. 3,000
 Lafayette av. Party wall agreement. Hammond Stoddard with Patrick Curley. nom
 Myrtle av, s s, 112.2 w Cedar st, runs southeast 57.3 to Cedar st, x northeast 92.11 to Myrtle av, x west 112.2 to beginning. Myrtle av, southerly cor Cedar st, runs east along Myrtle av 121.11 to Chestnut st, x southwest along Chestnut st 293.5 x northeast 135.7 to Cedar st, x northeast 188.8 to beginning. Myrtle av, easterly cor Central av, runs east along Myrtle av 153 to Stockholm st x southwest 107.5 to Central av, x northwest 109 to beginning, with half of all streets excepting Myrtle av. Solomon F. Higgins to Meta and Charles Herr. Q. C. and C. a. G. 250
 Myrtle av, n e cor North Portland av, runs north 86.8 x east 58.4 x south 25 x west 20 x south 71 to Myrtle av, x west 20, h & l. Georgianna wife of Frederick Motzer to Frederick Motzer. nom
 Ocean av, e s, 438.1 s Voorhis av, 407.6 to Sheephead Bay Shore Road, x 85x415.11x92.8, being 857-1,000 acre, Gravesend. Thomas and James McMahon to John McMahon. 4,000
 Prospect av, s w s, 150 s e 6th av, 25x100.2. Mort. \$3,000. Baltic st, n s, 251.2 w 4th av, 33.4x100. Mort. \$4,000. Dennis Shehan to James H. Watson and James H. Pittinger. nom
 Park av, n s, 125 w Throop av, 25x100. Jacob Comes to Stanislaus Schwarz. 1,700
 Park av, s s, 350 e Throop av, 25x100, h & l. Stanislaus Schwarz to Jacob Comes. Morts. \$1,600, taxes 1883. 5,700
 Reid av, n w cor Hancock st, 55.7x484.8x1.6 to Hancock st, x 484.3. A. Orville Millard to Nathaniel H. Clement and Edward J. O. Flynn. 5,900
 Rochester av, e s, about 15 n Eastern Parkway, runs north 115, which includes 15 of court yard on Eastern Parkway, x east 25 x south 112 x southwest 50 to beginning. John Gross, Brooklyn, Hannah Gadsan, widow, New York, formerly Hannah Gross, and Sarah Gross, children J. Gross, dec'd, and Charles Hicks, heirs of said J. Gross, dec'd, to Mary E. Black. All title. Jan. 31. nom
 Saratoga av, centre line, at intersection of s s Brooklyn and Jamaica plank road (lying within bounds of Chauncey st), runs east along s s of said road 469.2 x easterly on

curve along s and s w s of said road 161.4, but which course in a direct line would be 160.7 x south 276 to point which in a direct line from said road would be 274.8 south therefrom, and which point is also a few feet south of s s of Marion st, x west 584.2 along land of Radde Sackman, &c., to centre Saratoga av, x north 326.8 to beginning, excepting portion lying south of centre line Marion st. Nathaniel H. Clement to Elizabeth H. Bowers. 25,000

Stewart av, w s, 469.9 n Clark st, 50x150. Release mort. George A. Barker et al., exrs. and trustees of Geo. Bell, to George S. Gelston. nom

Sheffield av, n e cor Broadway, 25x100, East New York. Caroline wife of Philip Post, Jr., to Michael Bertram and Anna his wife. 1,975

St. Marks av, No. 42, s s, 305.5 w 6th av, 16.8 x 62.5. George M. Chapman, New York, to Margaret P. wife of Isaac W. Cook. Mort. \$4,000. nom

Throop av, e s, 75 n Wallabout st, late River st, 25x87.8x26.9x68.8, h & l. Jacob Marienhoff to Joseph Fischer. Mort. \$1,100. 3,000

Tompkins av, e s, 84 s Vernon av, 21x100. David S. Beasley to Nicholas Styne. Mort. \$500. 1,200

Washington av, e s, 343.6 n Greene av, 25x121. Mary E. Oakley, widow, Elizabeth D., Robert W., Mary W., Anna B., Caroline P. and Charles M. Oakley, heirs R. S. Oakley, to James S. Oakley. Q. C. nom

Washington av, e s, 343.6 n Greene av, 25x121. James S. Oakley to James P. Bennett. Mort. \$6,000. 11,000

Williams av, e s, 99.5 s Atlantic av, 75x100, New Lots. Judson J. Blake to John McGeehan. 1,000

Same property. Release mort. Reuben Ross to Judson J. Blake. nom

Williams av, e s, 175 s Liberty av, 25x100, New Lots. Walter P. Hall, Middlefield, Conn., individ., and as trustee of Rosa H., Harry V. and Leo C. Terrill, to Henry Brons. 350

Wyckoff av, n e s, 50 n w Magnolia st, 25x94.1 x 25x93.4. Andrew Ginder or Ginter to Ida Hartman, formerly Strauss. Correction and confirmation deed. nom

Wyckoff av, w s, 131.2 s Liberty av, 18.9x100, East New York. Wilhelmine Kunz to Samuel A. Livingston. 350

3d av, n w s, 69 s w 23d st, runs west 230 to high water mark Gowanus Bay and which point is 141.6 s w of 23d st, x northwest in a direct line and crossing 2d av and 1st av to point 100 n w of 1st av, n northeast 269 crossing 23d st to point 58.6 n e of 23d st, x southeast in direct line to said high water mark Gowanus Bay, x south about 270 to point in 3d av 11 n e of westerly cor of said av and 23d st, x southwest along n w s of said av 80 to beginning, together with land under water to centre of Gowanus Bay. Foreclos. Lewis R. Stegman to Henry E. Du Bois. 19,760

Same property. Ruth Bennett, New Britain, Conn., and Maria C. Armstrong to same. 2,250

Same property. Henry E., Henry, Charles and James Du Bois, William H. Beard, Charles N. Kimoland and Abraham Du Bois to William M. Tebo. 30,000

3d av, centre line, extending from 28th st to centre block bet 28th and 29th sts, and westerly to sea wall or pier line.

3d av, centre line, extending from 31st st to centre block bet 31st and 32d sts, and westerly to sea wall or pier line.

Anne W. Suydam to John W. Ambrose. All title. nom

Same property. John W. Ambrose to John A. Murray. nom

3d av, w s, at s s 28th st, if extended, runs west to original high water mark, x south to centre line bet 28th and 29th sts, x east to 3d av, x north 100.2.

3d av, w s, at s s 31st st, if extended, runs west to original high water mark, x south to centre line bet 31st and 32d sts, x east to 3d av, x north 100.2.

Annie W. Suydam, New York, to John W. Ambrose. nom

Same property. John W. Ambrose to John A. Murray. nom

3d av, w s, 150.2 s 29th st, if extended, 80.2 x - to high water mark Gowanus Bay, with land under water in front of above to pier line, contains 5 323-1,000 acres. Augustus N. Morris, trustee of and Eleanor C. Morris, to John W. Ambrose. nom

Same property. John W. Ambrose to John A. Murray. nom

3d av, w s, 100.2 s 30th st, if extended, 50 x - to high water line Gowanus Bay, also land under water in front of above to pier line, containing 3 585-1,000 acres. Cordelia S. wife of and John Stewart, Jr., to John W. Ambrose. nom

Same property. John W. Ambrose to John A. Murray. nom

3d av, w s, 150.2 s 30th st, if extended, runs west to high water mark Bay of New York or Gowanus Bay, x southwest 80.2 to centre 31st st, if extended, x east - x north 80.2, with land in front, under water, to sea wall or pier line, containing 5 874-1,000 acres.

3d av, w s, 100.2 s 29th st, if extended, 50x100 to high water mark, also land under water in front of premises to sea wall or pier line, containing 3 328-1,000 acres.

James H. Jones, of Bartow-on-Sound, West-

chester County, to John W. Ambrose, New York. nom

Same property. John W. Ambrose to John A. Murray. nom

3d av, e s, 50.2 s 37th st, 25x100. Foreclos. John D. Snedeker to Catharine L. McCollum, Portchester, N. Y. Mort. \$1,100 and interest from May 1, 1883. 1,000

All title in estate of Elizabeth Gloucester. Charles N. Gloucester to George F. Elliott. Assigned to secure loan of 5,000

Interior lot on centre line between Pulaski st and De Kalb av, at point 293.9 e Nostrand av, runs east 31.3 x south 24.04 x northwest 33.11 x north 11.9. Charles D. Doubleday and Julia H. his wife to William G. Eagleston. 175

Plot on Sheepshead Bay, Gravesend, adj. Jno. I. and B. Voorhees, 160 on Bay x 475x165x475, except land taken for Ocean av, and a lot on said av, 50x92.5. Charles A., George H., Samuel H. and Richard A. Delano and Annie T. Brady to John McMahon. Q. C. nom

Plot at Gravesend in the Neck woods, adj. Westering and Voorhies, 120x63x120x-, 12-foot right of way, &c. John Malan to Morris Foley. 300

Copy of the last will and testament of James A. Parker, dec'd.

Exemplified copy of the last will and testament of Jessie S. Yennie, dec'd.

MORTGAGES.

NEW YORK CITY.

FEBRUARY 8, 9, 11, 12, 13, 14.

Aust, Harriet, wife of Walter, mortgagor, to John B. Swasey, Jr. 165th st, n s, 33.6 w Jackson av, 16.8x71. Agreement correcting description in prior mort. Attorney

Atkinson, Ellen, to Assahel S. Levy. Attorney st. P. M. Feb. 12, 2 years, installs. 5%. \$1,400

Baumgarten, August, Brooklyn, to Mary Wilson. 10th av, No. 320. P. M. Jan. 22, demand. 2,000

Beekman, Catharine A., widow, to William H. Philips, individ., and said W. H. Philips et al., exrs. and trustees S. Philips. 2d av. P. M. Feb. 9, due Aug. 12, 1884. 1,000

Biehn, John, to William G. Lehning. 32d st, s s, 225 w 7th av, 24.9x98.9. P. M. Feb. 8, due Feb. 12, 1887, or sooner, 5%. 750

Same to Julia Van Cott. Same property. P. M. Feb. 8, due Feb. 12, 1887, or sooner, 5%. 750

Same to Charlotte L. Scheu, Buffalo, N. Y. Same property. Feb. 8, due Feb. 12, 1887, or sooner, 5%. 1,500

Boehme, Christopher, to Abraham C. Quackebush. Av A, n w cor 1st st, 75x200 to Berrian av, x 75x200.9 to beginning. Feb. 12, 2 years. 1,000

Blinn, Christian, Jr., to John H. Deane. 106th st. P. M. Feb. 9, 1 year. 1,250

Same to same 106th st. P. M. February 9, 1 year. 1,250

Bruce, Mary, extrx. and as devisee Margaret Bogge, dec'd, and William, Agnes and Jeannie Bruce, also devisees of same, to William Armstrong and ano., exrs., &c., J. Armstrong. 60th st, No. 334, s s, 170 e 9th av, 20x100.5. Jan. 24, due Feb. 1, 1887, 5%. 16,500

Same to same. 60th st, No. 336, s s, 150 e 9th av, 20x100.5. Jan. 24, due Feb. 1, 1887, 5%. 16,500

Beekman, Edith V., wife of Christopher M., to George Palen, as admr. of Gilbert Palen. 113th st, s s, 155 e 3d av, 15x100.10. Feb. 13, 3 years. 5,000

Brice, James, Edward G., Henry S., William A. and John, to Margaret J. and Mary F. Brice. 119th st, s s, 100 w 8th av, 175x100.11; 8th av, w s, 49.11 s 144th st, 25x100. Feb. 8, indemnity. 5,000

Brown, William R., White Plains, N. Y., to George F. Bristow. 132d st, n e s, 150 s e Cypress av, 50x100. Feb. 13, 3 years. 1,250

Bruckmann, William and Fredericke his wife, to John Fick. Stanton st, No. 97. P. M. Feb. 14, installs, 5%. 5,000

Same to same. Same property. P. M. Feb. 14, installs, 5%. 8,000

Cohen, David M., to Adelaide L. Wood. 121st st, No. 111. P. M. Feb. 11, 3 yrs, 5%. 2,000

Collins, George, to John Van Dolsen, Bayonne, N. J. 23d st, n s, 250 w 10th av, 25x95.8. Lease. Feb. 11, notes. 1,140

Curry, William, to Morris Littman and Samuel McMillan. 47th st. P. M. Feb. 3, 1 year. 7,500

Cassidy, Peter A., to THE INSTITUTION FOR THE SAVINGS OF MERCHANTS' CLERKS. 3d av, n e cor 49th st, 50.4x115.2. Feb. 8, due Feb. 15, 1887, 4 1/2%. 60,000

Coburn, Mary F., and Emma J. Gourley, mortgagors, with Sarah F. Underhill. Agreement extdg. mort. Nov. 30. nom

Darragh, Sarah, wife of and Thomas, to THE HARLEM SAVINGS BANK, City New York. 2d av, No. 2352, e s, 60.11 s 121st st, 20x80. Feb. 13, 1 year, 5%. 6,000

Duffy, Mary, wife of Michael, to Thomas Hagan. 93d st, n s, 400 e 3d av, 25x100.8. Feb. 7, 1 year. 3,000

Dwinelle, Mary E., to Robert B. Minturn and ano., trustees J. W. Minturn, dec'd. 123d st. P. M. Feb. 5, due Feb. 9, 1887, 5%. 14,000

Dyett, Arthur, to Alexander Brown, Philadelphia. 71st st, s s, 831.3 w 9th av, 18.9x100.5. Feb. 8, due May 1, 1889, 5%. 14,000

Davis, John R., to Eleanor V. Wallace,

Brooklyn. 86th st, s s, 223 e Av A, 23x102.2. Feb. 14, 5 years, 5%. 12,000

Same to Lavinia S. Tapscott, Brooklyn. 86th st, s s, 251 e Av A, 28x102.2. Feb. 14, 5 years, 5%. 12,000

Dinkelspiel, David, and Henry Hyman to Clifford Coddington et al., exrs. Matilda E. Coddington. 3d av, 96th st. P. M. Feb. 14, due Feb. 18, 1886, 5%. 27,500

Donnellon, John, to Nathan Hobart. 145th st. P. M. Feb. 14, 6 months, 5%. 5,000

Eldredge, Joseph D., to THE BROADWAY SAVINGS INST. Hudson st, 9th av, 13th st. P. M. Feb. 14, 1 year. 55,000

Enos, Juliette C., widow, to THE MUTUAL LIFE INS. Co., New York. 40th st, No. 12, s s, 210 w 5th av, 25x98.9. Parties second part already hold a mort. against this property. Feb. 13, due March 1, 1885. 10,000

Erving, Mary E., to THE MUTUAL LIFE INS. Co., New York. 125th st, s s, 250 e 8th av, 23 x100.11. The parties second part already hold two mortgages against above property. Feb. 14, due March 1, 1885. 5,500

Fettretch, Catharine, wife of John, to Thomas McMahon. 3d av, w s, 100 n 93d st, 25x100. Feb. 12, 3 months. 1,650

Ferlini, Emmeline, to THE SEAMEN'S BANK FOR SAVINGS, City New York. 45th st, No. 161, n s, 151.9 e 7th av, 17.1x100.4. P. M. Feb. 7, 1 year, 5%. 8,000

Gerber, Johanne, wife of and Solomon, to Julius Horwitz. 8th st, n s, 228 w Av D, 20x 93.11. Feb. 9, due July 1, 1886, 5%. 2,500

Goldstein, Yetta, wife of Harris E., to THE EMIGRANT INDUSTRIAL SAVINGS BANK, City New York. 2d av, No. 653, w s, 74.1 s 36th st, 24.8x100. Feb. 12, 1 year. 8,000

Gillie, James B., and Alexander Walker to Morris Littman and Samuel McMillan. 47th st. P. M. Feb. 8, 1 year. 15,000

Glass, John, to Charles A. Peabody, Jr. Greenwich st, Nos. 744 and 746, w s, 75.11 n Perry st, 51.2 x west 46.2 x southwest 48.5 x south 36 x westerly 8 x east 82.8. Feb. 9, 6 mos. 2,500

Golding, Stephen C., to Leonard W. Johnson. 34th st. P. M. Feb. 1, 2 years, 5%. 6,000

Grass, Louis A., to Simon Gerber. 17th st, n s, 238 e 2d av, 19x106. Jan. 3, 5 years, 5%. 7,000

Same to Robert Roethlisberger and ano., exrs. E. Eggmann. Same property. Jan. 3, 5 years, 5%. 3,000

Gledhill, Henry, to THE IRVING SAVINGS INST. 10th av, n w cor 34th st, 25x100. Feb. 8, 1 year, 5%. 17,000

Same to same. 10th av, w s, 25 n 34th st, 24.7 x100. Feb. 8, 1 year, 5%. 11,000

Same to same. 10th av, w s, 49.7 n 34th st, 24.7 x100. Feb. 8, 1 year, 5%. 11,000

Same to same. 10th av, w s, 74.2 n 34th st, 24.7 x100. Feb. 8, 1 year, 5%. 11,000

Griffin, Margaret, wife of and Samuel H., to Henry Klingenstein. 109th st, n s, 80 w 4th av, 29.4x100.11. Feb. 13, 3 months. 2,200

Gross, Max, to Ludewig F. J. Anger. Ridge st. P. M. Feb. 14, installs, 5%. 4,500

Harvey, Isaac, Brooklyn, to Henry Schreiber. Frankfort st, No. 11, s s, 28.9x104x31.3x104. Feb. 9, due Jan. 1, 1888. 5,000

Holmes, Isaac L., to Isaac Bernheimer. 9th st. P. M. Feb. 13, installs, 3 years. 5,000

Havens, Charles G., to HAVENS RELIEF FUND SOCIETY. 5th av, e s, 27.2 n 74th st, 25x150. Feb. 11, 1 year, 5%. 20,000

Hernz, J. R. Martinez, to Margaret Cullen. 10th av, w s, 46 n 38th st, 52.9x150. All title. Feb. 9, 2 years. 1,450

Hofman, Lena, widow, to George Ehret. Benson av, w s, 125 n Carr st, 25x100.2. Given to guarantee a chattel mort. made by John Hofman. Feb. 9, demand. 550

Holthusen, Heinrich, to Philip Hauseman. 49th st. P. M. Feb. 11, due Feb. 1, 1885, 5%. 3,000

Ingram, Maria, to Pauline Ettlinger. 26th st, n s, 183.4 e 4th av, 20.10x98.9. Feb. 8, 5 years, 5%. 10,000

Inness, Sarah W., wife of and George, to Robert W. Tailer. 11th st, s s, 169.10 w University pl, 25x91.10. Sub. to mort. \$9,000. Recorded Feb. 4, Feb. 2, 1 year. 500

Jackman, Patrick C., to Samuel S. Sands. 106th st, s s, 100 e 9th av, 50x100.11. Sub. to mort. \$10,000. Feb. 13, 1 year. 2,500

Jessurun, Rebecca, wife of and Solomon, to THE NEW YORK SAVINGS BANK. 50th st, n s, 386 s w 8th av, 19.2x100.5. Feb. 12, due June 1, 1889, 5%. 7,500

Jonas, Abraham H., to Julius Lipman. 73d st, n s, 100 w 2d av, 6 lots, each 25x102.2. 6 mortg., each \$1,000. Feb. 11, 6 months. 6,000

Jonas, Abraham H., to THE WASHINGTON LIFE INS. CO. 73d st, n s, 160 w 2d av, 4 lots, each 25x102.2. 4 mortg., each \$15,000. Jan. 21, due Dec. 1, 1888. 60,000

Same to George L. Kingsland et al., trustees A. C. Kingsland, dec'd. 73d st, n s, 225 w 2d av, 25x102.2. Feb. 11, 3 years. 15,000

Same to same. 73d st, n s, 200 w 2d av, 25x 102.2. Feb. 11, 3 years. 15,000

Same to Max Danziger. 73d st, n s, 100 w 2d av, 50x102.2. Feb. 11, due April 1, 1884. 2,500

Jenny, Josephine H., to THE GERMAN SAVINGS BANK, City New York. 3d st, No. 95, n s, 225 e Macdougall st, 25x100. Feb. 9, 1 yr. 15,000

Same to Herman E. Wagner, Brooklyn. Same property. Feb. 9, 1 year. 2,000

Keegan, Owen A., to Nicholas R. Cottman. 16th st, n s, 125.3 w 9th av, 25x92. Error. Feb. 8, 4 months. 1,000

Ketchum, Edgar, to Frederick Wm. Jockel. Ogden st, w s, 195 s Union st, 25x150. Feb. 9, due Feb. 1, 1884, 5%. 1,500

Klebisch, Marie, Holbrook, L. I., to Franz Wahl. Robbins av, n e cor Division av, 40x

80; Robbins av, e s, 60 n Division av, 20x81. Feb. 6, due May 1, 1885. 2,100
Kneisel, Juliana, wife of and Emanuel, to THE EAST RIVER SAVINGS INST. 11th av, No. 434, s s, 116 w Av A, 28x94.8. Feb. 12, 1 year, 5%. 5,500
Lamb, Hugh, to THE MUTUAL LIFE INS. CO., New York. 131st st, s s, 90 w 6th av, 135x99.11; 130th st, n s, 90 w 6th av, 135x99.11. Feb. 12, due March 1, 1885. 35,000
Leamy, Thomas F., to Robert B. Minturn and ano., trustees J. W. Minturn, dec'd. 1st av, s w cor 88th st, 25.2x100. Feb. 11, 5 years, 4 1/2%. 10,000
Leo, Jochebed M. S., to Louise Powell. 79th st, s s, 204 e 2d av, 20x102.2. Feb. 7, 1 yr. 750
Same to same. 79th st, s s, 164 e 2d av, 20x102.2. Feb. 7, 1 year. 750
Linscott, John A., to Henry P. Degraaf. 109th st, n s, 25 e Lexington av. P. M. Feb. 1, 3 years, installs. 5,000
Same to same. 109th st, n s, 50 e Lexington av. P. M. Feb. 1, 3 years, installs. 5,000
Same to same. 109th st, n s, 75 e Lexington av. P. M. Feb. 1, 3 years, installs. 5,000
Same to same. 109th st, n s, 100 e Lexington av. P. M. Feb. 1, 3 years, installs. 5,000
Same to same. 109th st, n s, 125 e Lexington av. P. M. Feb. 1, 3 years, installs. 5,000
Same to same. Agreement by which party of first makes provision for payment of interest for prior mortgs, &c. Feb. 1. nom
Lowery, John A., to William R. Travers. Nassau st, Nos. 75 and 77, w s, 51.6x14x50x104. Sub. to mort. \$50,000. 2d mort. Jan. 11, 1 year. 10,000
Monarque, John W., to Edwin A. Bradley, Montclair, N. J., and George C. Currier, firm Bradley & Currier. 16th st, Nos. 431 and 433, n s, 375 e 10th av, 50.5x92. Sub. to mort. \$22,500. The mortgagees to have the right to pay any principal or interest on prior mortgs. and to add same to this mort. Feb. 7, demand. 5,446
McKay, Susan E., wife of and Edward D. C., to The Trustees of the Parochial Fund of the Protestant Episcopal Church in the Diocese of New York. 52d st, s s, 416 w 5th av, 17x100.4. Feb. 1, 5 years, 5%. 25,000
McLoughlin, Mary and Catharine, by J. Fitzgerald, guard., and John C. McLoughlin to THE WASHINGTON LIFE INS. CO., City New York. 22d st, s s, 216.8 e 7th av, 20.10x98.9. Feb. 8, 3 years, 5%. 9,000
Macfarlan, Daniel T., to THE NEW YORK LIFE INS. CO. 124th st, n s, 100 e 3d av, 40x100.11. Feb. 9, 3 years. 30,000
Same to K. Louie wife of Frederick Beltz, Hoboken, N. J. 124th st, n s, 100 e 3 1/2 av, 40x100.11. Sub. to above. Feb. 9, 1 year. 8,727
Mahnen, John F., to THE BOWERY SAVINGS BANK. Grand st, No. 223. P. M. Jan. 28, 1 year, 5%. 21,000
Same to Daniel D. Brinckerhoff, Theodore C. Pohle and Thomas S. Olive. Same property. P. M. Jan. 28, due Feb. 1, 1887. 12,000
Mahony, Dennis J., Daniel P., Jeremiah A. and Honora Mahony, Mary E. wife of and Humphrey Monahan, Julia A. wife of and Cornelius J. Walsh, and Julia Mahony, widow, to Henry P. Townsend and Joseph H. Mahan. 2d av, s e cor 38th st, runs south 32.1 x east 80 x south 42 x east 59.7 x north 74.7 to 38th st, x west 150.7 to 2d av. All title. Feb. 9, due Sept. 1, 1884. 4,407
Mott, Alexander H., to Hopper S. Mott. 9th av, n w cor 50th st, 150.5x100; 51st st, s s, 100 w 9th av, 100x100.5; 51st st, n s, 100 e 10th av, 25x100.5; 9th av, n w cor 51st st, 25.5x100; 52d st, n s, 100 w 9th av, 25x100.5; 9th av, w s, 100.5 n 52d st, 25x100; 54th st, n s, 175 w 10th av, runs north 7.5 x west 100 x south 9.11 to 54th st, x east 100; 11th av, s w cor 54th st, runs west 75.47 x southeast 755 to 11th av, x north 96.10; 11th av, n w cor 54th st, runs north 98 x northwest 250 x north 65.9 to 55th st, x west 75 x south 53.10 x northwest 100 x north 44.3 to 55th st, x west 25 x south 41.8 x northwest 125 x west 450 to the Hudson River, x south 225 x north 40 to 12th av, e s, x east along 54th st, n s, 800 to point of beginning. Dec. 31, 1883, demand. 72,000
Murtaugh, James, to Mary J. A. wife of Anthony R. Dyett. 100th st. P. M. Feb. 11, 2 years. 3,000
Mack, George A., to Richard M. Harison, Astoria, L. I. 114th st, No. 436, s s, 193 w Av A, 25x100.10; 113th st, n s, 20 e 4th av, 16 x100.11; 104th st, n s, 300 w 1st av, 25x100.11; 104th st, n s, 275 w 1st av, 25x100.11, 1/2 of this piece. Jan. 30, due June 1, 1884. 8,500
Maschke, Jacob L., to Max Danziger. 81st st, s s, 152.6 e 3d av, 50.10x102.2. Jan. 28, due May 1, 1884. 6,000
McDonald, William, to Elisha Packer, D. Henry and Danforth Knowlton, of Packer, Knowlton & Co. 11th av, n w cor 173d st, 200 to 174th st, x 100. Sub. to mort. \$2,400. Jan. 4, 1 year, secures credit. 2,000
McGovern, George, to THE HARLEM SAVINGS BANK, City New York. 3d av, s e cor 55th st, 25.5x60. Feb. 11, 1 year, 5%. 20,000
McLaughlin, Rody, to Jeremiah H. Baker, exr. Cath. P. Johnston. Brook av, w s, 100 s 144th st. P. M. Feb. 13, 1 year. 500
Same to Joseph Horridge. Brook av, w s, 75 s 144th st. P. M. Feb. 13, 1 year. 500
Macdonald, John J., to David Dinkelspiel and Henry Hyman. 3d av, 96th st. P. M. Feb. 14, due Oct 1, 1884. 112,500
Malat, John, to Franz Litter. 154th st. P. M. Feb. 13, installs, 5%. 1,000
Miller, Catharine, individ and as extrx. George Miller, to Josephine wife of William Brokaw,

Greenwich st, No. 57, e s, abt 28.5 s Edgar st, 20.8x40.10 to Church st, x 20.11x45.11. Feb. 13, due June 2, 1886. 2,000
Newcombe, Mary H., wife of and Isaac B., to THE MUTUAL LIFE INS. CO., New York. 53d st, No. 61, n s, 145 e Madison av, 20x100.5. Feb. 12, due March 1, 1885, 5%. 15,000
Niemann, Robert, to Emma L. Naumann. Forsyth st. P. M. Feb. 9, due May 2, 1884. 3,850
Niver, Norman L., to William C. F. Mangels and ano., exrs. C. Doscher. 21st st, n s, 101.8 e 3d av, 25.5x102.2. Feb. 11, 3 years, 5%. 5,000
Noelke, Johanna, wife of Peter, Jersey City, to Sarah wife of Leopold Haas. Ludlow st, No. 87, w s, 112.6 n Broome st, 27x87.6x26.9x87.7. Feb. 11, 2 months. 6,000
O'Brien, Bridget, widow, and Patrick and John O'Brien and Mary E. wife of Michael Ford, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, City New York. 75th st, n s, 297 w Av A, 25x102.2. Feb. 13, 1 year. 600
Phillips, Moss S., Brooklyn, to Frederick M. Bartholomew. 110th st. P. M. Feb. 12, 1 year, 5%. 16,000
Pinner, Sarah A., wife of Edward, Coitsville, N. J., to THE SEAMEN'S BANK FOR SAVINGS, City New York. 25th st, n s, 250 e 9th av, 25x98.9. Feb. 9, 1 year, 5%. 3,300
Palmer, Isabel M., wife of Cortlandt E., to Albert C. Hall and ano., trustees and exrs. A. Hall, dec'd. Broadway, w s, 20 s 36th st, runs west 56.3 and 37.6 x south 40 x east 45 and 263.9 to Broadway, x north 40. 1/4 part. Feb. 4, 1 year. 1,200
Palmer, Franklin G., Philadelphia, to Harriet Balcom. 3d av or Boston road. P. M. Feb. 1, 3 years. 2,500
Robinson, Willmarth A., to Robert B. Minturn and ano., trustees R. B. Minturn, dec'd. 32d st, n s, 325 w 6th av, 25x108.5x26.1x115.3. Feb. 7, 2 years, 4 1/2%. 3,000
Robinson, William G., to Augusta W. Stone. 34th st. P. M. Feb. 7, 2 years, 5%. 6,000
Reis, Margaretha, wife of and M. Anton, mortgagors, with William M. Prichard and ano., trustees, &c. Agreement to extend mort. Dec. 29. —
Reardon, Catharine F., to Andrew Luke. 112th st, n s. P. M. Feb. 9, 2 years. 5,000
Rettagliata, Giovanni, and Bartolomea Casassa, of Rettagliata & Casassa, to Hirsch & Herman, College Point, L. I. Park st, No. 69, easterly store and store and cellar in No. 71 Park st. Lease. Feb. 13, demand. 400
Rosenberg, Beer, to Sarah wife of Leopold Haas. Orchard st. P. M. February 14, installs. 6,000
Smith, James R., to THE MUTUAL LIFE INS. CO., New York. 8th av, n w cor 68th st, 75.5 x100; 68th st, n s, 100 w 8th av, 50x100.5. Feb. 14, due March 1, 1885. 50,000
Steffan, Henry W., to Anna C. S. Mackenzie, trustee Cath. C. Stevens. 48th st, n s, 400 w 10th av, 25x100.5. Feb. 9, 3 years. 4,500
Same to same, individ. Same property. Feb. 9, due in 1887. 9,500
Sherry, Mary A., and Andrew O'Donnell, Brooklyn, to Josephine Wardell. Monroe st, Nos. 241 and 243, n s, 239.10 e Scammel st, 47x94.9x47x95. Feb. 7, 3 years, 5%. 4,000
Swartwout, Frank G., to The New York Produce Exchange. 128th st, n s, 200 e 7th av, 29x99.11. Feb. 8, 1 year, 5%. 14,000
Same to same. 128th st, n s, 229 e 7th av, 29x99.11. Feb. 8, 1 year, 5%. 14,000
Same to same. 128th st, n s, 258 e 7th av, 29x99.11. Feb. 8, 1 year, 5%. 14,000
Same to same. 128th st, n s, 237 e 7th av, 29x99.11. Feb. 8, 1 year, 5%. 14,000
Same to Ida A. W. Siney, admrx. W. R. Siney, dec'd. Same property. Feb. 8, due Feb. 1, 1885. 2,000
Same to Ann Bergen, of Queens Co., N. Y. 128th st, n s, 258 e 7th av, 29x99.11. Feb. 8, due Feb. 1, 1885. 2,000
Same to Enoch C. Bell. 128th st, n s, 200 e 7th av, 58x99.11. Feb. 8, 1 year. 5,000
Sedgwick, Charles, to Max Danziger. 70th st, s s, 244 w 1st av, 100x100.4. Feb. 11, 6 mos. 2,000
Seely, Edward H., Brooklyn, to Samuel Graham et al., exrs. J. H. Graham. Reade st, Chambers st. P. M. 1/2 part. Feb. 1, 1 year. 5,000
Seib, Anna M., wife of Philip L., and Valentine Seib to Nicholas Lingsweiler. St. Mark's pl, s s, 228.10 w Av A, 25.10x97.6. Jan. 31, due Jan. 1, 1886, 5%. 2,000
Smith, John W., to Horace W. Fuller. 51st st, n s, 175 w 1st av, 50x100.5. Feb. 2, due Jan. 1, 1885. 15,000
Stieglitz, Marcus L., to Sarah Friedlander et al., exrs. H. Friedlander. 10th av, s w cor 170th st, 75x100; 170th st, s s, 100 w 10th av, 100x91. Feb. 11, due Feb. 12, '89, 4 1/2%. 15,000
Stuyvesant, Rutherford, to THE GREENWICH SAVINGS BANK. 3d av, No. 202, s w cor 18th st, 23.1x100x23x100. Feb. 13, due Feb. 1, 1886, 4 1/2%. 20,000
The Morrisania Schuetzen Verein with Henry C. Niedenstein. Party of first part assumes payment of a \$5,000 mort., which it is agreed to extend. May 11.
Tobish, Moses N., and Adolph Cohen to Charles Tracy and ano., trustees B. Abrahams, dec'd. Delancey st, No. 241, s s, 50 w Sheriff st, 25x87.6. Feb. 11, 5 years, 5%. 4,931
Same to same. Delancey st, No. 243, s s, 25 w Sheriff st, 25x87.6. Feb. 11, 5 years, 5%. 5,000
Toumy, Alice, to Samuel M. Purdy. Robbins av, e s, lot 160 map Wilton, &c. 50x100. Feb. 11, 2 years. 200
Traphagen, William C., to Edward G. Bur-

gess, Montclair, N. J. 11th av, n w cor 81st st, 102.2x100. Feb. 9, 1 year. 6,000
The Glen Cove Manufacturing Co. to William J. Schenck and ano., exrs. J. Schenck. Montgomery st, n w cor South st, 140x184.10 x143 to Water st, x east 185.10 to Montgomery st, point of beginning. Feb. 8, 5 years, 5%. 115,000
Tully, Thomas, to Emeline wife of William H. Johnston, and Elizabeth wife of Richard E. Johnston. 86th st. P. M. Feb. 13, due Jan. 1, 1889, 5%. 5,000
Umberfield, John C., to Seligsteinhardt. 70th st, n s, 190 w 2d av, 150x100.4. February 9, 1 month. 10,000
Vail, Ellen, widow, to Edward A. Fraser and ano., exrs. N. B. Mountfort. 23d st, s s, 100 e 9th av, 25x98.8. Feb. 1, 5 years, 5%. 12,000
Vanderminde, Johanna T., wife of William, to Clements A. Ochsner and Margaret his wife. 7th st, No. 170, 25x90. Lease. Jan. 1, 5 years, 5%. 5,000
Same to Charles Gundelach. Same property. Lease. Omission, intended probably for 2d mort. Feb. 1, 2 years. 2,000
Wall, Franklin J., to Joseph Larocque, Astoria, L. I. 123d st, n s, 190.9 w 3d av. P. M. Nov. 8, due Feb. 1, 1887. 3,000
Same to same. 123d st, n s, 207.10 w 3d av. P. M. Nov. 8, due Feb. 1, 1887. 3,000
White, John S., to THE BANK FOR SAVINGS, City New York. 44th st, Nos. 6 and 8. P. M. Feb. 1, due Feb. 12, 1885, 5%. 75,000
Same to Edward A. Moen, trustee. Same property. 2d mort. Feb. 1, due Feb. 12, 1887, or insta ls. 45,000
Weiber, Lorenz, to John M. Pinkney. 6th av, 128th st. P. M. Feb. 13, demand. 13,000
Ward, John, to Thomas S. Williams. 37th st, No. 38, s s, 374 e 6th av, 26x98.9. Feb. 11, 1 year, 5%. 30,000
Waters, Theresa, widow, Maria T. wife of and Thomas Sinnott, Mary J. wife of G. H. De Bussy, Ann E., Matilda, Josephine, Frances C. and Charles F. Waters to Alexander Brown, Philadelphia. Broadway, s e cor 13th st, runs south along Broadway 24.6 x east 86.1 to 13th st, x northwest along same 91.1. Jan. 21, due May 1, 1887, 4 1/2%. 12,000
Wille, Amelia, individ and admrx. Emilie Wille, dec'd, to John Wille. 4th st, s s, 200 w Av A, 25x96.2. Lease. Feb. 8, installs. 300
Wright, Samuel O., Rockville Centre, L. I., to Henry Duchardt. 124th st. P. M. Feb. 4, 3 years. 7,500
Wilson, Mary, to Margaret J. McLaughlin. Rider av, e s, 113 s 142d st, 28.3x43.10x25x57. Feb. 7, 10 years 5%. 1,500

KINGS COUNTY.

FEBRUARY 8, 9, 11, 12, 13, 14.

Attix, Mary B., wife of and Thomas F., to Alfred Roe. Willoughby av, s s, 51 e Hamilton av, 17x100. Feb. 8, due May 1, 1884. \$250
Abberton, Thomas F., to Olivia Peterson. Clason av, e s, 231 n Park av, 25x100. Feb. 12, 10 years, 5%. 1,500
Bossert, Phillip, to Michael Springsteen, Newtown, L. I. Gwinnett st, n w s, 425 n e Marcy av, 20x100. Feb. 9, 3 years. 800
Bridgens, Anna L. H., wife of and John E., to Adelaid A. wife of Edward K. Robbins. Van Buren st, No. 714, s s, 214.6 w Reid av, 14.3x100. Feb. 1, 1 year. 280
Barber, Edward J., to Ebenezer Roby. De Kalb av. P. M. Feb. 8, 5 years. 10,000
Bieselin, August W., to George Loffler. Park pl. P. M. Feb. 7, 6 years, 5%. 1,200
Biffar, Henry W., to Jeannie L. Grant. 4th st. P. M. Feb. 7, 2 years. 1,500
Boehm, John, to Charles Koehler. 2d av, No. 189, e s, 80 n 15th st, 20x97.10. Lease. Feb. 1, due Jan. 1, 1885. 300
Bongards, Matthew J., to Adolph Simis, Jr. 2'nd st, s s, 225 w 6th av, 25x63.7x—x63.2. Feb. 11, due Feb. 1, 1885. 275
Brady, Patrick, to William H. Wright. Hancock st, n s, 270 w Marcy av, 20x100. Feb. 11, 3 years, 5%. 7,000
Same to same. Hancock st, n s, 250 w Marcy av, 20x100. Feb. 11, 3 years, 5%. 7,000
Baitinger, John, to Friederick Baitinger. Boerum st, s s, 23 e Leonard st, 28x75. Jan. 1, 5 years. 1,700
Bertsch, Peter, to John H. Shults. Broadway, southerly cor Penn st, 87.11x98x107.3x69.9. Leasehold. Feb. 12, due March 1, 1887, 5%. 6,500
Carman, Thomas G., to Sophie B. Babcock. Bay 17th st, s w cor 86th st, 125x96.8. Feb. 11, 3 years. 2,000
Clute, Elizabeth, to Mary Carpenter. Chestnut st, w s, 675 n 4th st, 25x150. Feb. 8, 3 years. 500
Case, Margaret A., wife of and Henry, to Sophie G. Parker. Greene av, n s, 470 e Bedford av, 20x100. Feb. 9, 1 year. 800
Clarke, Thomas, to The Rutgers Fire Ins. Co. Hudson av, No. 218, w s, 65 n Concord st, 21.6x80x22x80. Jan. 1, 1 year. 2,000
Cain, John, to Catharine Bellamy. Washington st, w s, 25.2 s York st, 24.9x58.7x24.9x59. Jan. 12, 1 year. 825
Daley, Denis, to Sarah A. Lyon. Conselyea st, s s, 200 e Union av, 25x75. Feb. 12, 3 yrs. 550
Davenport, William B., to Samuel Cardwell, Jr. All land conveyed by Rem Lefferts to Thos. H. Redding, June 20, 1845, which lies north of middle line Douglass st. May 1, 1883, 1 year. 200
De Forest, Mary S., widow, Orange, N. J., to Charles C. Cummings. Union st, n s, 415 w Smith st, 15x100. Feb. 13, 5 years, 5%. 3,000

Dilshafer, Mary E., wife of Adam, to The Germania Savings Bank, Kings Co. De-graw st, s e cor Smith st, 20x60. Feb. 13, 1 year. 1,000
 Dommoney, Elizabeth, to Nathaniel Whitman, New York. Dean st. P. M. Feb. 11, due Feb. 12, 1887. 1,000
 Davison, Ezekiel R., to George C. McKesson, New York. Decatur st, s s, 225 w Lewis av, 85x100. Jan. 31, due Feb. 1, 1886. 2,500
 Same to John Harrison, New York. Same property. Feb. 6, 2 years. 2,000
 Dodge, Pauline L., Sing Sing, N. Y., to Artemus B. Smith and Henry H. Bowman, of Smith & Bowman. Monroe st, s s, 40 e Nostrand av, 40x80. Feb. 2, notes. 600
 Donahue, Bell H., wife of and James E., Brooklyn, and Ida A. wife of Herman G. Schramm, Chicago, Ill., to Mary Wright. Dean st, n e s, 62.2 n w 4th av, 20x100. Nov. 10, due Nov. 15, 1886, 5%. 2,500
 Euler, Martin B., to John Fisher. Granite st. P. M. Feb. 12, 3 years. 3,600
 Fischer, Augustus C., to Frederick A. Davis. 9th av, n w cor 19th st, 25x100. Feb. 1, 3 years. 2,000
 Fleming, Andrew D., to Caroline Post. St. Mark's av, n s, 125 e Rochester av, 25x135.7. Feb. 9, due July 1, 1887. 1,000
 Funston, Eugenia, to Calvin Burr. 9th st. P. M. Feb. 11, installs. 6,000
 Golden, Francis, to Rebecca S. Monfort. Oyster Bay, L. I. North 7th st. P. M. Jan. 5, due Jan. 1, 1889. 800
 Goding, Stephen C., to Gerd. H. Henjes. Bay 16th st. n w cor 86th st, 125x106. Feb. 1, 1 year, 5%. 1,000
 Gallagher, Mary A., wife of Benjamin D., East Orange, N. J., to The Phenix Ins. Co. Degraw st, n s, 195 w Hoyt st, 20x100. Feb. 13, 1 year. 4,500
 Green, Emma T., wife of George O., to Edward C. Underhill, guard. Catharine White. Ross st, s s, 235 e Lee av, 20x100. Feb. 12, 5 years. 2,500
 Hutschler, Jacob V., to Sarah M. Osborne, East Hampton, L. I. 55th st, n e s, 350 n w 2d av, 25x100.2. Feb. 11, 5 years. 1,400
 Hamblin, James A., to Aaron S. Robbins. Diamond st. P. M. Feb. 11, 3 years. 1,400
 Hartman, Ida, wife of Marx, to Isabelle G. Price. Wyckoff av, n e s, 50 n w Magnolia st. 25x94.1x25x93.9. Feb. 9, due Feb. 1, 1885. 175
 Heyneman, Joseph, to Sarah Rose. Broome st, n s, 150 w Humboldt st, 25x76.8x25x77.1. Feb. 7, 5 years, 5%. 2,000
 Hoerner, Wilhelm A., to Ernst Groger. Thames st. P. M. Jan. 2, due Jan. 1, 1889. 600
 Hutschler, Jacob Q., to Maria B. Knowles. 55th st. P. M. Feb. 12, 3 years. 400
 Kenny, Mary, wife of Hugh, to Adrian M. Suydam. Central av. P. M. Feb. 1, 7 years. 900
 Kenney, Michael, Jr., to Ada C. wife of John S. Denton, Jamaica, L. I. 27th st, n e s, 260 n w 4th av, 20x101.2. Feb. 9, 3 years. 2,500
 Same to Elizabeth Bergen and ano., exrs. John G. Bergen, dec'd. 27th st, n e s, 220 n w 4th av, 20x101.2. Feb. 9, 3 years. 2,500
 Same to same. 27th st, n e s, 240 n w 4th av, 20x101.2. Feb. 9, 3 years. 2,500
 Kunz, Wilhelmime, widow, to Reuhamay Proctor, guard. Lewis Du Bois. Wyckoff av, w s, 100 s Liberty av, 31.2x100. Feb. 9, 3 yrs. 1,600
 Kelly, Margaret, to Elizabeth C. Green. Herbert st, n w s, 170.9 s w North Henry st, 25x 100. Feb. 1, due Jan. 1, 1889. 250
 Kernan, John, to Thomas Weeks. Warren st, s s, 317.7 w Nevins st, 20.3x100. Feb. 9, due May 1, 1887, 5 1/2 %. 3,000
 Kindmark, Emma, wife of Gustavous J., to Lucretia M. Durefy. Carlton av. P. M. Jan. 26, 6 years. 3,000
 Kissenberth, John, and Louisa his wife, to Christoph Gessmann. Baltic av, n s, 50 e Georgia av, 25x100. Feb. 1, due Jan. 1, 1889. 900
 Kraemer, Andrew, to Catharina Kraemer. Moore st, s s, 75 w Humboldt st, 25x100. Dec. 12, 10 years, 5%. 4,000
 Livingston, Sarah J., wife of and Samuel A., to Reuhamay Proctor. Miller av, e s, 150 s Baltic av, 25x100. Feb. 8, 3 years. 400
 McWalters, James and Annie, to Priscilla E. Gay. 3d av, e s, 75.2 n 32d st, 25x100. Feb. 6, 5 years. 3,000
 Same to Robert E. Topping. Same property. Feb. 6, 1 year, 7%. 1,000
 McKenna, James, to William Green. North 9th st, n s, 50 e 6th st, 25x— to creek. 2 years. 4,000
 MacDonough, William, to Thomas H. Brush. Halsey st, Howard av. P. M. Feb. 11, 2 years. 4,000
 Malone, John, to Horace K. Thurber, New York. 21st st, s w s, 300 s e 5th av, 25x77.5x 25x79.10; also interior gore 100 n e 22d st and 305 s e 5th av, runs northeast — x east to point 325 s e 5th av, x southwest to point 100 from n s 22d st, x northwest 20. Feb. 12, 1 year. 521
 McCreedy, Adeline, wife of and Alexander, to Lenna Pieper. 22d st, s s, 400 w 5th av, 16.8 x100. Feb. 1, 5 years. 1,000
 McMahon, John, and Ellen his wife, to Fred-eric R. Coudert et al., exrs. Edward Stern. Ocean av, e s, 438.1 s Voorhies av, runs south 407.6 to Sheepshead Bay Shore road, x east 85 x north 415.11 x west 92.8, known as the Annex Hotel property; Ocean av, n w cor Sheepshead Bay, contains 3 acres, with docks, wharves, &c., known as Atlantic Hotel property. Sub. to mortg. \$7,000. Feb. 2, 3 years. 8,500

Same to Henry Montanus. Ocean av, e s, 438.1 s Voorhies av, runs south 407.6 to Sheepshead Bay Shore road, x east 85 x north 415.11 x west 92.8. Feb. 13, due Feb. 14, 1887. 2,000
 Miller, Daniel H., to The Williamsburg Sav-ings Bank. Meeker av, s s, 30 w Humboldt st, 24x100. Feb. 13, 1 year. 1,000
 Madeheim, Hermann, to Ernst Kreuzler. Bremen st, w s, 150 n Adams st, 50x92. Jan. 1, 5 years. 1,800
 Nallin, Bridget, widow, to William H. Beard, exr. A. Johnston. Carroll st, n s, 95 w Hicks st, 20x100. Feb. 13, 5 years, 5%. 2,000
 Osborne, Bernt T., Jamesport, N. Y., to Au-gustus Sandbloom. 22d st, s w s, 383.4 n w 5th av, 16.8x100. Feb. 11, 1 year. 1,200
 Owens, Michael, to The Long Island Loan and Trust Co. Ryerson st, e s, 180 n Myrtle av, 20x100. Feb. 14, due March 1, 1887, 5%. 2,200
 O'Donnell, Andrew, to Daniel Canty. Hewes st. P. M. Feb. 11, 5 years, 5 1/2 %. 6,000
 Ostman, Johanna, wife of Hermann, to Julius Fehlhober, New York. Conover st, e s, 60 n Van Dyke st, 20x80. Feb. 9, due Jan. 1, '85. 500
 Phillips, Hermon, to James D. Lynch. Jeff-erson st, n s, 340 e Nostrand av, 120x100; Jef-ferson st, n s, 480 e Nostrand av, 20x100. Feb. 12, demand. 7,000
 Phillips, Franklin, to Lydia May. Ralph st, n s, 290 w Central av, 30x100. Feb. 7, due Feb. 11, 1889. 1,000
 Pearce, William, to William B. Smith. Rock-away av, s w cor Dean st, 30x100; Dean st, s s, 100 w Rockaway av, 175x107.2. Feb. 11, 3 years. 1,000
 Same to same. Rockaway av, w s, 30 s Dean st, 20x100. Feb. 12, 3 years, 5%. 1,000
 Post, Samuel W., to James, Gabriel and Abraham J. De Voise. Van Buren st. P. M. Feb. 14, due June 1, 1884. 3,800
 Same to Otto Huber. Van Buren st, n w s, 160 n e Broadway, 70x100. Feb. 11, 1 month. 5,000
 Provo t, Peter C., to Addie E. Scudder, Ber-gen, N. J. Calyer st, n s, 100 e 4th st, 25x100. Sept. 22, 1880, 5 years. 2,000
 Rasquin, Sarah, wife of and Henry S., to Mary Heilner, Tamaqua, Pa. Dean st, s s, 45 w Bond st, 20x75. Jan. 31, due Feb. 1, 1887, 5%. 2,500
 Same to Joseph L. Berg and ano., exrs. Eman-uel Dormitzer. Same property. Feb. 4, due Feb. 1, 1885, 5%. 1,200
 Reynolds, Margaret J., wife of William, to Nancy R. Miller, widow. Madison st, No. 686, s s, 240 w Reid av, 20x100. Feb. 9, 2 years. 3,300
 Saunders, Evalina T., wife of and James, to George H. Rowe. Lorimer st, w s, 150 s Mes-erole av, 25x110. Feb. 5, due Jan. 1, 1885. 200
 Searing, Herman, to George Loffler. Flushing av. P. M. Feb. 8, due Feb. 1, 1889, 5%. 1,200
 Sheridan, Patrick, to Stephen L. Vanderveer. Vernon av, s s, 130 e Marcy av, 20x100. Feb. 1, 3 years, 5%. 4,000
 Squance, Hattie I., wife of and Edwin C., to Benjamin F. Hobby and Daniel Doody, of Hobby & Doody. Union st, s w s, 416.10 s e 4th av, 50x100. Jan. 31, due May 4, 1884. 1,346
 Stehlin, Joseph, to J. Lott Nostrand. Brook-lyn, Bath & Coney Island Railroad, n e s, adj. land Nelson Tomlinson, 50x150. Feb. 11, 2 years. 300
 Sundstrom, Carl I., to Benjamin T. Carman. Fulton st, n s, 60 e Verona pl, 20x80. Feb. 1, 4 years, 5%. 6,000
 Sherwood, Annie V., wife of and James M., to Sinclair Tousey. McDonough st, n s, 365 w Tompkins av, 60x100. Feb. 11, due Feb. 1, 1887, 5%. 8,500
 Slocum, Lydia W., widow, to The Union Dime Savings Inst., City New York. Washington av, e s, 148 n De Kalb av, 50x200 to Hall st. Feb. 9, due May 1, 1888, 5%. 24,000
 Somers, Joanna, wife of and Guy A., to Wal-ter D. Davies. 9th st, No. 427, n s, 154.1 w 7th av, 18.9x70. Feb. 11, 3 years, 5%. 3,500
 Stevenson, Henrietta L., wife of and John H., to Jane wife of James Balmer. Pacific st, n s, 200 w New York av, 16.8x100. Feb. 12, 3 years. 5,000
 Same to John O. Burnett. Pacific st, n s, 216.8 w New York av, 16.8x100. Feb. 12, 3 yrs. 5,000
 Same to Rebecca J. wife of John Lockitt. Pa-cific st, n s, 233.4 w New York av, 16.8x100. Feb. 12, 3 years. 5,000
 Shaw, Peter, to Robert Graves. Clifton pl, s s, 207 w Franklin av, 18x96.8. Feb. 4, 4 years, 4%. 3,400
 Spencer, Gertrude, et al., mortgagors, with Charles M. Field et al., trustees Alice C. Smith and Charles Spencer. Agreement extending mort., &c.
 Thomae, John, to George Loffler. Hopkins st, n s, 125 w Throop av, 25x100. Feb. 13, due Feb. 1, 1889. 3,000
 Tapling, George P., to The Williamsburg Sav-ings Bank. Fulton st, s s, 200 w Rochester av, 25x100. Feb. 8, 1 year, 5%. 2,500
 Same to John McKesson, as trustee of Mary E. Field. Same property. 2d mort. Feb. 8, 3 years. 1,500
 Willetts, Mary E., widow, to Phebe R. wife of George Kissam. Washington av, e s, 127 s Myrtle av, 20x100. Feb. 11, 3 years. 500
 Waaser, Fanny, widow, to George Dietrich. Clinton st, n w s, 118 n e Nelson st, 19x90. Feb. 8, 1 year. 2,500
 Wymann, Agnes, widow, to John L. Van Pelt. 21st st, s w s, 75 s e 3d av, 25x100. Feb. 7, due May 7, 1885. 300
 Walsh, Lydia, widow, and Phineas Burgess to The Mutual Life Ins. Co., New York. Bed-ford av, n w cor Keap st, 32x100. Jan. 31, due March 1, 1885. 6,000
 Wells, Henry E., to James H. Watson and

James H. Pittinger. 17th st, n s, 125 e 8th av, 25x100. Mortg. \$2,413. Feb. 7, due May 1, 1884. 2,000
 Young, James F., and James W. Lamb to The Williamsburg Savings Bank. Evergreen av, westerly cor Ralph st, 25x75. Feb. 9, 1 year. 2,400
 Yates, Elizabeth, wife of and John, to Samuel Townsend. Dean st, s s, 370.10 e 3d av, 20.10 x100. Oct. 5, 1883. 200

MORTGAGES --- ASSIGNMENTS

KINGS COUNTY.

JANUARY 25 TO FEBRUARY 7—IN PART.
 Monas, John, to Edward H. Spooner, East Orange, N. J. \$3,000
 MacDiarmid, William R., as receiver of The Lamar Ins. Co., New York., to The Brooklyn Library. 7,000
 Maben, Wilber B., to Juliet A. Munn. 3,000
 Man, Albon, to James M. Jackson. 3,400
 Moore, William O., to Abraham Underhill. 2,000
 Munn, Juliet A., to Sarah A. M. Kent. 3,000
 Murtha, John A., to Elias J. Hendrickson, Jamaica. 2,500
 Niles, Marston, treasurer, to John Adamson. 828
 Redmond, William F., to Caleb Mott. 460
 Same to Benj. T. Underhill, exr. J. K. Un-derhill. 203
 Same to Geo. W. Eastman, as trustee. 177
 Ranken, Emma, to Frances M. wife of Evan Williams. 2,000
 Sheldon, Edwin H., and ano., exrs. and trustees Wm. B. Ogden, to Charles J. Canda. nom
 Smith, Jesse C., exr. M. Reynolds, to Frank H. Tice. 2,500
 Sandford, Sarah A., East Setauket, L. I., to Phebe U. Malcolm, Jericho, L. I. 1,000

CHATTELS.

NEW YORK CITY.

FEBRUARY 8TH TO 14TH—INCLUSIVE.
 SALOON FIXTURES.
 Borner, Franziska. 137 Pitt....Bernheimer & Schmid. (R) \$350
 Brickwedel, C., and J. Hoffman. 160 Greenwich P. Ballentine & Sons. 100
 Brunnemann, F. 98 1/2 Essex ..Oppermann & Muller. 86
 Butt, W. 382 Grand ...P. & W. Ebling. 900
 Cogan, T. 16 6th av....P. Nugent. 700
 Collins, C. 82 Spring ...H. W. Collender Co. Billiard Table. 200
 Campbell, J. 8 Division....J. Walton. Restau-rant Fixtures. 150
 Eiser, A. 602 6th av....G. Ehret. (R) 1,227
 Francfort, E. H. 3 W. 14th....H. Kohner. Res-taurant Fixtures. secures rent
 Gleason, M. J. 41st st and 11th av....J. J. Mc-Carthy. 800
 Gaffney, P. 972 3d av....Beadleston & Woerz. 1,000
 Golde, J. L. 124 Norfolk ...M. Sietz. 350
 Gries, G. and Katie. 2188 2d av....A. G. Hupfel. 140
 Henrich, W. 477 7th av ...G. Ehret. 300
 Henrich, —. 243 E. 74th....H. W. Collender Co. Billiard Table. 250
 Hoffman, E. E. 53 W. 57th....T. P. Gilman & Co. Restaurant Fixtures. 1,685
 Hofmann, J. 1116 1st av ...G. Ehret. 550
 Hauser, J. 46 Delancey ...J. & L. F. Kuntz. (R) 200
 Jack, G. 204 E. 7th ...J. & L. F. Kuntz. (R) 60
 Johannm, M. 455 9th avBernheimer & Schmid. (R) 200
 Klipfler, L. 195 West....H. Elias. (R) 500
 Kuster, H. 143 Lewis....A. Kuster. 800
 Keller, E. 366 Broome....L. Dreher. 700
 Lynch, M. 125 Macdougal ...J. Haften. 1,400
 Lehing, L. 239 7th av ...G. Ehret. 600
 Link, J. 645 3d av....G. M. Link. 450
 McGivney, Thos. 2392 1st av....P. Doelger. 600
 McCune, J. 194 10th av ...T. Durkin. 1,000
 McMullen, H. J. and C. J. 524 W. 45th... J. Rendles. 250
 McShane, P. F. 2339 3d av...C. Schlesinger & Sons. 1,200
 Michel, W. 342 W. 42d....J. A. Semon. 700
 Nolan & O'Connor. 509 Greenwich...J. M. Brunswick & Balke Co. Pool Table. (R) 43
 Noremac & Bahner. 466 8th av...T. C. Lyman & Co. 1,200
 Nawatzky, W. 61 Eldridge ...J. & L. F. Kuntz. 100
 O'Sullivan, W. D. 34 Jackson...H. Ferris & Sons. 493
 O'Brien, Thos. 533 W. 29th. M. J. Morrison. (R) 700
 O'Connor & McHugh. 1168 1st av...L. H. Roe-mer & Co. 454
 Quinn, F. 1008 6th av....J. Reeb. Oyster Sa-loon. 100
 Russo, M., & Co. 203 Hester ...Burr, Son & Co. 100
 Rettaglia & Casazzo. 71 Park...Hirsch & Herman. 400
 Rohm, M. 264 Rivington ...P. Wick. 1,800
 Spaulding, A. S. 15 W. Houston....M. Lapp. Restaurant Fixtures. 400
 Steffan, P. 272 E. 3d....G. Ringler & Co. (R) 200
 Schoenig, L. 178 Av C...J. F. Manges. 212
 Scobie & Knowles. 12 Union sq...J. M. Bruns-wick & Balke Co. Billiard and Pool Tables. (R) 219
 Tschelin, F. 637 11th av....G. Ehret. 550
 Von Brandau, G. 34 Eldridge ...Marie Sedl-meyer. 350
 Veith, J. 295 E. 3d....Bernheimer & Schmid. 500
 Walch, C. 205 W. 29th....D. G. Yuengling, Jr. (R) 448
 Warneke, C. 603 W. 52d ...G. Ehret. 500
 Wyler, Bertha. 72 Forsyth ...Mary Amter. 500
 Woolley, P., and L. Sinn. Foot 85th and 86th sts...J. H. and Maria Baxter. 500
 Zingrebe, F. 49 Bleecker ...C. Zingrebe. 300
 HOUSEHOLD FURNITURE.
 Arnold, Clara M. 20 Cottage pl ...D. O'Farrell. (R) 183
 Auerbach, Jennie. 167 E. 75th....Jacob Bros. Piano. (R) 95
 Auguste, F. 23 Watts....C. McRobert. 600
 Bryson, Maggie. 435 E. 15th....E. D. Farrell. 107

Bannon, M. J. 1710 1st av....J. H. Siegel. 150
Beck, J. 20 Delancey....Schulz & B. 152
Binford, Eleonora B. 45 W. 25th.... C. H. Merri- man. secures rent

MISCELLANEOUS.

Anwander, K. L. 89 South....Amelia Meger. Barber Fixtures. 50
Alexander, Louise. 489 Broadway.... F. Zeller (Barbara Zeller, extr.). Barber Fixt. (R) 136
Bennett, E. S. 1311 Broadway.... J. A. Bennett. Photographic Gallery. 2,400

Dettloff, G. 70-76 Rutgers....F. Scupp. Cigar Box Manufactory. 300
Ehlers, W. 434 E. 11th....J. H. Evers & Co. Butcher Fixtures. 153
Finegan, C. 403 E. 13th....E. Willis. Coach. 489
Gluck, P. 331 Houston.... S. Silberstein. But- ton-hole Machine. 60

BILLS OF SALE.

Berry, M. E., and W. H. Harmer. 192 1st av.... D. Henry. Butter Store. 220
Devlin, A. 1394 Broadway....C. O'Neill. Black- smith Shop. 200
Doherty, J. 109 Varick....P. Shannon. Bar. 1,100
Gerbel, J. and Adele. 19 W. 4th.... B. S. Bechler. Artificial Flower Business. 1,000

Welling, J. 128 W. Houston....P. Kenney. Bar. 1,800
Wright, J. H. 896 8th av....F. Jacob. Jewelry Fixtures. 1,500
Zikel, Eva. 232 7th av....J. Wisemann. Laun- dry. 40

N. Y. ASSIGNMENTS CHATTEL MORTGAGES.

Hall, W. A. and A. D. Thompson, exrs. &c., to H. P. Johnson. (Mortgage given by T. and Harriet N. Cunningham, May 15, 1882.) 156

KINGS COUNTY.

SALOON FIXTURES.

Harrigan, W. 63 York st.... T. C. Lyman & Co. \$500
Hitchings & Waugh. 481 Marcy av....J. W. Powell. Billiard Table. 125
Hart, J. H. 215 Ewen st.... F. F. Munch. 450
Maehler, A. 430 5th av.... C. Lipsius. 450
Oldenberg, H. C. 37 York st.... P. Ballentine & Sons. 700

HOUSEHOLD FURNITURE.

Anderson, Jennie A. 115 Henry st.... C. S. Ton- ner. 638
Ankers, J. H. 101 Stuyvesant av.... A. A. Weeks. 90
Boltho, Edwin. 209 1/2 Eckford st.... J. C. Spencer. 300
Brown, Charles. 116 William st.... A. C. Flatley. 148
Bullard, W. H. 332 Union st.... J. Mullins. (R) 209
Baker, W. 162 Centre st.... Abrams & Levy. 140
Baycart, Mrs. A. 212 21st st.... Abrams & Levy. 154
Coates, Alice H. 215 47th st.... Abrams & Levy. 179
Chapman, John L.... A. T. Kingman. (R) 1,201
Clark, Annie. 56 2d st.... Anna M. Anderson. 65
Conner, Jennie M. 107 1/2 De Kalb av.... Ander- son & Co. Piano. (R) 190
Corcoran, Emma. 136 North 3d st.... Anderson & Co. Piano. 235
Craig, Emma. 127 Congress st.... Anderson & Co. Piano. 260
Donovan, C. 39 Spencer st.... Abrams & Levy. 110
Doyle, S. L. 288 11th st.... Abrams & Levy. 130
Edwards, P. 271 Pearl st.... Anderson & Co. Piano. 140
Fagerlyder, C. A. 64 Adelphi st.... Abrams & Levy. 298
Fahnestock, Mary F. 345 Wyckoff st.... M. C. Fahnestock. 250
Flynn, Maggie. 362 Warren st.... A. C. Flatley. 166
Gentry, Mary. 232 17th st.... Phelps & Son. Piano. (R) 154
Herwig, A. E. 114 3d pl.... Abrams & Levy. 287
Hins, J. H. 936 Pacific st.... Abrams & Levy. 228
Hutchinson, C. F. 528 Bedford av.... Thoesen & Uhl. 554
Ives, C. T. 231 Hancock st.... Anderson & Co. Piano. 300
Johnson, E. 125 Columbia st.... Abrams & Levy. 156
King, Thos. 15 Park pl.... W. Battermann. 150
Kerr, J. P. 1 Duflid st.... A. C. Flatley. 150
Lautenberger, Lena. 171 Carroll st.... I. Mason. 153
Leslie, Wm. 127 Canton st.... A. C. Flatley. 242
Little, Wm. H. 24 Lafayette av.... W. C. Little. 2,000
Martin, C. B. 93 Pineapple st.... Margie Hoff- man. 362
McGowan, A. 212 South 3d st.... W. E. Dennis. 300
McNamara, J. 181 39th st.... Abrams & Levy. 188
Megia, Mrs. M. C. 347 Clinton pl.... Isaac Ma- son. 283
Myers, Mrs. C. I. 166 Clinton st.... I. Mason. 168
Rothschild, M. 20 Moore st.... Abrams & Levy. 216
Schiffer, C. 162 Centre st.... Abrams & Levy. 131
Sickles, J. H. 165 Flatbush av.... Anderson & Co. Piano. (R) 120
Smith, S. H. 544 Lexington av.... J. Mullins. 186
Tracy, Mary. 149 2 1/2 st.... A. C. Flatley. 188
Tousey, Mrs. E. F. 336 Wyckoff st.... A. C. Flatley. 171
Wargin, Charles and Adia. Epstein & K. 146
Webb, Mrs. J. C. 532 Flushing av.... I. Mason. 132
Wilson, Ella. 116 Sands st.... Abrams & Levy. 185

JUDGMENTS.

NEW YORK CITY.

Feb.

9 Andrews, Edward R.—Vanderbilt & Hopkins.....	\$248 87
9 Averill, Horatio F.—H. F. Krause..	204 09
9 Adler, Lewis—S. R. Leshner.....	1,631 53
13 Adler, Abraham I., as admr. of Deborah or Dorah Adler—C. S. Roseberg.....	465 09
13 Albertine, Peter—Daniel Pollmann.....	42 50
13 Amend, Bernard, plff.—Jos. Appel.....	479 34
13 Alkus, Morris—Mamlock & Green.....	413 69
15 Adelsohn, Jacob—Isaac Rubenstein.....	73 80
9 Berg, Peter—Margaretha Bindrim.....	818 26
9 Boehm, Gustav—Ellen Connor.....	370 27
9 Bodmer, Edward—New England Color Co.....	37 50
9 Bagley, John A.—Peter Bowe.....	681 09
9 Browning, William H.—Simonds Mfg. Co.....	595 22
11 Baker, Charles D.—Levi Hayden.....	433 31
11 Birdsall, Wallace P.—Simonds Mfg. Co.....	220 29
11 Bernard, Henry O.—T. S. Bahan.....	255 68
11 Blye, Henry J.—Sarah J. Karl.....	75 81
12 Bridgman, Wentzel A.—Wm. Bennett.....	155 53
12 Bricka, Charles A.—Abraham Silverthau.....	172 79
12 Burroughs, William F.—Young & Faral Diamond Stone Saving Co.....	483 73
12*Bruff, W. Fountain—Helen Langdon.....	276 26
12 Baker, George L.—Allan McL. Hamilton.....	214 52
12 Bruck, Anselm } Ferd. Winter... Baum, Abraham }	149 58
12 Buckwitz, Isidor—Chas. Simon.....	199 78
12 Butler, Benjamin F.—Alpouse Duprot.....	95 65
13 Brown, Doretha—Fred. Dusing.....	123 88
13 Barrymore, Maurice—Ellen A. Cummins.....	633 51
13 Bronson, Willett—Mount Morris Bank.....	1,023 89
13 Brown, Angelina M.—Henry Herrmann.....	221 32
13 Burg, William—S. H. Hilton.....	97 08
13 Buckley, John—J. A. Humphrey.....	144 85
13 Berlowitz, Ephraim—Fred. Holmquist.....	878 87
13 Barrows, Eugene G.—Julia E. Cornwall.....	2,611 97
13 Brodek, Alfred—Mamlock & Green.....	363 82
14 Buncke, Richard D.—Whitmore Mfg. Co.....	133 71
15 Bolster, David R.—Madison Judd.....	179 40
15 Burcher, Frank—H. K. Thurber.....	114 21
15 Billups, Jacob P. } E. C. Baring..... Billups, John M. }	2,480 20
15 Beckel, Louis—J. A. Mitnacht.....	337 96
9 Couch, Albert C.—J. F. Wyckoff.....	543 23
9 Carter, Wm. H.—J. C. Butler.....	70 34
9 Corbett, David M.—R. J. Dean.....	760 80
9 Chave, Thomas C.—A. & W. Knapp.....	264 07
11 Cochran, Jones—Fritz Handrich.....	211 50
11 Clements, Robert—John Mulligan.....	73 99
12 Chamberlain, Charles, Jr.—J. B., trustee of Mary C. Kinney.....	879 43
12 Converse, Maschil D.—John Sloane.....	155 76
12 Cohen, Abraham—B. M. Cohen.....	441 97
12 the same—Aaron Anspach.....	387 34
12 Culver, Delos E.—Louisa H. Barclay.....	4,907 51
12 Cady, Orlando—H. L. Butler.....	340 03
12 Corbin, Donald R.—J. P. Tuckerman.....	443 10
13 Craig, Robert E.—N. I. Nathan.....	668 03
13 Chapman, Henry J.—J. S. Lutz.....	136 10
13 Corbin, Donald R.—A. W. Kipling.....	814 45
13 Coppin, John R.—Abraham Meyers.....	868 07
13 Curtis, Lewis—F. S. Van Horn.....	181 58
14 Cohn, Joseph—Leon Rollac.....	2,087 55
15 Crawford, Nelson—Alfred Van Beuren.....	187 50
15 Colvin, Asa P.—H. K. Thurber.....	109 84
15 Corbin, Donald R.—J. P. Tuckerman.....	415 33
15 Cohen, Israel } Wm. Britigan.. Cohen, J. } Cohen, P. } (of 54 Baxter st)	59 50
15 Comegys, Henry C.—E. W. Willett.....	1,160 70
15 Campo, Ysido—Gustav Reissmann.....	149 23
15 Conklin, George P.—Gould Mfg. Co.....	89 57
15 Clifford, Henry—Amelia Schwabedissen.....	326 00
8 David, Leon—J. B. Edelhauser.....	111 30
9 Deutsch, Mathias—R. J. Hogue.....	289 48
9 Day, John L.—Greenway Brewing Co.....	80 84
9 Dodge, Robert J.—A. H. Gouraud, admr. &c.....	1,389 42
9 Doying, Ira E.—J. H. Heroy.....	1,697 49
9 Decker, Maria E., as admrx. &c., N. H. Decker—Gordon McKenzie.....	4,433 76
9 Downey, Thomas W.—C. J. Gallagher.....	390 12
9 Detjen, John—Albert Laue.....	357 68
11 Decker, Maurice S.—H. P. Cooper & Co.....	246 58
11 Dudley, Henry—W. H. Schermerhorn.....	697 67
12 Devereaux, Johanna—Mayor, &c., N. Y.....	117 06
12 the same—the same.....	107 06
12 Dunn, Thomas—J. F. Bauer.....	161 80

12 Duffy, Mary—Henry Iden. (Satisfaction of Jan. 21 of judgment entered Dec. 26, 1883, vacated by order of Court Feb. 12).....	497 57
13 Dillon, James—American Society for the Prevention of Cruelty to Animals.....	79 47
13 the same—the same.....	81 97
13 Donnelly, Thomas—Isaac Taylor.....	37 91
13 Davis, Edward McClinton—J. F. Arnold.....	261 00
14 Durr, Jacob—E. F. Bernhardt.....	153 89
14*Demmert, Joseph—Whitmore Mfg. Co.....	133 71
15 Darling, Bessie—Wm. Moir.....	468 94
8 Eaton, Chas G.—A. B. Moore.....	222 57
11 Engel, Martin—People of State N. Y.....	500 00
11 the same—the same.....	500 00
8 Fielding, Robert—Elizabeth R. Fielding, extrx.....	2,701 36
8 Fernan, Morris I.—Max Rosenthal.....	61 00
8 Freeman, Max—Jacob Leiser.....	116 35
9 Fleming, Walter M.—A. H. Woodhull.....	416 84
9 the same—the same.....	328 86
9 the same—the same.....	327 36
9 the same—the same.....	325 86
11 Farrell, Patrick—J. J. Maher.....	643 08
11 Franciscus, Christian J.—Em. Eising.....	117 69
11 Farrell, John J.—Miles Dougherty, Treasurer of Iron Moulders' Union No. 25.....	246 49
11 Finn, Daniel E.—Abraham Simm.....	382 92
11 Fleming, Margaret T.—Henry Berlinger.....	266 49
12 French, Alvah S.—H. Q. French.....	295 07
12 Floyd-Jones, Robert B.—Helen Langdon.....	276 26
12 Fogg, William S. } David Myers..... Fogg, William W. }	1,111 55
14 Feinberg, Morris A.—F. J. Kloes.....	198 85
14 Forman, Willis G.—T. E. Greacen.....	98 69
14 Fox, Henry—Leon Rollac.....	2,087 55
14 Fiske, Frederick B.—American Bank Note Co.....	4,826 27
15 Fuerth, William G.—C. A. Yost.....	195 24
8 Geary, Patrick J.—C. H. Jordan.....	811 89
8 Green, Charles D.—Herman Wronkowitz.....	166 36
8 Gallon, Edward—Sam. Sweeting.....	2,544 70
9 Gisiko, A. Law—D. B. Ingersoll.....	186 28
11 Gavron, Rudolph—Sarah C. Daly.....	90 82
11 Gunther, Magdalena—Chas. Michenfelder.....	91 54
11 Goldczanz, Rachel—People of State N. Y.....	500 00
11 the same—the same.....	500 00
12 Grant, Duncan A.—Gustavus Sindenbergs.....	852 90
12 the same—F. W. Muser.....	1,966 95
12 the same—Herman Duden.....	1,063 68
12 the same—G. W. Morrison.....	1,656 24
12 Gordon, Donald—J. H. Duke.....	179 73
12 the same—C. L. Woodbridge.....	263 17
12 the same—S. C. Pullman.....	276 53
12 the same—M. C. Warren.....	222 93
12 the same—Henry Newman.....	587 24
12 the same—Nath. Bloom.....	466 18
12 the same—W. G. Hitchcock.....	490 79
12 the same—G. J. Byrd.....	87 23
12 the same—Cheney Bros.....	612 42
12 the same—James Scott.....	305 55
12 the same—S. J. Nowell.....	818 89
12 the same—S. R. Leshner.....	196 10
12 the same—I. A. Lahey.....	521 18
12 the same—T. W. Hewitt.....	250 73
12 the same—A. M. Warner.....	290 41
12 the same—F. W. Muser.....	652 04
13 Geary, Michael—H. R. Kelly.....	308 16
13 Grant, Duncan A.—Richard Arnold.....	4,125 81
13 Gleason, Michael J.—P. & W. Ebling.....	95 93
13 Gui n, Lewis—H. A. Siebrecht.....	35 87
14 Gibbons, Thomas J., as admr. of Marcella F. Gibbons—Sixth Av. R. R. Co.....	63 73
14 Guyton, Benjamin F.—W. T. Hamilton.....	831 32
14 Goodfellow, James—Mayor, &c., N. Y.....	72 79
14 Grunberg, Adolph—Bernard Blumenthal.....	446 90
14*Goodwillie, Walter S.—American Bank Note Co.....	4,826 27
14*Griffin, D. M., of 34 Liberty st—F. P. Osborn.....	120 98
15 Gleason, John B.—H. K. Thurber.....	76 71
9 Heineman, Emilie, admrx. G. Heineman—Mina Heineman.....	1,037 12
11 Hernstein, Albert L.—Isidor Seligmann.....	91 87
11 Huling, Edmund J. } Citizens' Nat. Huling, Anna R. } Bank of Sara-toga Springs	227 75
12 Harris, Simon—Louis Goldberg.....	37 50
12 Hamburger, Heyneman—Chas. Kahn.....	2,200 34
12 Hayes, Edwin A.—American Tube Works.....	111 89
13 Hoff-r, Maria M.—Lena Leerbürger.....	431 15
13 Hart, Henry—Louis Celler, Jr.....	100 89
13 Hiller, William—Jacob Born.....	468 57
13 Heim, Morris—Leob Hess.....	206 33
13 Habberton, John—I. G. Whitney.....	210 44
13 Hunt, Andrew D.—E. P. Merwin.....	481 85
14 Ham, John C.—C. F. Waldron.....	169 50
14 Healing, George—C. R. Gregor.....	709 69
15 Henlein, Moses } L. L. Brown... Henlein, Elias }	3,118 21
15 Harrison, Robert—H. K. Thurber.....	111 12
15 Hammerstein, Julius—the same..	750 85

15 Hunt, Edward—Ministers, &c., of the Reformed Low Dutch Church of Harlem in the Ninth Ward, N. Y. City.....	108 45
15 Hadden, Euphrates—James Reid.....	358 04
12 Jordan, Frank H.—J. B., trustee of Mary C. Kinney.....	879 48
12 Joerges, John, as pres't of Mount Horeb Encampment No. 7, I. O. O. F.—Philippine, admrx. of Peter, Pfeiffer.....	483 37
12 Jones, Robert B. Floyd—Helen Langdon.....	276 26
13 Jacobs, Solomon L.—H. A. Whitman.....	1,091 90
15 Jaffe, Alfred S.—Lewis Frank.....	423 26
8 Knubel, Hermann, Jr.—J. L. Cavanaugh.....	204 11
9 Kabus, Rob't—Sam. Frost.....	86 40
11 Kraemer, Albert—Fritz Handrich.....	111 50
11 Kennedy, Frank J.—L. R. Hughes.....	50 37
11 Kelly, William A.—Citizens' Nat. Bank of Saratoga Springs.....	227 75
12 Kearney, Michael J.—Betsy E. Schiff.....	122 75
12 Knight, James—Wm. McShane.....	82 12
12 Kahn, Bertha—M. N. Packard.....	453 03
12 Kleinkecht, Frederick—Jacob Doepp.....	82 50
13 Kapp, Jacob—H. A. Whitman.....	1,091 90
13 Keller, Joseph H. } James Hooven. Keller, Pierre P. }	626 93
8 Lewis, Frederick } R. S. Newcombe Lewis, Henry }	15,046 53
15 Kellan, Julius M.—Middletown Nat. Bank.....	1,515 20
15 Karweise, Rudolph—Eliz. Lehman.....	69 00
15 Krause, Frederick—I. S. Korn, assignee.....	126 83
9*Laurentz, P. J.—N. Paulson.....	819 80
9 Loomis, Edward—S. T. Arnot.....	95 67
9 Little, John W.—L. U. Maltby.....	223 49
9 Langsdorf, Emil—S. R. Leshner.....	1,631 53
14*Laurentz, P. J.—Neils Paulson.....	819 80
11 Luckey, Jesse B.—Citizens' Nat. Bank of Saratoga Springs.....	227 75
11 Lewis, Frederick } Lincoln Nat. Lewis, Henry }	3,187 74
12 Ladeburg, Adolph } J. P. Schuch- *Limburger, Abraham }	117 28
12 Lambert, Kate, plff.—Mayor, &c., N. Y.....	—
13 Landers, John—John Rendles.....	85 93
13 Leslie, Alfred—Isaac Stern.....	165 42
13 Leopold, Andreas—Eliz. Leipold.....	58 74
14 Levy, Samuel } State Bank..... Levy, Abraham }	4,968 93
14 Luster, Abraham—Horatio Forbes.....	85 33
15 Loomis, Edward—L. M. Smith.....	183 58
15 Lewis, Jared E.—E. W. Willett.....	1,160 70
8 Morewitz, Hedwig—Fanny Nedved.....	205 50
9 Martin, William R.—Herman Oppenheimer.....	100 55
9 Mittag, Frank O.—A. M. Bruen.....	87 24
9 Murray, Joseph—J. M. Thorp.....	1,552 50
9 Murphy, Jeremiah—C. F. Stadiger.....	644 06
9 Martin, Albert A.—E. E. Bond.....	2,510 58
9 Moore, Horace A.—G. A. Eder.....	133 35
9 Muchmore, Alfred—R. J. Dean.....	760 80
9 Meripin, Israel—J. A. Birkett.....	34 50
11 Marks, Gerson—Elias Apfelbaum.....	103 00
11 Mack, Simon } E. A. Price..... Mack, Henry S. }	1,259 04
11 the same—Jos. Frank.....	42,133 17
11 the same—Isaac Rau.....	15,334 92
11 the same—J. F. Bamberger.....	6,878 07
11 the same—Henry Mack.....	5,071 34
11 the same—Harmon Mack.....	5,001 34
11 the same—Eleanor Mack.....	11,465 69
11 the same—C. S. Mack.....	2,490 74
11 the same—Emma M. Worms.....	5,440 23
11 the same—Clara Mack.....	1,568 09
11 the same—Maria Bergman.....	533 42
11 the same—H. S. Mack.....	1,030 08
11 the same—Moses Wachtel.....	4,299 00
11 the same—David Mack.....	23,160 67
11 the same—Harmon Mack.....	21,685 45
11 the same—Jos. Bohm.....	10,176 34
11 the same—Rosa Mack.....	1,527 21
11 the same—Anna Mack.....	2,886 93
11 the same—Henry Mack.....	8,126 09
11 the same—Pauline Bamberger.....	8,615 57
11 the same—Simon Herman.....	11,648 52
11 the same—Lena Rau.....	890 82
11 the same—Lena Wetzlar.....	262 28
12 the same—Henry Mack.....	5,064 67
12 the same—Nathan Bloom.....	19,388 80
12 the same—Henry Newman.....	7,285 67
12 Michel, Charles G.—Emma A., admrx. of W. H., Leonard.....	750 31
12 Miller, Thomas L.—S. B. Toby.....	790 00
12 Maguire, Peter W.—O'Reilly, Skelly & Fogarty.....	95 10
12 Mayer, Morris—J. W. Littlefield.....	107 93
13 Marshall, Joseph—Henry Ellis.....	85 52
13 Miller, Ferdinand R.—D. E. Donovan.....	1,019 94
13 Meinhold, Selic—J. S. Vincent.....	193 45
13 Maher, John—P. & W. Ebling.....	254 02
13 Moffitt, John F.—J. S. Lutz.....	186 10
13 Muller, Gottlieb—W. E. Uptegrove.....	1,668 64
14 Marks, Alfred—W. B. Stover.....	106 43
14 Mierson, Peodore, as recr. of Wettstein, Oehninger & Co.—Ed. Luckemeyer.....	124 30
14 March, Frank P.—Louis de Gumons.....	114 51
15 Muldowney, Joseph D. } H. K. Muldowney, Martin F. }	284 00
15 Markham, Francis J.—the same..	120 80

Table listing names and amounts for various individuals and companies, including McCrooken, James-T. B. Kerr, McGinn, Edward-W. H. Beadleston, McLaughlin, James, etc.

Table listing names and amounts for various individuals and companies, including Smith, Valentine K.-Wm. Davison, Jr., Smith, Benjamin R.-J. F. Black, Tremper, William C.-Fida C. Sharp, etc.

Table listing names and amounts for various individuals and companies, including Edison, Charles H.-P. J. Farrell, E. M. Boynton Saw & File Co., Nat'l City Bank, N. Y., etc.

KINGS COUNTY.

Table listing names and amounts for various individuals and companies in Kings County, including African Bethel Church-S. J. Howard, Auld, Amelia-T. Edwards, etc.

SATISFIED JUDGMENTS.

NEW YORK

February 9 to 15-inclusive.

Table listing names and amounts for various individuals and companies in New York, including Appleby, Charles E.-G. C. Moore, Aetna Iron Works-First National Bank of Jersey City, etc.

107—19th st, s s, 180 w 4th av, one three-story frame factory, 22x50, tin roof; cost, \$2,250; owner, M. A. Schneider; architect and carpenter, A. Sorenson; mason, M. Graht.

108—Locust st, s s, 100 e Broadway, front, one four-story frame tenem't, 25x52; tin roof; cost, \$5,000; owner, John Betz, 187 Hopkins st; architects, Vollweiler & Co.

109—3d av, w s, 80 n Degraw st, one one-story frame blacksmith shop, board roof; cost, \$350; owner, architect and builder, Wm. Spence, 193 Livingston st.

110—Central av, n w cor Magnolia st, one three-story frame store and tenem't, 26x50, tin roof; cost, \$5,000; owner, Louis Remshardt, 396 Central av; architects, Vollweiler & Co.

111—Freeman st, No. 125, n s, 400 e Franklin st, one two-story frame planing mill and shop, 30x40, gravel roof; cost, \$400; owner, architect and builder, Thomas Kells, 239 Freeman st.

112—Woodbine st, s s, 310 e Broadway, one two-story frame dwell'g, 20x34, and one-story extension, 11x17, tin roofs; cost, \$2,200; owner, architect and builder, John M. Esquirol, 71 Woodbine st.

113—Van Cott av, n e cor Leonard st, rear, one two-story brick shed and stable, 14 and 16.6x45 and 40, iron roof; cost, \$1,000; owner, Frederick Inamann, 322 East 11th st, New York; architect, Julius Bockell; builder, not selected.

114—Van Cott av, n e cor Leonard st, one four-story brick store and tenem't, 24.10 and 38.6x50, tin roof, iron cornice; cost, \$10,000; owner, architect and builder, same as last.

115—Cook st, n s, 140 w Bogert st, three three-story frame tenem'ts, 25x50, tin roofs; cost, \$4,000; owner and builder, Geo. Loeffler, 244 Lynch st; architect, J. Platte.

116—Herkimer st, s s, 48 w Columbus pl, one two-story frame dwell'g, 23x42, tin roof; cost, \$2,600; owner, Charles Scherer, 193 Marion st; architect, J. Platte; buil er, J. Firning.

117—President st, No. 100, s s, rear one three-story brick store and tenem't, 20x38, tin roof; cost, \$4,300; owner, Peter Duff, 254 President st; builders, W. Smith and W. A. Furey.

118—Herkimer st, n s, 80 e Brooklyn av, one two-story and basement brick dwell'g, 20x40, tin roof, wooden cornice; cost, \$3,500; owner, architect and builder, Edward T. Rutan, 289 Herkimer st.

119—Magnolia st, s s, 119 e Evergreen av, rear, one two-story frame stable, 25x20; cost, \$400; owner, George Parison, 1 Madison st; builder, J. H. Blood.

120—Stanhope st, No. 120, s e s, abt 150 n e Central av, one two-story frame dwell'g, 21.6x36, tin roof; cost, \$3,000; owner, S. W. Johnson, 117 Stanhope st; architect, E. F. Gaylor; mason, not selected; carpenters, Jenkins & Gillies.

121—Stagg st, Nos. 185 and 187, n s, abt 200 e Graham av, three four-story brick tenem'ts, tin roof, wooden cornice; cost, each, \$5,500; owner, Hermann Reiners, Jr., 181 Stagg st; architect, E. F. Gaylor; builders, John Auer and Jenkins & Gillies.

122—Steuben st, w s, 58 n De Kalb av, one four-story brick tenem't, 25x60, felt, cement and gravel roof, wooden cornice; cost, \$8,500; owner, Mary A. McCormick, 98 North 8th st; architect, Amzi Hill.

123—Hopkins st, No. 232, one two-story frame shop, 29x14, tin roof; cost, \$995; owner, Mrs. Hoch, on premises; builders, A. Sachs and Mr. Frisse.

124—42d st, n w cor 8th av, one two story frame dwell'g, 18x30, tin roof; cost, \$900; owner, Ira O. Miller, 40th st, near 6th av, New York; builder, C. H. Garbutt.

125—Franklin st, w s, 50 s Eagle st, one three-story frame store and tenem't, 25x50, tin roof; cost, \$3,500; owner, Henry Clark, 43 South 3d st; architect, F. Tyrrell.

126—Hamilton av, n s, 103 w 14th st, one one-story frame planing and sawing mill, 67x61, gravel roof; cost, \$800; owner, Samuel Roebuck, 175 17th st; architect, C. B. Fish; builders, Mathias Koch.

127—Graham av, No. 431, w s, 25 s Frost st, one three-story frame store and tenem't, 25x59, tin roof; cost, \$4,200; owner, Andrew J. Cook, 172 Richardson st; architects and carpenters, Sammis & Bedford; masons, Doyle & Brazill.

128—55th st, n s, 125 w 2d av, one two story frame dwell'g, 18x24, tin roof; cost, \$1,100; owner and architect, J. V. Hutschler, 311 Court st; builders, E. P. Crane and Perkins & Green.

129—Sackett st, No. 334, s s, about 180 e Court st, one two-story brick stable and dwell'g, 25x55, gravel roof, wooden cornice; cost, \$3,000; owner and architect, Mr. Beguelin, 403 Clinton st; builders, E. P. Crane and Perkins & Green.

130—9th st, n s, 300 w 2d av, one one, two and three-story frame office, factory, stable and dwell'g, 49.6 and 24.6x142, gravel roofs; cost, about, \$2,500; owner, M. Fitzsimons, 344a 9th st; architect, Fred. E. Lockwood.

131—Bond st, w s, 100 s Fulton st, two four-story brick stores and tenem'ts, 30x58, gravel roof, wooden cornice; cost, each, \$10,000; owner, Aaron S. Robbins, 114 6th av; architect and carpenter, Joseph Platte; masons, John Demott & Sons.

ALTERATIONS NEW YORK CITY.

Plan 143—White st, No. 92, repair damage by fire; cost, \$1,000; owner, The A. H. Hart Co., Wm. Allan, vice pres, 326 West 46th st; builder, Henry Wallace.

144—White st, mas P., repair damage by fire; cost, \$3,600; owner, The A. H. Hart Co., Wm. Allan, vice pres, 326 West 46th st; builders, Edward Smith & S. T. West 46th st; builders, Elward Smith & S. T. West 46th st.

145—Pine st, No. 96, repair damage by fire; cost, \$500; agent, J. M. Guiteau, 71 Broadway; architect, Jos. Esterbrook; builder, G. W. Lowery.

146—Chatlam sq, No. 200, and Doyer st, Nos. 5 and 7, internal alterations; cost, —; lessee, Fred Scharmann, 239 East 18th st; builder, D. McQuien.

147—141st st, n s, 120 w 3d av, move building on this lot; cost, \$490; owner, John Bates, Morristown, N. J.; builder, Christian Vorndran.

148—3d av, Nos. 889 and 891, raise extensions one story and connect buildings and fit up for business purposes; cost, \$5,000; owner, Isaac Rosenfeld, 65 West 52d st.

149—3d av, s w cor 88th st, new store front; cost, \$770; owner, G. H. Ahlers, on premises; builder, Henry Schiffer.

150—Grand st, No. 403, repair damage by fire; cost, \$700; owner, Valentine Schuler, on premises; builder, John D. Miner.

151—4th av, e s, 25 n 124th st, raise building two feet to conform to grade; cost, \$200; owner, Nora Dolan, 124th st and 4th av; architect, Andrew Spence; builder, H. B. Weeks.

152—St. John's lane, No. 1, alter front; cost, \$200; owner, Samuel J. Berry, Elizabeth, N. J.; builder, D. B. Pierson.

153—Av B, Nos. 107 and 109, floor and finish basement of 107 and connect same by doorway with 109; cost, \$250; lessee, Henry Reinhardt, 105 Av B; architect, Wm. Graul; builders, Lochmann & Strobel.

154—Washington av, w s, 25 s 166th st, one-story frame extension, 18x20; cost, \$136; owner, James J. Middleton, 125 East 104th st; builder, B. F. Frisbie.

155—Lexington av, s w cor 46th st, cut two window openings in rear wall; cost, \$100; owner, St. Peter Evangelical Lutheran Church, C. H. Steinkamp, trustee, 243 East 46th st; builders, B. Blum and W. Geyer.

156—14th st, No. 58 W., build vault under sidewalk for boiler room; cost, \$500; owner, Jacob Rothschild, on premises; architect, W. L. Willett; builder, Daniel Allen.

157—5th av, No. 10, new front stoop and repairing stone work on front, &c.; cost, \$—; owner, James H. Work, 77 Clinton pl; architect, Bruce Price.

158—Broadway, No. 60, new stairway and other interior changes; cost, \$2,000; owner, New York Mining Stock and Petroleum Exchange, on premises; architect, James E. Ware; builder, Donald A. Manson.

159—2d av, No. 104, front and basement altered and a four-story brick extension, 22.10x26, tin roof; cost, \$11,000; owner, Ferdinand Ehrhart, 28 St. Mark's pl; architects, Schwarzmann & Buchman.

160—156th st, No. 635 E., raise one story, and a one-story frame extension, 6x12; cost, \$900; owner, John Bott, on premises; architect and builder, Louis Sauter.

161—6th av, No. 662, repair damage by fire; cost, \$3,300; owner, Emilia E. Michel, on premises; architect and builder, H. Wallace.

162—Lexington av, No. 357, one-story and basement brick extension, 7.6 and 10x8, tin roof; cost, \$600; owner, Wm. R. Cone, by J. R. Cone, on premises; architect and builder, Jno. Moran.

163—5th av, No. 570, n e cor 38th st, three-story brick extension, abt 29x13.8, and second and third stories altered; cost, \$3,500; owner, Ed. Pfaff, 253 West 38th st; architect, W. Kuhles; builder, not selected.

164—43d st, Nos. 204 and 206 E., add one story; cost, \$3,000; owner, architect and builder, Cornelius O'Reilly, 100 East 45th st, for O'Reilly Bros.

165—East Broadway, No. 193, add one story, also one-story and basement brick extension, 23.9x14, tin roof; cost, \$3,500; owner, Isaac Wolf, on premises; architect, W. C. Rath.

166—Grand st, No. 454, two-story brick extension, 18.9x45, tin roof; also interior alterations first story; cost, \$4,000; owner, Joseph Wolf, 434 Grand st; architect, E. W. Gries; builders, C. Lochman and Wm. Klein.

167—Cliff st, or 161st st, s s, abt 200 w Concord av, two story frame extension, 6x12, gravel roof, new siding, altered for two families; cost, \$600; owner, Franz X. Fisher, 161st st; architect, A. Munch.

168—10th st, No. 153 W., altered for store and dwell'g, new store fronts, &c., iron work; cost, \$5,000; owner, Arnold J. D. Wedemeyer, 25 Perry st; builders, M. Reed and J. F. Langan.

169—John st, No. 83, add one story, &c.; cost, \$7,500; lessees, Kidder & Laird, by G. W. Laird, Shady Side, N. J.; architect, W. A. Mandell; builders, T. Dobbin and I. B. Jacobs.

170—Clifton st, n s, abt 75 w Delmonico pl, raised to grade of street; owner, Charles Schledorn, Courtland av, 148th st; architect and builder, C. Vorndran.

171—Delmonico pl, w s, 25 n Clifton st, raised four feet to new grade of street; cost, \$800; owner, &c., same as last.

172—65th st, s s, 200 e 11th av, repair damage by fire; cost, \$462; owner, architect and builder, James Niblos, 65th st and 11th av.

173—4th st, No. 63 W., front and interior alterations basement and first floor; cost, \$800; owner, John B. Ireland, 15 East 47th st; architect and carpenter, J. H. McCullagh; mason, M. Sommers.

174—Vandam st, No. 10, add one-half story, flat tin roof; cost, \$1,800; owner, Michael Eagan, 19 Vandam st; architect, C. Hankinson; builders, J. Hankinson & Son.

175—3d av, No. 2339, front altered, and four new skylights; cost, \$800; owner, J. Kirby, & Bowery; builder, T. Dunwoody.

176—Broadway, No. 834, new basement stairs, new plumbing, repair stops and new basement doors, &c.; cost, \$1,500; owner, George Munro, 15 West 57th st; architect, J. L. Ackerman; builder, E. Gridley.

177—Essex st, No. 117, front altered; cost, \$150; owner, Jacob Daum, on premises; builder, Chas. Lehmann.

178—Av D, No. 34, front altered; cost, \$250; owners, John Schaefer, 211 Stanton st, and others; builder, Chas. Lehmann.

179—66th st, No. 61 E., one and part three-story brick extension, 13.6 and 20x24.8 and 12; cost, \$3,500; owner, Theodore Schumacher, on premises; architect, J. Bockell.

180—56th st, No. 37 W., repair damage by fire; owner, John W. Davies, on premises; builder, Geo. Mulligan.

181—Broad st, No. 90, first story to be altered for store purposes, new front, &c.; cost, \$4,000; lessee, Hollister, Crane & Co., on premises; architect, Ferdinand Fish; carpenter, Wm. D. Peck.

KINGS COUNTY.

Plan 49—Gallatin pl, No. 13, new front below second story and interior alterations; cost, \$3,000; owners, Wechsler & Abraham, 287 Fulton st; architect, G. L. Morse.

50—Broadway, No. 832, front and interior alterations; cost, \$300; owner, Louis Graf, 37 Decatur st; builder, Jas. Shirden.

51—Atlantic av, No. 55, one-story brick extension, 15x23, gravel roof, tin cornice; cost, \$200; owner, George L. Abbott, 5/7 Grand av; architect and mason, Jno. Gill; carpenter, P. Watson.

52—Court st, No. 294, alter pitch of roof to centre, second, third and fourth floors re-arranged; cost, about, \$3,500; owner, Henrietta Stewart, 222 Court st; architect, F. E. Lockwood; builders, Chatterley and Thomas Harris.

53—Fulton st, No. 307, interior alterations; cost, \$1,600; owner, Mrs. Armstrong; lessees, Manne Bros.; builders, Wright & Brooks.

54—Harrison av, s e cor Middleton st, one-story frame extension, 20x25, tin roof; cost, \$400; owner, Ernst Hoffmann; architect, John Platte; builder, F. Herte.

55—Columbia st, No. 189, interior alterations; cost, \$160; owner, J. Aspell, 314 Greenwich st, New York; builder, Daniel Boyle.

MISCELLANEOUS.

BUSINESS FAILURES.

Schedule of assets and liabilities filed for the week ending February 15:

	Nominal Liabilities.	Nominal Assets.	Real Assets.
Behan, Marinna J.	\$1,243	\$1,215	\$1,015
Coleman, E. W. & Co.	758,650	402,733	56,752
Fogg, W. S., & Son	37,776	42,639	22,309
Fox's Chas., Son & Co.	173,941	103,909	60,939
Hartstail, Amelia	6,030	3,090	1,690
Isaacs & Samuels	50,971	59,741	31,638
Salamonsky, Max	2,783	1,576	989
Schwartz, Jos.	2,004	1,711	952

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

- Feb. 13 Chapman, Peter, Edwin G. Gorton and Frank Praet to Edward Bassett; re-recorded.
- 9 Feldman, Albert L. (oils and varnishes, 73 Temple Court), to Edward G. Halsey; preferences, \$7,790.
- 11 Freedman, Joseph (dry-goods, 31 Mercer st), to Daniel Davis; preferences, \$4,801.
- 11 Fogg, William S. and William W. (firm of W. S. Fogg & Son, dealers in bedding, 335 Pearl and 35 West 14th sts), to Harwood R. Pool; preferences, \$5,200.
- 11 Joost, Anna (tailors, 5 William st), to John Behringer, Jr.; preferences, \$930.
- 13 Parsons, George (toys and fire-works 12 Park pl), to Oliver S. Akeley; preferences, \$12,033.
- 15 Price, Noah B. and Frank W., doing business as Price & Co., to Felix Jellenik.
- 12 Salamonsky, Max (Easter and fancy cards, 210 East 75th st), to Louis F. Doyle.
- 14 Sharp, John (663 8th av), to John N. Newell.

KINGS COUNTY.

GENERAL ASSIGNMENTS.

- 14 Fox, David and Rose, doing business as Charles Fox's Son & Co., to Isaac Sommers.
- 11 Price, William, to Frederick Heeg.

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, February 7, 1884.

REGULATING, GRADING, ETC.

- 60th st, from 8th av to Boulevard*
- 94th st, bet 2d and 3d avs.*

PAVING.

- 153d st, from 10th to St. Nicholas av; Macadam pavement.*
- 134th st, from Madison to 5th av.*
- 81st st, from 1st av to Av A.*

REPAVING.

- Monroe st, from Catharine to Grand st.
- Cherry st, from Corlears to Pearl st.
- Hamilton st, from Market to Catharine st.
- Montgomery st, from Division to South st.
- Jackson st, from Grand to South st.
- Birmingham st, from Henry to Madison st.
- Division st, from Norfolk to Grand st.
- Gouverneur slip.
- Rutgers slip.
- Pelham st, from Monroe to Cherry st.
- Water st, from Jefferson to Corlears st.
- Front st, from Montgomery to Corlears st.
- Catharine st, from Division to South st.

19th st, from 3d av to Av A. }
15th st, from 3d av to Av C. }
49th st, from 8th to 9th av }

MAINS.

9th st, bet 2d and 3d avs; Croton.*
Lexington av, north from 16th to 17th st; Croton.*
67th st, bet Av A and 3d av; gas.*

FENCING VACANT LOTS.

Boulevard, w. s. from 123th to 131th st; where not already done.*

APPROVED PAPERS.

Resolutions passed by the Board of Aldermen calling for the following improvements have been signed by the Mayor during the week ending February 9, 1884:

REPAVING.

Av A, from 7th to 14th st.
11th st, from Av B to Av D.
12th st, from 2d av to Av D.

ADVERTISED LEGAL SALES.

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

Table of legal sales with columns for address, date, and amount. Includes entries for 57th st, s s, 250 w 8th av, 25x100.5, vacant, by R. V. Harnett.

KINGS COUNTY

Table of legal sales for Kings County, including entries for 9th st, n s, 40 w 2d av, 100x100, by J. Cole, at 339 Fulton st.

Walworth st, e s, 211.10 s Myrtle av, 25x100.
Sandford st, w s, 211.10 s Myrtle av, 25x100.
by T. A. Kerrigan, at 35 Willoughby st. 23

LIS PENDENS, KINGS COUNTY.

Table of Lis Pendens cases in Kings County, including Lafayette av, n s, 40.6 w Raymond st, runs west 70 x north 91.6 x east 20 x south 92.8.

RECORDED LEASES.

Table of recorded leases in Kings County, including Attorney st, No. 161, Friedrich Greis, Brooklyn, to Joseph Cerovsky; 5 years, from March 1, 1884.

Table of recorded leases and other transactions in Essex County, including 31st st, No. 106 W. Margaret L. Baker to Patrick Murray; 3 years, from May 1, 1884.

NEW JERSEY.

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

ESSEX COUNTY.

CONVEYANCES.

Table of conveyances in Essex County, including Allen, W L—P Lowentrant, Springfield av, \$3,000; Ashenbach, J G—J Levis, Charlton st, 2,500.

MORTGAGES.

Table of mortgages in Hudson County, listing names, addresses, and amounts.

CHATTEL MORTGAGES.

Table of chattel mortgages in Hudson County, listing items like furniture, horses, and wagons.

HUDSON COUNTY.

CONVEYANCES.

Table of conveyances in Hudson County, listing property transfers and amounts.

Table of mortgages in Passaic County, listing names and amounts.

MORTGAGES.

Table of mortgages in Passaic County, listing names and amounts.

CHATTEL MORTGAGES.

Table of chattel mortgages in Passaic County, listing items like stock and furniture.

BILLS OF SALE.

Table of bills of sale in Passaic County, listing items like saloons and trucks.

JUDGMENTS.

Table of judgments in Passaic County, listing names and amounts.

MECHANICS' LIENS.

Table of mechanics' liens in Passaic County, listing names and amounts.

PASSAIC COUNTY.

MORTGAGES.

Table of mortgages in Passaic County, listing names and amounts.

CHATTEL MORTGAGES.

Table of chattel mortgages in Passaic County, listing items like saloons and engines.

FOR SALE.—Orange, N. J., 45 minutes from New York, magnificent mansion, containing about 20 rooms...

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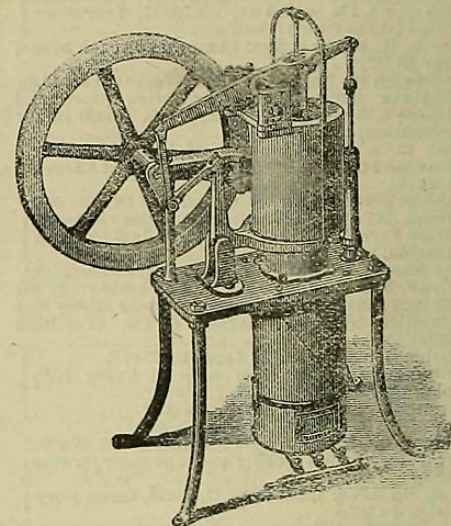
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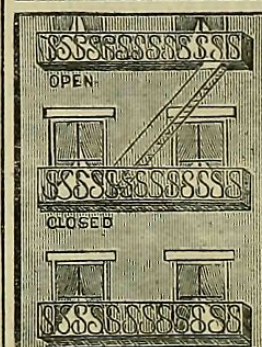
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