

# THE RECORD AND GUIDE.

Published every Saturday.

191 Broadway, N. Y.

## TERMS:

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

Communications should be addressed to

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

J. T. LINDSEY, Business Manager.

OCTOBER 11, 1884.

The political pot boils the more furiously as election day draws near. When Grover Cleveland was nominated nothing seemed more certain than his election as President; but the scandal affecting his private life turned the tide and the unexpectedly large Republican majority in Maine put a decided damper on Democratic hopes. But recently it looks as if the opponents of Mr. Blaine have taken fresh courage and the result of the election on all sides is admitted to be in the very greatest doubt. Next Tuesday may settle the question. If the Republicans lose Ohio, or carry it by only a small majority, the chances will be in favor of Mr. Cleveland's election. If the Democrats, however, are defeated by 15,000 or 20,000 majority the Republicans will claim that the November election will be a walk over. The probabilities are that the Ohio election will still leave the matter in doubt, in which case the contest will rage with increasing ferocity up to election day. The canvass so far is not one of which America can be proud, and all decent citizens will be heartily glad when it is over.

Before the next issue of this publication the county tickets of the Republicans and the regular Democrats will be in the field. Should the Ohio election look like the success of Mr. Cleveland the County Democracy will doubtless run a straight ticket, but otherwise there will be more or less trading. The Tammany ticket now in the field is a very good one, and it is sincerely to be hoped that the anti-Tammany Democrats and Republicans will do as well. Tammany has been mindful of real estate interests in its nominees, but there are plenty of material in the ranks of opposing parties to make equally good tickets.

Some of the local congressional nominations are very good. No better representatives could be found than Abraham S. Hewitt, Samuel S. Cox and O. B. Potter. Mr. Joseph Pulitzer is a very clever gentleman, but why should he want to go to Congress when he has a leading city daily paper to look after? General Viele would be a round man in a square hole as Congressman. Good engineers such as he are better employed in New York than in Washington. He is of some use to the community in the Central Park Board, but neither his training nor his talents are suitable for a Congressman. Take a friend's advice, General, and decline the nomination. You will save money and enhance your reputation thereby.

Our readers must not overlook the department entitled "The World of Business." The matter given under this head will be found of increasing interest from week to week. The account of a great transcontinental line of railways, owned by the syndicate of which C. B. Huntington is the head, ought to attract widespread attention. It seems that this vast system of railways connecting San Francisco on the Pacific with Newport News on the Atlantic Ocean, with branches to every city of importance south of the Ohio River, is about to be consolidated into one great company, thus bringing into existence a corporation of greater possibilities than the systems controlled by Jay Gould or the Vanderbilt interests. As yet the securities of this vast corporation have not been put upon the market, yet, undoubtedly, they will be leaders in the speculative field in the not distant future.

The various reforms which have been incorporated into our city charter through the efforts of Mr. Theodore Roosevelt were first mooted in the directory of the Real Estate Exchange and Auction Room (Limited) last December. After thinking the matter over for some time, a majority of the directors decided not to press the reform measures, as it might look too much like dictating to the two political organizations, the final result of which was that Mr. Roosevelt got the credit for the passage of the various measures instead of the Real Estate Exchange. This year the directors of the Exchange are disposed to be more of a power in legislative matters. Its officers have been instructed to call the attention of the State press to the great importance of the proposed amendment to the constitution restricting localities with over a hundred thousand inhabitants from incurring permanent debts of a larger amount than 10 per cent, of the assessed valuation of their real estate. The

directors also seem to be of the opinion that as the plan for liquidating arrears due on assessments and taxes in Brooklyn has worked so well, the same law ought to be applied to New York. A number of matters will come before the Legislature at its next session affecting real estate, and undoubtedly our Real Estate Exchange will make its influence felt in the interest of real property.

## The Clark Houses.

These houses, at present twenty-seven in number, on the north side of Seventy-third street, between Eighth and Ninth avenues, constitute a singularly interesting experiment in street architecture. As their treatment plainly shows, they are by the same architect to whom we owe the Dakota, opposite them.

The total frontage on Seventy-third street is about 550 feet, the houses being of about 20 feet each, and the corner on Ninth avenue being occupied by an apartment house a full story higher than the single dwellings which occupy the remaining space, but architecturally united with them. The object of the designer has evidently been to avoid the monotony of a long row of houses of similar design on the one hand, and on the other the restlessness of such a row of houses if each be designed by itself. Twenty-seven houses in a row, each one treated altogether separately, would almost inevitably be a confusing and miscellaneous assemblage, no matter how well each of its component parts might be done. On the other hand, as we can see evidence in almost any residential street in New York, the repetition of one design is very tiresome, and it would still be very tiresome even if the architectural unit were a much better thing than the brown stone front. The aim here is to secure the effect of a composition while individualizing each of the components.

The effect of unity is obtained by a high basement of Dorchester stone running through the whole series, and by a moulded stone cornice of the same material continuous except for the interruptions caused by the occasional building up of the upper story into a full wall story instead of the roof story, lighted by dormer and gable windows, which usually completes the front. The ends are emphasized by carrying the stonework through an additional story, and also by a round bay window on the outer side of each. The central feature is a gable between two walls rising above it, and each crowned with a hipped roof. A similar feature, only reversed so that the central hip roofed mass rises between the gabled fronts, occurs about midway between the centre and each end. Each of these features consists of three houses.

The individuality of the houses is largely attained by the use of different materials. The walls above the sandstone basement are built sometimes of red pressed brick and sometimes of the salmon colored Perth Amboy brick. Sixteen of the houses are in red brick and the remaining eleven of yellow brick, the latter material being used in two groups of three houses each, and elsewhere in single dwellings interpolated in the red brick. The yellow brick walls, wherever they occur, are projected a few inches beyond the normal plane of the front, the angles being quoined in stone up to the cornice lines, and each house is divided from the next by a row of quoins marking the line of the party wall.

There are many diversities of detail. In fact there are only two adjoining houses in the whole row which are identical in design, although one design has been repeated in the single houses in yellow brick. These diversities are slight, being such differences of roof treatment as the change of a pair of dormers for a single dormer, of this for a gable, or of the basement as the variation of a round arched with an ogee doorway, or of this with a square opening with a drip stone. In the second story each house has a large window, sometimes a round or a three-sided bay, sometimes a large segmental arch opening upon a balcony railed with iron or perforated stone. The treatment of the third story is virtually uniform throughout, a pair of square-headed openings, the lintels and jambs in sandstone, the only variation being the occasional insertion of a carved panel in the space between.

Slight as these differences are they fully answer their purpose of individualizing every house, and of assuring the spectator that he has not seen all where he has seen one. Of course, variety is not a good in itself. If the features by which variety were secured were ugly and crude and unstudied, they would not become less offensive by being different. A choice of uglinesses is not beauty, though some architects appear to think so. Here, however, the study which the variety of the detail invites, the excellence of the detail repays.

As with the Dakota, the treatment of these houses has more affinity with French Renaissance than with any other historical style of architecture. It is, however, everywhere free and modern in handling. The features are such as are actually appropriate to a city house in the nineteenth century and might have been devised for it whether they actually were or not. Considering the number and variety of them the thoroughness with which they are designed is as unusual as it is creditable. In scale the detail is generally more fortunate than that of the Dakota, which sometimes errs on the side

of minuteness. Mr. Hardenbergh's fellow architects may possibly consider that the individualization of the separate dwellings is carried too far or is not carried far enough. They may hold that the use of two colors in brickwork as is done here is a mistake. But they cannot deny to the features and the detail of his work the praise of thoughtful, thorough and scholarly architecture which makes each of the houses interesting in itself, whether one finds the collocation successful or not.

For our own part we do not share the objections which we can nevertheless conceive that competent critics might make to the general treatment of these houses. The individualization of the dwellings can be carried further by means of color than it could discreetly be carried by means of form alone, and the combination of color is not so harsh as to be objectionable in itself. What does strike us as a mistake is the disposition of the colors. The structural emphasis is everywhere given to the weaker color, the ends and the projections being given to the lighter brick while the intervals of wall are left red. A reversal of this arrangement we cannot help thinking would be an improvement. At least the end houses which frame and complete the composition and denote that it is a single composition should be of the strongest color employed anywhere. This, however, though not exactly a detail, and though a drawback to the complete success of the designer's scheme, is not enough of a drawback to prevent the Clark houses from being decidedly the most effective and successful treatment in New York of a street front composed of so many separate dwellings.

### Our Prophetic Department.

POLITICIAN—I suppose it is as good as settled that James G. Blaine will be the next President of the United States. Have you any doubt as to that being the outcome of our present political canvass?

SIR ORACLE—Well, yes, I have my doubts. This is a very puzzling and deceptive presidential contest, yet it certainly looks to me as if the Republicans will carry Ohio by a fair majority.

POLITICIAN—Your reasons for believing so, pray?

SIR O.—Well, in all hotly contested elections since the war, whenever national politics were involved, the Republicans have carried that State. Then it was the home of Garfield, and Blaine is looked upon as his representative and hence will be voted for by the Republicans for sentimental reasons. Then there are, so far as I can understand, in Ohio few or no bolters or Republican Independents who are apparently so numerous here East. So I judge that the Republicans will poll their full party strength and will carry the election next Tuesday.

POLITICIAN—But you have omitted any mention of the Maine election. Does not the large increase of the Republican vote of that State render Mr. Blaine's election tolerably sure as showing a drift of things in that direction?

SIR O.—I confess that that was the way I looked at the matter when the Republican Governor received so large a vote recently in Maine. Previous to the election I reckoned that if the Republicans got less than 8,000 majority that the jig was over with Mr. Blaine. When, however, he received over 19,000 majority it seemed to settle the question the other way; but on further reflection I concluded that Maine elections were deceptive. Four years ago the Republican party of that State seemed to go to pieces just before the general election. It then looked as if Garfield was surely beaten, but through the efforts of Gen. Grant and Roscoe Conkling the Republican line was reformed and Gen. Hancock was defeated. Now I think that the Republicans will carry the Ohio election, but they are not out of the woods even then, unless their majority is unusually large. In Ohio there will be some German Republicans who will not vote for Blaine because he came from a prohibition State. Then there are a large number of prohibitionists with Republican tendencies who will vote for St. John. The general election involves factors not in the State election.

POLITICIAN—But will not this loss be offset by the Butler vote, which will be a defection mainly from the Democratic party?

SIR O.—Yes; but so far as I can judge the Butler vote will be small in Ohio, much smaller than the Prohibition. The canvass of the People's party, so called, is most active in New York and New England. Hence the Republicans may carry Ohio in the October election and lose it in November.

POLITICIAN—Well, but here at the East, especially in New York, will not the Butler vote be so large as to insure the doubtful localities to Blaine?

SIR O.—There is where the puzzle comes in. Butler's object is to impress the Democratic party with the power he wields, and if at the last moment there is any doubt he will transfer some of his backing to the Blaine electoral tickets. There is no disguising the fact that the Independent Republican defection here at the East is a very serious one. In everyday intercourse one meets scores of Republicans who will not vote for Mr. Blaine. I must say that the literary bureau of the Democrats has proved very effective this canvass. W. S. Andrews is its

It is he who supplies fac-similes

of Blaine's writing to all the Independent Republican and Democratic papers. Everything prejudicial to Mr. Blaine is simultaneously published throughout the whole country. The friends of the Maine statesman are kept on the defensive from Monday morning to Saturday night. If Blaine is finally beaten the credit ought to be given to Mr. Andrews and his bureau.

POLITICIAN—Yes; but what a pack of shameful lies; such perversions of the truth I have never known in a political contest before. Surely the American people will be disgusted before the campaign is over and will show their indignation at the polls?

SIR O.—Well, I don't know. You see that the unfavorable impression of Mr. Blaine created by the Mulligan letters has given rise to a prejudice against him which it seems impossible to overcome. Facts and arguments are of no avail against a widespread impression. The unfortunate thing for the Republican party is that their candidate has been on the defensive from the beginning.

POLITICIAN—But, then, how about the scandal connected with Mr. Cleveland, will not that have its effect? Surely a self-respecting people like ours will not vote for a presidential candidate whose illegitimate child was sent to the county poorhouse, and who incarcerated its mother in an asylum without due process of law? I can understand how a youthful indiscretion with a woman might be condoned in ordinary society, but a gross offence of this kind committed by a man in middle life is surely so serious a matter as to make all decent American citizens decline to make him the chief magistrate of the nation.

SIR O.—We will tell better what effect these considerations have had the day after the general election. My own impression is that the Republican and Democratic vote will be much smaller than they would be were the candidates on both sides men of unexceptionable character; and I think also that the Butler and St. John votes will be larger as a kind of protest against both Blaine and Cleveland. At the present time the chances are in favor of the Republicans carrying Ohio next Tuesday. If the majority is large Mr. Blaine is the next President, if small or the Republicans are defeated, then will Mr. Cleveland be probably chosen. For one I shall be heartily glad when the contest is over, for it has been a disgraceful one to both parties.

POLITICIAN—How will the Ohio election and the result of the general election affect business?

SIR O.—Wall street affects to believe that a Republican victory will result in higher prices, but I doubt whether the election of the Democratic candidate would make any material difference. It certainly would not in the long run. Speculators try to create an impression that this or that event will affect the market. There is no danger from free trade. With seventy majority in the last House the Democrats were unable to pass a very moderate and modest reduction of the tariff. Should Cleveland be elected I do not believe that he will be supported by a House as strongly Democratic as the present one. I look for better prices on the Stock Exchange no matter who is elected, but they may not come before January, and will be due to the corn crop and the prospect of gold importations; but the general trade of the country will continue bad, for the liquidation in general business is not yet over. The stock market has, I think, seen its lowest range of values.

The Manhattan Company directors are wise in reducing the fares on Sunday to five cents. This ought to stop the clamor against the "L" system on the part of the demagogues who undertake to speak for the working people in demanding cheaper fares, for nine-tenths of our poorer population only use the "L" roads during the commission hours and on Sunday. If the Sunday experiment pays it might be well to reduce the fare to five cents for every day in the week, but if that concession is made to patrons of the road the city should be lenient with the company in the matter of taxation, and permission should be given to allow special cars on all the trains on which ten cents could be charged during any hour of the day, commission hours included. These would correspond to the saloon cars on ordinary railways. Women, aged persons and invalids would willingly pay the extra five cents if assured of the comfort of a seat, which could not always be expected for a five cent fare.

The number of passengers carried on the Manhattan road is simply phenomenal. For the year ending September 30th the number was 96,688,992. In the first year the passengers carried was only 796,072. This is a larger number than is carried in a year by the New York Central, the Erie, New Haven, Lake Shore, C., B. & Q., St. Paul, Rock Island and Northwestern combined. Indeed the aggregate of all these roads for the past year was 48,138,334, or less than one-half the yearly business of the Manhattan. The yearly increase of passengers has averaged more than 15 per cent. since the opening of the elevated system. Next year, unless the cholera should visit us next summer, the Manhattan Company will carry over a hundred million passengers.

The steady growth of our city population is necessitating the construction of new school houses every year. No less than four

teen of these edifices are to be commenced this year, seven of which are already under way. To insure this work being properly done there ought to be among the members of the Board of Education at least two or three builders or practical architects, but, unfortunately, all of the twenty-one commissioners are either bankers or lawyers, not one of whom knows anything practically about the details connected with the construction of public edifices. We have already commented upon the barn-like appearance of all of our public schools. It would cost no more if some taste was shown in their architecture. It is to be hoped that the next batch of commissioners to be appointed by the Mayor will embrace at least a few gentlemen who understand the artistic requirements of a public edifice, as well as the details which affect its cost.

From this time forth the surplus of our national revenue promises to grow "small by degrees and beautifully less." Owing to the falling off in our import trade and the reduction of internal taxes, the first three months of the present fiscal year shows a deficiency of \$22,900,000 as compared with the same period last year. At this rate the unnecessary payment of the national debt will soon come to a stop, to the betterment of all the great interests of the country.

The stock market halts. All the conditions exist for an improved feeling and higher prices, but the election is an uncertain factor in the problem which the "street" has not found courage to discount. We are promised a more active market after the Ohio election, unless, indeed, which is not improbable, that the result in that State will be enigmatical. Business throughout the country is dull and will remain so until the beginning of next year. When our great corn crop begins to be marketed there will unquestionably be a better feeling, at least, in the stock market.

### Rapid Transit on Staten Island.

The work of extending and completing the Staten Island railroad commenced on Tuesday last, and the inhabitants of Richmond County, and especially those residing on the North Shore, will in eight months see the opening of a line which is likely not only to increase the value of real estate on Staten Island very largely, but add to its population, its commerce and its manufactures. In an interview with a representative of THE RECORD AND GUIDE, Mr. William Keutgen, the secretary and treasurer of the company, traced out on a map drawn by the engineer the route which the new branches will take. The road is finished for 200 feet north of Arrietta street, Tompkinsville, and work is now being commenced at Hyatt street, New Brighton, along Stuyvesant avenue, and further on connecting with the strip completed to Arrietta street. At the same time the work will be progressed on the North Shore, beginning at Hyatt street, New Brighton, thence in front of the cricket and baseball grounds near the water's edge, between high and low water mark, thence along the shore front past Sailors' Snug Harbor and West Brighton and up to Port Richmond, till it strikes the Shore road at a point opposite Owen McSorley's house. The road will then diverge from the water front and cross the Shore road, running south about 600 feet, cutting through Broadway and Church street, thence passing Richmond avenue and Ann street, and further on crossing Maple avenue at a point about 250 feet north of Grove street and 500 feet south of the Shore road. The route has not been sketched out beyond this, but the road will continue inland across Elm Park and Mariner's Harbor to a point above Elizabethport, so as not to interfere with the shipping at that place, where a bridge will eventually be built in conjunction with the railroad, connecting with some railway on the Jersey side, and by that means with the general railroad system of the country. "The contract," said Mr. Keutgen, "calls for the completion of the extensions by May 1 next. We hope to be running trains after that date, and will then, of course, disperse with our boat service on the North and South Shores. We intend as soon as possible to build several fast-running boats, and expect to make the time between New York and the Hyatt street landing on Staten Island in seventeen minutes, to New Brighton in twenty-one minutes, Sailors' Snug Harbor in twenty-six, West Brighton in thirty-two, Port Richmond in thirty-six and Elm Park in about forty minutes, thus saving from forty-five to fifty per cent. in time. We intend to run boats day and night without interruption. From 5.30 A. M. till 7.30 P. M. they will go every twenty minutes, then every half hour till midnight, and hourly afterwards. In addition to improving the service, we also propose to reduce the fare by issuing fifteen tickets for a dollar, thus making the cost about 6½ cents per trip. We intend to have stations at each of our present landings and at such other points as may be necessary to the convenience of residents on the island, probably eight or nine stations in all. Our engineer is John A. Wilson, formerly engineer of the Pennsylvania Road, and now of Wilson Brothers & Co., Boston. The total length of our new extensions will be about seven miles, for which we are now issuing \$1,000,000 of 6 per cent. first mortgage bonds."

The Court of Appeals has affirmed the decision of Chief Justice McAdam, of our New York City Court, which declared that the trustees of the Brooklyn Bridge, and consequently the cities of New York and Brooklyn, cannot be held responsible for damages by the persons injured in the great panic and crush that occurred on the bridge soon after it was opened. And they have also affirmed the judgment of Judge Pratt of the Supreme Court, which was to the effect that the bridge trustees cannot be made to pay damages to a person who was injured by a plank carelessly let fall by a workman who was employed by the trustees. These decisions will prevent a multitude of similar suits from being brought.

### Home Decorative Notes.

—Now that the season has arrived for pressing leaves and ferns a simple yet effective press may be constructed by taking two strips of thin board, each about a yard long; on one side of these boards spread several newspapers; if flowers or the more delicate ferns are to be pressed put cotton under them and a little over them, put a paper also over them, then lay the other board on and press tightly by means of four clamps put on at the corners; autumn leaves, if pressed in this way, will keep their color, and with a little care in placing the cotton under the leaves of the pansy a happy result will be obtained.

—Artificial flowers are now replacing the artificial fruits of last year as decoration for menu cards.

—Venetian glass is to be much used on artistically arranged tables, the effect is certainly bright and beautiful, some of the sets of champagne glasses cost the modest sum of \$60 a dozen, which causes them to be a luxury indeed.

—A hat rack composed of three spears is a novelty.

—Novelties are continually presenting themselves; one of the latest is an arrangement for secreting the whisk broom, this affair represents the dial of a clock and is made of red plush with the Roman figures wrought in gold cord, brass hands are also added, at the back of the dial is adjusted a pocket for the broom, and is suspended from the wall by means of a heavy silk cord corresponding in color with the plush.

—Lambrequins for bed-room mantels are now made of macreme twine in colors such as dark red, blues and olives, a very pretty addition to the fringe is the intermingling of brass crescents.

—Palm leaf fans are much in favor for hand screens; they are exceedingly attractive when decorated with bunches of poppies, ox-eyed daisies or apple blossoms painted in oil colors; a large bow of satin ribbon should be tied about the handle.

—Teak wood handles are the most attractive style for light weight silver tea sets.

—A simple but quite attractive bureau set has a cushion cover formed of tiny daisies, which are made of white serpentine braid; the centre of the daisy is of tufted yellow worsted; the scarf is formed also of daisies with the ends edged with cluny lace; light blue silk is laid under the scarf, and the accompanying cushion corresponds also in color.

—Between the front windows a decorated panel painted on wood or a rich hanging of silk decorated with embroidery takes the place of the stereotyped "pier glass."

—In elegant stationary dead white is more used than the cream shades; the seal is either the crest or monogram.

—Table and bureau covers are either made entirely of hand-made gimpure with satin ribbons run through the insertion or else of washable sateen embroidered in washing silks and edged with ecru lace.

—Linen holds its own triumphantly as a ground for elaborate schemes of needlework, nothing else lasts so well, therefore nothing else will so reward the worker, the Russian cross stitch is still used on linen; pillow shams and bed spreads are very effective when decorated with this style of embroidery; tea tray covers of fine linen crash are wrought with designs of the tea plant or coffee berry; most exquisitely fine specimens of fine linen drawn work are displayed at the rooms of the Society of Decorative Art, No. 28 East Twenty-first street.

—The lustre of morocco leather may be restored by varnishing with white of an egg.

—One way to lessen the danger to pet dishes is to have them washed in a dish-pan made of wood; a very large one should be bought for this purpose and a smaller one may be used to drain the dishes in; a chopping bowl, for instance, of ordinary size serves the latter purpose.

—A strange combination in colors and a rather odd drapery for a mantel or odd shelf is green plush of excellent quality and wholly unadorned except at the corners, which are looped gracefully and tied with pale blue satin ribbon; the ribbon is about three inches wide, with loops and ends of almost equal length; the green is of a yellowish shade but not olive.

—Sofa-pillows, with cases made of Turkish embroidered tidies, are used also for coverings for squab cushions, sofas and cane rocking-chairs.

—For wedding gifts the simplest, plainest designs in silver ware are considered the most elegant; hammered silver, except the beautiful repousse work, is not much sought for, as it is copied in the silver-plated ware; a large monogram is the latest and most elegant style of marking silver.

—The low and deep Turkish designs are those most used in the newest styles of furniture.

—It is worth remembering that bar soap should be cut into square pieces and put in a dry place, as it lasts much longer after shrinking.

—The recent importations of pottery and porcelain contain many styles of marked beauty, vases and other cabinet pieces in crown Derby ware are exhibited in exquisitely graceful shapes in brilliant Chinese yellow, enamelled with gold and shrimp pink and gold; there are numerous ornamental pieces of Hungarian faience, one peculiarity of which is noticed the changing of color, for instance a vase, olive in shade by daylight, will appear dark blue by gaslight; the Royal Worcester ware still retains its popularity and extreme loveliness, it is shown in many exquisite shapes and designs of birds and flowers in metallic colorings, many of the new styles of vases and bottles are red with lines of gold intermingled throughout, the effect is very rich and beautiful, an extensive variety of these artistic porcelains were noticed among the late importations of Wilhelm & Graef, of Twenty-sixth street and Broadway.

—White rose is an elegant perfume for stationary; violet and heliotrope are rather passe.

### Concerning Men and Things.

\* \* \*

The elder Bennett in his day made savage war upon what he called the "oyster house critics." He charged that the dramatic writers of the various city journals were in the habit of adjourning to a neighboring oyster saloon after the performance, where they agreed to write up or write down a new piece or a new aspirant for histrionic honors. It is unfortunately true that down to our own day cabals of so called critics are formed to discredit or puff certain plays or playwrights. These writers have a special aversion to American plays. Bronson Howard has written some admirable dramatic productions, but his earlier efforts were greeted by the New York press with bitter denunciation. His "Saratoga" was held up as an instance of all that was worthless as a dramatic composition, yet it was a great popular success, was translated into German and had a run in the principal German theatres, and under the name of "Brighton" was played over a thousand times in England and the United States by the Wyndham Company. The new American play "The Artist's Daughter," introduced at the Union Square Theatre last week, was very vigorously denounced by the oyster house critics of the present day. The piece is a very good one, however, it is admirably acted and superbly mounted, but the press critics attacked the piece and the author without mercy. Nevertheless "The Artist's Daughter" is very well worth going to see.

\* \* \*

The stars in our dramatic firmament are beginning to pale. Edwin Booth will hereafter play only at rare intervals; John McCullough will never be himself again; Lawrence Barrett is a good but not a great actor. When these have passed away there are no young American actors in sight to take their place. Mr. Thomas W. Keene is an artist of some power, but he plays nothing but Richard III. Mr. William Sheridan, with undoubted tragic ability, has failed as yet to be recognized as a successful star. Mr. George C. Milln, the ex-agnostic minister, draws houses in the smaller cities, but has not ventured to test his abilities before a metropolitan audience. We are somewhat better off as regards actresses, for we have Mary Anderson and Clara Morris as well as quite a swarm of minor female stars who enact eccentric comedy roles with more or less success. But male stars like Forrest or Booth have not yet made their debut in our dramatic galaxy. The most promising juvenile tragedians are Englishmen, such as Messrs. Mantell, Barnes, Plympton and Tearle.

\* \* \*

But then there is the new Dramatic Lyceum. Some 200 young men and women have commenced the study of the dramatic art in this institution which, although in the hands of young men, has for its conductors a number of well-trained specialists and enterprising theatrical managers. It is not to be expected that this lyceum will become a Parisian conservatoire at once, but as Messrs. Frohman, Sargent and Mackaye understand their business, the presumption is that some of the students will yet adorn the American stage.

\* \* \*

Seth Low is an ideal Mayor. He has effected valuable reforms in the City of Churches, not the least of which was the law of grappling with the question of taxes in arrears, which promises not only to place millions of dollars in the Brooklyn treasury, but which will eventually wipe out an immense indebtedness to the city, and so reduce the general rate of taxation. The writer had occasion to interview Mayor Low on that question, and found him as intelligent as he is capable. He has a complete grasp of the subject, and gave facts and figures, even to the very thousand, which showed that he had studied it in all its details. He took the writer over to the Comptroller's department, and there showed him the books in which all the arrears collected appeared under the different headings to date, everything seemed to be carried out in a methodical manner. The entire system was inaugurated and arranged under his supervision in conjunction with the Comptroller. In addition to his ability, Mayor Low possesses the admirable trait of affability. He is of courteous demeanor and has the gift of inspiring confidence.

\* \* \*

"Janaushek to the American Public" is the title of a spirited brochure distributed in thousands by messenger boys to the passers-by in different parts of the city. Madame Janaushek considers herself aggrieved. She lashes the *Herald* for its criticism on her acting in Mr. Meredith's drama "My Life," and taunts that paper for sending "a stripling" to her performance, whose strictures she characterizes as "weak, stupid and unjust." She complains that every effort to encourage and develop the dramatic talent of native writers encounters opposition in the metropolis, the very place where it should be encouraged. Janaushek is right. There are few good dramatic critics on the New York papers. The Boston, Chicago or Philadelphia press is far ahead of our local dailies. Janaushek has taken an unusual means of answering her detractor, and it argues some courage on her part to thus defy one of the best known journals in the country. Critics of the board should have a care, for who knows what scathing chastisements they may in future receive from the pens of outraged dames!

\* \* \*

The Fox estate, which is now being put upon the market, has quite a history. It has been in the family for upwards of a century and first came into possession of white men more than two hundred years ago, when Edward Jessup and John Richardson jointly purchased from the Indians a tract of land situated between "the Aquehung, otherwise Broncke River," and a small brook called by the natives Sackwrahung in what was then known as the "North Riding of Yorkshire" but now the Twenty-third Ward of New York city. This sale was confirmed by a crown patent issued in 1666 by Robert Nichols, governor-general under King James II. The property takes its name from William W. Fox and has, until recently, remained in the sole possession of his descendants. "Fox Corners" received its cognomen from the circumstance that it was the meeting spot of the hounds in the old North Riding, and the name dates back to 1760. The "Ancient Inn," licensed as far back as 1635, is still to be seen on the spot, though since

turned into a dwelling. The place was frequently visited, attracted, it is said, by the beauty of one of its inmates, by J. Rodman Drake, author of "The American Flag," "The Culprit Fay" and "The River Bronx." Henry D. Tiffany, one of the present heirs, is authority for the statement that old William W. Fox was a descendant of the founder of the Quaker fraternity.

### Financial Points.

We stated last week that the Western Union would reduce its dividend to 6 per cent. per annum, and sure enough the annual report published last Wednesday announced that as the future financial policy of the company.

The breaking of the cables was a very curious circumstance. Last Saturday there were nine cables, but two Gould cables were first broken, and immediately after came the news that the Bennett-Mackay cable was broken. During the week the Farragut has finished laying a second cable for the Mackay-Bennett Company. People interested in such matters will remember that when the Mutual Union was constructing its lines its poles and wires were often cut down by persons supposed to be connected with the Western Union. It is surmised that the two Gould cables were destroyed by some over-zealous friends of the Mackay-Bennett Company, and that in revenge some of Gould's employes broke the rival newly-laid cable. Cable breaking is an expensive business for the companies, but it is a very easy thing to do, as the sad sea waves are very incommunicative.

The reduction of the dividends of the Western Union was not for the purpose of creating a fund so as to lay the wires under ground, which was the reason given by a number of papers last Thursday. The report says that a surplus would be desirable so as to enable the company to buy up competing lines, which are usually sold at a sacrifice. It is, we believe, a fact that, with the exception of the American Union, every opposition line has been sold to the Western Union for far less than its cost. The Western Union has no notion of putting its wires under ground in compliance to the law. It will fight that law off as long as possible.

The bulls are trying to "whoop up" the market, but they barely succeed in holding it steady. Prices are low, but it looks as if dullness will be the rule, unless the election next Tuesday should be very decisive. If the presidential election is practically settled by the Ohio vote there will be an active market for a time, but there can be no legitimate recovery in values until the new corn begins to move in December.

The price of iron and steel is certainly firmer, a fact which gives the bulls courage, as a rising iron market is usually the precursor of a bull movement in stocks.

George F. Gantz, who is a large owner of property, is a great believer in the future of real estate in New York and the surrounding cities. He thinks that bargains are to be had every day if people would only use discretion in purchasing. It was not the very high priced property that he expected to advance much, but the cheap parcels that were to be had at sales and on private terms by those who were forced or who were anxious to realize in cash. As an instance of what he meant he might mention that in 1876 he bought one hundred and ten lots on the Jersey shore, forty of which were on the Hackensack River front, for which he paid \$3,300, being an average of \$33 per lot. Six years later, in 1882, he sold five-and-a-half of these lots for \$6,500, being over thirty times as much as he paid for them. There were good bargains still to be obtained in cheap realty, which in course of time was sure to advance in value. He thought we had passed through the worst times of commercial depression and that things had pretty well reached hard pan. He felt that many articles of merchandise were selling below their value. So convinced of this was he that in his own business, chemicals, he was contracting years ahead at present figures, as he was confident of an advance. The man who made money in selling his real estate at greatly augmented figures was thought to be a smart investor, but it did not take so much intelligence as was supposed to buy property which on the face of it was a bargain, or to purchase ahead a cargo of material for less money than it could possibly be landed on the wharf for a year hence. It was at times such as the present, when things were abnormally cheap, that people who have cash should be buying, instead of holding off nervously and waiting for better bargains which may never come.

Property owners on West End avenue, as Eleventh avenue is now called, from Seventy-second to One Hundred and Tenth street, are signing a petition to have the roadway narrowed and the sidewalks widened, so that trees may be planted upon the latter. The driving will naturally be done upon Riverdale and hence the West End avenue will naturally be a residence street. The change, if effected, will make a very select avenue of the West End and the value of the property will be correspondingly raised.

The Board of Directors of the Maritime Association of this port, at a special meeting held on Wednesday last, unanimously approved a proposed amendment to the by-laws authorizing the organization of trade committees at the Maritime Exchange. This will be submitted to a vote of the members on October 20. The dealers in Southern pine lumber have taken steps to organize under the by-law, and have already adopted trade rules and a system of inspection. It is expected that the coal dealers and others will follow suit.

We shall look with interest for the reasons given by the Court of Appeals in their decision of the 7th inst., in the Navarro water meter case, for overturning the apparently sensible judgment of the General Term of the Supreme Court of this city, which held that the contract for those meters was so tainted with fraud that the city should not be required to pay \$70 a piece for them; as it is, whatever their reasons, \$1,500,000 have been added by their decision to the debt of our burdened city.

## All About Cement.

WHAT FOREIGN AND DOMESTIC DEALERS SAY.

"The price of imported cements is lower," said Howard Fleming, "owing to the cheapness of ocean freights. There is a very good demand at present, especially for first-class qualities, which are not coming fast enough to fill the orders for them, with the result that lower grades are selling better than they otherwise would. Prices have been fairly firm this year, and for myself I can say that we have done more business than we did last year, our sales so far exceeding those for the corresponding period of 1883. Our local business has been somewhat dull lately, but this is more than compensated for by the increase in our outside orders. If things are quiet at this point they are active elsewhere, so that we do a uniformly good trade. We are not subject to the same conditions as domestic dealers, whose season closes during the winter. The foreign trade is uninterrupted. We export to Cuba, Central America and Mexico, as well as to all points in the States. It is impossible to predict whether prices will be lower or higher in the immediate future. That is regulated by the cost of freight. Should the latter advance or decline, foreign cement would be affected accordingly. At present prices were very much in buyers' favor."

"We found business very fair during the spring," said Walter Tompkins, president of the Newark Lime and Cement Manufacturing Company. "Up to June our demand was nearly if not quite as good as last year. Figures are a little lower than in the early part of the year, when our prices were \$1 at Rondout, and \$1.10 delivered to wharf or vessel in New York city. Since June the demand has fallen off and we have correspondingly lessened our production, our prices now being 90c. at Rondout and \$1 delivered. The prospects, I think, are not encouraging. We have nothing, however, to complain of. Our sales, it is true, will probably not be quite as large this year as they were last. We expect them to amount to 200,000 barrels or over by the end of the season, while in 1883 they were about 250,000. Navigation will soon close and we generally accumulate a large stock to carry over during the winter. Last year when the season closed we had 26,000 barrels on hand. We generally have a stock of 25,000 to 30,000. We do very little during the cold weather, which, practically, puts an end to production. Prices are higher in the winter, owing to the increased cost of transportation. It costs ten to twenty cents a barrel more to deliver cement by rail than it does by boat. I do not think the price of our cement will go lower than it is at present."

"This time last year," said W. N. Hoag, of the Lawrenceville Cement Company, "we were very busy, but trade is now dull and business is very quiet. Our present quotations are 10 cents less than they were before June, being 90 cents at Rondout and \$1 at New York. The prospects do not seem to me to be bright. I do not expect, however, that our quotations will go lower. I think we have reached bottom figures. We have a present stock of 10,000 barrels. The cost of transportation by rail will increase the price of our cement from 20 to 25 cents per barrel during the winter, though we do very little in the cold season."

"We have not a single barrel of cement to spare to supply new orders," said H. R. Brigham, of the Hudson River Cement Company. "Our sales this year have so far exceeded last year's by 20 per cent. We were unusually quiet in June and July, our busiest month being September, when we sold over 20,000 barrels. We do not depend entirely on local trade, but ship to Philadelphia, Baltimore, Washington and other places. There has been considerable cutting this year. Our prices were first \$1.10 delivered, they then went down to \$1.05, \$1.00 and 95 cents, and we at last resolved to put them at the lowest figure at which we could produce them without a loss. We entered into arrangements with the New York Cement Company to fix 80 cents per barrel cash as the New York figure, \$1.10 outside this city and 90 cents at Rondout. We thus effectually put an end to further cutting and the annoyance it involved. Our mills have a producing capacity of 800 barrels per diem; we are now turning out 750. Our present stock on hand is only 5,000 or 6,000 barrels. New York trade is dull, but out-of-town orders are brisk. Our sales this year thus far have been over 100,000 barrels, which we expect before the close of the season to increase to 140,000."

"We have done very little in Portland cement this year," said J. R. Keator. "We anticipated a small demand and shaped our supply accordingly. Prices have been pretty well maintained, but the margin of profit was exceedingly small. The importations this year have generally been larger than last year. We have been short of cement. Freights are falling off and so is the demand. As to Rosendale cement the demand has not fallen off, but our prices have materially decreased. We were selling at \$1.10 at the beginning of the year, while our present figure is 80 cents, delivered at New York. We have thus far sold 46,367 barrels, being 3,241 barrels more than in the corresponding period of 1883. Of course, we will not sell our Rosendale at any lower price. The chances are that we will get a higher figure for it. I think the prospects for the sale of cement next year are not bright. Still there will be some large orders to fill. The building of the aqueduct will require some 800,000 barrels, not to speak of other structures to be erected."

"We have done a fair business this year," said a leading officer of the New York Cement Company, "especially when the building strikes are taken into consideration. Trade is a little quiet with us out of town, but we have been kept busy owing to the local demand caused by low prices. We are now selling at 95 cents at Rondout, which we quote firm. I think prices will be higher toward the close of the year. It does not pay to sell at the figure now quoted in New York. Our business was interrupted last year owing to the burning of our mill, but this year we expect to sell from 140,000 to 150,000 barrels."

"Our trade has been better this year than last," said L. Meyerstein, of the Hanover Portland Cement. "We have not sufficient to supply our customers with. While our trade has been good, our profits have been less. Freights have increased but prices have not advanced in proportion. Our principal business is done in the South, though we do considerable

local business. Our present figure is \$2.60, delivered in New York. Freights are now commencing to go lower, but that will be of little account, as the season will be over when the cement gets here. I think prices will probably advance, as there is not much cement afloat. The reason why we are unable to get all the cement we require is because there has been an unusually large demand in Europe. I am confident our prices will not go lower; it is more likely they will advance."

"We have done a larger trade than last year," said Emil Thiele. "Our prices have been well maintained, and are, if anything, better than in 1883. I think that the prospect for Portland cement is splendid. The more architects build better structures the more they will appreciate the value of first-class cements. The consumption is very large in the United States but does not begin to compare with Europe. It will increase every year, for there is an immense field in this country and in other parts of America. The prospects for local business depends very largely on the strikes. Should they cease we may expect to see a big trade done in cement, both domestic and foreign, next spring."

## Real Estate Exchange and Auction Room (Limited).

A meeting of the directors was held last Tuesday afternoon, President Ludlow in the chair. The committee on legislation, whose term expired last September, were reappointed, and requested to prepare for the meeting of the Legislature in January next. The committee on the altering of the Exchange reported progress.

Mr. Cammann called the attention of the directors to the importance of the amendment to the constitution, which is to be voted upon at the next general election. If adopted counties and cities of more than 100,000 inhabitants will be restricted from incurring debts amounting to more than 10 per cent. of the assessed valuation of the real estate of the locality. This amendment, it will be remembered, was published in last week's RECORD AND GUIDE. A resolution was passed to print the amendment and communicate with the newspapers of the State, so that the matter could be laid before their readers.

The following letter, addressed by Mayor Low, of Brooklyn, to E. H. Ludlow, president of the Exchange, was then read:

MAYOR'S OFFICE, Brooklyn, October 6, 1884.

E. H. LUDLOW, ESQ., President New York Real Estate Exchange:

DEAR SIR—I desire to call your attention, and through you the attention of the members of the Real Estate Exchange, to the sales now soon to be held by the City of Brooklyn, under Chapter 114, Laws of 1883, of property in arrears to the city for taxes, assessments and water rates. The provisions of this law are very different from those of the ordinary tax laws. At the usual tax sales the city gives a lease for a term of years to the party who will pay to the city the amount of its claims. At the approaching sales the city will undertake to sell to the highest bidder the fee simple of the lands offered for sale. This Chapter 114, Laws of 1883, was prepared in consultation with Hon. William M. Everts, who believes it to be constitutional, and properly pursued and administered, competent to pass a good title. There have been substantially no sales of property for arrears of taxes, assessments or water rates in the City of Brooklyn since 1875. As the result of many causes the volume of accumulated arrears due to the city from real estate amounted in 1879 to about \$14,000,000. At the beginning of this year, under various provisions of law for the voluntary payment of the city's claims upon terms representing greater or less concession from the face of the claims, this sum had been reduced to a fraction less than \$6,000,000. By Chapter 114, Laws of 1883, it was made the duty of the Board of Assessors, after October 1, 1883, to go over the claims of the city against every lot in arrears, for the purpose of fixing against each lot a new tax assessment and lien that should be unquestionable in lieu and instead of all existing claims on the part of the city. In this connection it was made the duty of the Board of Assessors to eliminate from the city's claim as to each lot all that was questionable in fairness and equity by reason of excessive cost of improvements or for any reason whatever. This, as a matter of fact, has been done; and it is believed by the authorities that the consolidated tax assessment and lien for which parcels of land are about to be sold under the terms of this law, if such tax remains unpaid, cannot be successfully questioned, either as to regularity or from the standpoint of equity. It is important to note that in few, if in any cases, does the consolidated lien, as matter of fact amount to a formidable proportion of the value of the property against which it lies.

The terms of the sale under the law will be based under the following provisions of the statute: First of all, the purchaser will receive "a certificate of such sale which shall contain a covenant on the part of the City of Brooklyn to the amount paid for said lands, with interest at the rate of 5 per cent. per annum from the date of sale, in case the said title conveyed by said sale shall prove invalid."

Second—It is made the duty of the purchaser to serve notice in due form on the parties in interest who have for one year an opportunity to redeem said lands and premises by paying to the Registrar of Arrears for the use of the purchaser or his assigns the sum paid by him on such sale, and 10 per centum on the same, with interest on the aggregate amount at the rate of 15 per cent. per annum from the date of said sale, and \$1 for each notice served as provided in the law.

Third—Upon presentation of said certificate of the sale and proof of the service of the notice of such sale, as hereinafter provided, upon the owner and mortgagee of the said lands and premises, the Registrar of Arrears shall, after the expiration of one year from the date of such service, execute and deliver to the purchaser on such sale, his legal representatives or assigns, a deed for said lands and premises, and such purchaser, his legal representatives or assigns shall take a good and sufficient title in fee simple absolute to the property sold, of which the said deed shall be presumptive evidence; and in any proceeding or action to be taken by such purchaser, his heirs, legal representatives or assigns, taken, prosecuted or defended for the recovery of the possession of the property so sold as aforesaid or in the establishment or defense of his or their title shown as aforesaid by such deed, such title shall not fail or be defeated by reason of any irregularity or formal defect in the procedure taken under this act, upon which such sale shall have been made or such title conveyed as aforesaid.

A careful reading of the act, Chapter 114, Laws of 1883, a copy of which I hand you herewith, will show that at every point the procedure is made simple and the burden thrown at all times on those who wish to dispute the title in any way.

I may add that in administering the law the city has taken very great pains to be considerate of the owners of property in arrears which may thus go to sale. Notice of the filing of the awards has been continued in the daily papers for six months, where the law imposes no such duty, and recently without obligation that it should be done, personal notice has been served upon the owners whenever practicable.

The certificates of the Board of Assessors against the First and Second Wards, two of the oldest Wards of the city, were filed October 24, 1883. Immediately after October 24, the city will proceed to advertise for sale

all property in arrears in those Wards and it is probable that the sale will come off about the 1st of December.

Asking you to deal with this communication as may seem to you proper, I am, respectfully,  
SETH LOW, Mayor.

The above document seemed so important that it was decided to print it and send copies to every member of the Exchange, and to the Mayor, Aldermen and heads of departments of New York city. Adjourned.

### Vitrified Drains Allowed in Senator Murtha's House.

The contest between vitrified pipe and iron drains has still to be settled. The opponents of the former say that cement does not form a water tight joint, and is open to the danger of leakage, while its adherents claim that carefully caulked under official inspection vitrified pipes will last a thousand years, and they point to the ancient sewers of Rome in confirmation of their statement. On the other hand the opponents of the iron pipe say that it rusts and corrodes in from four to ten years, according to the quality, that it cannot be made of uniform thickness, and that it has to be relaid every decade if all danger from the escape of sewage gas is to be avoided. A bill was introduced in the Legislature in 1833 by Assemblyman Lindsay with the object of removing the restrictions against the laying down of vitrified pipes, but owing to the opposition of Dr. Chandler, of the New York Health Board, it failed to pass, although it is said that gentleman has laid down clay sewer pipes in his own house. In February last the vitrified drain pipe manufacturers argued their case before the Board of Health, a report of which appeared in this paper, and on May 22 they waited on Commissioner Raymond, of Brooklyn, who promised to give the glazed pipe a fair trial, and should it prove satisfactory that he would use his efforts to modify the stringent rules against the use of that material for drainage purposes.

In pursuance of this pledge a test was made in one of the four-story flats now being built for Senator William H. Murtha on Underhill avenue, Brooklyn, in which clay pipes had been laid by John Cooper. Among those present were W. J. Roche, inspector of plumbing; J. J. Powers, inspector of plans, Senator Murtha, Assemblyman Lindsay, Sanitary Inspector Samuel Bower, Peter Milne, water purveyor, William Stewart, earthen pipe manufacturer; one or two architects and others. The water was turned on and the pipes filled, a pressure of two and a half pounds to the square inch brought to bear upon them. The earthen pipe is in lengths of two feet, while the joints of the iron pipe are five feet apart, and although there were fifty-two joints in the pipe tested only four of them sweated, notwithstanding that the pressure was four times greater than it is ever likely to be submitted to in use. After the test Inspector Powers, with the concurrence of his colleagues, gave permission for the pipes to be used, first ordering for thorough safety that the joints be re-cemented. He also suggested that in the next new house in which clay sewer pipes are fitted the cement used for caulking should be mixed with iron filings. The above tests are looked upon as a victory for vitrified drains, the manufacturers of which are naturally elated at the result.

A further test was made on Monday last in another of Senator Murtha's flats, when, by arrangement with Commissioner Raymond, a new style of earthen sewer pipe manufactured by John Cooper and Henry Bieg was tested, Inspectors Powers, Roche and Bower and others being present. The pipes were laid by plumber Henry Hawkes. There were sixty-four lengths in 30 inches (including collars), each 6 inches in diameter. The joints were cemented by a composition, one part of Portland cement, one part iron filings, one part sand and a little sal ammoniac. They were subjected to a pressure of three pounds to the square inch, and it was found that there was not a single leakage, excepting four or five joints sweated, which hardly could be seen. This was a more satisfactory test than any previously made. The Brooklyn Board of Health will consider whether they cannot permit the use of vitrified pipes under proper restrictions. All the manufacturers of that material ask is that they shall be allowed to lay their pipes subject to the inspection of the Board. They say that when earthen pipes used to be laid in New York there was no inspection, and that the results were consequently deleterious to the public health, but when iron pipes were laid down they were at once subjected to supervision, and that, had the earthen pipes been placed under the same regulation, they would have proved much more satisfactory.

Sanitary Inspector Bower subsequently told a representative of THE RECORD AND GUIDE that no action had yet been taken by the Brooklyn Board of Health in the matter. A full report is being made by Inspector Powers, which will be placed in the hands of the Board at their meeting this week, when the question will come up for discussion. When asked as to the use of vitrified pipes for drainage Mr. Bower said: "If the joints could in every instance be caulked in the same way as they were in last Monday's test it would make a superior job to the light iron pipe used in New York and Brooklyn. Of course it would necessitate an increased staff of inspectors, as the iron pipes were in five-foot lengths, while the earthen pipes were in two-foot lengths."

Jacob Sharpe and his friends will eventually get the franchise for the Broadway road. They have the Aldermen as a matter of course, but it seems that the cable company have a majority of the property holders interested. The court will appoint a commission to settle the matter, which will of course decide for Mr. Sharpe and his friends. As the law requires the consent of the property holders as well as the Aldermen, the dispute will be carried to the courts and in due time will be decided by the Court of Appeals. As Mr. Sharpe understands the management of Aldermen and the courts he will undoubtedly be finally successful, but it may be a couple of years before there is a railroad on Broadway. The public will have one advantage if this arrangement is carried out, the proposed road will connect with the Broadway and Seventh avenue roads on the west side, and the passenger who takes a car at lower Broadway can ride to the Harlem River for five cents.

## The World of Business.

### Huntington's Transcontinental.

The "last spike" was quietly driven the other day in the first railroad in the United States that can rightly be called a "transcontinental line." This spike bound to the ties the last rail in the road which Huntington, Crocker and Stanford have made it the crowning ambition of their lives to lay across the continent. These men now have a railroad of their own from the Atlantic to the Pacific, and sitting in their private cars can ride from San Francisco to Newport News without leaving their own tracks. This is the consummation of plans which they laid fifteen years ago, when they first began the construction of the Southern Pacific. They have pursued the realization of their schemes with the dauntless ability and the masterful strength with which they must be credited even by the critics who have most sharply censured them for their misuse of the powers intrusted to them by the public. They have achieved their purposes in spite of the laws of nature and of man. They have gone with equal ease through Congress, and the deserts of Arizona. There was a moment last spring when it seemed as if the King of Terrors in the money market had marked Huntington and his partners for its own, but they outrode even that pursuer, and have survived to drive their last spike in peace. By way of dramatic contrast there comes simultaneously with the unostentatious announcement that this great enterprise is done the report of the Northern Pacific for last year with an item stating the cost of its "only greatest" last spike excursion to have been \$178,000. That last spike was a coffin nail. The only ceremonial attending the completion of the Huntington transcontinental was the passage over the last link finished of a train consisting of one coach, one dining car and one baggage car, and carrying the chief officers of that division, which is officially known as the Louisville, New Orleans & Texas, and connects Memphis and New Orleans. There was no blowout, no free champagne picnic for Dukes and Barons from Europe, no transcontinental panorama to impress Wall street with the advisability of putting the stock up to par—nothing but a business trip with as few cars as would carry the officers who were to examine the road. There is a difference of opinion about the value of the new road. Its projectors expect it to be the great highway between the two oceans; its critics, like the *Financial Chronicle*, do not believe it will get much of the through traffic. It is, they say, too long and circuitous, running as it does way down to New Orleans and then way up to Louisville. But there can be no difference of opinion about this being the greatest enterprise that has ever yet been carried through in this country or any other under the leadership of private individuals. There is nowhere else so vast a combination of capital and charters, of money and monopolies, in the control of a single set of men. What is known as the Jay Gould system in the Southwest, including the Wabash, has a greater nominal number of miles and dollars, but these are not real things—only watery semblances of actualities. The Huntington system is not a mere aggregation of existing lines patched together for stock exchange purposes. More than half of its main line of 4,070 miles had to be built. To hasten the completion of the last piece—the Louisville, New Orleans & Texas, which runs between Memphis and New Orleans—the work of construction was divided between twenty corporations, each of which did a part. The following table will give the public a clearer idea than any amount of comment of the work Huntington and his partners have done and the power they have gathered into their hands. It gives the mileage and the capitalization, including water, of the various roads they have bought and built, including the Central Pacific:

Roads.	Miles.	Bonds and Stocks.
Southern Pacific.....	955	\$84,039,000
Southern Pacific of New Mexico.....	167	11,069,000
Southern Pacific of Arizona.....	384	29,599,000
Galveston, Harrisburg & San Antonio....	937	49,217,000
Texas & New Orleans.....	406	9,279,000
Morgan's Louisiana & Texas.....	266	11,494,000
Louisville, New Orleans & Texas.....	460	20,730,000
Chesapeake, Ohio & Southwestern.....	398	19,544,000
Elizabeth, Lexington & Big Sandy.....	139	7,009,000
Kentucky Central.....	253	12,184,000
Chesapeake & Ohio.....	520	65,239,000
Central Pacific.....	1,415	140,957,000
Total.....	5,908	\$460,120,000

With all its extensions and connections, including that by which the Huntington syndicate reaches Chicago, this system covers not less than 8,000 miles of transportation. It strings together San Francisco, El Paso, San Antonio, Houston, Galveston, New Orleans, Baton Rouge, Memphis, Vicksburg, Louisville, Cincinnati, Richmond, Chicago. The seventeen iron steamers which the syndicate acquired when it bought Morgan's Louisiana & Texas line extend its lines of carriage to New York, Havana and the ports of Mexico. The land grants belonging to the different roads contain uncounted millions of acres, which now pass under the control of three or four persons. This little handful of men dominates the highways of ten States and territories. Their power of taxation is governmental and their revenues are imperial. All these different corporations will be welded into one. The men Huntington, Stanford and Crocker will die, but the corporation will live. The country must rule it or it will rule the country.—*Chicago Tribune*.

### Quick Trains Between New York and Boston.

President Watrous, of the New Haven Railroad, does not believe that the proposed inland road will be built, and evidently thinks the public travel between the Hub and Gotham is very well handled by the present routes. He claims that "people over-estimate the volume of through travel between the two large cities, and also over-estimate the importance of saving of an hour or a half hour in 234 miles of railroad travel. I don't know of another 234 miles of railroad in the country that is traveled as quickly as by our trains between New York and Boston. We are doing this distance every day in less time than is required to run trains between New York and Washington, a distance of 238 miles via Philadelphia, Wilmington and Baltimore. From New York to Boston over the Shore Line is 232 miles, two miles less than by Springfield; and the running time of the two lines about the same. Between New York and Washington passage on the limited trains, including a chair in the drawing-room car, costs \$8, while our rate between New York and Boston, practically the same distance, is only \$6, in a drawing-room car, and only \$5 for seats in regular road cars. We are running between New York and Boston faster and cheaper than the same distance is made on any other railroad in the United States, so far as I know. The people of this country are not prepared for a speed of much over forty miles an hour; and the project to build a railroad at the expense talked of and over the route named, to improve on a speed of forty miles per hour, is to my mind visionary. Whether there will be found people who will put money into such a scheme, of course I cannot say; but I have heard of none. With the drawbridge stops, which we make eliminated, and by running one engine through the entire trip I have an idea that we could improve our running time between New York and Boston a little. I expect to live to see the time when trains will be run over the Springfield and Shore Line routes in five hours and a half. We now run in six hours. The reduction in time would be attained by increased speed of trains and elimination of drawbridge stops. I don't believe that the public want to ride faster than forty miles per hour. Given a dead straight and entirely level road, the only limit to speed is involved in the capacity of the engine for

generating steam and its power to resist wrecking from its own momentum. To increase the present speed of trains would result in increased danger.—*Boston Journal*.

### South American Trade.

All admit that new outlets for our manufactures are a necessity for their well being. Common sense suggests that the nearest markets are the most available, provided trade is not too much hampered by customs duties. At this time when production so largely outruns consumption, and our home markets are glutted with manufactured goods, the meeting in this city of the Central and South American Commission, for the purpose of extending this country's commerce, is of more than ordinary interest. The members of the commission appointed by the President of the United States met in conference the Consul-General of Brazil, the Consul-Generals of Peru, Bolivia and other South American nations, also Senor Romeo, of Mexico, who stated that the reciprocity treaty between the United States and that country is awaiting final legislative action, and when concluded would result in lasting benefit. As showing the value of the South American trade, Mr. A. D. Anderson, special commissioner from the Spanish American markets to the New Orleans Exposition, said:

There are 40,000,000 consumers in these markets, in an area of 8,000,000 square miles, the reverse in climate, resources and products of the United States. They are deficient in manufactures and need iron supplies, farming implements and most of what has become with us necessary for life. We need their coffee, sugar and tropical fruits and hard woods. The total foreign commerce of Mexico, Central America, Brazil and the nine South American republics is \$675,000,000, and of this trade the United States controls less than one-fifth, the lion's share being monopolized by Great Britain, France and other European powers. Eighty per cent. of our exports go to Europe, and only 5 per cent. to the South American republics.

In attendance at the meetings of the commission was Captain Bedford Pim, an ex-member of Parliament and an officer in the British Navy, who was asked to give his views, in which he said:

It seems to me, from an intimate acquaintance with American commerce, that the United States ought to carry all the trade of the continent. You have the greatest nation on earth and all the means and facilities. You want more ships as much as you want to give long credits. If England can't hold her trade, let America take it and keep it. I am an old Tory, but I admire the Monroe doctrine and I wish we had it with us. I abominate free trade. No other nation but my own pretends to maintain it. It seems to me that the American should give his attention now to his marine commerce. Railroads have had their day. Now let the men of middle means invest their capital in building up the American shipping, and they will spread the nation's flag all over the ocean.

The captain will no doubt be taken to task by the English journals for his liberal views in regard to America and his opposition to free trade, but his remarks are full of good sense and sound truth, nevertheless. The Peruvian Consul stated that English merchants gave longer credits than Americans, and this was the chief difficulty in promoting our trade. This statement was also confirmed by the Consul-General of Brazil, who also stated that two per cent. of our manufactures goes to foreign markets, and only an insignificant portion of the two per cent. to the twenty American countries south of us.—*American Grocer*.

### The Future of Refrigerator Cars.

A train of four refrigerator cars and an engine made the trip from Fort Worth, Tex., to this city last week in sixty-six hours and twenty minutes. The cars contained dressed beef, and the fast run demonstrated two facts which are worth considering. The first is that Western roads are built in a much more substantial manner than is generally supposed, and are correspondingly much more capable of withstanding the wear and tear of fast travel. In the East the road-beds of railroads are firm and solid, and little fear is ever felt as to their ability to sustain rapid traffic. The idea prevails in the East, however, that the Western roads are just the reverse; that their road-beds are poorly constructed and their tracks so unsubstantial that they render travel over them dangerous. So fast a run as this referred to, however, proves that this supposition is incorrect and that Western roads are in every way adapted to all the demands of modern railroading. The other fact which has to be considered is this: The slaughter house is to be a feature in Texas in the future, and the day of live-stock transportation is rapidly nearing its close. If dressed beef can be received in St. Louis from Texas in less than three days' time it is safe to say that, with the economic advantages that manner of shipping beef possesses, the fact of rapid transportation being taken into consideration, there can but little be said in favor of the shipment of live stock as that method of shipping exists at present. Had this train carried live stock instead of dressed beef two stops of fifteen hours each would have had to be made in order to rest and feed the cattle. There is no reason why, under the system of refrigeration adopted in Texas, where beef can be so dressed and prepared as to be kept fresh for months, all the slaughtering should not be done right where the cattle are found.—*St. Louis Globe Democrat*.

### Dressed Beef from the Northwest.

ST. PAUL, Minn., Sept. 25, 1884.—The colossal system inaugurated a year ago under the auspices of the Northern Pacific Refrigerator Company, whose object is to provide the Northwest with an outlet for dressed beef, is nearly completed. The Marquis Demores is manager of the company. The system includes a packing house at every beef market along the Northern Pacific from Helena, Mont., to Duluth, at St. Paul and Minneapolis. A large slaughter house is to be built at the Minnesota transfer as soon as preliminaries connected with the purchase of a site are concluded. The house at the transfer will be one of the largest in the system, as it will be the depot for all the winter shipments, and a large share of those during the summer. The slaughter house at Medora is to be enlarged this month and next to 60x260 feet, which will make it the largest packing house west of Chicago, and give it a capacity for cooling 700 beeves a day. The company was originally capitalized for \$200,000, and the investments by Marquis Demores and his father-in-law, Louis Van Hoffman, the New York banker, have exceeded this capital by \$200,000 more. Thus far the enterprise has been chiefly one of investments and preparations, and the work has been embarrassed by the more than expected success of the whole plan. The sales are averaging \$6,000 a day this month. In order to meet this excessive development, it has been decided to reorganize the Northern Pacific Refrigerator Company. This company is practically Marquis Demores' and Mr. Van Hoffman's, whose interests are identical. They will capitalize the new company at about \$1,500,000, expecting this figure to cover the ultimate investments necessary to place the completed system in full and perfect working order.—*Boston Herald*.

### John King, Jr.'s Motive.

It is suggested that the reason why John King, Jr., accepted the presidency of the Erie is to get revenge on Robert Garrett, vice-president of the Baltimore & Ohio, and the son of John W. Garrett, president of that company. About three years ago Mr. King resigned the receiverships of the Ohio & Mississippi and the Marietta & Cincinnati and the vice-presidency of the Baltimore & Ohio, positions worth \$30,000 per year. At the time the motive was said to be a desire to regain shattered health. But those who know say it was because he could not endure any longer the arrogance and dictation of Robert Garrett, who, although an honorable man, is by no means as briny as his father. So Mr. King went to Europe, and while there made the acquaintance of the English capitalists who own the Erie and the Ohio & Mississippi. A mutual friendship resulted, one fruit of which is shown by the election of Mr. King to the

presidency of the Erie. Perhaps Mr. King is not sorry to now engineer the movement that is to oust the Baltimore & Ohio from the control of the Ohio & Mississippi and give that road over to the Erie. Possibly he also thinks of how sore Robert Garrett will feel when the whirligig of time gives Mr. King the opportunity to inflict a cruel wound upon his old annoy and punish him for not taking good advice when it was offered. "Revenge is sweet."—*St. Louis Railway Register*.

### Hudson River Tunnel and the Freezing Process.

The freezing process for sinking shafts, piers, etc., through quicksand promises to be one of immense utility in practical engineering says the *Chicago Railway Review*. It is even believed that the invention, which is a European one, will surpass in importance the pneumatic process which has been used to so great advantage in late years, especially in bridge construction. The process consists simply in sinking tubes connected with suitable apparatus and machinery for freezing. The sand or silt is in this manner easily congealed, and the work of excavation is carried on with comparative ease. By the use of this process many beds of coal which are overlaid by quicksands through which it has heretofore been impossible to sink shafts can be opened and worked. Bridge piers can be sunk in numerous places, notably on the Mississippi River, where it has heretofore been deemed practically impossible to build a bridge. The same is true of tunnels. It has recently been stated that the Hudson River tunnel has been abandoned for good. This is not true. The death of Trenor Park, its principal financial promoter, has put a stop to the active progress of the work; but his estate will endeavor to secure the completion of the tunnel. The freezing process seems to be especially adapted to this great work.—*Boston Transcript*.

### Is Keely Crazy?

Perhaps Mr. Keely, of "Keely Motor" fame, is not so much of a humbug as people generally suppose. If, after all, he has discovered a new motor, with which the only difficulty is bridling its force, he has done an immeasurable benefit to the world. How strange it would seem to have a new motor power applied to locomotives which would be as superior to steam as steam is to horse muscle. Who knows but that before another half century shall have elapsed trains will be drawn over improved railways at a speed of 100 miles an hour! Just think of going from New York to St. Louis or Chicago between breakfast and supper. Experiments were recently made at Sandy Hook with what Mr. Keely calls "interatomic ether" as a propelling force. The experiments were acknowledged to have been successful. The inventor claims that he can, by the use of air and water, produce vibrations that will generate a pressure of 56,000 pounds to the square inch. In a late interview Mr. Keely said: "By attaching a steel coil to a resonator, a square box that performs the functions of a violin, and drawing a resined bow across the coil, I can produce vibrations of such a character as to break glass as if it had been struck by a hammer." Perhaps in the locomotive of the future something akin to this will be used. It is easy to say that the inventor of the "Keely Motor," something which we admit savors of the mythical, is crazy. This is a simple explanation, and reflects credit on the powers of perception of the observer. It will be remembered that all great inventors were at first supposed to be crazy, just because their inventions could not be at once comprehended. Possibly Keely is a fraud or a lunatic, but it must be admitted that he is plausible and that there is method in his madness. The success of the recent experiments shows that there is something in his discoveries after all. It is interesting to think of the possibilities and guess what effects may yet be produced. We live in a strange age, and prudent men do not dare to brand anything as impossible.—*Railway Register*.

### Real Estate Brokerage.

The case of Charles G. Martin & Co. against Eliza Billings, already reported in our columns, came up again, on appeal this time, before the General Term of the City Court of New York, and the judgment which Mr. Martin and his associate then obtained, giving them a brokerage, has been reversed by Judges Nehrbar, Hyatt and McAdam, the latter (the author of that most accurate and valuable book, "McAdam on Landlord and Tenant") writing the opinion of the Court, which we think best to give in the Court's own words:

MCADAM, C. J.—"The action is for brokerage in procuring a tenant for certain premises belonging to the defendant, and the substantial question presented is whether the plaintiffs or one Charles S. Beck procured the tenant to whom the defendant leased the property. The plaintiffs are real estate brokers and Peck is also a broker. The plaintiffs were employed to find a tenant, and Peck was likewise employed. The defendant had the right to employ as many brokers as she pleased, and was obligated to pay the one who negotiated a contract on her terms and no other; for to entitle a broker to commissions it is essential that he shall be the procuring cause of the contract finally made (*White vs. Twitchings*, 26 Hun, 513). The plaintiffs were employed to find a tenant willing to pay \$3,000 per year; this they failed to do. They called Dewey's attention to the property and introduced him to the defendant, but he would not agree to pay the required rent. Finally Dewey saw Peck, the other broker, and through him an agreement was consummated by which Dewey took the property in January, 1884, at \$2,250 per year after May 1st, 1884, and agreed to pay \$300 for the intervening time—to wit, to May 1st, 1884. This arrangement was negotiated in Peck's office. The plaintiffs were not parties to the negotiation and did not aid in its final consummation. Peck was therefore the procuring cause of the letting—actually made and earned the commission. If there had been no intervening agency and the defendant had let the premises to Dewey even at a reduced rent, the plaintiffs might with some propriety have claimed that their efforts led to the contract, and that they were in consequence entitled to the brokerage. But there was an intervening agency, and Peck seems to have brought about a successful consummation of the contract made. As between the two rival brokers Peck was the procuring cause of the letting. Where there is, as in this case, a dispute between rival brokers, it is difficult at times to draw the line and decide which in law earned the commission claimed, but it is clear to us from the evidence that Peck succeeded in bringing about a meeting of the minds of the parties in interest, a duty which the plaintiffs undertook but failed to perform. Dewey, the person who hired the premises, was not called as a witness upon the trial. His evidence would have aided us materially in determining the question of procuring cause. His testimony may be procured upon the next trial of the action. Why he was not produced as a witness does not distinctly appear. Upon the trial the plaintiff, William C. Martin, was asked about him, and said he had not subpoenaed or requested him to attend, and when asked 'Didn't you get the trial of this action postponed once or twice on the ground that he was a material witness for you?' the plaintiff's counsel objected to the question, and the objection was sustained and the defendant excepted. The defendant, upon the trial, offered to show that she had paid Peck the brokerage claimed. The plaintiff objected to this evidence and the trial judge sustained the objection, to which the defendant also excepted. We think that, in view of the facts, this evidence was competent, as tending to show the good faith of the defense. True, it was not conclusive against the plaintiffs, but it was not wholly irrelevant. Upon the entire case it is clear to us that the verdict cannot be sustained. The judgment must,

therefore, be reversed, and a new trial ordered, with costs to the appellant to abide the event."

Nehrbas and Hyatt, J.J., concur.  
James Flynn and E. H. Benn for defendant and appellant; S. A. & D. J. Noyes for plaintiffs and respondents.  
Filed October 1, 1884.

**Copper for Building Purposes.**

EDITOR RECORD AND GUIDE:

I speak as a practical man when I question the wisdom of using copper for roofing or water pipes. The trouble with copper is that it expands and contracts with the temperature. When the sheets are soldered together on the top of a house it will be found that they wrinkle up in cold weather and become very tight in warm weather, with the result of finally cracking and house leakage. There is the same objection to copper for cylindrical pipes in plumbing. Tin and lead are after all the best metals to use, because they do not contract and expand so readily as copper. Copper, however, might be used to great advantage in stove pipes and in chimneys for carrying off smoke and heat. Copper for this purpose would be in every way superior to iron. Copper has been tried for roofing, but it will split and leak.

PRACTICAL.

**Hollow Brick Flat Arches—Kreischer's Patent.**

THE RECORD AND GUIDE for September 20th contained an article on the patent suit of William J. Freyer for infringement of Kreischer's patent for hollow brick flat arches in floors. In order to avoid wrong inferences from that article, it is proper to give the substance of the two opinions of Judge Wallace annulling that patent. The patent was issued March 21, 1871, and reissued December 3, 1872. It claimed the exclusive right to make hollow tiles in sections forming a flat surface for floors, in combination with supporting beams or girders, and with recesses to catch over the flanges of the girders. If the patent is good for this broad claim, it covers the whole business of modern fire-proof hollow brick flooring. The defences were that the reissue was invalid because for a thing broader than the original, and also that if the reissue was good the patent itself was void.

Judge Wallace in his first opinion decided that the prior French patents of Garcein and Roux Freres contained every feature of Kreischer's claim except the substitution of plane joints for the indented joints of the French patents, and that the prior English patent of George Davies contained the latter feature in arches for spanning the space between girders of buildings. And he held that to apply it to the hollow arches of Garcein and Roux Freres was not such an invention as could sustain a patent.

A rehearing was granted upon a suggestion of some clerical error as to the purport of this English patent. Upon this rehearing another French patent was produced and admitted, showing the same feature of plane joints in hollow arch tiles. In his second opinion, after the rehearing, Judge Wallace held that the Kreischer patent was properly reissued, but that although the reissue was good as such the patent itself was void for want of novelty. He declared this in much more emphatic language than in the first opinion. His exact words should be given in order to show how worthless he considered the patent. Referring to the new French patent produced, he says: "This patent is a complete anticipation of everything that is essential and valuable in the complainant's invention. \* \* \* There was no patentable novelty in Kreischer's hollow tile flat arch, the invention which is claimed in the complainant's patent in view of the prior state of the art. Hollow tiles were old; flat arches were old; flat arches made of hollow tiles in sections were old; flat arches of sectional hollow tiles with plane joints were old; such arches supported at the ends by girders and used to support the floors of fire-proof buildings were old; such arches thus supported were old, when the end sections of the tiles were provided with recesses to receive the flanges of the girders; everything which is of the substance of the invention was old, except a slight change in the form of the recess in the end sections of the tiling. No advantages arising from this change of form are suggested in the patent, and it is doubtful whether there are any practically. If there are any, the form is described in terms so vague that any form which serves to lock the tile to the girder will satisfy the description, and the old recesses would do this. Kreischer, doubtless, thought that his arch was new, and he described and claimed his invention broadly upon this theory. It is now shown to have been old and it is quite useless to attempt to sustain the patent upon refined distinctions in minor details in structure, which the patentee evidently never contemplated, and which certainly are not within the claims as expressed in the patent. The bill is dismissed."

After such an emphatic judgment, given on a second hearing after full discussion, it is easy for any one interested in the subject to judge whether there is any chance of its reversal on appeal; and it will be hard to persuade builders that the business of laying floors with flat arches, now so widely pursued, and so essential to safety, can be monopolized by Mr. Freyer under Kreischer's patent.—Real Estate Chronicle.

**The Public Land System.\***

When we took up this book, Spaulding's Public Land System of the United States, published by A. L. Bancroft & Co., of San Francisco, we thought we were going to have some very dry reading. In this we were very agreeably mistaken, for while the author has given the land laws the rulings of the department at Washington, the decisions of the courts, and correct forms in United States land and mining matters, he has made a most readable volume, and one that must deeply interest every man who owns, or thinks of owning, any western land or mines, the title to which comes from the United States government. Here can be found all the facts as well as the rules about the public domain, the cessions by the States, and from France, Spain, Mexico, Texas and Russia. It would appear that it has all cost the grand total of \$322,000,000, and that the net cash receipts from it up to June 30, 1883, were \$200,000,000. We find in this volume the rules for pre-emption and sale and patents to individuals, the rules between States and settlers, all about surveys and surveyors, the different modes of obtaining title by public sales and by private entries, especially in California and in the Louisiana purchase; the correction of mistakes in the entry of land; everything about homesteads, railroad grants, mineral lands, the rights of wives and of heirs in homesteads, and the fees of the land office; the use of agricultural college scrip and of military bounty land warrants is explained; two very interesting chapters are devoted to timber and timber culture, and two more to town sites and county seats; desert lands, reservations and saline lands receive full attention; so do mining claims before the land offices and before the courts, seven chapters being devoted to the last-named subject. In fact the book is as full of interesting information as a sound pecan nut is full of meat. We advise every one of our subscribers at all interested in any of these subjects to at once purchase the volume; it can be had of any law bookseller, or we shall be pleased to supply it on receipt of price, \$5.00.

\* A Treatise on the Public Land System of the United States by Geo. W. Spaulding, of the Sacramento Bar. Published by A. L. Bancroft & Co., San Francisco.

**Real Estate Department.**

The fall market opens somewhat languidly; there has not been much doing either in a public or private way. The brokers and dealers report, however, that although the market is undeniably dull prices are firmly held. The Deane estate was finally disposed of on Thursday last and will vex the market no more. Undoubtedly this property has interfered with the sale of other houses for the last three months. It has established low quotations, especially for Harlem property, and well-built houses have suffered in the market from the competition of these more cheaply-built structures. Some Eighty-eighth street lots on the west side were knocked down for what seems like cheap prices, but it is alleged that the rock on the property will make the ultimate cost \$5,000 for each lot, which is a very fair price.

The Commissioners of the Sinking Fund resolved on Wednesday to pay \$265,000 for the site for the new armory for the Twenty-second Regiment, on the plot bounded by Sixty-seventh and Sixty-eighth streets, Ninth avenue and the Boulevard; and \$350,000 for a site for the new armory for the Eighth Regiment on the plot bounded by Ninety-fourth and Ninety-fifth streets, Madison and Fourth avenues.

On Wednesday, Auctioneer R. V. Harnett sold Tilden Park, belonging to Milano C. Tilden, which contains 54 acres, ten of which form the park proper, with about 28 acres of magnificent forest trees, and a large double mansion, stables, barns, gardener's lodge and everything necessary to make a gentleman's country seat complete, to Chas. A. Fuller for \$30,000. It is on the Boston Post road, in the town of Westchester. A tract of fifty-three acres, adjoining Tilden Park, was sold by order of Edward P. Kennard, trustee, to Herbert Richmond for \$15,000.

There are now only three delinquents among the subscribers of the Real Estate Exchange and Auction Room. Ten shares were sold at auction on the Exchange at par, on Wednesday, to John J. Radley.

The Conveyances recorded this week present no notable feature. The numbers are rather more, but the consideration is less. Here is the table:

	1883. Oct. 5 to 11, inc.	1884. Oct. 3 to 9, inc.
Number.....	166	187
Amount.....	\$2,711,078	\$2,285,815
Number nominal.....	54	47
Number 23d and 24th Wards.....	23	38
Amount involved.....	\$232,169	\$120,882
Number nominal.....	5	7
MORTGAGES.		
Number.....	188	159
Amount involved.....	\$1,563,378	\$2,018,675
Number 5 per cent.....	46	52
Amount involved.....	\$462,250	\$1,059,917
Number to Banks, Trust and Ins. Cos.....	36	26
Amount involved.....	\$472,500	\$941,000
1883. 1884.		
No. buildings.....	Oct. 6 to 12. 51	Oct. 4 to 10. 51
Cost.....	\$1,072,200	\$825,850

The trustees' sale of 264 lots of the recently partitioned Fox estate will be held on Tuesday next, October 14th, by James L. Wells. This well-known property is located in the Twenty-third Ward, directly on the line of the Suburban Rapid Transit route, and at a point where one of the proposed stations will be. The lots are accessible by steam and horse cars, and are near the new parks. The adjoining lots are being rapidly improved. Buyers will receive free a perfect title given by the Title Guarantee and Trust Company. With all these facts before them investors will not err in purchasing realty on this estate at the present low valuations.

The coming week promises to see a more active market. The sale of the Fish property by Mr. R. V. Harnett, on Wednesday next, will undoubtedly draw a crowd of eager bidders. However unwise may have been the dealings of Mr. Fish with his partner Ward, his investments in real estate showed rare good judgment, and all the property offered ought to command very high figures. During the coming week E. H. Ludlow & Co. will sell French's Hotel under partition. One rather untoward sign is the large number of foreclosure sales which will take place towards the close of this and the beginning of next month. The Lis Pendens on file show a large increase over previous seasons.

John T. Boyd will sell on Thursday next, October 16, under foreclosure, the six new four-story high stoop brown stone dwellings, Nos. 3 to 13 East Sixty-seventh street, being on the north side, 125 feet east of Fifth avenue. This is very desirable residence property, and investors should not fail to be present. The sale is pre-emptory. Fuller particulars are given in our advertising columns.

On Thursday, the 16th inst., E. H. Ludlow & Co. will sell the fine house No. 27 East Sixty-fourth street, the northwest corner of Madison avenue. The lot upon which this first-class edifice is constructed occupies half the block on Madison avenue, that is, 100.5 feet. This is a rare chance to secure a first-class property.

H. Henriques will sell on October 16 the investment property on the southwest corner of Bowery and Hester street, also the southeast corner of Hester and Elizabeth streets and the building No. 144 Hester street. This is a sale under partition.

On Thursday, October 23, James L. Wells will sell under order of the receiver of the Knickerbocker Life Insurance Company a quantity of very desirable property in this city, Yonkers, Newark, N. J., and Marion, N. J. The advertisement shows how desirable several of these parcels are.

The five-story and basement brown stone double flat, No. 80 Morton street, located in the best part of the Ninth Ward, is, as will be seen from another column, offered for sale. It rents at \$3,660. This is good investment property.

**Gossip of the Week.**

Amos R. Eno has sold twenty-nine lots on the east side of Tenth avenue, between Fifty-ninth and Sixtieth streets, eight on the avenue, ten on Fifty-ninth and eleven on Sixtieth street. It is understood that the purchase was effected by the College of Physicians and Surgeons, No. 108 East Twenty-third street, who intend to improve the property.



Messrs. C. Graham & Sons have sold the four-story and basement bay front and Nova Scotia stone dwelling on the northeast corner of Lexington avenue and Forty-fifth street, 20x55x65, for \$28,000 cash.

L. J. & I. Phillips have sold a lot on the east side of Fifth avenue, 100 feet south of Eighty-first street, 27.2x100, to Louis Stern, of Stern Bros., for \$57,000.

George W. McCormack has purchased from Mrs. Theresa Stendler the five-story double stores and tenement, No. 345 East One Hundred and Twenty-First street.

Francis Keckeissen has sold the six-story double tenement No. 48 Chrystie street, 25 feet north of Canal street, 25x75x100, to George Gottheimer, for \$28,000.

Morris Steinhardt has purchased the plot on the northeast corner of Lexington avenue and Seventy-fifth street, 102.2x95. It will be improved immediately.

Two three-story brick dwellings, Nos. 325 and 327 West Eleventh street (leasehold), were sold under foreclosure on Tuesday for \$2,500. The purchaser, it is said, was offered \$8,000 for the lease before leaving the Exchange Salesroom.

Glover & Co. have sold for Daniel Glover the three-story brick dwelling, No. 118 East Tenth street, for \$14,000, to Wm. L. Stow.

W. J. Cole & Co. have sold one lot on the north side of Sixty-second street, about 225 feet east of Tenth avenue, for \$7,500, to Kelly.

John D. Crimmins has sold three lots on the south side of Sixty-fourth street, between First avenue and Avenue A, 75x100, to a Mr. Norton, for \$9,500.

Peter A. Lalor has sold the three-story high stoop brown stone dwelling No. 745 Lexington avenue.

Crevier & Woolley have sold for Terence Farley the four-story high stoop brown stone dwelling, No. 62 East Eightieth street, 18x100, for \$35,000, to Nicoll, the tailor. This is the last house of the eight built by Farley & Son, all of which were sold within a few months.

Walter W. Montague has sold to John J. Burchell the three-story frame house No. 410 West Seventeenth street, 25x92, for \$7,800, and the one-story brick shop No. 412 West Seventeenth street, 25x92, for \$7,500.

Jacob Haubert has sold for Thos. L. Forrest the five-story tenement, No. 503 East Sixteenth street, near Avenue A, to Charles J. Miller, for \$13,300.

Thomas & Eckerson have sold for Lewis Bresler the four-story and basement brown stone house No. 107 West Forty-second street, 20x55x100.2, to William Spurb, Jr.

M. B. Baer & Co. have sold for Katherine Grinnell the four-story high stoop brick and stone house No. 13 West Thirty-seventh street, 19.6x55x100, for \$31,500, and for S. R. Ingham the three-story and basement brown stone dwelling No. 136 West One Hundred and Twenty-seventh street, 15.6x99.11, for \$13,500.

Alden & Sterne have leased for the Marvin Safe Company the store and basement at No. 267 Broadway, to Geo. A. Castor & Co., tailors, for the term of ten years.

William Currie has sold to Christian Blinn, Jr., the five-story brown stone flat, known as the "Wallace," No. 450 West Forty-seventh street, 27x86.6x100.5, for \$31,000, in exchange. Broker, J. W. Stevens.

J. Romaine Browne has sold for Elijah Clark the three-story and basement brick house No. 223 West One Hundred and Twenty-sixth street, 12.6x50x100, to May Dodge Orr, for \$7,600.

Gillie & Walker have sold the five-story brick and brown stone tenement, known as the "Cameron," No. 452 West Forty-seventh street, 27.6x86x100, to a Mrs. Dobler, for \$31,000.

**Brooklyn.**

W. F. Corwith has sold the premises No. 95 Kent street to Coles P. Davids for \$6,400.

**PROJECTED BUILDINGS.**

	August. 1883.	August. 1884.
No. of buildings projected.....	265	259
Estimated cost.....	\$1,238,841	\$1,235,305
No. of brick buildings.....	135	119
No. of frame buildings.....	137	140
No. of alterations.....	77	88
Cost.....	\$58,310	\$76,375
	1883.	1884.
No. buildings.....	Oct. 6 to 12. 64	Oct. 4 to 10. 55
Cost.....	\$240,406	\$226,650

**Out Among the Builders.**

Messrs. Berger & Baylies have been selected as the architects for the five-story factory which will be erected on the south side of Forty-eighth street, 300 feet west of Tenth avenue, by Charles Lesinsky, as announced in our issue of September 24th. It will be of brick and granite, 75x90 in size, and will contain an elevator. It is to be occupied as a carpet factory by Sypher & Co. The cost will be \$40,000.

J. B. McElpatrick, Son & De Baud are drawing the sketches for three-four-story high stoop brick and brown stone residences, 25x60 each, to be erected next spring by Anthony Mowbray, on the south side of Eightieth street, between Fifth and Madison avenues, at an estimated cost of \$100,000.

A. B. Oden has the sketches on the boards for five first class five-story brick and terra cotta flats, to be erected on the northeast corner of Lexington avenue and Seventy fifth street. The corner will be 22.2x75 and the remainder 20x70; estimated cost, \$100,000; builder, Bernard Wilson.

John Brandt has the plans for a five-story brick and stone tenement, 25x80, to be built by Frank Seitz, at No. 429 West Eighteenth street, at a cost of about \$17,000. The same architect has the designs for a five-story and basement brick tenement, 25x76, to be built at No. 241 Mulberry street, for P. Braender, at a cost of \$18,000.

Cleverdon & Putzel have the plans for two three-story and store brick flats, to be built on the northwest corner of Third avenue and One Hundred and Forty-first street. The corner will be 22x85, and the other 20x65. Owner, John Bates, of Morristown, N. J.; cost, \$20,000. The same archi-

itects have the plans completed for a large frame hotel at Colon, Pan., for Consul Furth.

John C. Burne has the plans under way for five five-story brick and terra cotta flats, 25x80 each, to be erected on the north side of Seventieth street, between First and Second avenues, for Max Danziger, at a cost of about \$90,000.

Andrew Spence has the designs for three five-story brick and stone flats with improvements, 25x84 each, to be erected on the north side of One Hundred and Twenty-fifth street, commencing 175 feet west of First avenue, for William H. Adams, at a cost of \$60,000.

**Brooklyn.**

William Irving intends to erect five four-story flats, with stores, 20x55 each, on the corner of Fifth avenue and Union street, at a cost of \$60,000; architect, John C. Burne, New York.

**Notes and Items.**

A number of property owners have sent a petition to the Board of Aldermen, requesting that the sidewalks of Eleventh avenue, between Seventy-second and One Hundred and Eighth streets, be made 30 feet wide. The petitioners give the following reasons why their prayer should be granted: The avenue has not yet been regulated and graded, and such action will not, therefore, interfere with any existing improvements. Its situation between Riverside avenue and the Boulevard, and generally of a grade above both, naturally adapts it for the purposes of residence and precludes its use as a business avenue. There is no necessity, therefore, for a wide carriageway, and such roadway would be a disadvantage and detriment, entailing large and unnecessary expense for its improvement, paving, watering and constant repair. As an avenue, by its situation adapted and by owners intended, principally for purposes of residence, the great public advantage and benefit of wide sidewalks are apparent. By planting shade trees and otherwise, they may be made pleasant and convenient promenades or walks, and owners, in building upon it, induced or encouraged to erect structures in cost and design in harmony with the improved plan of the avenue.

An action was commenced by Joseph W. Duryee, the well-known lumber dealer, in August, 1869, for \$50,000, against the Mayor and Aldermen of New York city, for damages caused to his property on First avenue, between Thirty-fourth and Thirty-sixth streets, by the overflow of a sewer in that locality. The case has been under litigation ever since, a period of fifteen years, and has now been settled by a decision of the Court of Appeals affirming a judgment of the General Term of the Supreme Court in plaintiff's favor. The amount involved, including interest and costs, is \$48,000. Attorneys for the plaintiff, F. J. Fithian (deceased) and A. J. Vanderpoel.

The cars are now running on the Forty-second street surface road and that they were needed is shown by the fact that the sixteen now in operation net fully \$20 a day each, which shows a larger business than any other cross-town cars. Thirty-five cars will soon be running, all of which, it is believed, will do equally well. The contract for laying the track on the Boulevard has been given to a Philadelphia firm and the work will be advanced with great rapidity. It is believed that by the beginning of next year a passenger can take a car at Forty-second street and ride up Seventh avenue and the Boulevard to the upper end of the island. One Hundred and Tenth street is also to have a horse-car line from river to river, but this is to be built under an old charter authorized before the general law was passed.

**Special Notices.**

The *Real Estate Chronicle* on Wednesday next will contain matter of special interest to real estate investors. It will give a list of first-class property recently advertised for sale, with estimates of the value of each parcel by an expert in appraising real estate values. All who think of purchasing houses will find the *Real Estate Chronicle* a valuable guide, enabling them to estimate the value of properties offered for sale.

Folsom Brothers, real estate and insurance agents, report a largely increased business since their removal to their quarters on the corner of Broadway and Thirty-first street. Among the various estates managed by them are those of Cornelius Vanderbilt, Henry E. Pellew, Miss Catherine Wolf and William Bayard Cutting. They also have charge of the large apartment building, erected for workmen by the Improved Dwellings' Association, on First avenue, Seventy-second and Seventy-third streets, which contains accommodations for 300 families, at rentals ranging from eight to fourteen dollars per month. The Folsom Brothers transact a real estate business in all its branches, and are among the most capable and energetic in their line. The firm was established by the late Charles J. Folsom in 1847.

R. M. Walters, manufacturer of the Narvesen Pianos, at 57 and 59 University place, New York, has received a well deserved compliment in the action of the Committee on School Furniture, who have advised the Board of Education to select the Narvesen for the sixteen new square pianos required in our public schools. The pupils and schools as well as Mr. Walters should be congratulated on the choice made.

Builders and others are notified that they can obtain a quantity of German brown stone from John J. Schillinger, of No. 420 East Ninety-second street. It will also be seen from his card, which appears in another column, that he supplies imitation stone fronts. Stone-cutters should call at his yard. Mr. Schillinger, it may be added, is the patentee for the tiles for making wooden floor beams, arches, partitions and furring fire-proof, which he supplied to the Navarro buildings, after a test by Hubert, Pirsson & Co., and also to the Lyceum Theatre and several other well-known buildings in the city.

Culbert Brothers, manufacturers of builders' hardware, have removed from their quarters at No. 148 Baxter street to their new and spacious six-story and basement factory and warehouse, 25x100, at No. 311 West Fortieth street, which contains steam elevators and other improvements. This firm is one of the oldest in their line in the city, having been established in 1867.



PITCH AND TAR.—About the usual amount of trade doing, former prices ruling, and no new features worthy of note on the general market. Supplies fair. We quote Pitch, \$2.25@2.30 per bbl.; Tar, \$2.50 @2.00, according to quantity, quality and delivery.

LUMBER MARKET QUOTATIONS.

The Albany Argus gives yard quotations for the week ending October 7, 1884, as follows:

Table listing lumber market quotations including Pine, Spruce, Hemlock, and various wood products with prices per M and per 1000.

Table listing Portland, Hanover, Portland German, Euman, Keene's coarse, and Keene's fine with prices per bbl.

DOORS, WINDOWS AND BLINDS

Table listing Doors, Raised Panels, Two Sides with sizes and prices.

DOORS, MOULDED.

Table listing Moulded doors with sizes and prices.

cc. means counted checked—plowed and bored for weights.

Table listing Hot Bed Sash Glazed and Hot Bed sash Unglazed with sizes and prices.

OUTSIDE BLINDS.

Table listing Outside Blinds with prices per lineal foot.

INSIDE BLINDS.

Table listing Inside Blinds with prices per lineal foot.

FOREIGN WOODS.

Table listing Foreign Woods including Cedar, Mahogany, Rosewood, and Lignumvita.

GLASS.

WINDOW GLASS, Prices Current per Box of 50 feet.

Table listing Window Glass prices for single and double panes in various sizes.

Table listing Double window glass prices for various sizes.

Sizes above—\$15 per box extra for every five inches. An additional 10 per cent. will be charged for all glass more than 40 inches wide.

Per square foot, net cash.

Table listing Greenhouse, Skylight and Floor Glass prices.

HAIR—Duty free.

Table listing Cattle and Goat prices per bushel.

IRON.

Table listing Pig Scotch, Coltness, and American No. 1 and 2 iron prices.

BAR IRON FROM STORE.

Table listing Common Iron prices for various sizes and shapes.

Table listing Sheet iron prices for various sizes.

Table listing Galvanized iron prices for various sizes.

Table listing Patent plished and Russia iron prices.

LATH—Cargo rate.

LIME.

Table listing Rockland, common, and State, common, cargo rate lime prices.

Add 25c. to above figures for yard rates.

LUMBER.

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

Large table listing various lumber products like Pine, Spruce, Hemlock, and Shingles with prices per M and per 1000.

PAINTS AND OILS.

Table listing various paints and oils like Chalk block, China clay, and Litharge.

PLASTER PARIS

Table listing Calcined, ordinary city, and city superfine plaster prices.

SLATE.

Table listing Purple roofing slate, Green slate, and Red slate prices.

SOLDERS.

Table listing Half and half, Extra, No. 1, and No. 2 solder prices.

STONE.—Cargo rates, delivered at New York

Table listing Amherst freestone, Berlin freestone, Brown stone, Granite, and Canaan marble prices.

TIN PLATES.

Table listing I. C. charcoal, I. C. coke, and I. X. charcoal prices.

ZINC.

Table listing Sheet cask and open zinc prices.

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.

BRICK.

Table listing Brick prices for Pale, Jerseys, Up River, Haverstraw seconds, Haverstraw firsts, Choice cargoes, and Hollow Fire Clay Brick.

FRONTS.

Table listing Croton and Croton Points—Brown, Dark, and Red, and Wilmington front prices.

Yard prices 50c. per M higher, or, with delivery added, \$2 per M for Hard and \$3 per M for North River front Brick. For delivery add \$5 on Philadelphia, Trenton and Ottawa, and \$5 on Baltimore.

FIRE BRICK.

Table listing Welsh, English, Scotch, Newcastle, Silica, Lee-Moor, Silica, Dinas, White Enamelled, Warm Buff facing, American No. 1, and American No. 2 fire brick prices.

CEMENT.

Table listing Rosendale, Portland (English), Portland Burham, Portland K. B. & S., Portland Saylor's American, and Portland, J. B. White & Bro. cement prices.













and trustees James Benedict. Same property. Oct. 6, due Jan. 1, 1888. 8,000  
 Holmes, James T., to Mary A. Brown, White Plains. 165th st. P. M. Oct. 1, 3 years. 800  
 Haven, John, to James C. Carter. All title to land at Fort Washington, 12th Ward, conveyed to parties hereto by John A. Haven in 1870. 1/2 part. July 8, indemnity. 15,000  
 Hilbert, John, to Valentin Knorr. 3d av, w s, part lot 58 map Morrisania, 48x112x48x116. Oct. 8, 3 years, 5%. 4,000  
 Hohmann, Francis B., to Jacob Friedlander. Pearl st. P. M. Oct. 1, 5 years, 5%. 4,500  
 Hughes, Anthony A., to Henrietta G. and Fannie H. Youngs, as trustee of Alice E. Nash. Lexington av. P. M. Aug. 6, 2 years. 7,250  
 Ingersoll, Harriet B., Brooklyn to Francis P. Furnald. 108th st, n s, 238 w 4th av, 17x100.11. Oct. 4, demand. 7,500  
 Johnson, Julius, to Henry J. Burchell. 10th av, n e cor 66th st, 100.5x125. Oct. 1, 3 months. 20,500  
 Same to same. 10th av, w s, 25.5 n 67th st, 50x75; 67th st, n s, 100 w 10th av, 25x100.5. Oct. 1, 3 months. 12,000  
 Same to same. 10th av, n w cor 67th st, 25.5x75; 67th st, n s, 75 w 10th av, 25x75.5. Oct. 1, 3 months. 2,500  
 Johnston, Emeline, wife of and William H., and Elizabeth wife of and Richard E. Johnston to Robert B. Minturn and ano., trustees for Edith Sands. 91st st, n s, 106.2 e Madison av, 17.9x100.5. Oct. 3, 5 years, 4 1/2%. 6,500  
 Same to same. 91st st, n s, 87.9 e Madison av, 18.5x100.5. Oct. 3, 5 years, 4 1/2%. 6,500  
 Same to Robert B. Minturn and ano., trustees John W. Minturn, dec'd. 91st st, n s, 123.11 e Madison av, 15x100.5. Oct. 3, 5 years. 8,000  
 Jones, William H., to Agnes Decker. Cedar st. P. M. Oct. 6, installs. 900  
 Kiralfy, Maria, wife of and Imre, and Elise wife of and Bolossy Kiralfy to Anna M. Prince and ano., exrs. John D. Prince Macdougall st, n w cor 4th st, 27.6x91.10x27.6x92. Oct. 6, due Nov. 1, 1889, 5%. 12,000  
 Kreemer, Lettie, to Anthony K. Royce. Madison av, w s, 100 n 11th st, 50x120, 24th Ward. Oct. 8, 5 years. 600  
 Krumwiede, William, to Henry W. Krumwiede. Hester st, No. 161, n w cor Elizabeth st, 24.1x59.9x24x59.9. Oct. 6, 5 yrs., 5%. 10,000  
 Kilpatrick, Thomas, to Glorvina R., Eugene A. and Charles F. Hoffman. Madison av, n w cor 59th st, 100x95. Leasehold. Building loan. Oct. 1, installs. 50,000  
 Koffman, Adolphus, to THE MANHATTAN SAVINGS INST. 57th st. P. M. Oct. 6, 1 year, 5%. 4,000  
 Kelly, Annie E., to William R. Bell. 75th st, s s, 217.3 w Av A, 32.9x102.2. Sub. to mort. \$7,000. Sept. 23, 3 months. 596  
 Kennedy, John P., to THE GERMAN SAVINGS BANK, City New York. 59th st, s s, 200 e 9th av. P. M. Aug. 4, due Oct. 1, 1885. 26,500  
 Same to same. 59th st, s s, 229 e 9th av. P. M. Aug. 4, due Oct. 1, 1885. 26,500  
 Same to same. 59th st, s s, 258 e 9th av. P. M. Aug. 4, due Oct. 1, 1885. 17,750  
 Same to same. 59th st, s s, 277 e 9th av. P. M. Aug. 4, due Oct. 1, 1885. 17,750  
 Same to same. 59th st, s s, 296 e 9th av. P. M. Aug. 4, due Oct. 1, 1885. 26,500  
 Krekeler, Margarethe, widow, to THE MANHATTAN SAVINGS INST. Eldridge st, e s, 150.4 s Grand st, 25.4x87.6. Oct. 1, 1 year, 5%. 10,000  
 Ludlow, Julia F., wife of and Edwin, to William E. Bloodgood and ano., exrs. and trustees William Bloodgood. Nassau st, No. 19, w s, 23.6x88.5x25.5x88.9. Aug. 11, due Jan. 1, 1891. 39,198  
 Lustig, Arnold, to THE MUTUAL LIFE INS. CO., New York. 9th av, e s, 229.10 s 150th st, 30x200 to New av. Oct. 3, due Mar. 1, 1886. 4,500  
 Lally, James J., to Yates Marsden. Clinton av, e s, 50 n Warren st, 25x100. Oct. 1, 1 yr. 200  
 Livingston, John, to Margaret R. Walsh. 46th st, n s, 374 w 8th av, 16.8x100.5. Oct. 6, due Nov. 1, 1886, 5%. 9,500  
 Same to The Society of the Lying-in-Hospital City New York. 46th st, n s, 285 w 8th av, 16.8x100.5. Sept. 30, due Nov. 1, 1886, 5%. 10,000  
 Same to same. 46th st, n s, 301.8 w 8th av, 19.6x100.5. Sept. 30, due Nov. 1, 1886, 5%. 10,000  
 Same to The New York Historical Society. 46th st, n s, 337.10 w 8th av, 16.8x100.5. Sept. 30, due Nov. 1, 1886, 5%. 9,000  
 Same to same. 46th st, n s, 321.2 w 8th av, 16.8x100.5. Sept. 30, due Nov. 1, 1886, 5%. 10,000  
 Same to Stephen Merrihue and ano., exrs. and trustees Tarrant Putnam, dec'd. 46th st, n s, 354.6 w 8th av, 19.6x100.5. Sept. 30, due Nov. 1, 1886, 5%. 10,000  
 Same to Egerton L. Winthrop, guard. of Egerton L., Jr., Frederic B. and Charlotte T. B. Winthrop. 46th st, n s, 390.8 w 8th av, 16.8x100.5. Oct. 6, due Nov. 1, 1886, 5%. 9,500  
 Same to Caroline B. Babcock, Paris, France. 46th st, n s, 407.4 w 8th av, 19.6x102.2. Oct. 6, due in Nov., 1880, 5%. 10,000  
 Lockitt, Clara C., Brooklyn, to Benjamin Floyd. 39th st, s s, 375 w 10th av, 25x98.9. Oct. 6, 5 years, 5%. 8,000  
 Lynam, Thomas E., to George Ehret. 1st av, No. 1549, s w cor 81st st, store floor and part cellar. Lease. Oct. 7. 1,000  
 McCormick, Peter, to Henry Maguire. 114th st, s s, 270 e 1st av. P. M. Sept. 23, due May 1, 1885. 8,000  
 Same to same. Same property. Oct. 7, due May 1, 1885. 4,000

McGuire, Michael, exr. James McGuire, dec'd, and Mary A. wife of Edward F. Lacey to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 51st st, s s, 166.8 e 3d av, 16.8x100.5. Oct. 8, 1 year. 2,000  
 Marrone, Catharine, wife of and Joseph, and Joseph Palladino to THE MUTUAL LIFE INS. CO., New York. Mulberry st, No. 62, e s, 75 s Bayard st, 25x95.2x25x96.4. Oct. 7, due Mar. 1, 1886. 6,000  
 McManus, Michael, to Silas D. Gifford, guard. of Edith M. Lee. Tinton av, easterly cor 149th st, 50x105. Oct. 9, 3 years. 1,200  
 Meyer, Philip L., to Leonard Scott. 25th st, No. 206, s s, 93.9 w 7th av, 15.6x98.9. Oct. 8, 5 years, 5%. 8,000  
 Meyer, Siegmund F., to Mary A. Berry, Rye, N. Y. Water st, No. 299, s s, 188.3 w Roosevelt st, 12.9x71.7x11.2x72.3. Oct. 9, 3 years. 4,000  
 McGlade, Charles, to James Gillies. 150th st, n s, 300.3 e Morris av, 25x118.5. Sept. 23, 5 years, 5%. 2,000  
 Miller, George M., to Henry S. Fearing et al., trustees of Amey R. Sheldon. Madison av, No. 268. P. M. Oct. 1, 3 years, 5%. 30,000  
 Miller, Katharina, widow, to THE NEW YORK SAVINGS BANK. 50th st, No. 443 W., n s, 247.3 e 10th av, 27.9x100.5. Oct. 4, due Dec. 1, 1885, 5%. 8,000  
 O'Neill, Francis, to Robert and John Boyd, exrs. James B. Warden. 4th av, No. 252, n w cor 20th st, 23x60. Sept. 30, 5 years, 5%. 15,000  
 O'Connor, Frances E., wife of Michael E., Brooklyn, to P. and F. Corbin. Frankfort st, No. 9, s s, 28.8x103.9x32x104.3; Mulberry st, No. 52, e s, 26.11x88.3x28 x west — x west 29; 88th st, s e cor Madison av, 63x100.8 x west to Madison av, x north to beginning; as further security assign all interest in a mortgage of \$8,500, also all money and personal property in possession of which parties of first part shall be entitled upon the death of the widow of Joseph O'Connor, dec'd. Oct. 1, 3 years. 5,000  
 Overington, Harry, to Maria L. Blakely. 142d st, n s, 205 w College av, runs north 74.6 to Morris av as now established, x west 45 x south 74.6 to 142d st, x east 45. Oct. 3, 3 years. 3,000  
 O'Kane, Thomas J., to Horace Porter. 134th st, s s, 400 e Willis av, 150x100. P. M. Aug. 25, due April 1, 1885. 7,000  
 Poellot, Andreas C., to Albert Friedel. Stebbins av, e s, 103 n 167th st, 30x94.10. Oct. 9, 5 years. 1,000  
 Pfeifer, Josephine, individ., and with Peter Hentze, exr. J. A. Pfeifer, and John L. Carbrej, exr. and trustee G. Schaefer, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. Av A, No. 186, e s, 25.7 s 12th st, 26.3x67.3x25.9x67.3. Oct. 7, 1 year. 9,000  
 Phelps, Catharine A., wife of and Henry D., and Cornelia L. R. Morris, New Rochelle, to William E. Thorn, trustee of T. Garner, Jr., dec'd. Washington st, w s, 306 s Rector st, 25x89.6. Oct. 4, 5 years, 5%. 10,000  
 Palmer, Franklin G., Philadelphia, Pa., to Philipp Hill. Boston road. P. M. Oct. 1, 3 years, 5%. 2,500  
 Penndorf, Charles, to Abbie E. Wille. Mary s s, 119 w Washington av, 26x100. Oct. 1, 2 years. 500  
 Perry, James L., to Emeline B. Perry, Mansfield, Mass. 125th st, s s, 122.6 e 6th av, 18.9x100.11. May 1. 650  
 Pfeiffer, Francis, to Zadok Strauss. 38th st. P. M. Oct. 1, 5 years, 5%. 12,000  
 Phoenix Packing and Rubber Co. to THE EQUITABLE LIFE ASSUR. SOC. of the United States. Liberty st, No. 108, s s, 59.10 w Trinity pl, 23.8x53.1x24.6x52.10; Cedar st, No. 111, n s, bet Broadway and Greenwich st, 18.7x60.7x17.10x60.7; Liberty st, No. 106, s w cor New Church st, 5.10x52.10x6.3x52.9, already mortgaged to said society for \$85,000. Oct. 4, due Dec. 1, 1885, or sooner. 5,000  
 Rankin, John, to Rachel Fischer, widow. 10th av, s e cor 49th st, 20x81.6. Oct. 6, 5 years, 5%. 15,000  
 Rush, Peter, to Caroline Lichtenstein et al., exrs. Moses Lichtenstein. 77th st; n s, 175 e 2d av, 25x102.2. Oct. 3, 3 years, 5%. 9,000  
 Same to same. 77th st, n s, 200 e 2d av, 25x100.2. Oct. 3, 5 years, 5%. 9,000  
 Renner, Jerome L., to Henry A. and E. C. Bogart, trustees for Mary E. Bogart. 72d st, n s, 375 e 2d av. P. M. Oct. 4, 3 years. 15,000  
 Same to same, as guards. of C. L. Bogert's children. 72d st, n s, 350 e 2d av. P. M. Oct. 4, 3 years. 15,000  
 Same to Alfred Roe. 72d st, n s, 350 e 2d av, 50x102.2. Oct. 3, due Mar. 19, 1885. 3,500  
 Same to Ferdinand R. Minrath. 72d st, n s, 350 e 2d av, 50x102.2. Sept. 30, due Mar. 15, 1885, or when sold. 4,500  
 Same to Elizabeth Benner. Same property. Oct. 7, due in April, 1885. 1,500  
 Reynard, Henry, to Mary A. Halloran. 117th st, s s, 90 w 2d av, 20x100.5. Oct. 7, due Sept. 30, 1889. 5,000  
 Same to Cornelius Van Cott. Same property. P. M. Oct. 7, due Sept. 30, 1889. 3,000  
 Riley, James, to THE NEW YORK LIFE INS. CO. 3d av, e s, 150 s Rose st, 25x87.2. Oct. 1, 3 years. 9,000  
 Same to same. 3d av, e s, 175 s Rose st, 25x87.3. Oct. 1, 3 years. 9,000  
 Schwarzer, Joseph, to Michael Hughes. 5th av, e s, 50 n 86th st, 75.11x102.3. Sub to all mortg. Aug. 30, due Feb. 1, 1885. 7,000  
 Simonds, Alexander B., to William Sperb, Jr. 7th av, 38th st. P. M. Oct. 6, due Oct. 7, 1885, 5%. 15,000

Selchow, Elisha G., to Susan M. Sahler. Morris Co., N. J. 124th st, n s, 222.6 w 5th av, 18.9x100.11. Oct. 4. secures indemnity bond 20,000  
 Simpson, John, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. Delancey st, n s, 63 3 e Attorney st, 23.3x86.5. Oct. 3, 1 year. 5,500  
 Smythe, Ellen, widow, to THE UNION TRUST CO., New York, as exr. Emil Justh. 83d st, n e cor 4th av, 46.4x76.11. Oct. 3, 5 years, 5%. 10,000  
 Spiel, Bertha, wife of Otto, to Gottfried Vogel. Forest av, e s, 180.4 n Cedar st, 18.6x110. Oct. 1, 1 year. 1,300  
 Senft, Christian, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 42d st, s s, 105 e 3d av, 25x93.9x29.8x77.9. Oct. 9, 1 year. 6,000  
 Sutton, Ellen, wife of and Thomas E., mortgagors, with Sarah H. Hudson, widow. Agreement extdg. mort. May 5. nom  
 Theurer, Christine, widow, to Frederic J. Middlebrook. Brooklyn. Rivington st, No. 132 1/2, n s, 17x78. Oct. 4, due Nov. 1, 1889, 5%. 5,000  
 The Lackawanna & Pittsburg Railroad Co. with The Railroad Equipment Co. Contract for 8 excursion cars and 10 flat cars to be paid for by installments, &c.  
 Same to same. Contract as above for 1 locomotive.  
 The National Construction and Improvement Co. to THE CENTRAL TRUST CO., New York. Assigns rolling stock and contract for construction made with Lackawanna & Pittsburg Railroad Co. to secure issue of 241 certificates of interest of \$1,000 each.  
 The New Jersey Steamboat Co. to THE FARMERS' LOAN AND TRUST CO., New York, trustees. Steamboats Drew, Dean Richmond and St. John, with machinery, &c.; 4 water lots, wharves and bulkhead, bounded easterly by West st, westerly by Hudson River, northerly by Hoboken st and southerly by a line parallel with Hoboken st and distant abt 130 south therefrom, 130x—; also pier or dock built on piles bet Hoboken st and Watts st, with riparian rights; also dock and wharf property at Albany. N. Y. Aug. 1, issues bonds, due Nov. 1, 1914, 5%. 600,000  
 Tinker, Edward G., to THE BANK FOR SAVINGS, City New York. 4th or Park av, n e cor 56th st, 50.5x90. Sept. 24, 1 year, 4 1/2%. 60,000  
 Tooker, Walter E., Mt. Vernon, to Isaac Rosenfeld. Grand av, 4th st. P. M. Oct. 2, 3 years. 1,000  
 Same to same. Grand av. P. M. Oct. 2, 3 years. 1,700  
 Same to same. Willard av. P. M. Oct. 2, 3 years. 1,100  
 Same to same. 4th st, Willard av. P. M. Oct. 2, 3 years. 1,400  
 Same to same. Opdyke av. P. M. Oct. 2, 3 years. 1,500  
 Same to same. Opdyke av, 4th st. P. M. Oct. 2, 3 years. 1,000  
 Same to same. Opdyke av. P. M. Oct. 2, 3 years. 1,000  
 Same to same. 4th st, Willard av. P. M. Oct. 2, 3 years. 1,300  
 Totten, George W., to Randolph Guggenheimer and Henry Clausen, Jr. Av A, n e cor 55th st, 100.5x80. Building loan. July 1, 5 months. 24,000  
 Same to same. Same property. P. M. June 2, due Jan. 1, 1885. 24,000  
 Van Vleck, Tenbrook, to Sarah Myers. Greene st, w s, 175 n Prince st, 25x100, all title; also all title to all other lands in City New York of which Patrick Dickie died seized. Oct. 8, notes. 1,800  
 Warner, John W., to Louis Stern. 109th st. P. M. Oct. 4, 6 months. 5,000  
 Weiher, Lorenz, New Rochelle, to John A. Hardy, Sing Sing, N. Y. 8th av, e s, 25.3 s 123d st, 75.8x100. Oct. 1, 6 months. 18,000  
 Wenninger, Frederick, to Carsten Heilshorn. 11th av, No. 775, n w cor 54th st, 25.5x100. Lease. Oct. 1, demand. 1,000  
 Wood, Emily E., wife of and John, to THE MUTUAL LIFE INS. CO., New York. Broadway, No. 1505, w s, 23.10 n 46th st, 23.10x88.11x23.3x94.7. Already twice mortgaged to party of second part. Oct. 9, due Mar. 1, 1886. 2,000

KINGS COUNTY.

OCTOBER 3, 4, 6, 7, 8, 9.  
 Ackerman, Konrad, to Marianna H. Moody. Clinton st, w s, 57.4 s Warren st, 20.10x92.10 x19.9x92.10. Oct. 3, 1 year. \$1,000  
 Ames, Edward G., to Maria V. S. Dixon. Hancock st, n s, 80 e Lewis av, 20x100. Jan. 15, due Jan. 1, 1889. 350  
 Arnold, Jacob, to George H. Daley, trustee Albert Ward, dec'd. Adelphi st, e s, 189.5 n De Kalb av, 25x126.5x25x126.6. Oct. 1, 3 years. 1,500  
 Aston, Margaret A., wife of and William E., to George H. Rowe. Newell st, w s, 60 n Nassau av, 20x75. Oct. 3, due Oct. 1, 1887. 250  
 Andrews, William, to Spencer Aldrich. Clifton pl, s s, 413.4 w Nostrand av, 93.4x100. Oct. 6, demand. 27,500  
 Same to John J. Fields. Same property. Oct. 6, due Dec. 1, 1884. 2,500  
 Ackerman, Matilda P., to Carmen M. Ludlam, Westchester, Pa. Halsey st, s s, 201.6 w Arlington pl, 17.6x100. Oct. 8, due Nov. 1, 1885. 600  
 Baker, Henry C., to Joel W. Sherwood. Monroe st, s s, 101.3 e Lewis av, 98.4x100. Oct. 8, due Dec. 1, 1884. 1,400  
 Bernstein, Nathan, to Adolph Edelmuth. 6th

- st, w s, 20 n North 6th st, 80x75; North 6th st, n s, 75 w 6th st, 25x100. Sept. 16, notes. indemnity
- Bulmer, Charles A., to James S. Thompson. Flushing av, n s, 206.7 e Bogart st, 20x90. Oct. 4, 1 month. 1,200
- Burnett, John E., to Elisha Hyatt, Merrick, L. I. Chauncey st, n s, 62.6 e Patchen av, 12.6x— to Brooklyn and Jamaica plank road. Oct. 8, due Jan. 2, 1887, without int. 324
- Bader, Eleanor, widow, Charles A. and Frederick E., to The Brooklyn Savings Bank. Sands st, n w cor Bridge st, 57.4x75. Oct. 1, 1 year, 5%. 14,000
- Biedermann, Louis, to Henry Miller. Baltic av, n e cor Georgia av, 50x100. Oct. 1, 2 years. 700
- Bowly, Isaac McK., to The Mutual Life Ins. Co., New York. Livingston st, No. 110, s s, 39.4 w Boerum pl, 19x45.6x19.1x48.1. Oct. 3, due Mar. 1, 1886. 3,500
- Braun, Katharine, wife of Henry, to George Schmidt. 1st st, e s, 52.3 s South 5th st, 30.3 x69. Oct. 3, 1 year, 5%. 1,000
- Brissel, Catharine F., to The Williamsburgh Savings Bank. Hewes st, No. 280, s s, 20 e Harrison av, 20x79.11. Oct. 4, 1 year, 5%. 2,500
- Brown, George W., to Phebe M. wife of Daniel Y. Saxtan. Clifton pl. P. M. Oct. 1, 5 years, 5%. 2,500
- Bray, Stephen, to Julius Fehlhaber. Partition st, n e s, 221 s e Van Brunt st, 20x100. Oct. 3, 3 years. 300
- Bohnert, Joseph, New York, to Mary A. Pease. Meserole st. P. M. Oct. 8, 5 years. 1,000
- Chapman, George F., to The Williamsburgh Savings Bank. Monroe st, n s, 160 e Reid av, 20x100. Oct. 9, 1 year, 5%. 3,500
- Same to same. Monroe st, n s, 140 e Reid av, 20x100. Oct. 9, 1 year, 5%. 3,500
- Same to same. Monroe st, n s, 180 e Reid av, 20x100. Oct. 9, 1 year, 5%. 3,500
- Connaughton, Thomas, to James Shannon. Butler st, s s, 400 w Franklin av, 20x131. Oct. 8, 5 years. 300
- Chaffers, William J., to Edward Reilly. Bushwick and Newtown turnpike, easterly cor Clifford st, 25x100. Sept. 6, 8 months. 191
- Comerford, Peter, to The Williamsburgh Savings Bank. Wythe av, s w s, 60 s e Keap st, 95x80. Oct. 4, 1 year, 5%. 13,000
- Conklin, Harriet T. and Joseph W., to David C. Reid. Madison st, s s, 100.3 w Nostrand av, 20x100. Oct. 1, 8 months. 1,000
- Christopher, Christy, to Patrick Fitzpatrick. Walworth st, e s, 475 s Park av, 25x100. Oct. 7, 3 years. 800
- Corwith, Henry N., to James H. Watson and James H. Pittinger. Bedford av, e s, 120 s Herkimer st, 20x116x20x120. Sept. 27, note. 408
- Dady, Michael J., to George B. Abbott, public administrator, as admr. of Charles C. Betts, dec'd. Halsey st, s s, 95 e Sumner av, 20x100; Halsey st, s s, 155 e Sumner av, 20x100. Oct. 2, 1 year, 5%. 840
- Same to same. Halsey st, s s, 175 e Sumner av, 3 lots, each 40x100. 3 morts., each \$840. Oct. 2, 1 year, 5%. 2,520
- Doscher, John H., to John G. Grauer, Ridgewood, L. I. Raymond st, n w cor Bolivar st, 75x100. Oct. 8, 2 years. 5,000
- Deane, Margaret, wife of and Henry D., to Ryme wife of Hendrick R. Wyckoff. Smith st, w s, 80 n Sackett st, 20x75. Oct. 6, due Nov. 1, 1888, 5%. 2,000
- Dunne, Michael, to Leah A. V. C. Naul. Magnolia st. P. M. Oct. 1, 5 years, 5%. 950
- Dougherty, James, to Christianna Jackson. Schenck st. P. M. Oct. 1, 3 years. 500
- Everit, Caroline L., wife of Thomas, to William T. Smith et al., exrs. Thomas T. Smith. St. James pl, w s, 373.7 s Greene st, 20.10x100. Oct. 6, 3 years, 5%. 3,500
- Eaton, George S., to Henry Waterman. Myrtle av, s s, 480.7 e Lewis av, 19.9x100. Oct. 1, 3 years. 4,000
- Ewerts, Charles M., to Henry W. Rozell. Grand av. P. M. Aug. 1, 1 year. 800
- Fluegel, Anton, to John Bosch. Cook st, n s, 100 e White st, 75x100. Oct. 1, 1 yr., 5%. 600
- Freund, Peter, to Margaretha Stolbinger. Adams st, w s, 225 n Liberty av, 25x90. Oct. 3, due Oct. 1, 1889. 500
- Fowler, Annie Y., wife of and David H., to George F. Gregory. Bedford av, e s, 100 s Halsey st, 20x80. Oct. 6, 3 years. 5,000
- Same to same. Bedford av, e s, 120 s Halsey st, runs south 20 x east 75.6 x north 3.5 x east 4.7 x north 17.6 x west 80. Oct. 6, 3 yrs. 5,000
- Same to Charles W. Betts. Same property. Oct. 7, 1 year. 1,000
- Same to Henry L. Betts. Bedford av, e s, 100 s Halsey st, 20x80. Oct. 7, 1 year. 1,000
- Fowler, Annie Y., wife of and David H., to Charles W. Betts. Macon st. P. M. Sept. 15, 3 years, 5%. 400
- Gammon, William H., to Charles H. and John F. Simpson. Greene av, s s, 180 w Tompkins av, 20x100; Lexington av, n s, abt 100 w Tompkins av, 125x100. Oct. 8, 1 year. 2,000
- Green, Joel S., to Erastus D. Benedict. Dean st. P. M. Oct. 8, installs. 600
- Same to same. Dean st. P. M. Oct. 8, 5 years. 1,200
- Gunther, C. Eugene, to Ann Fry. Clinton st, Schermerhorn st. P. M. Oct. 4, 3 years, 5%. 10,000
- Gurney, William C., to Ferdinand Sloat. Van Buren st. P. M. Oct. 6, 2 years, 5%. 1,700
- Gutbrecht, Ferdinand, to Johan Buckmann. Miller av, w s, 20 n Baltic av, 50x100. Sept. 30, due Oct. 1, 1889, 5%. 700
- Germann, John P., to Charles Benn, Sr. Monroe st, e s, 350 n Liberty av, 50x100. Sept. 17, demand. 1,000
- Gardner, Rufus M., to Esther G. Robbins. Oyster Bay, L. I. Bergen st, s w s, 40 s e Hoyt st, 20x100. Oct. 8, 3 years, 5%. 3,000
- Given, Margaret C., wife of Robert, to Jeanette A. Haydock. Chauncey st, s s, 233.4 e Patchen av, 16.8x100. Oct. 7, due Jan. 2, 1889. 2,200
- Hunnerkopf, Joseph, to Herrmann C. Huelle. Wyckoff av, westerly cor Troutman st, 25 103.9x25x102.8. Oct. 7, 1 year. 500
- Hickey, James H., to Mary J. Hagner. Troy av. P. M. Oct. 6, installs. 500
- Hild, Maria M. and Henry C., to Adam Echter. Scholes st, n s, 50 w Lorimer st, 25x100. Oct. 1, 1 year. 950
- Hevey, Owen, to Luke Wright, Deerfield, Mass. McDonough st, n s, 200 w Sumner av, 20x100. P. M. Sept. 30, due Nov. 1, '87. 2,000
- Same to Mary E. wife of John H. Wright. Same property. P. M. Sept. 30, due Nov. 1, 1887. 2,000
- Hersey, Eliza A., wife of Seth M., Bridgeport, Conn., to John D. Klenck. 13th st, n s, 247.10 e 5th av, 25x100. Oct. 9, due Oct. 1, 1887. 2,800
- Hesterberg, Henry, to Eibe H. Steers. Locust st, e s, 312.4 n Union pl, 30x245.4 to Johnson pl, x30x243.3. Mar. 1, 1879, 10 years. 2,000
- Hogan, Julia A., wife of and William H., to Mary L. Gaylord and ano., exrs. E. D. Plimpton. Grove st, w s, 175 s Central av, 15x200 to Ralph st. Oct. 8, 3 years. 900
- Horton, Hannah T., to Annie F. Seal. Quincy st, s s, 145 w Nostrand av, 20x100. Oct. 8, due Oct. 1, 1885. 1,000
- Jones, Stephen S., to Thomas Rowen, Philadelphia, Pa. Devoe st, s s, 100 e Leonard st, 25x100. Oct. 1, 5 years, 5%. 1,000
- Jackson, Thomas C., Oyster Bay, N. Y., to Thomas T. Jackson, exr. Samuel T. Jackson. Stockton st. P. M. Sept. 29, due Oct. 1, 1887. 3,500
- Jacoby, Bertha, wife of Sigmund, to The Dime Savings Bank of Williamsburgh. Flushing av, s s, 80.4 w Garden st, runs south 190.7 x west 21.5 to Beaver st, x northwest 87.1 x north 118.4 to Flushing av, x east 75.1. Oct. 3, 1 year. 8,100
- Jost, Michael, to Barbara wife of Henry Kraus. Humboldt st, w s, 75 s Stagg st, 25x75. Oct. 1, 3 years, 5%. 3,000
- Jones, Anna, widow, to Kate Acor. Bainbridge st. P. M. Oct. 1, due April 1, 1885. 400
- Jacoby, Bertha, wife of and Sigmund, to John Ruger. Flushing av, s s, 80.4 w Garden st, runs south 190.7 x west 21 x northwest 87.1 x north 118.4 to Flushing av, x east 75.1. 2d mort. Oct. 4, note. 1,500
- Kerr, Margaret, wife of and Samuel J., to John J. Coger. Penn st. P. M. Oct. 7, note. 1,500
- Killian, J. Valentine and Elizabeth M., to Sebastian Mis-ig. Morrell st. P. M. Oct. 6, due Oct. 1, 1885. 1,250
- Kastan, Henry L. W., to William Feltham. 38th st. P. M. Sept. 30, 3 years. 300
- Kelly, Sarah J., to Thomas C. Ward. 18th st. P. M. Oct. 9, installs, 5%. 3,170
- Kissling, Anna M., to William E. Murphy. Coney Island av, Turner pl. P. M. Oct. 9, 5 years. 750
- Kirkman, Ralphina, to Maria D. Lott. 18th st, n s, 436.5 e 7th av, 63.7x100.2. Sept. 30, due Oct. 1, 1885. 1,400
- Same to same. 18th st, n s, 452.4 e 7th av, 15.11x100.2. Sept. 1, due May 1, 1889. 1,400
- Same to same. 18th st, n s, 436.5 e 7th av, 15.11x100.2. Sept. 1, due May 1, 1889. 1,400
- Same to John A. Vanderveer and ano., exrs. John J. Vanderveer. 18th st, n s, 468.3 e 7th av, 15.11x100.2. Sept. 1, due May 1, '89. 1,400
- Kehlbeck, Nellie L., to Paul C. Grening. Throop av, e s, 66 s Monroe st, 17x50. July 1, 1 year. 600
- Keil, George, to Barbara Albrecht. Cook st, n s, 25 e Ewen st, 25x100. Oct. 1, 3 years, 5%. 4,000
- Leissler, William, to Thomas Cassin. Sidney pl, e s, 173 n State st, 23x136.7x23x137.6. Oct. 9, due Nov. 1, 1887, 5%. 2,500
- L'Hommedieu, Richard W., to Edward A. Tuttle. Broadway, Van Buren st. P. M. Oct. 9, 3 years. 2,500
- Lubben, John H., to The Williamsburgh Savings Bank. Myrtle av, n e cor Marcy av, 22x100. Oct. 9, 1 year, 5%. 6,000
- Lagarde, Edward, to Max Miller. Adelphi st, e s, 157.9 s Willoughby av, 18.6x100. Oct. 2, 3 years, 5½%. 3,000
- Little, Robert, to Caleb S. Woodhull. Putnam av, s s, 355 e Tompkins av, 80x100. Oct. 4, 6 days. 14,000
- Lyman, Lois H., wife of and Thomas C., to John W. Masury. Gold st, s w cor Tillary st, 150x100. Oct. 1, 5 years, 5%. 12,000
- Lovely, Patrick, to Garforth Newsome, Chicago, Ill. 6th av, n w cor 21st st, 40x80. P. M. Mar. 21, 1881, 5 years, 5%. 1,250
- Mahoney, Jeremiah O., to John Andrews. 7th av, w s, 20 s 20th st, 30x80. Oct. 1, due Feb. 26, 1885. 600
- McDonnell, or McDonald, Peter, to Louisa Knapp. Herkimer st, n s, 560 e Brooklyn av, 20x100. Oct. 3, 5 years. 800
- McHale, Patrick, to Patrick Lally. Dyckman st, s w s, 350 n w Richards st, 25x100. Oct. 1, 1 year. 100
- McLean, Catherine, wife of and Henry C., to Augusta H. Wyand. Sydney pl, No. 14, w s, 123.5 s Jorammon st, 22x100. Oct. 3, 2 years. 500
- Miller, Lillian H., wife of and Francis H., to Calvin T. Adams. Pennsylvania av, w s, 200 s Fulton av, 50x100. Oct. 4, 5 years. 3,000
- Moore, Thomas J., to Mary E. Dexter, widow. Stockton st, n s, 375 e Sumner av, 25x100. Oct. 3, 3 years, 5%. 8,000
- Mee, John, to Henry M. W. Eastman, Roslyn, L. I. 20th st, n e s, 305 s e 6th av, 20.9x100. Oct. 8, 5 years. 500
- Meyer, Charles, to Julia Lang. Park av, n s, 215 w Sumner av, 20x100. Sept. 29, due Sept. 1, 1887, 5%. 2,500
- Meyer, Henry, to John Englis, Sr. Manhattan av, s e cor Java st, 50x100. Sept. 30, due Oct. 1, 1889. 16,000
- Moody, Daniel E., to Daniel Hegeman, Oyster Bay, L. I. 67th st. P. M. May 16, due Oct. 1, 1899. 1,000
- Matthew, Josiah J., to William J. Sayres. Putnam av, n s, 400 w Nostrand av, 25x100. Oct. 7, due Jan. 1, 1885. 300
- Nutt, Furman T., to The Fulton Bank. Myrtle av, s w cor Prince st, 21.3x75. Oct. 1, 1 year. 4,000
- O'Brien, Patrick F., to Mary Doran. Hewes st, s s, 85.1 w Lee av, 16.3x100. Oct. 3, due Jan. 1, 1888, 5%. 5,000
- Parker, Asa W., Ridgewood, L. I., to Cornelius Van Brunt. 4th av, 10th st. P. M. Oct. 3, due Mar. 1, 1885. 4,500
- Phillips, Edward W., to Thomas S. Strong. Pulaski st, s s, 135 e Throop av, 25x100. Oct. 4, 3 years, 5%. 2,500
- Same to same. De Kalb av, n s, 100 e Throop av, 50x100. Oct. 4, 3 years, 5%. 2,000
- Platt, William L., and Jane his wife, to Kennard Buxton. Wyckoff av. P. M. Sept. 30, due Oct. 1, 1887. 1,000
- Same to same. Same property. P. M. Sept. 30, installs. 200
- Poole, William H., to Herbert C. Smith. Brooklyn and Jamaica Turnpike road, n s, 100 e Miller av, runs east 32.6 x northwest 229 to Sunnyside av, x west 51.6 x south 228.4. Oct. 4, 14 days. 600
- Porter, John V., to John D. Rankin and James Ross, of Rankin & Ross. Park pl, n s, 149.10 e 5th av, 18x100. Oct. 2, 6 months. 1,123
- Same to same. Park pl, n s, 181.10 e 5th av, 18 x100. Oct. 2, 6 months. 1,123
- Prentzel, Emma and George, infants, by August C. Hockemeyer, guard., to Richard H. Carpenter. Wythe av, s w cor Ross st, 45 x100. Oct. 3, 3 years—1 year at 6%, 1 year at 5½% and 1 year at 5%. 6,000
- Rhodes, Lewis, West Brookville, N. Y., to Sophia G. Parker, Hempstead, L. I. 11th st, n s, 95.9 w 5th av, 333.4x100. Oct. 2, demand. 10,000
- Russell, Susanna E. C., wife of Walter C., to Sarah A. Boyd and ano., exrs. John J. Boyd. Hancock st, n s, 220 w Nostrand av, 20x100. Oct. 1, due Nov. 1, 1887, 5%. 6,000
- Read, Sarah E., to Isaiah T. Williams. Jefferson st, s s, 580 w Nostrand av, 60x100. Oct. 6, 1 year. 100
- Reilly, Edward, to Patrick Reilly. Schenck st, w s, 150 n Myrtle av, 25x100. Oct. 6, 3 years. 700
- Rogers, Samuel B., Jersey City, to Thomas F. and Paul G. Barnswell. Livingston st, s s, 39.4 w Boerum st, 19x45.6x19.1x48.1. Oct. 6, due April 3, 1885. 500
- Schoonover, Isaac E., to William F. Berry. Dean st. P. M. Sept. 20, due Oct. 1, '89, 5%. 650
- Stevens, Linden D., to Susan K. wife of John McLaughlin. Pineapple st. P. M. Oct. 8, 1 year, 5%. 2,275
- St. Paul's Church of the Evangelical Association of North America to Jacob Hofer, New York. Leonard st, w s, 165 s Nassau av, 35x100. Oct. 1, 5 years, 5%. 2,000
- Salt, Thomas, to Catharine Bellamy. Bridge st. P. M. Oct. 7, 2 years. 1,500
- Schlosstein, Charles F., to The Williamsburgh Savings Bank. Evergreen av, westerly cor Harmon st, 20x85. Oct. 7, 1 year, 5%. 3,500
- Steffens, Augusta, to Henry Leader. Lafayette av, n e cor Reid av, 20x80. Oct. 6, due July 1, 1889, 5%. 800
- Stout, Robley D., to James W. Murphy and Michael McCormack. 67th st. P. M. May 16, 5 years. 350
- Silver, Charles A., to The South Brooklyn Savings Inst. Sidney pl, w s, 329.5 n State st, 14.8x10'. Oct. 6, 1 year, 5%. 5,500
- Schneider, Magdalena, wife of and Jacob, to John Freitag. Broadway, n e s, 25 n w Locust st, 25x100. Oct. 4, 1 year, 5%. 5,000
- Seaman, Edward M., to John Andrews. 7th av, w s, 25 n 19th st, 25x75(?)x25x100(?). Sept. 24, 6 months. 500
- Same to same. 7th av, w s, 50 n 19th st, 25x75. Sept. 24, 6 months. 500
- Same to same. 7th av, w s, 75 n 19th st, 25x75. Sept. 24, 6 months. 500
- Same to same. 7th av, n w cor 19th st, 25x75. Sept. 24, 6 months. 500
- Sanford, Henrietta W., wife of and Floyd S., to Samuel Smith, Brookhaven, L. I. Coney Island plank road, n e cor Henry st, 100x103 x—x112. Oct. 1, 3 years, 5%. 2,000
- Snell, Arthur H., to Sophie G. Parker, Hempstead, L. I. Pacific st, s s, 471.6 e 3d av, 14.6x100. Oct. 2, due Oct. 1, 1885. 500
- Stewart, James W., and William H. Hubbell, to Jay C. Wemple. Tompkins av, n e cor Quincy st, 100x75. Sept. 26, due Jan. 1, 1885. 11,000
- Sullivan, Susan, wife of and John, to Louis A. Wagner. 6th st, n w s, 25 s w North 6th st, 35x74. Sept. 30, due Oct. 1, 1885. 1,500
- Same to John Sperl. Same property. Sept. 30, due Oct. 1, 1887. 3,500

Smyth, Joseph, to Henry A. Mott, trustee for Francis R. Mott. Chauncey st, n s, 375 e Patchen av, 25x49.2x25x50.6. Oct. 8, 3 yrs. 3,500  
 Same to same. Chauncey st, n s, 350 e Patchen av, 25x50.6x25x51.3. Oct. 8, 3 years. 3,500  
 Sweeney, George H., to Thomas Donohue. Greene av. P. M. Sept. 13, 2 years. 500  
 Tibball, James, to John Blohm. 48th st, n s, 132 w 3d av, 16x100.2. Oct. 1, 2 years. 400  
 Taylor, Lillian, wife of James, to Robert Willets et al., exrs. Samuel Willets, dec'd. 9th st. P. M. Oct. 1, 5 years, 5% . 5,000  
 Tigney, William, to Elizabeth Tigney. College st, n e cor Love lane, 55 11x62. Oct. 8, 10 years. 3,000  
 Van Sielen, John D., to Cornelia Snedeker. Atlantic av, n e cor Madison st, runs north 153.4 x east 100 x south 50 x west 75 x north 99.2 to Atlantic av, x west 25.4. Sept. 27, 1 year, 5% . 700  
 Weilbrenner, Henry and Katharina, to John and Barbara Drescher. South 3d st, n s, 120 e 1st st, 25x75. Oct. 1, 3 years, 5% . 1,500  
 Wagener, Mary, to Emme Jost. Rodney st. P. M. Oct. 4, due Oct. 1, 1887, 5% . 2,450  
 Williams, Frederick, to August Willich, and Minna his wife. Maujer st, s s, 100 w Lorimer st, 25x100. Oct. 1, 2 years, 5% . 1,300  
 Williamson, James, to Hattie N. Brush, Huntington, L. I. Gates av, n s, 380 w Sumner av, 20x100. Oct. 1, 3 years. 1,000  
 Walter, Henry, to Edward Karutz. Central av. P. M. Sept. 27, 5 years. 850  
 Walter, Peter, to Edward Karutz. Central av. P. M. Sept. 27, 5 years. 850  
 Wareham, Johanna K. E., to Theodore O. Steenwerth. Graham st. P. M. Oct. 2, 3 years. 400  
 Walton, Ruth E., to Agnes Walsh. Nevins st, n w s, 80.9 s w Livingston st, 20x56.6. Oct. 7, 3 years. 1,400  
 Ward, John, to Ralph G. Packard. 8th st. P. M. Oct. 1, due Nov. 1, 1887, 5% . 4,000  
 Williams, Elizabeth A., to George Williams. Magnolia st, n w cor Knickerbocker av, runs southwest along st 380 x northwest 25.7 x northeast to Knickerbocker av, x southeast 123. June 29, 1880, due July 1, 1881. 895  
 Wilson, Cornelia, wife of David T., and Catharine P. Poole, widow, to James H. Bartley and ano., exrs. A. Frear, dec'd, in trust for Margaret A. Frear. Devoe st, s s, 64 w Lorimer st, 18x55. Oct. 1, 5 years, 5% . 1,000  
 Weninger, John, to George Fahner. Ewen st, e s, 75 n McKibben st, 25x100. Oct. 1, 10 years, 5% . 2,500  
 Willet, James S., to Nathan E. Seeley. Newark, N. J. Degraw st, s s, 220 e Franklin av, 40x192 to Eastern Parkway. Oct. 7, due Oct. 8, 1887. 2,500  
 Witz, Jacob, to George G. Haydock, trustee for George W. Corlies. 6th av, e s, 140.6 n Prospect av. P. M. Sept. 29, due Oct. 1, 1889. 1,700  
 Same to Patience C. Haydock. Same property. P. M. 2d mort. Sept. 29, due Oct. 1, 1889. 100  
 Wood, Mary E., wife of and William, to John S. Denton, Jamaica, L. I. 4th av, Prospect av. P. M. Sept. 30, 6 months. 2,500

MORTGAGES --- ASSIGNMENTS.

**NEW YORK CITY.**  
 SEPTEMBER 26 TO OCTOBER 9—INCLUSIVE.  
 Baker, Jeremiah, exr. Cath. P. Johnston, to William H. Bormann. \$400  
 Blair, John I., Blairstown, N. J., to Clarence G. Mitchell, guard. Isabella Scriber. 5,000  
 Boyd, Robert, and ano., exrs. James B. Warden, dec'd, to Mary Harrison. 4,575  
 Bernard, Benjamin, to Newman Cowen. 5,000  
 Baxter, Sarah H., Bound Brook, N. J., to Anna E. Ferris. 1,429  
 Bell, William R., to Max Danziger. 1,000  
 Bernard, Benjamin, to Newman Cowen. 22,000  
 Buchanan, Walter, Brooklyn, to Virginia L. wife of James A. Dunham. 4,500  
 Camp, Hugh N., exr. Elizabeth T. Bradhurst, to J. T. McGuire and ano., trustees estate of Josephine O. B. Webster. 2,535  
 Danziger, Max, to Harris Rosenthal. 20,000  
 Same to same. 49,000  
 De Witt, Frederick N., to George G. De Witt, Jr. 1,700  
 Danziger, Max, to Harris Rosenthal. 75,000  
 Same to same. 98,000  
 Decker, John W., to Robert Dorsett. 300  
 Dieckmann, Steffen, Hoboken, N. J., to Amanda Falihee. 5,000  
 Dinkelspiel, Henrietta, and ano., exrs. Michael Dinkelspiel, to Henrietta Dinkelspiel. nom  
 Dettman, John F., trustee of Franklin P. Dudgeon, to Walter Buchanan. 7,500  
 Elsworth, Eugene, exr. and trustee Wm. Elsworth, to Edward B. Cobb. 5,020  
 Erbe, Elizabeth, to Catharina Nicklaus. 5,000  
 Ferris, Anna E., to Sarah H. Baxter, Bound Brook, N. J. 510  
 Fiedler, Edward C., trustee, Eatontown, N. J., to William A. Butler, exr. Helen M. Fiedler. nom  
 Foster, Frederic de P., to Sarah A. Sands. 5,535  
 Forster, William, to Matthew Farris. 7,000  
 Field, William, England, to Elizabeth E. Field, England. nom  
 Fox, Felicie B., to Marilla Mackenzie. 5,000  
 Freeman, Martin, as admr. Henry Wise, to Emma Wise. 7,00  
 Galewski, Bernhard, to Isaac Hochster. 4,70  
 Guggenheimer, Randolph, to Sophie Ruhl. 4,50

Gifford, Silas D., exr. John Rae, to Elizabeth Gifford, Westchester Co. 1,000  
 Godwin, Joseph H., to Howard W. Coates and ano., trustees George H. Peck, dec'd. 1,680  
 Hudnut, Richard A., to Simon Bing, Jr. nom  
 Hagedorn, Alonzo G., to Joseph L. R. Wood. 30,000  
 Institution for the Savings of Merchants' Clerks to John A. Weekes. 50,281  
 Johnston, Emeline, wife of and William H., and Elizabeth wife of and Richard E., to Abraham C. Quackenbush, as trustees Daniel Fanshaw, dec'd. 2,500  
 Jencks, Francis M., to Henry L. Pratt. 3,135  
 Keiser, Michael, to Charles Neumann. 3,000  
 Koch, Samuel, and ano., exrs. H. Koch, to Pauline Kuh. nom  
 Kucher, Joseph, to George Ehret. 2,000  
 Kerr, Thomas B., exr. J. Kerr, dec'd, to The Stuyvesant Ins. Co. 8,000  
 Same to same. 4,000  
 Keller, John E., to Emillo and Santiago Ping, of E. Ping & Co. nom  
 Klemann, Augusta, wife of Ernst, to Emil Schultze and ano., trustees A. Bergmann, dec'd. 5,000  
 Lockman, Jacob K., and ano., exrs. Frances I. Sage, to Jacob K. Lockman and ano., trustees Frances I. Sage, dec'd. nom  
 Lockman, Jacob K., and ano., trustees Frances I. Sage, dec'd, to Gardner A. Sage. nom  
 Laidlaw, Henry B., as Chamberlain City New York, to Raymond J. Drake. nom  
 Langdon, Helen, to Henry J. Robinson. 5,625  
 Langdon, Woodbury G., to The General Theological Seminary of the Protestant Episcopal Church. 7,000  
 Montgomery, James L., to Laura J. Post. 5,000  
 Man, Albon P., trustee Maria M. C. Wetmore, to Alrick H. Man, substituted trustee. 24 assign. mort. nom  
 Marks, Marcus, to Max Danziger. 20,000  
 McGuire, Thomas J., to William Rankin. 2,000  
 Moffat, Cora and Myra, to Marcus Stine. 5,000  
 Montgomery, James L., to John F. Doyle. 8,500  
 Ottinger, Marx and Moses, to Robert Graves. 15,000  
 Pell, Orelana R. E., to Mary R. Prime. 8,000  
 Pell, William R., et al., exrs. W. W. Pell, dec'd, to Maria A. Pell, Brooklyn. 19,654  
 Same to same. 1,508  
 Same to same. 26,965  
 Price & Loemel to William H. Axford. 1,300  
 Reilly, William F., exr. Mary A. Reilly, to Virginia Moini. 2,005  
 Reynolds, Mary E., widow, and Daniel Reynolds, admr. John Reynolds, to Rena Clark. 2,000  
 Robinson, George H., et al., trustees Joseph Colwell, dec'd, to William P. Stevenson. 25,000  
 Rosenberg, Jonas, to Jacob Samuels, Queens Co. Re-recorded. 1880. 4,000  
 Ruhl, Sophie, to Randolph Guggenheimer. 500  
 Same to same. 1,500  
 Sands, Charlotte B., William B. and John B. Foulke, Catherine B. Neilson, Mary E. B. Taylor and Joseph Foulke, Jr., to Henry R. Beekman. In trust. 3 assigns. nom  
 Scherrer, Peter, to William Rankin. 12,150  
 Seitz, Michael, Brooklyn, to The First Nat. Bank, Brooklyn. Assign. 17 mort. nom  
 Scheuer, Isaac, to Hannah wife of Joseph B. Guttenberg. 3,500  
 Schureman, John D., New Rochelle, to Helen D. Schureman. 4,500  
 Schofield, Joseph L., to Thomas O'Callaghan, Jr. 2,500  
 Smith, James W., exr. John A. Haggerty, dec'd, to William E. D. Stokes. 15,000  
 Spencer, Lorillard, Jr., to Eleanore L. Ceni, Rome, Italy. 3,000  
 Same to same. 5,460  
 Sterling, Edward C., to Virginia Zabriskie Stewart, James H., to James C. Caldwell. 10,000  
 Strong, Wilson G. H. B., exr. of Margaret E. or Margaret E. B. Strong, dec'd, to Wilson G. H. B. Strong. nom  
 Tamajo, Jane A., Brooklyn, to Richard A. Hudnut. nom  
 The Mutual Life Ins. Co., New York, to Charles Engert. 5,174  
 The New York Life Ins. Co. to R. Augustus Smith et al., exrs. Richard L. Campbell. 40,567  
 Thorp, Susan A., Madison, Wis., to Joseph G. Thorp, same place. Re-recorded. 1877. 12,000  
 Toop, George H., to Charles A. Budden-sick. nom  
 Terribery, Whitfield, to David T. Corbin. 8,500  
 Same to James A. Plomerfelt. 8,500  
 The Manufacturers' Nat. Bank, New York, to Michael Seitz, Brooklyn. Assign. 19 mort. nom  
 The New York Life Ins. Co. to Robert Graves. 50,791  
 The Star Fire Ins. Co. to Nicholas Neuberth. 4,000  
 Same to same. 4,000  
 Warshing, Mariam S., to Charles and Rosine Graecmann. 4,500  
 Weeks, Phillips, to Ellen Bird, widow. nom  
 Walker, Frederick C., to William E. D. Stokes. 6,800  
 Woodcock, William P., Bedford, N. Y., to Mary E. Lowe. 5,000

**KINGS COUNTY.**  
 SEPTEMBER 26 TO OCTOBER 9—IN PART.  
 Babz, Mary E., to Paul Koch. \$1,200  
 Bergen, Garrit, exr. Wm. Bennett, to Sarah M. Tredwell. 250  
 Betts, Cordelia E., wife of Henry L., to Henry L. Betts. 2,440

Bohl, Henry, to John Knell. nom  
 Brown, George W., to Phebe M. wife of Daniel Y. Saxtan. 1,500  
 Barfeind, Diederich, to Claus Stemmermann. 2,082  
 Carman, Stephen T., South Oyster Bay, L. I., to Mary H. Carman. 900  
 Carroll, Thomas, as trustee, to Richard Poynton. nom  
 Case, Jesse G., Peconic, L. I., to Oliver J. Wells. 850  
 Cortelyou, Elizabeth J., to Francis T. Johnson and ano., guards. Minnie D., William F. and Nettie C. Heissenbuttel. 2,300  
 Crofton, Henry, to Elizabeth Staff. 1,000  
 Cosgrove, Barnet, and William J. Sayres to Henry L. Nostrand, Jamaica, L. I. 950  
 Dall, Mary A., trustee for Henrietta W. Dall, to Spencer Aldrich. 5,048  
 De Revere, Mary A., to William J. Sayres. 1,400  
 De Grauw, Walter N., Jr., and ano., trustees Rachel C. White, to Walter N. De Grauw, Jr., and ano., exrs. and trustees James A. De Grauw, dec'd. 1,000  
 Day, Horace W., exr. E. M. Day, to John C. Smith. 650

CHATTELS.

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

**NEW YORK CITY.**  
 OCTOBER 3D TO 9TH—INCLUSIVE.  
**SALOON FIXTURES.**  
 Bass, S. 57 Clinton... C. Lipsius. \$300  
 Brandel, A. 317 W. 41st... G. Ehret. (R) 200  
 Breuer, C. H. 54 Allen... J. Eichler. 1,500  
 Becker, C. H. B. 1222 2d av... W. H. Griffith & Co. Pool Table. 240  
 Beyer, M. 13th av and 24th st... J. Maguire. Restaurant. 125  
 Bitton, L. 173 Spring... H. Zeltner. (R) 448  
 Conroy, J. H. 575 Hudson... P. McQuade. 1,559  
 Carstens, H. 307 Spring... F. & H. Fedderke. Pool Tables, &c. 450  
 Cronato & Bello. 105 Thompson... Williamsburgh Brewing Co. 75  
 De Baun, W., Jr. 234 7th av... W. H. Rinze. 500  
 Doelling, K., and R. Henn. 99 Thompson... W. Peter. 800  
 Drahorat, J. 419 E. 5th... Williamsburgh Brewing Co. 100  
 Eickhoff, Charlotte. 303 West... Charlotte F. Eickhoff (Mary Hughes, by assign.) (R) 1,375  
 Fischer, J. 418 W. 41st... A. Finck & Son. (Dated Oct. 6, 1883.) 300  
 Fitzpatrick, Jas. 2186 2d av... David Jones Co. (R) 1,350  
 Friedlander, I. H. 26 New Church... H. R. Baldwin. 1,000  
 Friederichs, O., and A. Martens. 25 Stanton... M. Herzberg. 2,000  
 Feistel, J. 114 1/2 Bowery... Steingester & Quast. Restaurant. 300  
 Gallo, V., G. and A. 126 Mott... C. Trefz. Restaurant. 65  
 Gangel, S. 89 E. Broadway... G. Albers. 200  
 Goldschmidt, A. 205 E. 121st... Brunswick Balke Collender Co. Pool Table. 132  
 Grasmuck, J. 62 Maiden lane... G. Ehret. (R) 1,900  
 Gautier, G. & L. 510 6th av... J. Appell. 1,250  
 Hagaman, J. V., and H. Hirschberg... L. A. Bates. 1,300  
 Himberg, C. 36 Greenwich... G. Winter Brewing Co. 300  
 Hoeflich, Louise. 205 4th... S. Liebmann's Sons. (R) 150  
 Hanley, J. 2388 1st av... F. & M. Schaefer Brewing Co. 600  
 Hunken, J. C. 598 6th av... H. C. Ahrens. 1,245  
 Hoch, A. 195 Mott... J. Eichler. 300  
 Hagen, H. 848 11th av... Bernheimer & S. 300  
 Illsley, H. 65 E. 9th... Brunswick Balke Collender Co. Pool Table. 145  
 Kenney, J. F. 2389 3d av... Brunswick, B. C. Co. Billiard and Pool Tables. 840  
 Klie, E. Av A and 61st st... P. Doelger. (R) 500  
 Kreafer, L. F. Depot pl... J. Ruppert. (R) 500  
 Kupferschmidt, J. 229 W. 35th... A. Finck & Son. 150  
 Kahrs & Meyer. 254 Fulton... Haaren & Meinken. (R) 1,000  
 Keller & Muth. 11 Beekman... C. Weber and F. Munch. Bar and Restaurant. 3,000  
 Kessler, W. 41 Grand... Bernheimer & S. 200  
 Luhring, Maria. 796 and 797 5th av... G. Ringler & Co. (R) 2,600  
 Lasher, O. P. 144 1/2 8th av... F. E. Francisce. Restaurant. 350  
 Looram, B. 198 Lexington av... H. Clausen & Son. (R) 500  
 Lynam, T. E. 1549 1st av... G. Ehret. 1,000  
 Maguire, T. A. 213 2d av... P. Doelger. (R) 600  
 Martin, J. 277 7th av... P. Doelger. 600  
 Martin, I. Jr. 73 Rivington... Welz & Berwech. 100  
 Maack, Wm. 1331 Broadway... Bernheimer & Schmid. (R) 400  
 Marzanello, G. 57 Rose... M. Seitz. 400  
 McAnally, J. 246 9th av... T. C. Lyman & Co. (R) 400  
 McCarthy, J. 1480 1st av... T. C. Lyman & Co. (R) 400  
 Mee, J. 1313 Av A... H. Clausen & Son [Brewing Co. 300  
 Mourques & Brann. 133 W. 23d... V. Longet. Restaurant. 500  
 O'Rourke, P. 1091 1st av... M. Livingston & Co. (R) 300  
 Prince, A. 97 Prince... H. B. Scharmann. 600  
 Packer, Ellen. 39 E. 110th... Annie Grant. Bar Fixtures, Horses, Wagons, &c. 1,450  
 Rapp, Marie. 75 Delancey... P. Doelger. 700  
 Ripking, Wm. 6 Division... T. Jens. 325  
 Rupp, C. 150 Prince... Geo. Ringler & Co. 1,500  
 Remmers, H., and W. Nackenhorst. 71 Varlick Haaren & Meinken. (R) 300  
 Schneider, G. 1476 1st av... Schmitt & S. 250  
 Sutherland, J. M., and C. L. Constant. 1 to 5 Vanderbilt av... L. V. Sone. Restaurant. 1,000  
 Salaminsky, W. 113 Hester... G. Menninger. 250  
 Scholly, Metta. 113 Chrystie... Brunswick B. C. Co. Pool Table. 198



Table listing real estate transactions in Kings County, including names like Ashton, Wm. J., Balrd, R. and J., and property details such as '13 Horatio' and '150 Christopher'.

Table listing real estate transactions in Kings County, including names like Hesser, F. W., Hickie, A. A., and property details such as '278 Atlantic av.' and '80 Garden pl.'.

Table listing real estate transactions in Kings County, including names like Seeth & Fredrichs, Thissen, E., and property details such as '49 Main st.' and 'P. Barrett, Wagon'.

Table titled 'BILLS OF SALE' listing transactions such as 'Camp, W. Stanley, to H. W. Knight, Furniture' and 'Heppentiel, George, to Eustach Roth, Barber Shop'.

JUDGMENTS.

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

NEW YORK CITY.

Table listing judgments in New York City, including names like Asch, Oswald S., Angerstein, Gustave, and amounts such as '\$128 43' and '12,355 35'.

N. Y. ASSIGNMENTS CHATTEL MORTGAGES.

Table listing chattel mortgages in New York, including names like Blumauer, Jacob, and 'Mortgage given by F. Oppenheim, Feb. 18, 1884.'

KINGS COUNTY.

SALOON FIXTURES.

Table listing saloon fixtures in Kings County, including names like Beattie, James, and '77 Franklin st.'

HOUSEHOLD FURNITURE.

Table listing household furniture in Kings County, including names like Adams, J. C., and '93 Nassau st.'

MISCELLANEOUS.

Table listing miscellaneous transactions in Kings County, including names like Adams, E., and '279 Bedford av.'

Table listing real estate transactions with columns for name, address, and amount. Includes entries for Colton, William C.; Carr, William; Chambers, Charlotte B.; Cullen, William; Christie, Walter; Coppinus, T.; Corrigan, William; Dessar, Adolph; Dimock, Arthur V.; Duffy, Mary; Dowling, Joseph; Duffy, William J.; Doubleday, Harry M.; Dougherty, Hugh B.; Darragh, Edward A.; Demarest, Wm. E.; Doody, Patrick; Day, Elizabeth M.; Daniel, Mills M.; Dusance, Mery A.; Donnarumma, Frank; Denman, Richard W.; Doe, John; Dabney, Frederick; Dinkelspiel, Louis; Dunn, Thomas; Deane, John H.; Daniels, William; Denman, Richard W.; Edebohls, Christopher; Evans, G. Dale; Eagen, Frank; Edmonson, William P.; Egan, John; Esselborn, George; Elkins, Ira S.; Fuselehr, Diederich H.; Ferguson, John D.; Friess, Augustus W.; Fox, Edward; Fox, Moses; Foote, Henry R.; Field, Charles H.; Flynn, Maurice B.; Foster, Anna S.; Fields, Alexander; Friedlander, Samuel M.; Fettrich, Catharine; Finkenstein, Julius; Freeman, Meyer; Fuller, Hiram E.; Gifford, Hattie M.; Goodenough, John; Galt, Joseph L.; Graham, Alfred H.; Grunewald, John M.; Godefroy, Elisa; Gardner, William; Gierrbach, Catharine; Grout, Edgar F.; Gifford, Hattie M.; Goodsell, James H.; Gaffney, Patrick; Hines, John; Howard, Jacob P.; Halsted, William M.; Haines, William A.; Hays, John; Hackett, Dorothea; Herz, Julia A.; Henschel, Ralph; Heblieh, Margaret; Herold, John; Hassinger, Ludwig; Hardy, George H.; Horn, Henry; Hassemar, Lucy; Hulbert, Catharine B.; Perkins, as admrx. of Philip Snyder; Hurwitz, Isaac; Holbrook, Edwin W.; Hamilton, Sylvester M.; Halsted, William M.; Haines, Wm. A.; Haight, Abrah H.; Hertsberg, Sol.; Halsted, William M.; Haines, William A.; Herrmann, Leopold; Holgate, John W.; Hanauer, Joseph; Halstead, William M.; Haines, William A.; Hoagland, G. R.; Hawkes, Maria S.; Hansen, Andrew; Homann, John; Harris, Charles M.; Halsted, William M.; Hume, Harry; Holmes, Cecil D.; Heitmann, Jasper D.; Hardy, George H.; Hertz, Nathan; Halsted, William M.; Hatch, Sarah A.; Ingersoll, Henry F.; James, Edward F.; Jones, Victoria A.; Jenkins, Joseph W.; Jenkins, Henry C.; Johnston, Bartlett S.; Jacobson, Bergold; Katz, Isaac; Kones, Frank R.; Kones, George E.; Kemble, Gouverneur; Kaiser, Adam; Kelly, William; Kimball, William H.; Kehoe, Alfred; Keiler, Raphael; Livingston, Anna; Loeb, Sigmund; Loebner, Adolf; Lockhart, John; Laurencies, Victor; Lindburg, Emil; Lautenbach, Simon; Lynch, James; Lipsky, Louis; Long, George; Levy, Hyman; Leo, Sampson; Lewis, Isaac; Lyons, Thomas; Lyon, John H.; Morris, William S.; Mark, Harry H.; Meyers, John K.; the same; the same; the same; Manneck, Emil A.; Mosher, Nathan; Metcalf, John A.; Moore, Hugh H.; Martine, John; Morrison, Thomas; Middleton, George C.; Mallon, Edward; Marvin, James L.; Myers, John K.; the same; the same; the same; Morison, Thomas; Mackey, Jennie L.; Mackey, Joseph; Myers, John K.; Marks, David; Marks, John K.; Messmer, Frederick; Messmer, Frederick G.; Marks, Sarah; McKinstry, A.; McCaffery, William J.; McKay, George A.; Aldermen; McGrath, Patrick; McCabe, Bernard; McCreery, James H.; Newman, John; Nickig, Charles; Nesbit, Margaret; Newell, Clarence D.; Nicholson, John H.; Newman, Richard N.; Nichols, Isaac W.; Naumann, Frederick; Nichols, William D.; Ney, Isaac; the same; Osborne, Sidney; Pochin, William J.; Paulding, Gouverneur; Paulding, James N.; Parsons, William P.; Parsons, Ambrose M.; Pfeiffer, Karl; Pochin, William J.; Parsons, William P.; Parsons, Ambrose M.; Pease, Joseph M.; Pusch, George; Purdy, John M.; Rice, Edward E.; Reberg, John; Ryan, James; Reinhardt, William C.; Rosenstein, Fredericka; Rourke, John; Rothschild, Ruben; Rowe, Anthony O.; Rindskopf, Morris; Rindskopf, Simon; Ring, George W.; Roberts, Rosetta; Ryan, William; Rosenberg, Henry; Reitz, Anna B.; Rowe, Anthony O.; Silver, Henry; Sirret, Lucien A.; Stafford, Robert; Selmer, George B.; Southworth, Florence; Schumacher, William; Sealey, John; Sealey, Edward; Stewart, Alice; T. Stewart; Saffer, Anthony; Silver, Thomas; Schloerb, Theodore; Spaulding, Alfred S.; Sarsfield, John C.; Stevenson, Charles A.; Schlesinger, Henry; Steadman, James; Sattler, Louis; Smyth, Thomas; Silverstone, Samuel; Schnautz, Elias G. W.; Schlier, Charles S.; Schwarz, Joseph; Sandman, Jacob; Sinclair, Catharine; Sayer, Thomas; Swan, Charles A.; Stedman, George L.; Freund, Humphrey & Sons; Smyth, Thomas; Strakosch, Max; Stefel, Edward; Stefel, Solomon; the same; Shackelford, Harvey K.; Sohns.

Table of judgments for Kings County, October 4 to 10 inclusive. Includes entries for Schnautz, Elias G. W., Streeter, Solomon F., Smith, Ebenezer, etc.

Table of judgments for Kings County, October 11 to 17 inclusive. Includes entries for Admr. J. T. Stewart, Brooklyn Flatbush & Coney Island R. R., etc.

Table of judgments for Kings County, October 18 to 24 inclusive. Includes entries for Glass, Thomas H., Gallagher, Martin-E. W., Howard, Jacob P. J., etc.

Table of judgments for Kings County, October 25 to 31 inclusive. Includes entries for Abbot's, W. F. Co., Adams, Henry-O. H. K. Risley, Bell, Ezekiel Y., etc.

Table of judgments for Kings County, October 4 to 10 inclusive. Includes entries for Albrecht, Conrad-W. Foote, Anderson, John R., etc.

Table of judgments for Kings County, October 11 to 17 inclusive. Includes entries for Fortieth st, No. 348 W., J. & R. Darrow, etc.

Table of judgments for Kings County, October 18 to 24 inclusive. Includes entries for Fourth av, w s. extdg. from 40th to 41st st., Murray Hill Hotel, etc.

Table of judgments for Kings County, October 25 to 31 inclusive. Includes entries for Herkimer st, n s, 112 e Saratoga av, 300x100, John Barrett, etc.

MECHANICS' LIENS. NEW YORK CITY.







Chatham st, n e cor Frankfort st, 119.10x124.3x 107.3x136.3 on Frankfort st, seven-story brick hotel, by E. H. Ludlow & Co. (Partition sale) 16  
 Bowery, Nos. 88 and 90, s w cor Hester st, 50x 100, five-story brick store 374  
 Hester st, No. 144 s s, 100 w Bowery, 25x75, five-story brick store and tenement 2,700  
 Elizabeth st, No. 60, s e cor Hester st, 50x50 } in one plot.  
 Hester st, No. 146, s s, 50 e Elizabeth st, 25x75, six-story brick factory }  
 by H. Henriques. (Partition sale) 16  
 67th st, n s, 125 e 5th av, 4 lots, each 25x100.5; Nos. 3 and 7, two four-story stone front dwell'gs; Nos. 5 and 9, two four-story brick dwell'gs, by J. T. Boyd. (Amt due on each house, abt \$6,000; prior mort. of \$66,000 on each house) 16  
 67th st, No. 13, n s, 243 e 5th av, 23x100.5, four-story stone front dwell'g. 16  
 67th st, No. 11, n s, 225 e 5th av, 23x100.5, four-story stone front dwell'g. 16  
 by J. T. Boyd. (Amt due on each, abt \$5,700; prior mort. of \$63,000 on each house) 16  
 Boulevard, abt 18 1/2 city lots, known as lot D on map of property on Washington Heights, belonging to estate of Lucius Chittenden, by Jas. Bleeker 16  
 26th st, No. 149, n s, 170 w 3d av, 25x98.9, three-story brick dwell'g and portion of three-story brick building on rear, by J. T. Boyd. (Amt due, abt \$7,325) 16  
 57th st, No. 319, n s, 250 w 8th av, 25x100.5, four-story brick (stone front) dwell'g, by R. V. Harnett. (Amt due, abt \$31,800) 18

KINGS COUNTY.

1st st, w s, 50.8 n South 1st st, 24.4x78.9 to River st, x26.9x66.2, by T. A. Kerrigan, at 35 Willoughby st. 11  
 12th st, centre line, s w s, 147.10 s e 2d av, 31.10x 130, by B. A. Morrison, ref., at Court House. (Partition sale) 11  
 Willoughby av, s e cor Grand av, 40x90, by T. A. Kerrigan, at 35 Willoughby st. 13  
 Patent line bet Brooklyn and Flatbush, runs northeast along said line 650.1 to Windsor terrace, x south 373.5 x southwest 611 to land of heirs of Thos. Murphy, x northwest 412.6 to beginning 13  
 Land adj Thos. Murphy, southerly cor, runs northwest 395.7 x northeast 511 to Windsor terrace, x south 441.8 x southwest 384.4 to beginning, Flatbush 13  
 by J. Cole, at 389 Fulton st. 14  
 Partition st, n s, 75 e Van Brunt st, 18x80 14  
 Partition st, n s, 135 e Conover st, 20x100 15  
 by T. A. Kerrigan, at 35 Willoughby st. 15  
 Elder's lane, w s, 201 n land of Mrs. Eldert, x 344x500x324, New Lots, by T. A. Kerrigan, at 35 Willoughby st 18  
 Rogers av, w s, 80 s Butler st, 47.9x102.7, by W. E. Osborn, ref., at Court House 18

LIS PENDENS, KINGS COUNTY.

Park pl, s w s, 450 n w Vanderbilt pl, 25x162. Lavinia E. Stuart agt John Heyzer; att'ys, Thornton, Earl & Kiendl. 3  
 Plank road from Gravesend to Brooklyn, w s, 150 x52.6x162.3x478.11, in North Woods, Gravesend, Isabella H. Brown agt George W. Wright; att'y, Geo. W. Pinckney 4  
 6th st Basin, n s, 298.1 w 2d av, 25x120. Clark M. Corey agt John B. Wood et al.; att'ys, Taylor & Parker 6  
 6th st Basin, n s, 323.1 w 2d av, 25x190. Margaret Bishop agt John B. Wood et al.; att'ys, Taylor & Parker 6  
 Franklin st, w s, 25 n Java st, 25x73. John Knell agt Louis Fessler and Henry Bohl, as assignee; att'y, L. S. Goebel 7  
 Van Cott av, n s, 49 w Lorimer st, 25x99.4x25.11x 92.7. Oscar C. Ferris, exr. Cath. A. Ferris, agt George W. Spence; att'y, Geo. J. Peet 8  
 Berkeley pl, s s, 190 e 6th av, 20x100. Moses M. Vall agt Alexander Van Voast and Thomas Ward; att'y, John McMahon 8  
 Berkeley pl, s s, 210 e 6th av, 20x100. Same agt same 8  
 Berkeley pl, s s, 230 e 6th av, 20x100. Same agt same 8  
 3d av, w s, 89.8 s 15th st, 22x60. Abby Losee agt Mary Sprague et al.; partition; att'y, Henry W. Gaines 8  
 Front st, s s, 17.4 w Green lane, 49.8 to Jackson court x 100, runs east 37 x north 36.8 x east 30 to Green lane, x north 18.6 x west 17.4 x north 45. Jane A. Whitehead agt Abel D. and Marion P. Breed et al.; att'y, Robert C. Embree 9  
 Cumberland st, w s, 87.3 s Park av, 25x100. George R. Haydock agt William Lowey and Virginia his wife; att'ys, Kirby & Haydock 10  
 Flushing av, Nos. 828, 830 and 832, s s, 89.4 w Garden st, 75.1x111.4. Joseph Dinsmore agt Bertha Jacoby et al.; foreclosure mechanic's lien; att'ys, Getting & Hinman 10

RECORDED LEASES.

NEW YORK.

Attorney st, No. 146, vault under sidewalk. Ignatz Shultz to Tobias Stern and Max Wolf; 1 year and 7 months, from Oct. 1, 1884. 1320  
 Broadway, No. 1255, and small building in rear. Amalie R. Wilbaux et al., exrs, and trustees N. Niles, dec'd, to Charles D. Shepard; 5 years, from May 1, 1885, in consid. of \$200 and 5,200  
 Broadway, No. 1257; also land in rear of 1255 Broadway and fronting on 31st st. Amalie R. Wilbaux et al., exrs, and trustees Nathaniel Niles, dec'd, to Charles D. Shepard; 5 years, from May 1, 1885, in consid. of \$200 and 4,300  
 Bowery, No. 179. James McGay to James D. Murphy; 5 years, from May 1, 1885 2,500  
 Broadway, No. 1257, store, first, second and third floors, and use in common of rear basement of No. 1255; also third and fourth floors of said No. 1255, with furniture, &c. Cuard. D. Shepard to Joseph L. Street; 5-7-12 years, from Oct. 1, 1884. 6,500  
 Broadway, n w cor 40th st, 47.5x82.9, irreg. Elliot Zborowski to William H. and Charles Gedney; 10 years, from May 1, 1884. 7,740  
 Broadway, n w cor 40th st, runs north 47.5 x west 51.11 x north 20.9 x west 20.9 x north 47.2 x west 20.9 x westerly 10 x south 88.8 to 40th st, x west 112.10. William H. and

Charles Gedney to Walter B. and Henry C. Bowers, of Bowers Bros; 5 years, from Oct. 20, 1884. 18,000 and 20,000  
 Broome st, No. 438, all stock in store. John Schneider and Aloys Pfeiffer to Leopold Mayer; conveyed to secure debt. 374  
 Broome st, No. 204. Samuel Longfelder to Nathan Goldberg; Aug. 14, 5 years and 8 months, from Sept. 1, 1884. 2,700  
 Canal st, No. 214, front and rear buildings. Edward V. Z. Lane to Ferdinand Neis; 3 years, from May 1, 1886. 1,400  
 Gramercy Park, No. 39. John Wood to Eliza wife of Michael O'Meara; 6 7-12 years, from Oct 1. 2,600  
 Grand st, No. 36, store and cellar. Catharine McDermott to Jane Smith; 5 7-12 years, from Oct. 1, 1884. 780  
 Grand st, No. 281; also the basements of 75 Eldridge st. Samuel Cohn to J. Lichtenstein & Son; 5 years, from July 1, 1885. 12,000  
 Hudson st, No. 282, n e cor Dominick st, store and cellar. John H. Heaselden to Daniel Hudner; 5 1-12 years, from April 1, 1883. 780  
 Mott st, No. 217, store and two rooms on second floor. Michael McGuire, exr., &c., to Annie Costello; 3 years, from May 1, 1884. 504  
 Sniffin court, No. 2, second or top floor. Thomas Curran to Lawrence J. Dunn; 4 years, from Sept. 1, 1884. 370  
 45th st, No. 342 E., store. Valentine Bendinger and ano., exrs. C. Bendinger, to Jacob Gilch; 4 years, from Sept. 1, 1884. 480  
 50th st, No. 233 W., n s, 270 e 8th av, 25x100.5. Robert Pettigrew to Keran J. Guilfoyle; 7 years, from Nov. 1, 1884, taxes and 500  
 50th st, No. 235, n s, 245 e 8th av, 25x100.5. Robert Pettigrew to James S. Briggs; 7 years, from Nov. 1, 1884, taxes and 500  
 50th st, No. 237, n s, 230 e 8th av, 25x100.5. Robert Pettigrew to Oscar T. Mackey; 7 years, from Nov. 1, 1884, taxes and 500  
 58th st, No. 437 E. Carrie P. Gavvin to Adolph Hoffstadt; 1 year and 8 months, from Sept. 1, 1884. 900  
 Same property. Assign. above lease. Carrie P. Gavvin to Tichborne & Melrose. Assign. lease. nom  
 60th st, s s, east of 9th av, stable or shed. P. J. Burke to Sheldon B. Shaw; 4 years, from Mar. 1 1884. 600  
 120th st, No. 352 E. Charles Batchelor to William Jones; 4 years, from May 1, 1884. 480  
 Park av, w s, extd from 40th st to 41st st, and being 130 in depth on 41st st and 230 in depth on 40th st, known as Murray Hill Hotel. Hugh Smith to David Hammond, New York, and Nathaniel L. Hunting, Poughkeepsie, N. Y.; 12 years, from July 1, 1884, taxes, 2 years at \$60,000, 2 years at \$70,000, 2 years at \$80,000, 2 years at \$90,000, 2 years at \$100,000 and 2 years at \$110,000. 400  
 1st av, No. 2032, store and rear rooms and front cellar. Henry Reese to Peter Kierman; 5 years, from Oct. 1, 1884. 780  
 1st av, No. 1549, s w cor 81st st, store and connecting rooms and front half of cellar. Henry Oellig to Thomas E. Lynam; 5 years, from Oct. 1, 1884. 1,200  
 2d av, No. 1024, n e cor 64th st, store and front basement. John F. Bohmfalk to Joseph Weber; 5 years, from May 1, 1885. 1,200  
 2d av, w s, bet 64th and 65th sts, lot. Abraham B. Cox et al., exrs. A. B. Cox, to John J. Brierly; 9 1/2 years, from Nov. 1, 1884. 850 and 400  
 2d av, No. 1836, without yard. Patrick Sheehy to Matthew Smith and William Scott; 5 years, from May 1, 1884. 3,250  
 3d av, No. 542, n w cor 36th st, store and basement. Francis E. Johnson, exr. S. Johnson, to Thomas Smyth; 5 years, from Feb. 15, 1884. 2,000  
 Same property. Assign. lease. Thomas Smyth to Frederick Hackman. nom  
 3d av, No. 75, e s, store and basement. Sarah A. Cooper and Harriet A. Pearson, Woodbridge, N. J., to Nicholas Heyne; 5 years, from May 1, 1885. 1,515  
 3d av, No. 1884, store and front cellar and back basement. Ferdinand Kurzman to William Mulrone; 5 years, from May 1, 1884. 1,500 and 1,800  
 3d av, Nos. 1896 and 1898, s w cor 105th st. Andrew T. McGown to Sophia Smith; 5 1/2 years, from Nov. 1, 1884. 1,800  
 6th av, No. 510, store and back basement. John Appell to Celestin and Louis Gautier; from Oct. 7, to May 1, 1885, at \$1,300, and the dwell'g part of said premises for 3 years, from May 1, 1885. 2,700  
 7th av, s e cor 41st st, 98.9 x east 100 x south 10.1 x east 10 x east 76.5 to Broadway, x north 92 to 41st st, x west 157.10. Elliott Zborowski to Cecil Northcote and J. Melvin Adams; Oct. 1, 3 years. 18,000  
 10th av, n e cor 66th st, 100.5x125, 5 buildings. Julius Johnson to Henry J. Burchell; Aug. 6, 1 year and 6 months, or until time when mortgages are paid. 10  
 10th av, n w cor 67th st, 75.5x125, 5 buildings. Julius Johnson to Henry J. Burchell; Aug. 6, 1 year and 6 months, or until time when mortgages are paid. 10

MISCELLANEOUS.



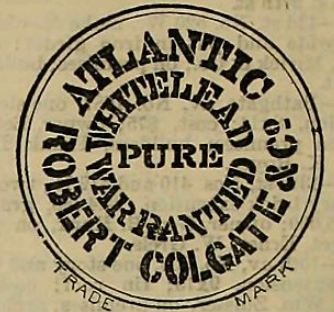
**WILSON'S Rolling Venetian Blind,**  
 Rolls from above or below as easily as an ordinary shade, and is a protection against thieves. (Any kind of wood.) Handsomely finished.  
 Wilson's 'English' VENETIAN BLINDS, to pull up with cord. See cut.  
 Wilson's Rolling STEEL SHUTTERS, fire and burglar proof.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

MISCELLANEOUS.

ATLANTIC WHITE LEAD AND LINSEED OIL COMPANY,

Manufacturers of

"Atlantic" Pure White Lead.



The best and most reliable White Lead made, and unequaled for uniform

Whiteness, Fineness and Body.

RED LEAD AND LITHARGE. PURE LINSEED OIL, Raw, Refined and Boiled.

ROBERT COLGATE & CO., 287 PEARL STREET, NEW YORK.

A. KLABER,

Steam Marble Works,

256, 258 & 260 E. 57th Street,

At 2d Ave. Elevated R. R. Station. NEW YORK.

C. A. WARNER & CO.,

MFRS. OF THE BURR FOLDING BED

And Portable Washstand. Beds \$19 and upwards. Send for catalogue.

33 West 14th Street, New York. Warerooms, 534 Fulton Street, Brooklyn, N. Y.

MICHAEL CASEY,

PLUMBER, GAS FITTER, BELL HANGER AND LOCKSMITH,

No. 1669 3d Avenue, bet 93d and 94th Streets, N. Y.

JOHN KELLY, STEAM STONE WORKS.

Brown, Wyoming, Dorchester, Ohio and all kinds of Free Stone. 141st STREET, MOTT HAVEN CANAL.

G. B. GILLIE,

Brown, Wyoming, Dorchester, Ohio and all kinds of Free Stone.

95th and 96th Streets and 1st Avenue.

ROYAL [FIRE]

Insurance Company,

OF LIVERPOOL, ENGLAND.

Established 1845.

Head Office Metropolitan District:

No. 50 Wall Street, N. Y.

TRUSTEES:

BENJ. B. SHERMAN, ROYAL PHELPS, JACOB D. VERMILYE,

E. F. BEDDALL,

Manager.

WM. W. HENSHAW,

Ass't Manager.

REID & GELLATLY, 5 West 27th St., Agents.

**ARTISTIC STAINED GLASS,** Send for Hand Book. J. & R. LAMB, New Design. 59 Carmine St.

J. W. & H. C. MORAN,

BLUE STONE DEALERS

Hamilton av. Cor. Hicks St., Brooklyn.

NOBIS & REID, STAIR BUILDERS,

447 WEST 45TH STREET, bet. 9th and 10th Avenues.

BILLINGS, TAYLOR & CO.'S

HARD OIL FINISH & WOOD FILLER

Light and Dark.

HAVE NO EQUAL.

New York Store and Office, PLATT STREET Send for Circular.