

# THE RECORD AND GUIDE.

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

J. T. LINDSEY, Business Manager.

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The various exchanges should adopt a by-law prohibiting their members from using the name of the organization for political purposes. It is commendable for any business man to be interested in the political contests of the day; but exchanges are designed to facilitate business not to help political aspirants. The various clubs in the Stock, Produce and other Exchanges are *de trop*; in fact they are a nuisance. The Real Estate Exchange, when it gets under way, should not permit any such foolishness.

The county tickets of the various parties have been a surprise; none more than the one put forth by the Republicans. Some time since we urged upon the various party organizations the wisdom of nominating representative real estate men, and we even ventured to mention some names which we thought would be satisfactory not only to the real estate interests but to citizens generally. The party conventions have curiously enough put into the field three gentlemen identified with real estate interests, two of them, indeed, being directly engaged in the business and one is supported by a large real estate *clientele*. So far so good. The candidates for Mayor are all so well known in real estate circles that it is needless for us to sound their praises or criticise their shortcomings. May the best man win.

The reduction of fares on the West Shore Road to one cent a mile is a step in the right direction, and all the principal trunk lines which do a large business should be forced to carry passengers at that rate. During the past history of railroading there has been a steady decrease of the charges on freight, but no corresponding reduction has been made in passenger fares. Freight of all kinds have to be loaded and unloaded on and off the cars and handled at the depots, but there is no such trouble or expense with passengers, who handle themselves. Yet a ton weight of human beings is charged ten and fifteen times as much as a ton weight of freight. Flour is carried between New York and Chicago at a price which would about correspond to \$3.50 for a passenger. Cheaper fares of railroads would create a great development of the trade of the country, as it would increase business, stimulate traffic and give profitable employment to rolling stock. Of course roads running through a sparsely settled country could not live on one cent a mile from passengers, but the trunk lines between the great cities, which make profits on incredibly low prices for freight, could well afford to make concessions in passenger rates.

Mr. Wm. H. Vanderbilt's gift to the College of Physicians and Surgeons is a generous one and will result doubtless in giving New York another fine public building and additional prestige as the best city in the New World for securing thorough education in any of the great medical specialties. This is a much wiser benefaction than the gift of a large sum of money by the late Commodore Vanderbilt to a female college in Tennessee. The rich men who have made their money in New York should do something to adorn and add to the prestige of the metropolis. But this latest gift calls attention to the prime defect of medical education in the United States. No college which instructs physicians and surgeons should be allowed to sell diplomas to their own students. These evidences of competency in medicine and surgery should be granted by some impartial authority. Our present system is open to the gravest abuses, and under it literally thousands of incompetent saw-bones are licensed yearly to practice the medical profession. It is preposterous to permit institutions which flourish by the fees of students to be the sole judges of the proficiency of their graduates. It may be ungracious to look a gift horse in the mouth, but the other medical institutions in this city are anything but pleased at Mr. Vanderbilt's costly advertisement of one out of many deserving medical schools.

The Comptroller and the head of the tax arrears office have been notified that they must leave the new Court House, as the entire building is required for legal purposes. The time has come when

another municipal building is urgently needed. Taxpayers are at a disadvantage the way matters are managed at present. The assessment rolls are kept in the *Staats Zeitung* building. The Croton water rents are paid in Chambers street. Taxes on real estate in the old brown stone Court House and arrearages of taxes are looked after at present in the new Court House. Other matters connected with real property are attended to in the City Hall. This is an unnecessary inconvenience to tax payers. All matters affecting real estate and taxes should be confined to one building. It is a pity that the Stewart property on Broadway and Chambers street was not secured years ago. The location is desirable and it could be easily altered so as to accommodate the city offices. What we ought to have, however, is a new municipal building which would be incombustible, and which, in addition to the tax offices, would have ample accommodations for the County Register and the County Clerk.

## War on the Middlemen.

The machinery of modern industry is dispensing with the middlemen, that is, the class which stands between the producer and the consumer, and makes heavy profits out of both. All the processes of trade look towards economy. The telegraph minimizes the time necessary in which to transact business. The railway economizes space and time. The pooling arrangements of the railroads eliminates swarms of minor dealers who formerly made a living out of the transportation interests. The Standard Oil Company, for instance, not only manufactures all the kerosene used in the foreign and domestic trade, but it has entered the retail field, and in the large cities is selling direct to the consumer and taking the profits of the jobber and the retailer. The success of the co-operative movement in England has been the death of the retail trader in distributing the necessaries of life to families. Then the growth of the large concerns, such as Arnold & Constable, Macy's, Jordan & Marsh of Boston, Wannamaker of Philadelphia, Park & Tilford of New York, means the obliteration of multitudes of minor merchants who, under the conditions which formerly obtained, would have made comfortable livings if not fortunes. Throughout the financial and commercial world the big fish are eating up the little ones, and the great middle class is disappearing to be replaced in time by a few very rich and a very much larger working class.

The tendencies of governments is also to restrict the field in which fortunes have heretofore been made. The State ownership of railways in Germany and other nations on the continent reduces the number of people of moderate wealth and throws out of employment swarms of railway officials who profit at the public expense in England and this country. In Germany recently the government has ordered the purchase of all military food supplies direct from the farmers, thus dispensing with the middlemen. In this country some of the leading railway corporations, such as the Pennsylvania Central, retails coal to its employes at \$3.75 a ton, thus cutting off the profits of the retailer, who charges \$6.50 a ton. Several of the roads running out to Chicago allow their men to have their coal at the same price paid by the company. The retailers invite this discrimination against themselves by the extortionate price they demand for their services. Take the case of bread sold in our baker shops. Flour was never so cheap as it is to-day, but the loaves sold in our shops are no heavier than when flour cost double its present price. And so with meat; the reduction of the wholesale price never leads to any corresponding reduction in the price of meat sold to our working population.

It is premature as yet to speculate upon the consequences of this general endeavor to get rid of the middlemen, but it is clear to see that every improvement in the machinery of commerce is to do away with waste of either time or money. The telegraph, the railway, the bill of exchange, the pooling arrangements, the growth of vast establishments at the expense of small ones, the co-operative movement, but more than all the taking on of new powers by the central government, all tend to discriminate against the middlemen, the merchant, the retail dealer and all brokers save those who deal in exchanges. Indeed, as the latter grows in number and importance, their effect is to reduce the compensation of the middleman to a minimum.

Cyrus W. Field, of the *Mail and Express*, calls Horace White, of the *Evening Post*, to account for having maligned him in certain criticisms which were made on Field's conduct in the "L" railroad controversies. Field's sensitiveness touching his financial honor comes rather late, but then better late than never. It would be difficult for Mr. White or any other editor to rehabilitate Mr. Field's reputation in this community. At the same time it must be confessed that Mr. Horace White has not added to his Western reputation since his appearance in New York journalism. The tone of the *Post* has been lowered, and its political outgivings have been in the worst possible taste. Nearly all our leading journals have deteriorated in character and ability of late years, but none more

than the journal whose editor-in-chief for nearly half a century was Wm. C. Bryant.

### Two Twenty-five Foot Business Fronts.

No. 189 Broadway is an attempt of some interest to treat the intractable 25-foot store front. The difficulty of the problem is to secure the appearance of stability for a front which must have no visible means of support. In fact this requirement renders the problem not merely difficult but impossible, as the mere statement of it shows. The base of a building, to make it a work of architecture, must be visibly the strongest and most solid part of it. If the largest openings are required to be here, skillful design may give so much force to the base as to make the spectator forget that this is not so massive as the superstructure. But when, as in commercial buildings, there is a real or fancied necessity for doing away with visible supports altogether and making a front of masonry seem to stand upon a wall of plate glass, the architect is struggling with a contradiction in terms.

It is idle, however, for the owner to tell the tenant that it is not really necessary for him to have all this light to obscure with displayed goods or to diminish with awnings, and it is equally idle for the architect to urge that view upon the owner. The use of iron in the lower stories is an expedient practically effective, though it has been shown to be a very ineffective arrangement to resist fire. When iron is used, the supports may safely be attenuated to meet the tenant's views. But unless iron is used throughout, its introduction involves two different systems of proportion, one for the stronger and one for the weaker material, in the same work, and this involves to the eye an inconsistency. When this arrangement is employed, the best course is to emphasize the difference in material and give the metal the most characteristic treatment possible, so as to reduce the incongruity. This is done as successfully as the conditions admit in the building of the Racquet Club in Sixth avenue. It is done also in the front of 189 Broadway.

The basement here is of a very common construction, an iron post at each end, with the whole opening spanned by a girder of the same material, upon which the wall of masonry stands. The unusual thing is that the arrangement, which is commonly concealed under a pretext of an impossible construction of some other material, or encased in an absolutely meaningless envelope of wood, is here frankly shown and emphasized. The girder is an unmistakable iron girder, with the web studded with boltheads, and the posts are unmistakable iron posts. This is an honest piece of construction, but it is not yet a piece of architecture. A still more expressive treatment and an appropriate decoration would be necessary to make it that. We cannot cite any example in which this has been done successfully, and certainly we cannot blame an architect for not inventing an iron architecture. To exhibit what one is doing is the first step towards the development of such an architecture.

The next story above the basement is a wall of brown stone with two square-headed openings, an excellent piece of masonry, the openings being so moulded as to take off the appearance of crudity that the iron basement has, without being carried too far for the purpose of a commercial building. Above this the construction is of brick and stone for several stories, the openings recessed behind one central pier and two lateral piers, which are connected above by arches, while the uppermost story is a series of small arches in a wall entirely of brick, with terra cotta keystones to the arches. There is nothing in the brickwork so effective as the story in stone from which it rises, but it is all unpretentious, sober and straightforward, and the front gives an agreeable variety in Broadway without suggesting that the designer has been racking his brains for a novelty.

Another interesting 25-foot front is No. 51 Liberty street, now in course of erection. It is a more satisfactory object than the one we have just been looking at, inasmuch as the designer was not required to achieve an architectural impossibility, and was left at liberty to set his building upon a substantial wall. The basement and first story are of brown stone, with the arched openings in the latter of unequal width, the narrower being the doorway. This disposition produces an awkward arrangement of lines, the narrower opening being covered with a round and the wider with an elliptic arch. The use of segmental arches offers a better opportunity of reconciling two arches of different spans than the forms adopted here. The design, however, is very good. The openings are not large enough to disturb the visible sufficiency of the wall, they are well modelled, and the spandrels are decorated in low relief, with graceful designs of the Italian Renaissance. Above this the whole front becomes one feature—a projecting bay, framed in iron, between two massive brick piers. This is a rational use of iron, protected as the ironwork is here by being framed in masonry. The piers are crowned with terra cotta capitals, rather extravagant in scale and in every case questionable features in such a situation, although the building at present is built no further, and it would be unfair to comment upon what is done without knowing what is

to be done. If what is to come fulfils the promise of what is already in place it will be an unusually successful front.

### Our Prophetic Department.

INVESTOR—Is not this a good time to buy, Sir Oracle? Surely prices cannot go much lower.

SIR ORACLE—We have been saying that for three years past, but somehow with occasional reactions stocks continue to decline. The trouble seems to be that, whereas in 1879 there was 512 persons in the country for every mile of railroad, to-day there are only 320 persons to every mile. Thus, although population and business have largely increased of late years, our railroad building has went ahead of the wants of the community. The same is true of house building in centres of population, especially the manufacturing centres. We have constructed factories and houses in advance of the wants of the population. We have changed so much floating into fixed capital that we lack means for engaging in new enterprises.

INVESTOR—How do you account then for the accumulations of money in the banks? Why, the bank balances are so large that they cannot be profitably employed.

SIR O.—There you are mistaking the effect for the cause. The reason why the little money we have is so abundant is because it is unemployed. It is the stagnation in trade, the reluctance to produce, which accounts for the unemployed money. Then there is confusion which arises from confounding currency with capital. It is the latter that is scarce.

INVESTOR—All this seems to me to be the metaphysics of finance. What I want to know is the proper time to buy and sell. What is the prospect between now and the day of the general election?

SIR O.—A dull market which any accident such as a broken bank or a great failure may turn into a bear one. There is only one event as far as I can see that would advance the price of stocks, and that would be some disposition of the West Shore road which would stop its being a competitor of the New York Central.

INVESTOR—Well, after the election, what then?

SIR O.—In my judgment there will be a lively bull movement sometime in November, based upon the better prospect of the railroads in carrying corn. These larger receipts will not occur before December, but the street never waits for the event. Good as well as bad times are always discounted. Indeed I look for a falling off in values again in December to be followed by the usual January rise.

INVESTOR—What factors are likely to operate to bring about a higher range of values?

SIR O.—First, the ending of the political uncertainty; second, the moving of the corn crop, and, third, the probability of gold coming in some quantities from the other side. We are bound to sell our cotton, grain, petroleum and provisions, no matter what the price. This will make exchange, and imports of gold always stimulate values in the stock market.

INVESTOR—Do you look for a revival of general business?

SIR O.—I cannot say that I do. The fall trade has been injured by the untimely warm weather, the farming class are poor because they have been speculating heavily in lands, and I expect to see heavy failures among dry-goods and other merchants; but the worst may not come before next February. No; the business outlook is not over-promising, but I do not believe there is any danger of a stock panic, and those who can buy good securities will secure good investments no matter what the market price may be.

### Our Platform.

The following are a few of the topics we propose to discuss and advocate in this paper:

1st. A thorough reform in our land laws, so that real property can be bought and sold with as much expedition, cheapness and certainty as personal property. In other words we will never rest satisfied until a house can be transferred as readily and as cheaply as a hundred or a thousand shares of stock.

2d. We shall continue to advocate an enlargement of the powers of executive government officers at the expense of the authority now so unwisely invested in Congresses, State Legislatures and Boards of Aldermen and Supervisors, so as to secure responsible and economical government.

3d. We shall advocate a union of New York and Brooklyn, and an enlargement of the boundaries of the city in every direction, so that the metropolis may the sooner take its proper place among the great cities of the world. We believe that this consolidation of kindred local communities is essential to a complete reform in our municipal governments—that the larger and more populous the city, the better chance is there of superior men being chosen for its rulers.

4th. We shall continue to oppose the exclusive rule of any one class as we hold that the monopoly of power by one profession is hurtful to the public weal. Our courts should be thoroughly

reorganized. Justice must be prompt, certain and inexpensive. This is a business age and will not long tolerate the procrastinating methods and the intolerable expenses which have heretofore characterized our court machinery.

5th. Bi-metallism will be advocated so that the commerce of the world will have the benefit of the two precious metals at their full value. History is full of warnings on this subject. Whenever the money metals have been scarce or only one has been in use the world has been impoverished; when both are used and are abundant prosperity has been the rule in all nations.

But no commitment to theories of our own will interfere with a clear presentation from the ablest pens of all the financial and economical questions of the day.

An extensive shoe factory is about to be erected on the corner of Centre and White streets. This is another indication that capitalists are appreciating the value of New York city as a manufacturing centre. This is no longer a ship-building port, and we have lost a good deal of our jobbing trade to the interior cities, but the census shows that this city has grown to be the most important and the largest manufacturing centre in the country. The monopolizing of shoe making by the Eastern States was always a mystery. New York, as the chief distributing mart for the whole country, should long ago have had a larger part of the manufacture of boots and shoes. We should cultivate all sorts of manufacturing, and the best way to do so would be to elect a Mayor and secure legislation which will reduce taxation on real estate.

### Some Interesting Interviews.

"I know Robert Garrett very well," said a well-known telegraph constructor to the writer, "and I am sure that he will seriously damage the Baltimore & Ohio Company if he retains its control. He is rather a dull young man, with a good opinion of himself and easily swayed by a crowd of people who have their own axes to grind in the various schemes they suggest to him. His telegraph enterprise is one that loses him money, and in the conduct of the fight against the Western Union he shows bad judgment. For instance, he cut down the charges one-half to all points. Now, as a matter of fact, business people who use the telegraph care less about the price than they do about the time it takes to send the message. Were I to enter the telegraph business again, I would have special rates charging as high as two dollars between here and Chicago, but I would agree to get an answer within five minutes. To business people an economy in time is of more importance than the saving of twenty-five cents on a message. A new enterprise like the Baltimore & Ohio Telegraph is at a disadvantage with a company having the resources of the Western Union. I am an outsider as regards the latter company, but I believe that it honestly earns 7 per cent. I do not think it possible for any rival company to supplant it or even to get a share in its profitable business. Young Garrett's quarrel with the Pullman Car people, the express companies, the Pennsylvania road and the Vanderbilts will end in his discomfiture at every point."

"I take no stock," said a well-known Wall street man, "in the stories so often circulated that Jay Gould is or has been in financial difficulties; I really believe that it would be a good thing for the street were that extraordinary operator to fail. There would be a deluge of Missouri Pacific, Western Union and others of his stocks thrown upon the market, but the stock liquidation would be complete and everybody who had money would rush in and buy. It would seem as if he ought to fail as a matter of natural if not poetical justice, but I happen to know that the other day Gould received a check of \$600,000 as his share of the last quarterly dividend of the Western Union. His income per annum is over two millions from that one corporation. For a long time past he has been reinvesting his Western Union dividends in Western Union stock. Then his income from Missouri Pacific, Manhattan and the bonds of the Union Pacific is very large. You will notice that while the Vanderbilt dividend securities are decreasing those of the Gould stocks hold their own. I see no present evidence, not the slightest, of Gould going under."

"What do I think of the stock market outlook?" said John G. Moore to the writer, "well, it seems mixed. The banks are in a splendid condition. They have heavy reserves and their collaterals are such that they can at once turn them into money. They will take no risks in the mercantile world and their position toward the leading operators of the street is one of entire independence. I do not believe that any great speculator could borrow a million dollars from the banks upon any ordinary security; but the future of the market is to be a puzzle. The outlook seems doubtful. I should not be surprised to see stocks go lower and would be very well satisfied if they went higher."

"There is no speculation in real estate," said ex-Mayor Smith Ely, "but the condition of the market is wholesome. There is a steady increase in business month by month and year by year. This is shown by the conveyances in the Register's Office. Investment property is in good demand, more particularly business property, while lots in the line of immediate improvement do not go begging; but there is, as I said, no speculation. It is like the leather business, with which I am familiar. People must keep on wearing boots and shoes, and as our population increases there is a better demand for leather. But speculative periods when more leather is called for than the market wants are very rare. So with real estate. I insist that all the recent sales here in the Exchange showed fair average

prices. There is no present demand for high-priced houses, but there are plenty purchasers for good investment property and lots that will soon be built upon."

"I have no fault to find with the fall renting," said Mr. S. F. Jayne. "There is a dearth of the kind of houses I have in charge, but of course I speak only of the district to which my business is confined, that is south of Central Park, and mainly on the west side. I am told that the large and costly flats are not doing well. That the suites of rooms have had to be offered for from 10 to 30 per cent. below former prices. Nor is there any call for houses of costly rentals; but the demand for moderate houses to rent is in excess of the supply. I daily have calls from persons who wish to pay moderate rents for residences which I cannot meet. My impression is that the population of the city is steadily increasing, and that there are no more houses built than are really needed. The strikes have been a bad thing, for they have put a stop to building and injured no class more than the workmen themselves."

"There was never a better time to build than now," said Mr. Cyrus Clark recently. "Building material of all kind are low, in fact never so cheap. Just look for instance at lumber and brick. The only item at all formidable is that of labor; but then the collapse of the strikes has so lowered the prestige of the labor unions that employers can do far better than in times past. They now can choose their men and get 25 per cent. more out of them than when business was brisk, for then the unions would employ a walking committeeman who put a stop to workmen doing more than an average day's labor. The man who could lay 2,500 brick were forced by the public opinion of their fellows and the trade unions to lay only a thousand or fifteen hundred, but there is an end to this foolishness. I am interested in the west side and I look for quite a heavy building movement next spring in that quarter. The rate of wages must come down and no builder will be afraid to take contracts. I repeat that it is a good time to build."

### Concerning Men and Things.

It has over and over again been suggested in these columns that elevators should be placed at various elevated road stations where the ascent to be made is unusually high. There are three points at which they are sorely needed for the aged and infirm. These are at Eighth avenue and One Hundred and Sixteenth street, Second avenue and Ninety-second street and Second avenue and Fiftieth street. At the first-named station private enterprise will eventually supply the needed means of ascent, but at the two latter places it is high time that the Manhattan Company erected elevators for the convenience of their passengers. At Ninety-second street sixty-two stairs have to be climbed, and at Fiftieth street sixty-five. The writer was ascending the latter recently and half-way up overtook an old gentleman, out of breath and looking very much exhausted, and on proffering him his arm to assist him to the top of the stairs, he said "Yes, sir, sixty five steps. I've got to do it every day. I can't get to business down town quick enough by the horse cars, and I am forced to go by the elevated roads. It is the same thing coming home. It takes too long by the street cars. Well, I guess I'll have to go on doing it till I die." Now, why should this be so? Why does not the elevated railroad company erect elevators at these high stations for the use of aged folk, and for the numbers of men and women suffering from diseases which make the ascent a torture to them? The increased business which would result from the erection of these elevators would compensate a hundred fold for the cost of machinery, plant and working expenses, as there are thousands of people who would then use the elevated roads who now use horse cars in consequence of their infirmities.

W. F. Morse announces an international star series of entertainments at Chickering Hall during November and December, which address themselves to that portion of the public that does not depend solely upon the theatre for its amusement. There is nothing of the variety show in these entertainments; the evenings are occupied alternately by Shakespearian readings by Mr. Samuel Brandram; an Illustrated Tour of Foreign Travel, by Mr. Henry H. Ragan, who is a native of New York State, a graduate of Yale, and whose "Glimpses of Scotland," "Walks in Wales and the Isle of Wight," and "Ramblings in Spain" have won the highest encomiums. With these will be associated three lectures by Prof. R. A. Proctor, whose lectures on "The Sun," "Planets, and Their Families," and "Comets and Meteors" will take place early in December and be illustrated by the oxyhydrogen light. The musical feature will be evening concerts given by the famous Hungarian band of singers and instrumentalists, and afternoon recitals of chamber music. The programme is novel and brilliant, and the course—tickets promise to be all taken up in a very brief space of time.

Amos R. Eno is again to be seen in his old haunts around Pine street and lower Broadway. The unfortunate occurrences of last June kept him away from the real estate market for several months, but on Wednesday last he turned up at the Exchange and was an interested looker-on at the sale of the estate of Catherine B. Fish. Mr. Eno has been forced to dispose of a good deal of his property to meet the debts caused by his son's recklessness; but in time he will doubtless be in the market again to pick up any good property that is offered at low prices.

Mr. John H. Sherwood has entirely recovered his health and is again in harness for active business. Mr. Sherwood has in view several improvements to add to the value of property north of the Central Park.

Homer Morgan, Isaac Honig and Adrian H. Muller still continue dangerously ill. Their friends fear the gravest results.

## Home Decorative Notes.

—Among the new fancies are the Italian aprons made of silk or linen, with bands of lace insertion and edging, and Greek aprons of satin or surah richly decorated with embroidery.

—An extremely pretty work pocket is of bright yellow silk and decorated with popples wrought in chenille.

—A very elegant candelabra of Royal Worcester has three branches of gold and black, with broad leaves; the branches bear pink lotus flowers, and the base is formed of three leaves, on one of which is perched a small green frog.

—Among the new designs in embroidery are disks with sprays of flowers, gayly plumaged birds, butterflies of brilliant coloring, and geometrical figures wrought in them.

—White Astrachan rugs are now used on dark wood floors.

—Doilies of very fine linen lawn are embroidered with blue silk; tiny blue silk tassels are caught in with the fringe.

—A call at the attractive rooms of Joseph McHugh & Co., of No. 3 West Forty-second street, will show one very readily of the advances made in furnishing and art matters during the past ten or fifteen years; their order work is done for the finest houses, and from original designs, particular attention is also given to interior decoration; a new and very beautiful material extensively used by this firm for hangings and upholstery purposes is the Sultan plush, which may be procured in the most exquisite shades.

—Silk sheeting is an admirable material for a fire screen, and a very effective design for the embroidery is a mass of deep maroon chrysanthemums, shading to the dull pinks common to these flowers.

—A long round cushion to support the head is a very essential addition to the luxury of a rocking chair; it may be of any soft material, shaped like a bolster and stuffed with wool, then a cord is attached to both ends by means of which it hangs over the back of the chair.

—Fine table-cloth linens show many new and beautiful patterns, among the newest designs are square satin blocks, moons and crescents in the centre and sides, the lily-of-the-valley is a delicate and favorite pattern; carving cloths have sprung into popularity and are generally purchased to accompany handsome table-cloths.

—An interesting screen panel has an oblong of old gold Turkish satin with a branch of rich purple grapes wrought in velours, the whole effect is very rich and elegant.

—A modern freak of fashion is to imitate from the antique specimens a table-cloth made of several breadths of damask, joined by an insertion one-fourth of an inch in width executed in a variety of open herring-bone stitch and worked in cotton to match the prominent color of cross-stitch embroidery, which further serves to decorate the cloth, this embroidery may be in red or blue cotton a la Russe.

—Brass bedsteads with four high posts are the latest fancy in those durable and handsome pieces for chamber furnishing.

—An exceedingly attractive oblong pin-cushion has a cover of olive green plush decorated with a bunch of pomegranates, the leaves and stems are worked up in various shades of olive green embroidery silk, while the pomegranates are wrought in feather stitch with orange and red silk crossed with gold, plush crescents in colors corresponding with the embroidery surround the four sides of the cushion.

—Colored bronzes applied to ceiling decoration light up well and are effective at night.

—Mother of pearl after a long rest comes to the fore again and appears in various articles of use and beauty.

—A highly artistic fire-place in bronze has a back representing in high relief two salamanders or fire fiends grappled in combat, their mouths, eyes and fore talons forming a wierd tableau back of the flames, while their tails in rich volutes decorate the sides of the cavity.

—A bag for an opera glass is made of terra cotta plush, the shirr an inch or more from the top, a wide satin ribbon corresponding in shade forms the handle.

—Window curtains of colored China silks extending the whole length of the sash are intended to give a pretty tint to the room, rose pink and yellow are the colors most in favor.

—Polished brass tea urns are reinstating the silver of the past.

—A novel umbrella holder is a hugh dolphin of mahogany elaborately carved, the mouth of the grotesque creature, which is extended and lined with brass, forms the receptacle for the umbrella.

—The Queen Anne darning stitch is still popular and is seen in a greater variety of forms than last season.

—Turkish lanterns adapted to gas fixtures shed their soft colored light through many halls.

—Scrim is used as a ground work for coverlids embroidered in Kensington stitch, peacock feathers scattered here and there in bunches of two and three in a place are very effective as decoration for these spreads, the design may be wrought with colored silks or very fine crewels; a round bolster should accompany this spread and also adorned with feathers thrown on at random.

—The demand for old furniture has been a steady one for a dozen years or more, and the desire for the possession of antique designs one that will probably exist for many years, there is a good deal of antique furniture so called that has just come fresh from the factory, and many persons prefer new furniture made in imitation of the old to the antique itself, the price is just as high and sometimes higher; the latest craze is for antique clocks; a large variety of Dutch clocks in very elegant cases and sufficiently antiquated to suit the most fastidious are now offered by Sypher & Co., of Broadway and Seventeenth street.

## Rufus Hatch Replied to by a Real Estate Broker.

Editor RECORD AND GUIDE:

As a real estate broker largely interested in the renting of offices "below Chambers street," I respectfully ask a little of your valuable space with a view to correct, if possible, the impression that careless readers are likely to form from opinions expressed in your last issue by so eminent a personage as Mr. Rufus Hatch, as well as to afford me an opportunity to ventilate my own views.

I will not attempt to question his statement that there have been 3,000 new offices provided south of Chambers street in the last two years, because I have not counted them, though I wish some one who has the time would do so, as positive knowledge of the fact would add force to my argument. I wish, however, that it may be borne in mind that these 3,000 offices are largely on the sites of former offices, and not in new buildings covering former vacant lots, except the new Mutual Life building.

Neither will I question Mr. Hatch's judgment as to the number of buildings that are fully occupied and are "paying investments." I assume that his idea of "paying investments" must necessarily be formed from his experience with the right side of the stock market. As I know nothing about this, I will attempt no comparisons. I do, however, "think" that there is not a piece of office property in the district he names that will not pay, well, say 5 per cent. on its actual value, if properly managed, which, I believe, in these 3 per cent days is generally considered a "paying" rate. He admits that at least one building probably pays 33 $\frac{1}{3}$  per cent. net. I confess to the "extortion" of as much from another building, and from that all the way down to 6 per cent. on the actual values of about all I manage.

But the point I wish to make is emphasized by Mr. Hatch's "experience as a tenant" of an office in a "tumble-down old edifice," costing originally but \$16,000. This office, for which he paid in 1865 \$3,500, now rents for \$1,200. What does this prove? That rents are off? I claim that it only shows that things have changed in twenty years. What were called "offices" in 1865 are called "lofts" in 1884, though such as he describes do not now rent at war prices. Rooms with 12-inch hemlock floors, ceilings 8 feet high, windows 2x6, glazed six lights to the sash, and furnished with pine tables, hard chairs and sawdust box spittoons, are not now in demand, though goodness knows how soon they may be fashionable. The demand of the times is for such offices as now occupy the site of 17 Broad street, which are but samples of the thousands that are being provided in the office centres of this great city; in short the popular taste has been educated up to a higher standard. But other causes have operated to produce these results. New York is growing at the rate of many thousands in population every year. The natural increase in the number of business men creates an ever-growing demand for offices. New York is the recognized commercial centre of the Western Hemisphere. Every concern of importance in the world finds it convenient, if not necessary, to have representation here. The methods of conducting business to-day make two or three offices essential where one sufficed formerly. The facilities for communication, travel and transportation that the past quarter century has produced have completely metamorphosed the commercial business of this country. It is no longer necessary to carry large stocks of merchandise in immense stores in New York. Even the dry-goods trade begins to recognize this fact. The largest manufacturers to-day sell by sample, or brand, or catalogue in small offices and ship direct from place of manufacture at immense saving of time, rent, cartage and wear and tear.

The grain that will not be planted until next spring will be sold a hundred times over by as many different office occupants before the seed is ready to sow. The same is true of oil as yet not struck, gold and silver undiscovered, wool on the backs of sheep unborn, and so on *ad lib.*

Although we real estate brokers have only made a beginning in this direction, we, too, expect before another year to be auctioning off quarter sections of the North Pole, undiscovered farms in Africa and town lots in the swamps of Florida, and "shares—?" Speaking of shares, there is the stock interest, tremendous in its possibilities, and —, but I will not attempt the subject. Mr. Hatch knows all about it, and about the hundreds of brokers whose business it is to sell matter before it is created, and water its prospective profits with the ocean of "expectations." All these people require offices, and generally that is all they do require. If these have to be within jumping distance of the great Exchanges, so much the worse for the brokers, but they need not blame the owners of surrounding property for accepting rents the brokers themselves fix. These offices may cost a year's rent to decorate in a style to suit the taste these modern financiers affect. Then there are chances to be considered in the matter of collecting the rents, to say nothing of operating expenses.

My observation of this whole subject leads me to the conclusion that there is also here a law of supply and demand that regulates the building up of a city or any portion of a city, and, while it may be true (which I do not admit) that there is a surplus of offices just now that were made to supply a former demand, this is due solely to the present depressed condition of business, and, while this state of things will stop building temporarily, when business does revive there will not be enough offices to go around, rents will again go up, new buildings will follow until another healthy reaction sets in, and so, I take it, there will always be an "up and down," each "up" taking us to a higher plane of values, until in time real estate in New York city will command as high prices as that in any city in the world, if not far higher.

Applying this law of supply and demand locally, it may not be illogical or unreasonable to expect that the same cause that makes large cities larger, viz., the disposition of the human race to herd, may also operate to concentrate the office district about the great Exchanges that are building for the centuries, until in time the demand for room will result in the erection of twenty-story steel buildings covering entire blocks with parks in the centre, streets on the roof, elevators in every corner, moving sidewalks all around, each floor and the building generally containing in itself all the elements of a city. Though this may be what our friend might call discounting the future, nevertheless it is as likely to happen as some of his predictions. I might say with him; "much more could be added, but it is unnecessary" (more stories, I mean).

Respectfully, J. FERDINAND FISEL.

All About Tiles.

LARGE SALES OF DOMESTICS—THEIR GROWING SUPERIORITY—INCREASED BUSINESS DURING THE PAST YEAR—ADVANCE IN PUBLIC TASTE—SPLENDID PROSPECTS AHEAD.

"We are selling more than double the quantity of tiles we sold last year," said William G. Flammer, secretary of the American Encaustic Tile Co. "Our sales in 1883 amounted to about 485,000 square feet and in 1882 nearly 281,000. This year our books show that we have sold about 1,000,000 square feet. The general dullness in trade does not seem to have affected us. Our hands are working night and day, and we are unable to fill our orders. We do a larger trade in the West than in the East. But while we sell more goods in the West, we find that the choice in the East is more æsthetic. New York is the leading centre both in style and taste. There is a growing demand from the South, and we ship to such places as New Orleans, Charleston, Lynchburg, Louisville and Dallas, Texas. There is very little demand from South America. What there is of it is mostly Spanish, and the buyers are more bent on getting a cheap than a tasteful article. The great drawback is that they can't lay tile and we can't send men so far away as South America to do the work. I think American manufactured are in every respect as good as English tiles. They are as artistic as the latter and the embossed and relief tiles are as good. There was a time, of course, when the domestic article could not compare with the English, but during the past three or four years we have been perfecting the process of manufacture on this side of the water, and we are now able to turn out as good an article as the English. We are not employing a single European in our factories. We have 235 hands, all of whom are Americans. Seven years ago we only had ten hands. The cost of labor is higher with us than it was two or three years ago, as is the cost of material. Oxide of zinc, cobalt, umber, manganese and many other chemicals used in the process of manufacture are all higher. Notwithstanding this we are able, with our improved machinery and owing to the large quantities sold by us, to sell at the same figures. The industry is still in its infancy and we expect a larger business year after year."

"Business during the past season has not been as satisfactory as we might have desired," said Thos. Aspinwall & Son. "The crash in Wall street, no doubt, diminished the number of private residences built this season, while the strikes in the building trade seriously affected everyone connected with the supply of material for buildings. We import the best and most artistic class of tiles of different manufacturers. We find that the tendency in America is more and more towards goods of a higher taste. People seem to be using tiles as extensively as they do in England, where they are placed on the walls of buildings, hotels, restaurants, private houses and stores. They are being specially demanded for mantels and grates. I think the domestic tiles are good, some of them very good, but I don't think they are quite up to the English tile."

"We find things first-class," said Orrin D. Person, "We have never done as much business as we have done this year. We are full of orders. Our sales are fifty per cent. larger than they were in 1883. In that year we sold 10,000 squares, which is equivalent to 1,000,000 tiles, a square consisting of 100 tiles. By the end of this year we expect we shall have sold 1,500,000 considering the orders we have on hand. We do a large trade West and South, and we did a first-class business throughout New York State during the past year. We find the price of labor and the cost of material about the same as they were a year ago. We have about eighty hands at work at present. Our prices have not varied. Our roofing tiles are manufactured in various patterns—the diamond, round corner, etc.—in red and buff. We have had a large call for other shades, and we propose shortly to manufacture them in all colors."

Gardens in the Air.

The utilization of house-tops as gardens was long ago advocated by O. B. Bruce in *Appleton's Journal*. This beautifying the roof by substituting flowers for pulley lines has been adopted by a Boston lady, who occupies the two upper stories of a white marble building near the corner of Washington street and Temple place. Passers-by are much edified at this unusual display, and often take a devious course to catch a glimpse of it. Why should not the flower garden on the roof become an institution among us? Here is an open space "far from the madding crowd" overlooking the city for miles in every direction, away from the summer's stifling heat indoors and bearing a charm and novelty fully compensating for the trouble and expense incurred in planting the flowers and tending their growth. The ancients sought the house-top in the cool of the evening, and in southern and Oriental climes the custom still survives. There are houses in this city whose roofs would give a space of from 1,000 to 2,000 square feet for planting purposes, and the imagination calls up with pleasure the scene of rows of streets with thousands of families enjoying the balmy breeze of a summer's eve on the house-tops, surrounded by flowers planted with their own hands. Indeed New York is specially fitted for this. In no city in the Union is there such a vast congregation of houses and so few gardens. For miles it is nought but brick and stone. Gardens and shrubberies are rare. European cities present a great contrast to this. Gardens front and back of houses meet the eye everywhere. Land is too valuable in this city for garden space; why not create it, therefore, on the house top? Our large apartment palaces might be made more attractive by utilizing the large space on their roofs for this purpose. The proposed addition to the "Florence" is to contain a flower-garden with fountain for the use of guests which is to be 40 square feet in size, and the large apartment building on the northwest corner of Fifty-seventh street and Seventh avenue is to have a croquet lawn on its spacious roof. These are steps in the right direction and a great deal of pleasure might be afforded to thousands of families if they emulated the example of the lady whose botanical ingenuity has evoked the admiration of the cultivated Bostonians.

Exhaustion of the Public Lands.

Apropos of our remarks on Spaulding's book on the public lands comes the report which has been submitted by Commissioner McFarlane to the Secretary of the Interior on the operations of that office for the fiscal year ended June 30, 1884, from which it appears that the sales, entries and selections of public lands were 26 834,041 acres, and of Indian lands 697,129, a total of 27,531,170, or an increase over the preceding year of 8,101,187, and over 1882 of 13,222,003 acres. The receipts from public lands sold were \$12,779,130, being an increase over the previous year of \$1,073,364, and over 1882 of \$4,392,750. The total number of entries and filings was 286,812, aggregating 40,825,000 acres, being a slight increase over 1883. The agricultural patents numbered 51,337, an increase of 855, and the entries under pre-emption and other laws 60,276, an increase of 6,429. The number of private cash entries was 9,894, and 3,206,095 acres were sold under the pre-emption law, an increase of 920,385 acres over the preceding year. The amount of receipts from cash sales was \$10,302,582, an average of a fraction over \$1.32 per acre. Three thousand one hundred and eighteen tracts of land, embracing 200,002 acres, were sold at public sale, at an average price of \$2.94 an acre. The commissioner recommends the repeal of the pre-emption laws. He finds that the most valuable lands are entered in fictitious names, and that lands thus become speculative holdings. The commutation feature of the homestead law is equally abused. The repeal of the Desert Land Law and the Timber and Stone Land Act is recommended, owing to the fraudulent practices of speculators in these lands. The railroad grants were 8,343,154 acres, an increase of 6,423,318 over 1883, and lists of selections aggregating 11,861,603 acres were awaiting action at the end of the fiscal year. The railroad mileage reported constructed under various grants during the year was 1,076, making a total of 18,525 up to date. The issue of patents has been suspended in all cases affected by pending Congressional action on the forfeiture of certain railroad grants. The total of 52,796,520 acres of land was surveyed by the United States during the year. After dealing with the unsettled private land claims of New Mexico, Colorado and Mexico, the commissioner makes a very important statement: "The time is near at hand," says he, "when there will be no public lands to invite settlements or afford citizens of the country an opportunity to secure cheap homes. Meanwhile vast stretches of uncultivated lands are everywhere observable, title to which has been acquired by evasions of law. The time has fully arrived when wastefulness should cease, and that that portion still remaining should be economized for the use of actual settlers only. An act reserving the public lands, except mineral and timber reserves for entry under the homestead law, with amendments to prevent evasion of its wise restrictions, would be a measure meeting this end." In conclusion, the commissioner points out the necessity for the immediate adoption of some measure by which the natural forests may be preserved at the head waters of important rivers and their tributaries, and in such other situations where their preservation is expedient for climatic effect and other reasons of utility. He says there is no good reason why lands, worth from \$25 to \$100 per acre for timber should be sold for \$1.25 and \$2.50 per acre, as at present, and he favors the withdrawal from sale or entry under existing laws of all the distinctively timber lands of the United States until an examination and appraisal of them can be made. After examination permanent timber reserves should be established where deemed desirable, and provision made for the sale at not less than appraised value of the remainder.

Appraisalment of Advertised Property.

The *Real Estate Chronicle* continues its estimate of the value of property advertised for sale in the public press. Of course, there is always a question as to the appraisalment put upon any real estate. There is no absolute standard. What is valuable to one purchaser does not seem so desirable to another. People who sell property want to get a top price, and they resent of course any lower figure than they ask. Mr. Goodman in the *Chronicle* probably errs on the side of the purchaser, and some of the statements made to us make a good case, not against his sincerity, but his judgment. The following are his appraisements condensed from this week's *Chronicle*:

64th st, No. 40 E., 17x100.5, four-story brick dwell'g, stone front.....	\$40,000
58th st, No. 54 W., 25x100.5, four-story brick dwell'g, stone front.....	82,000
54th st, No. 146 W., 20x100.5, four-story brick dwell'g, stone front.....	40,000
88th st, No. 348 E., 27x77x100.5, five-story brick flat, stone front.....	29,500
Lexington av, No. 461, 20x39x80, four-story brick dwell'g.....	24,000
Lexington av, s w cor 76th st, 17x50x80, three-story brick dwell'g, stone front.....	19,000
Lexington av, w s, adj above, 17x50x80, three-story brick dwell'gs, stone front, each.....	16,570
91st st, No. 159 E., 20x55x100.8, four-story brick flat, stone front.....	14,500
3d av, No. 1879, 25x90x110, five-story brick flat, with store, stone front....	23,000
104th st, No. 71 E., 12.6x100, three-story brick dwell'g.....	6,700
107th st, Nos. 226, 228 and 230 E., each 25x62x100, four-story brick tenem'ts, each.....	12,000
115th st, s s, east of 4th av, 25x85x100.11, five-story brick flat, stone front.....	21,000
119th st, No. 218 E., 25x62x100.11, four-story brick tenem't.....	11,000
29th st, No. 121 E., 25x42x98.9, two-story and basement brick cottage.....	17,000
70th st, No. 422 W., 19x58x100, four-story brick dwell'g.....	30,000
83d st, s s, east of 9th av, 18 and 19x52x102.2, four-story brick dwell'gs, each.....	24,000
82d st, n s, east of 9th av, 16.8x50x102.2, four-story brick dwell'gs, each..	20,000
123d st, No. 237 W., 16.8x50x100.11, three-story brick dwell'g, stone front.....	13,000
130th st, No. 218 W., 20x50x99.11, four-story brick dwell'g, stone front.....	18,000
131st st, No. 247 W., 18x50x99.11, three-story brick dwell'g, stone front....	14,500
133d st, Nos. 249 and 251 W., 16.8x50x99.11, three-story brick dwell'gs, stone front, each.....	11,500

The question has arisen out in Kansas as to whom a homestead belongs after the owner of it dies; one-half of it belongs to his wife certainly, but in the case of *Martindale vs. Smith* the husband had made his will, giving the whole of the homestead to his wife, and it was claimed that he could not will away one-half of it, but that that half would go to his son, who did not occupy it as a homestead, and who resided in another State; the Supreme Court of Kansas have declared that the will was valid and that the wife could have the whole.

### An Important Decision to Real Estate Brokers.

A decision was rendered a few days since in the case of *Fox vs. Byrnes*, which was tried before Judge Truax and a jury in the Superior Court, that is of considerable interest to real estate brokers. It seems that on May 8th last, Matthew Byrnes employed Thomas Fox, a broker, to sell four lots on the corner of Sixth avenue and One Hundred and Twenty-fourth street and his country seat at Stamford, Conn. Fox procured a customer, Bernard Spaulding, who offered, in exchange for the above property, the Englewood apartment house on the corner of Lexington avenue and Eighty-first street, which was satisfactory to Mr. Byrnes. Upon May the 13th the contract was to be signed, but on that day Byrnes informed Spaulding that he had transferred his property to his son, Matthew Byrnes, Jr., and that he had sole control of it. Two days later, Spaulding and Byrnes, Jr., signed a contract for the exchange of the property upon the same terms as those made by Fox, whereupon the latter claimed his commission, and Byrnes refused to pay it. The broker brought suit, and on May 20th, through his lawyers, served the papers in the case, whereupon Byrnes, Sr., transferred the property in question to Byrnes, Jr. The jury returned a verdict for the full amount claimed, \$1,280, and, in affirming their decision, Judge Truax said that an owner of property who employed a broker to sell it for him could not dissolve his liability to the latter by merely disposing of his property if the broker procured a customer upon the terms agreed upon. S. A. & D. J. Noyes appeared for the plaintiff, and Arnoux, Ritch & Woodford for the defendant.

It is as much a matter of course for a court of equity to decree specific performance of a written contract respecting real property as it is for a court of law to give damages for the breach of it, provided the contract is certain, fair in all its parts, for an adequate consideration, and capable of being performed. And a mistake in a written contract may be proven by parol, and the contract rectified, and then specific performance ordered in the same suit. This was done in the suit of *Popline vs. Foley*, determined by the Court of Appeals of Maryland, where the contract was for a lease which was intended to be for ninety-nine years, renewable forever, and the contract omitted to state for how long a time the lease was to be made.

If you buy land bounded by a stream you want to be careful how the contract and deed are worded as to the boundaries. Unless the terms of the deed clearly show the intention to stop at the margin of the river, simply bounding upon the river, or its margin (provided it is above tide water), will give the buyer to the centre thread of the current; but this is only presumption, for one man may own the bed of such a stream and another man may own the banks. The Supreme Court of Illinois, in the suit of *Piper vs. Connelly*, say that the question of intention must be settled by the language of the deed and by all the attendant circumstances in evidence. So the best way is, as we said above, to have it all clearly expressed in writing.

If you hire a piece of land for, say six years, and do not have the lease in writing, it is void under what is called the statute of frauds. But where a lessee, by virtue of such a lease, takes possession of the property, and continues in possession over five years, such lease will be taken out of the statute, because it has been partly performed, and will be valid for the rest of the term of the lease.

One would think that the diminution of water power arising from improvements to a navigable stream by the State Legislature would amount to a "taking" within the meaning of the statute, but Judge Shipman, of the United States Circuit Court, has decided in the suit of the Holyoke Water Power Company vs. Connecticut River Company that this is not so, that damages thus arising to the owner of the adjoining shore are too remote. An interesting question in this suit was whether the owner of property situated in one State could recover damages caused by the exercise of the right of eminent domain by the Legislature of an adjoining State (in which the property is not situated); this question has never arisen before, and as the judge decided as above stated, it has not yet been finally determined.

Out in Colorado some private parties tried to copy the records of the County Clerk's office, and the Supreme Court there has held that, while those records are to be opened to any person for inspection during business hours, the clerk cannot be compelled by mandamus to allow private parties to occupy his office for months, in order to make abstracts of the entire record of the county for the purpose of making money by the sale of abstracts of title, and to continue to occupy it every day thereafter to make abstracts from the conveyances as they are filed. This is bad for the Colorado Title Co. The same court has also decided that if the papers are properly made out for record, and the Recorder makes a mistake in recording them, that will not excuse or benefit the persons who deal in the property according to the records as he has made them. This is bad for the owners of property, and is one of those mistakes which would be absolutely prevented by a properly managed Title Company, indexing conveyances, mortgages, &c., by a locality index, and not by a name index.

Sometimes the buyer of a piece of property which is sold by trustees under a will, who are ordered by the will to invest or pay over the proceeds of the sale in some particular manner, fears that it is his duty to follow the matter up and see that the trustees apply the money as the will directs, but this is not so, and the decision has been reiterated by the Maryland Court of Appeals, in the suit of *Keister vs. Scott*, that where the disposition of the proceeds depends in any material particular upon the discretion of the trustees, or where an interval must or may properly elapse between the sale and the application of the purchase money, or where the trustees are required to sell and invest for the same trusts, the

purchaser will be freed from liability by a payment to the trustees, and will not be responsible for a subsequent misappropriation by the latter.

A verdict for \$3,250 was rendered on October 15th by a jury, before Judge Barrett, against Walter L. Ranney and Catharine H. Ranney, as executors of Dr. Lafayette Ranney, deceased, for the refusal of the latter in his lifetime to convey to Dr. Louis De V. Wilder, the plaintiff, the house now occupied by the latter at No. 237 West Thirty-fourth street, New York, in accordance with a contract Lafayette Ranney had made as one of the executors of his brother, Dr. Henry D. Ranney, deceased. A prior action to compel a specific performance of the contract had been defeated on the ground that Thomas Russell, a co-executor with Lafayette Ranney, had not also signed the contract, the Court of Appeals holding that the estate of Henry D. Ranney was not bound without the action of both the executors. This second suit followed against Lafayette Ranney personally for damages for breach of the contract and for his assuming to act for both executors without authority; and he having died before the trial, the verdict went against his son and widow as his executors.

### Financial Points.

The weakness in Western Union is said to be due to negotiations pending between Robert Garrett and Wm. K. Vanderbilt. It is known that the B. & O. telegraph line is losing money heavily and is a grievous burden to Mr. Garrett. The Vanderbilts, it is rumored, in continuing their war against Mr. Jay Gould propose to take hold of the Baltimore & Ohio Telegraph Company and to make it a real rival to the Western Union. In addition to the railroads they have a proprietary interest in tens of thousands of miles of telegraph wires leased to the Western Union. These they may turn over to the B. & O. It is said that Wm. H. Vanderbilt has always been sore over the way he was tricked into surrendering Western Union for Union Pacific stock, and he is anxious to give Jay Gould a "Roland for his Oliver." Should this programme be carried out the Baltimore & Ohio will withdraw its support from the West Shore, and a handsome deal in the Vanderbilt stocks will be in order.

Petroleum on its merits is said to be worth 90 cents a barrel, notwithstanding the great production of the gushers like the Phillips & Christie wells. The consumption, especially the domestic consumption, is increasing amazingly, and the production does not keep up with the demand for oil.

Notwithstanding the blue outlook of the stock market there are a number of wealthy operators picking up stocks as they believe that November will see an important rise in prices. They think that some morning it will be announced that the West Shore difficulty has been disposed of, and then the gold imports will help to stimulate a market all ready for a handsome rise. The Vanderbilts will lead the advance as they have the decline.

The number of delinquents in the Real Estate Exchange and Auction Room (Limited) out of 500 stockholders is now reduced to two. One of these, Mr. Charles Treichel, has sold his stock through Messrs. Edey Bros., and there is no trace of the buyer's name. The buyer would do well to redeem the stock, which is now selling freely at par, before the 5th day of November, at which time it will be sold at auction.

### A Needed Local Railroad.

The Manhattanville, St. Nicholas Avenue & Forty-second Street Railroad are pushing forward their road bed as fast as possible. Wm. Wharton, of Philadelphia, has the contract for building all that portion of the road above Forty-second street. The road, when finished, will be about fourteen miles in length, in fact nearly double that of any other in the city. Mr. Wharton has made a commencement on One Hundred and Tenth street, East River, and already has several blocks under way. The company expect, with favorable weather, to have the west branch up Broadway and the Boulevard, at least as far as Seventy-second street, ready before Christmas.

The Forty-second street section is increasing daily in its receipts, now reaching nearly \$700. The road will shortly be finished to the East River, and when completed with its further extension to Thirty-fourth street Ferry, will then connect with the Long Island Railroad, which must contribute to swell its receipts to probably \$1,000 per day—a sum amply sufficient to pay interest upon its bonds and a moderate dividend upon the stock. This estimate is for the Forty-second street section alone without taking into calculation the receipts and daily growth of the upper section. This exhibit shows how much this road was needed. Most roads have to wait to build up their business with the growth of the locality. Even the Third Avenue road is an instance of this. It is estimated that from 80,000 to 100,000 people enter or depart daily from the Grand Central Depot. This alone is a good sized city of itself, and it therefore ought not to be a surprise, as we understand it has been to experienced horse railroad managers, that some of the one-horse cars in Forty-second street have turned in \$30 per day—a thing heretofore unprecedented in horse railroad experience.

The question of the durability of small wrought-iron pipes for conveying water often comes before the architect, but seems to be less frequently considered by those better fitted to obtain definite information on the subject. According to the *Sanitary News*, the superintendent of the Philadelphia water supply, Col. Ludlow, recently read a paper before the Engineers' Club of that city, in which he stated, as the result of his experience, that wrought-iron pipe cannot be depended upon, when laid under ground, to carry its full volume of water for more than ten or twelve years. In one case, where a service pipe had been in for about twelve years, the pressure in the main of seventeen pounds to the square inch was reduced in the house, at nearly the same level, to seven pounds, by obstructions in the pipe; and other pipes when taken up had been found nearly closed. This agrees with the experience of most others who have used wrought-iron pipes; but Col. Ludlow is said to have reported that a coating of coal-tar pitch on the inside of the pipe would prevent deposit, but we think the evidence tends to show that, as tarred pipes are generally used, the rusting still goes on at the joints to a serious extent.

## The World of Business.

### The Latest Theory of Depression.

The nature and causes of commercial panic and depression has been a favorite study of economists, especially in modern times. The number of theories which are evolved each year, thrust upon the attention of the public and knocked out of shape by an unforeseen and unexpected turn of affairs, is something marvelous. One of the theories which has become a favorite in certain quarters is that panics are governed by some mysterious law of periodicity. If one must have a reason for everything, this attempt to induce arithmetical formulæ on economic science is perhaps as harmless as any that might be suggested. As a matter of fact the relations between industrial agents and communities have become so complex that the interpretation of phenomena and problems is an exceedingly difficult matter. A war, a pestilence, a series of prosperous seasons, a period of general dearth, may affect the economical condition of the world. A new and very ingenious theory as to the causes which lead to periods of high prosperity and extreme depression was given to the public at the recent meeting of the American Association for the Advancement of Science by Mr. William Kent in the form of an elaborate paper entitled "Irregularity in Railroad Building and Recent Business Depressions." The paper has been briefly summarized as follows:

The author presented a table of statistics for each year from 1860 to 1883, inclusive, of miles of railroad built in the United States, of production of pig iron, iron rails, steel rails and of rolled iron other than rails, of rail importations, of prices of pig iron and of iron and steel rails and of immigration; also, a diagram made from the figures, which showed how the fluctuations in railroad building, in production, importation and prices and in immigration coincide with each other. The speaker divided the twenty-four years from 1860 to 1883, inclusive, into four periods:

1. The period of modern development, 1860-68, in which railroads built, pig iron and rails produced and number of immigrants all increased at an even rate.

2. The first period of violent development, 1869-73, inclusive, in which railroad building, pig iron and rail production, importation and prices and immigration all enormously increased.

3. The period of depression, 1874-78, characterized by diminished rate of railroad building, diminished production and greatly diminished prices of pig iron and rails in almost absolute cessation of importation of rails and in greatly diminished immigration.

4. The second period of violent development, 1879-83, characterized by great increase of railroad building, of production of pig iron, of production and importation of rails, of immigration and of prices.

It was shown that the actual cost of railroads built in 1875 was more than \$200,000,000 less than that of the railroads built in 1872; that the cost of rails produced in 1875 was over \$47,000,000 less than in 1872; of rails imported \$44,000,000 less, and of pig iron produced \$82,000,000 less. The decrease in expenditure for railroad building of \$200,000,000 caused the throwing out of employment of many thousands of laborers, the stoppage of mines, furnaces, mills and equipment shops of all kinds, diminished the incomes of remaining employed and consequently their purchasing power. The effect was continued distress throughout the whole commercial world.

Mr. Kent believes, therefore, that irregularity in railroad building is the chief proximate cause of both the depression of business of 1873-78 and that through which we are now passing. The present depression, according to Mr. Kent, is because too many miles of railroad were built in 1879-83, and too few will be built in 1884-88 to keep our furnaces and mills (whose capacity can easily build 12,000 miles per year) employed. In other words, the railroads are not built at the right time. The essayist has a great deal to say about the "insanity of capital," which he defines as "the spirit which takes a fever at one time and causes speculation and overconfidence in the stability of all things financial; at another it is in a state of collapse and causes stoppage of the best investments, decline of the best securities, want of confidence and panic." The "insanity of capital," so we are assured, "is the only explanation that can be offered of the strange delusion which leads men to build railroads in the years when it costs the most to build them, and in not building them when they cost least. In 1877 and 1878 iron and steel of all kinds touched the lowest figures reached during the century, and the wages of labor were lower than they had been since the beginning of the war. The country was then really prosperous, and there was an abundance of money waiting for investment. Yet in each of these years there were fewer miles of railroad built than in 1876, and fewer than in any of the six years from 1868 to 1873, inclusive, in which prices of iron and steel were more than double and wages of labor nearly double what they were in 1877 and 1878. In 1879 railroad building began again, and what might be called the reasonable number of 4,721 miles were constructed in that year, but the insanity of capital pushed the prices of iron and steel up to the extravagant figures of February, 1880, which should have checked every railroad enterprise. But, instead of checking, the high prices seemed to increase the fever, and, notwithstanding continued high prices, the insanity did not reach its climax until it had caused the building of 11,591 miles in 1882."—*Age of Steel.*

### The Record of Failures.

The insolvency record of the passing year as compiled by the commercial agencies does not indicate that the country has yet passed out of the trough of the sea of business troubles. *Bradstreet's* predicted early in the year that the commercial mortality would be heavier than the year before, and the results so far exceed its expectations. It ciphered out that there was a likelihood of 10,400 business deaths within the current year, but it now states that the number will probably reach 11,500. The acceleration of the downward tendency has been most marked in the last three months. As business is now very quiet, and the hopes entertained during the summer that good crops would give us a good fall trade are certainly doomed to see their fulfillment deferred, it is not likely that the remaining months of the year will see any change for the better in these statistics. Since 1880, when failures fell off, there has been a steady deterioration in the solvency of our business concerns, and 1884 will be the worst of the last four years in that respect. The country can afford to hear the truth about this, for it is in all essential points in a sound condition. Newspapers might well hesitate to tell such unpleasant facts as these if there were danger that the terrors of panic would be precipitated by their frankness. But there is no panic in the air. We are passing through a crisis without a panic. There is not an unliquidated speculation in the United States to-day except in the case of a few stock cliques and stock-clique banks in Wall street, for which the country at large cares nothing. All prices are low. There is no widespread debt. There has been no real estate speculation. The currency is sound and the banks are solvent. That, all this being so, we should have had as many failures and as many breaks in prices as have occurred in the last four years has been a genuine surprise to the most careful observers. Not only were the shrewdest manipulators of Wall street caught off their guard by the reverses of the market, but the thoughtful students of business problems were at fault in their outlook. The commercial journals may be searched in vain for any warnings in 1880 that the country was on the eve of so severe an ebb in the tide of prosperity. The millions on millions that have been dropped by the leaders of Wall street—the richest and most powerful being as a rule the heaviest losers—are proof enough of their complete misapprehension of the tendencies of the last four years. As this crisis has had its origin in the excesses of the speculative spirit, and its most sensational catastrophes have been furnished from the speculative centre, it is in that direction we must listen for the last thunderclaps of the storm. If there are stocks held by cliques at prices above their real values, these must come down and

the cliques must be swept away by the irresistible current of liquidation. If there are banks in New York which are loaded up with poor securities and bad loans, they must make up their minds to write them off their books. Apart from such speculative values as may still be sustained in New York, it is as nearly certain as anything can be that values at large are at the bottom, and, with plenty and abundance on every hand, we may rationally look for a healthy revival in business and finance as soon as the atmosphere is cleared of the shadows cast by the failures that really occurred months or years ago, but are only now being announced. An increase in the number of announcements this fall seems to be likely, but no one need be frightened. The failures are really old; it is the announcement that is new.—*Chicago Tribune.*

### The Greatest Manufacturing Nation.

The United States is now the largest manufacturing country on the globe. This is shown by Mr. Nimmo in his annual report recently made to the Secretary of the Treasury. The report just made shows that the value of the products of the various industries of the United States is seven times the value of the foreign commerce of this country, nearly three times the total value of the foreign commerce of Great Britain and Ireland, and five times the total value of the foreign commerce of France, including both imports and exports. The total value of the industrial products of the United States is shown to exceed more than twice the total value of the merchandise of all the countries of Europe. As showing the extent and value of our home markets, the report also shows that 99 per cent. of the coal mined here, 95 per cent. of iron and steel products, 95 per cent. of leather, 99 per cent. of wool and cotton products, more than 99 per cent. of silk manufactured, and 97 per cent. of our products of glass, glassware, earthenware and stoneware are consumed in the United States. The value of products of American manufacture consumed at home is more than fourteen times the value of the exports of manufactured products from France to all other countries, and is five times the value of the manufactured products of Great Britain and Ireland exported to other countries. This statement indicates the overshadowing value of our home markets and the enormous consumptive capacity of our population. In reference to periods of depression and of prosperity which have succeeded each other in the history of our industrial and commercial growth, Mr. Nimmo says: "Experience has proved these fluctuations to be but symptoms of an exuberant and uncontrollable spirit of enterprise, outrunning the possibilities of a healthy and well-proportioned development, even in this land of abounding natural resources." We are now passing through the reactionary effects of this overflow of industrial enterprise, and pending the adjustment between supply and demand, manufacturing and commercial interests are alike depressed. There is cause for just pride, however, in the fact that the United States leads the world in the extent of her manufactures, the largest part of which have been developed within the last twenty years. At the beginning of that period the greater part of our cutlery, iron, steel, glassware, woolsens, cottons and silks were imported; now home products supply the largest portion of home markets, and our gold is kept here instead of flowing abroad to pay for foreign goods. The balance of trade is in our favor, and gold from Europe flows to our shores. Our wealth consists not alone in our soil and minerals—the product of the forge and loom are also a great element in our prosperity.—*American Grocer.*

### The Dominion and the Antilles.

A commissioner, duly accredited by the local government of the island of Jamaica, recently appeared at Ottawa, Canada, asking that the island be admitted into the confederation of the Dominion. The proposition was regarded with great favor by the members of the cabinet, but the commissioner was informed that no action could be taken in the matter till the consent of the British government could be obtained. The proposition to admit Jamaica into the Dominion confederation would appear to be a desirable one to both parties. It is true that the island is a long distance from any portion of Canada, but it is still further from any portion of Great Britain. The trade between Jamaica and Nova Scotia, New Brunswick and Prince Edward Island is now large and is constantly increasing. The people of the island that enjoys a tropical climate desire the grain, meat and pine lumber produced in Canada and the fish that are caught along the coast. The Canadians wish the tropical fruits, spices, coffee and ornamental wood that are produced in Jamaica. The Canadians desire a winter resort that is under their own government. The inhabitants of the heated island entertain similar views in relation to a summer resort. The people of Jamaica have for some time past complained much of their treatment by the British government. The feeling is that the island has been neglected during the past few years. At one time it received much attention. All its products found a ready market in England. At present England has so many possessions in the tropics that the productions of Jamaica come in competition with those of many other countries. The people accordingly wish to establish close relations with a country that will afford a better market for their products. It is reported that most of the work on the Panama canal is being performed by laborers from the island of Jamaica. When the canal is completed, if it ever is, an immense trade might be established between Jamaica and British Columbia, if both were under the same government. The productions of the two countries are entirely dissimilar. The voyage from Kingston to Victoria would be comparatively short, and, owing to the peculiar products of the two countries, cargoes could be obtained both ways. General Grant, when President, strongly urged the annexation of one of the West India islands to the United States in the interest of commerce and our food supply. He believed that the island would soon be developed by means of American enterprise and capital if our government was extended over it. That both Jamaica and Canada would be benefited by admitting the latter into the confederation seems probable.

### Wheat in the British Possessions.

With the wheat market in the present condition it must be very discouraging to farmers to see the London *Miller* coming out with an illuminated map of the great British Northwest, showing how a direct and nearly all-water route is to be opened up between Liverpool and 260,000,000 acres of the finest wheat lands in the world. The records of the Hudson's Bay Company show that navigation by the Hudson's Bay route to England is open from the end of June to the first of October. From Fort York on the west shore of the bay, the Nelson River is navigable for light draft vessels hundreds of miles inland and it is believed that a small expenditure would open it to vessels of the size of a St. Lawrence propeller. In other words, the wheat belt of the Manitoba region is practically within 400 miles of tide-water. A railroad is to be built spanning this 400 miles. The Canadian Pacific is already taking in the population destined to raise the wheat. A great network of lakes and rivers navigable for tows and barges cuts this blizzardous region in every direction. It is estimated that at least one-third of the wheat area would be provided with tolerable means of transportation by the construction of a single railroad from Winnipeg to Fort York, the lakes and rivers acting as feeders to the railroad. The Canadian government now has an expedition out making a survey of the Hudson Bay route and this year witnesses considerable progress towards realizing the hope of the Manitobans. As the *Miller* remarks the great thing necessary to the utilization of this enormous wheat belt is the bone and sinew to grow the wheat. Settling a wilderness is a work of time, but the people of the United States have their own example to prove that with good manage-

ment the best part of the Manitoba country need not wait very long for a pretty numerous population. It occurs to mind, however, that it will be an open question which is the more discouraging—American prices to Canadian settlers or Canadian improvements to American wheat growers.—*Missouri Republican*.

### Dangerous Banking.

In an article on the financial excesses of the recent "boom" the conservative *Journal of Commerce* of New York says:

We reckoned at the beginning of the trouble that \$20 millions had been borrowed in this market alone and wholly spent, this vast sum being represented only by collaterals in the hands of lenders. About half of this has been adjusted, a small portion by being paid in full and the remainder of the moiety by a compromise in which the holder has accepted the security or sold it for what it would bring and settled with the borrower on the best possible terms. About 160 millions still hang over the market, much of it waiting for a rise in securities which will not now redeem the loan and can only be held for a more buoyant market. This shows that economy must be the order of the day for some time to come, and the people will not be able "to buy and consume more," even with the aid of Butler's eloquence, until further liquidation has been accomplished.

The significance of these statements lies in the revelation they give of the methods which have been pursued by the banks of New York. A very large proportion of the unliquidated \$160,000,000 is of course in the hands of the banks and trust companies. It was through them the advances were obtained, and it is in their hands the bogus watered stocks and bonds that were put up as security for the loans are now reposing. Every one who has observed the conduct of the financiers of the metropolis knew that there had been bad banking there, but few supposed it to be as bad as the figures of the *Journal of Commerce*, as good an authority as there can be on New York business matters, show that it is. Not the least unpromising feature about the \$160,000,000 of unliquidated loans which still "hang over the market" is that it has necessarily been the best loans that have been settled, the best securities that have been sold, the best borrowers who have been released. The banks have had to nurse the bad borrowers because they couldn't pay, and have had to call on the good borrowers because they could pay. The demands of the depositors had to be met, and that promptly. Weak borrowers, with securities that had slumped out of sight, were broken reeds in such an emergency. The money the New York banks had to have in the crisis they got from their best borrowers and from their best collaterals. The poor trash they have been carrying ever since in the hope of a rise of prices, which has not come, and of which, notwithstanding the interested predictions of Gould and Vanderbilt, there seems to be no speedy prospect. The purchasing power of the country is apparently as completely exhausted in stocks as in cottons and in iron. There is a very direct connection between the overloading of the New York banks with this worthless stuff and the undue development of the stock-gambling Exchanges. Bankers, of course, do not as a rule loan money for either patriotic or reasonable objects. They loan to get interest and the repayment of their advances. The Stock Exchange is a place where prices are made with a certainty, a precision, and a reliability—for the moment—that is not attained in the ordinary channels of trade. The man who loans on silks finds it troublesome to keep posted as to the changes in their values, and if the borrower defaults he may have the greatest difficulty in finding a market for the security which he must sell. But he who loans on stocks lets the tape of the stock-ticker run through his fingers, and if he wants to sell, in the case of default by his borrower, he merely sends a note to his broker, and the whole thing is done in a few minutes. This facility of doing business on Stock Exchange collaterals has proved a fatal facility. The bankers have been seduced from loaning on goods which have a real value, if it is sometimes slow in coming out, into loaning on stocks and bonds that have no value. They have found out too late that in many cases the stocks were bogus, the transactions were bogus, and the quotations were bogus. The tape still runs through their fingers, but their securities are no longer quoted there, and if they should send over a messenger to sell the collaterals out for what they would bring, there would be a tumble which would bring on a panic in a minute. The simple truth is, that the Stock Exchanges, good things in their original idea and still capable of doing vast service, have been frightfully abused. Manipulators and gamblers have got hold of their instrumentalities to prostitute them into mere agencies of fraud. The only bad spot in our whole financial situation is down among the Wall street banks of New York, which have been bunkoed by stock-exchange sharpers, and are waiting for a chance to sell unsalable collaterals. Their only salvation is to write off these bad debts and take a fresh start on a more cautious road.—*Chicago Tribune*.

### Insanity of Capital.

There is an epidemic disease which has been called the "insanity of capital," a figure of speech which locates in the instrument the mental affections of the agent. It is a forcible expression which describes an epidemic, which in one form or another is of frequent recurrence in this balcyon land of ours, seriously affecting the relative positions of the currency, of the banks, and of borrowers. The Director of the Mint states the total volume of currency on October 1 at \$1,876,423,084, which is about \$65,000,000 greater than a year ago, and \$140,000,000 greater than two years ago. It is at least \$350,000,000 greater than the average during the boom of 1879-81, and is largely in excess of the circulation any previous year. The banks of most cities are also well supplied with money, the banks of New York especially, where the country's exchanges centralize, having been carrying by far the largest reserves ever known. In this situation there is a general stringency of money, which is presenting its hardest side to commerce. The causes which led up to this state of affairs was a freak of capital a few years ago to indulge in wild extremes of laxity, tempting business men into an excessive expansion of their undertakings, whether in railroad building, mining, smelting, manufacturing or trade, to say nothing of sundry loose habits in the conduct of their business. An immense net-work of corporate and private debt was one of its most important general products. This freak of insanity capital is now compelling the country to atone for, carrying its expiations as great an extreme as its previous excesses. Indulgence is temporarily more agreeable than expiation, but while present experiences are less pleasant than those of the boom there is some consolation in the knowledge that the natural sequence of this is expansion. Capital is exceedingly wise as a theorist, but when it "gets into the game" it loses its head as completely as a "fresh" operator on "Change. And when it awakens to a sense of its follies it is as zealous and fanatic a reformer as a repentant profligate who rushes from debauchery into a monastery.—*Exchange*.

### The Fall Trade.

The latest conclusions arrived at by some of the best posted manufacturers and merchants in this city indicate a slight improvement in confidence as to the volume of the late autumn and early winter business. The moderate distribution of dry-goods continues. Carpets are active and mills are busy. Hosiery is dull and over-production is still complained of. Clothing is coming into better demand and more labor is at present engaged in its manufacture than since June. The hat and cap establishments of this city and Reading and in New Jersey are quite busily employed, although much more work could be done if demand was made. Trunk-makers have had a comparatively busy season. Boot and shoemakers report moderate activity and a little freer movement in low-priced goods. The notion manufacturers are very busy on holiday wear. The reports from traveling agents representing all these interests are in the main encouraging, but retailers are indisposed to make extensive

purchases, and competition is very sharp and margins correspondingly close. In the other direction there is less to say. The iron trade is weak and the barest requirements are being provided for. Restriction is forcing itself upon the trade and in time some good will come of it. There are indications of considerable improvement in railroad building next spring. Prices show an upward tendency, but a greater demand than is now apparent would be necessary in order to prevent a decline in prices to their August level. The coal trade lacks animation despite the curtailment. It is evident that prices will continue unsatisfactory until there is a general revival in the industries. Crop reports continue encouraging, but shipments from the Northwest are still below expectations. Abundance on all sides is a guarantee for a reign of low prices. Speculation is at a standstill in all except two or three channels. The foundations are being laid for a broad and permanent improvement in values and in the volume of business. At present the country's manufacturing facilities are somewhat in excess of its agricultural resources, but this inequality is being gently remedied, and the two great factors will soon work in harmony.—*Philadelphia Times*.

### The Cause of Small Railroad Earnings.

The theory has been generally accepted that the smallness of the earnings of the railroads for July, August and September was due to the Western farmer's disinclination to sell his wheat at the prices offered, but data collected by the *Railroad Gazette* show clearly that the movement of wheat to the primary markets has been larger this year than ever before in the history of the country. The receipts at Chicago, St. Louis, Milwaukee, Peoria, Duluth, Detroit, Toledo and Cleveland for the month of August and for the three weeks ending September 20, when compared with those of the same period in years extending as far back as 1870, are found, for the seven weeks, to be 22 per cent. greater than those of 1880, when the country was in the full flush of prosperity. The August receipts were never equaled, and the September receipts were exceeded only in 1879 and 1873. The same increase for the present year is found to apply also to flour. The decrease of railroad earnings must therefore be attributed to other causes. These causes the *Gazette* finds in diminished railroad construction and the stoppage of other productive enterprises that give them the bulk of their freights. Manufactures of all kinds are comparatively inactive. When will the revival come? Not this year, says the *Gazette*. The big crops of 1873 did not avert the panic of that year, nor will the fine crops of 1884 show immediate results. "We may reasonably hope to grow better soon, but we shall have to wait a while."

### San Francisco Losing Business.

San Francisco has been to some extent superseded by other cities in the markets of the Pacific Coast. The Northern Pacific and the Southern Pacific have made Oregon and Southern California as much tributary to Chicago and St. Louis, respectively, as they are to San Francisco. The monopoly that has thus been lost will never be regained. We must recoup ourselves by reaching out for new fields, and, if possible, by invading those of the rivals who have invaded ours. With a great many classes of goods this is, of course, not possible. But it is possible and practicable to a far greater extent than our manufacturers and merchants are accustomed to think. Because Eastern cities have the advantage of us in wages and other elements in the cost of production, it does not follow that we cannot occasionally invade their markets, if we show the proper spirit of enterprise. Raw materials of manufacture are in some cases cheaper on this coast than in the East, and where that is not true, quality is oftentimes more important than price. Then there is a long line of manufactures in which patents negative the advantages of cost of production. Any one who will study the list of our domestic exports, as furnished by the monthly statements of railroad shipments, will be surprised at the variety of articles with which we are already supplying the East, and will be likely to get at the same time a vivid perception of what we might do in this line if we only tried a little harder.—*Alta*.

### Checks Upon Over-credits.

Bankers cannot afford to dispense with any convenient and practical methods calculated to improve their security without needlessly encumbering honest trade. It is rendered convenient and practicable to establish a check upon over-credit at bank by the system now being operated by fifteen of the banks of Louisville, though the value of the system is impaired by the refusal of six banks to enter the association. If this system was practiced by all the banks it would be impossible for a borrower to go beyond his means, but without it a sharp fellow who can show up for \$25,000 can borrow say \$10,000 from each of a dozen banks. As to the security and value of commercial collateral, and the guarantee against over-issue of collateral, the system generally practiced in all our large cities is supposed to be entirely satisfactory. One of the principal sources from which loose banking may gradually arise is excessive competition, and this increases in proportion to the number of managing establishments fixed upon the aggregate banking fund of a city, needlessly increasing the fixed charges to be met before profits can begin, subdividing the separate interests so much as to fritter away resources in paying needless salaries and rents which might go to dividends and to reducing the rates of interest and to the incidental expenses of more efficient management. But according to the experience of some cities in the current year, though these considerations would appear to be conclusive, the principal evil appears to be that a man may multiply the amount which he may steal by the number of banks, or thereabouts.—*Louisville Courier*.

### Locomotive Works.

There are at present sixteen locomotive works in the country, not including the shops owned by railway companies. Pennsylvania has five of these, New Jersey and Massachusetts three each, New York two, Rhode Island, New Hampshire and Maine one each. These works give employment to 14,000 men, and every year add about 2,600 to the 20,000 now in daily use. At present five men have to work an entire year to complete one of these huge machines. The engines of the best kind weigh about fifty tons, have steel axles, driving wheels 68 inches in diameter, or as tall as the average man, run on paper trucks, have few polished surfaces and are guaranteed to make 60 miles an hour with a train of seven cars. The tanks hold 3,000 gallons of water. Even the minutest parts are interchangeable, and the greatest pieces are made with microscopical exactness, so that a broken or worn out part can be immediately replaced.—*Exchange*.

### Curious Facts about Japanese Money.

Andrew Murray Hunt, assistant engineer of the United States flagship *Richmond*, who recently returned from Japan, talking with the reporter of the *Indianapolis Journal* said: "When I went to Japan two years ago the paper currency there was at a discount of about 55 per cent. It held at that rate for a year, and then began gradually to increase in value, and in the course of two months had appreciated so that it was discounted only 4 or 5 per cent. There was no apparent cause for this appreciation, and Europeans and Americans could not understand it. There had been a plentiful rice crop, and it was expected by foreigners as well as natives that the price of rice and other commodities, which are generally paid for in paper money, would fall. The only thing which did fall at all in price was rice, and that merely to a slight extent. The Japanese government closed up all the shops where silver is exchanged for paper money, and in some manner forced the price of paper up to the place it held, and as



almost all foreigners distrusted this rapid advance in the value of the rag money, the Japanese arbitrarily maintained all prices in paper currency as they were afraid that the paper would otherwise depreciate again. No one seemed to know exactly how this financiering was done, but it seems as if these Yankees of the Orient knew some things about fiat money and maintaining an equilibrium of values that other nations have not discovered as yet. Silver money in Japan," continues Mr. Hunt, "does not amount to 20 per cent. of the currency. Paper money is very plentiful. Foreigners charge that Japan has a great deal more paper currency than the government will admit. The unit of value of the Japanese corresponding to our dollar is the 'yen,' which is the same value as the Mexican dollar. The Mexican dollar is the dollar of the Chinese coast; and the trade dollar about which so much talk has been had in former years as a commercial dollar for the Chinese trade, is never seen either in China or Japan. The smallest denomination in paper money is ten sen; the smallest coin is the cash, one-tenth of a cent, and the next smallest is the tempo, four-fifths of a cent."

### Railroad Building for Nine Months.

The record for the nine months from January 1 to September 1 show that track-laying has been in progress on at least 120 lines in forty of the forty-seven States and territories, and has reached thus far this year an aggregate of 3,553 miles—reference being had to main lines only and not including sidings or additional tracks. The records for the corresponding period of 1883 showed 4,244 miles, and for nine months of 1882, 8,075 miles. The only States in which no track appears to have been laid this year are New Hampshire, Vermont, South Carolina and Rhode Island. The only territories not in the list are Nevada, Wyoming and Indian territory. From present appearance the total length of new track laid in 1884 will not much exceed 4,000 miles. This is the smallest mileage which has been added in any year since 1878, when the total was only 2,687. Ten years ago, in 1875, the aggregate was only 1,712 miles—in comparison with which even 4,000 miles for 1884 seems very respectable. While the work of construction is still in progress on a considerable number of roads they are mostly short lines. The principal lines of importance now building are the South Pennsylvania (the extension of the Philadelphia & Reading), the Pennsylvania Railroad Company's extension to Reading and beyond, the Baltimore & Ohio line from Baltimore to Philadelphia, the several extensions of the Burlington, Cedar Rapids and Northern in Iowa, Minnesota and Dakota, those of the Northern Pacific in Wisconsin and Washington territory, the main line of the Oregon Railway & Navigation Company—now lacking only twenty-five miles to finish—the Wisconsin Central's extension to St. Paul, and the important line across Wisconsin being built by the Minneapolis, Sault Ste. Marie & Atlantic Company. There are also several enterprises of importance on which grading has begun or is soon to be undertaken, and the number of new lines projected during the year is surprisingly large. With the return of better times, apparently near at hand, it is certain that the construction of railways will increase very greatly.—*Railway Age*.

### Facts to be Borne in Mind.

There is no nation now that can control its own markets—tariff or no tariff. Foreign goods will come in and sell in certain quantities. Each nation is both an importer and exporter of the same kind, if not the same class and quality of goods. Great Britain exports cotton goods worth more than three hundred million dollars yearly, but she cannot exclude from her own markets foreign manufactures of cotton amounting to eighteen or twenty millions. Her exports of woolen manufactures amount to \$80,000,000 or \$90,000,000, and her imports to about \$30,000,000. France exports \$70,000,000 or \$80,000,000 worth of wool manufactures, and imports from \$15,000,000 to \$25,000,000 worth. Her exports and imports of cotton are about an offset. The United States finds Great Britain one of her best customers for those classes of manufactured goods, in which the latter country is thought to beat the world. Excepting China, we sell more cotton manufactures in England than anywhere else. Our cutlery and edge tools go directly into the English cities, which are the largest manufacturers of those goods. This shows principally two things—first, that transportation has been cheapened more rapidly than any other branch of industry; and, secondly, that the increasing specialization of manufactures makes it impossible for any one nation to hold a monopoly in the supply of a single class of goods.—*Alta California*.

### A Look at the Real Paris.

Not long ago many visitors to Paris returned home full of enthusiasm for that beautiful city, and anxious to know why London and New York and Philadelphia and other great towns could not be made like the French capital. Now the French themselves are criticising the municipal administration of Paris, and from the account given of it in a recent number of their leading review, our people can get some useful hints. With a population approaching two millions and a half, less than a third are natives of the city, for it is a central point for skilled workmen and men of all pursuits from far and near. It has about 80,000 houses, with over a million separate apartments, of which two-thirds are used as dwellings and one-fourth for business; and of the former, three-fourths rent for less than a hundred dollars a year, housing one million of its working population. While London has more than three hundred building associations, with over a hundred thousand members, Paris owes its new houses mainly to large speculative corporations which look more to their own profit, eked out by long terms of exemption from taxation, than to the health or comfort of the workmen. Even the important matter of public conveyances is left to great companies, and with their 9,000 cabs and 1,200 omnibuses and horse cars, and 13,000 private carriages, there is still complaint of a want of cheap and convenient means of transportation to the growing suburbs. The great omnibus company, in return for an exclusive privilege lasting until 1912 and at prices fixed by law, pays to the city half a million of dollars annually. The gas and water companies are also private corporations, with long terms of exclusive right to supplying the city, and they pay over five millions of dollars annually into the city treasury. Water is scarce and gas is dear as compared with supply and prices in other European capitals, but in spite of suits brought by the city the companies hold to the letter of their contracts and refuse to meet the growing demand for a concession in the interest of the consumer. Paris has a police force counting over 11,000 men in its service, and the annual arrests made average 40,000, of which number 20,000 are old offenders and 3,000 are strangers. The firemen number 1,700 men, costing \$400,000 a year. Over 400,000 persons receive public assistance at a cost of nearly seven millions of dollars, and 125,000 poor are registered as entitled to alms, while 22,000 beds in the hospital supply care for the sick and wounded. There are charity "homes" for old men and women, with room for 9,000 inmates, while for children over a million of dollars was spent in fighting the dreadful mortality that cuts off the future population in its infancy. Over five millions of dollars were spent in 1883 on education for a hundred and seventy thousand children in the public schools, while seventy thousand were in private schools, supported by subscription and taught mostly by clergymen and members of different religious orders. The income and expenditures of the city of Paris in 1883 were over fifty millions of dollars, and of its receipts nearly thirty millions were produced by the tax called "Octroi"—the "King's eighth"—levied at the gates of Paris on all provisions that enter the city, thus adding to the cost of living. The largest item of expenditure was the interest on the municipal debt, and as that grows faster than the taxable value of property, now put at four hundred millions of dollars, and the indirect sources of income, the "octroi" and the percentages of profits paid by the gas, water and transportation monopolies, the

future, with its growing needs for sewerage and drainage and the other recognized demands of better methods of making and keeping Paris healthy, is a matter of earnest discussion. Much attention is paid to the numerous reforms proposed in this country and elsewhere for a change in existing municipal governments. In Paris there is a Council elected by universal suffrage, but its action is largely subject to revision and veto by the Prefect, who is appointed by the general government, and hence a constant conflict, one party trying to make the local authority sovereign and independent, the other seeking to reduce it to a representation of taxpayers. The decision is still to be made; but it is of immense importance for the future of Paris, and it is of interest for all cities struggling to balance receipts and expenditures, and at the same time to meet the requirements of great and growing population crowded in the principal cities of both the old world and the new.

### That Cotton Picker.

The high expectations excited in the South by the invention of a cotton picker by a citizen of Charleston have not been realized. The machine is there, and exhibits automatic processes that are marvellous; but it is not the thing wanted. There are defects in it which must be remedied before it can be made available. The inventor has overcome some defects, and is now endeavoring to overcome the others, and it is hoped he will be successful. But the cotton picker which the South needs must be a perfect, or nearly perfect machine that will do its work with little assistance from rude and unskilful negroes; no half-way appliance will answer. One of the difficulties in cotton planting is that in the rich bottom districts one hand can raise more than he can pick, and as there is a scarcity of pickers in the fall, much unpicked cotton is left in the fields every year to rot, or be plowed under in the spring. This is a great waste, but planters say it cannot be avoided under the existing method. An effective cotton picker, capable of being driven through a field and gathering the cotton from the bolls, would be a no greater marvel than the harvester which every wheat grower in the West employs. It will be invented, probably, some day, and when it comes it will save the South two cents a pound, or \$50,000,000 a year on the cotton crop.

### British Iron Industries.

The depression in steel and iron manufacturing in Great Britain is far more severe than in America. Fifty per cent. of the blast furnaces in the United Kingdom are idle, and a paralysis has struck English shipbuilding as severe as that which closed our shipyards in 1857 to 1860. They attribute the failure in these industries to the fact that other countries, and especially the United States, have become their own manufacturers of iron and steel. The London *Statist* tries to take comfort in the fact that Great Britain has still her home trade left, and that "the home trade is of more value in every country than the foreign trade." That would be a proper statement to make in America, but the fact remains that the British iron manufacture was developed with a view to the foreign trade. One-half the furnaces of that country are ample to supply the home demand. But the indications are that she cannot hold her home markets. German firms are filling contracts for iron and steel work for the British navy, and American pig iron is superseding Scotch in the manufacture of stoves in Glasgow, and American bells are finding a market in Manchester. It would seem that she will have, even of the home market, only what foreign nations are unable to supply.—*Exchange*.

### "A Western View."

Hon. Joseph O. Rutter, president of the First National Bank of Chicago, has published a series of articles in the *Current* on "The Financial Situation." In the main his articles have been free from the narrowness and selfish unpopularity that so strangely infect New York and Boston financial opinion; a stupid blunder that deprives the financial institutions of the East of all weight and influence in the councils of the nation and has built up against everything they propose a solid wall of popular prejudice and opposition. But in his latest contribution at hand Mr. Rutter adopts some of those Bourbon views of Eastern journals and gives us a Western view on finances such as we do not often get. He favors doing away with the legal tender character of the greenbacks and to issue in place of them interest bearing bonds of small denominations, upon a cumulative rate of interest, too; relieving national banks from the necessity of depositing bonds in the United States Treasury to secure circulation; repealing the tax upon national bank circulation and monometalism. These views from a Western bank official only show that everywhere men's opinions are apt to be colored by their interests.—*Merchant's Review*.

### The Law of Attachments in Civil Cases.

It occurs in the business of almost every man that he desires to get an attachment against the property of some one who owes him money. You can do that in this State, provided you desire to recover a sum of money only, either for a breach of contract (other than a contract to marry), or for wrongful conversion of personal property (such as borrowing your diamonds from you and then selling them), or for any other injury to personal property in consequence of negligence, fraud or other wrongful act, when your claim is against a foreign corporation or a person not a resident of the State, or against a person who is a resident of the State but has left it with intent to defraud his creditors or to avoid the service of a summons, or has hidden himself in the State with like intent, or has removed or is about to remove property from the State, or has assigned or disposed of or secreted, or is about to assign, dispose of, or secrete property with intent to defraud his creditors. As this is held by our courts to be a purely statutory remedy (although, indeed, it originated in the civil law of the Romans and was preserved by the English common law), you must follow the requirements of our code very strictly, and it is obvious that many nice close questions arise, such as whether a corporation, like a national bank for instance, is a foreign corporation; whether the cause of action, as for example a promissory note made in Michigan and payable in New York, arose within this State; whether a man be a non-resident (suppose he used to board here and has been hunting in Dakota for six months); whether, when he is about to dispose of his property, it means next week or next spring; what are the indications of a design to defraud creditors; and scores of similar questions. Great care, therefore, must be exercised in stating the facts in your affidavits, and in the forms of your undertaking and warrant; and you will naturally desire to know how to aid the sheriff in the execution of a warrant, as well as many other points connected with this protection which the law gives you in carrying on your business. All this you will find most thoroughly and clearly set forth in the new book just written by Mr. S. F. Kneeland, of the New York Bar, and published by Geo. S. Diossy.\* Mr. Kneeland has dedicated his book to the young members of the Bar, with the wittily-expressed hope that "their actions may always prove worthy, their attachments enduring, and their judgments fruitful;" but, while thus dedicated, all active business men will find this work, by a practical lawyer, to be of practical value to them in their business. It is very clearly written, and we advise you to get a copy and prepare yourself for the next occasion when you will require to obtain an attachment. "In time of peace prepare for war."

\* A Treatise on the Law of Attachments in Civil Cases, etc., and a Collection of Forms, by S. F. Kneeland, author of "A Treatise on Mechanics' Liens," etc., published by Geo. S. Diossy, 231 Broadway, New York.

### Some West Side Residences.

The west side is going up rapidly; of that there can be no doubt. To be convinced of this one has only to pass along Eighth, Ninth and Tenth avenues above Sixty-seventh street, where houses are seen going up on almost every street, and where whole blocks of dwellings are occupied by citizens of good social standing. There has been particular activity between Eighty-second and Eighty-fourth streets, where a score of elegant private dwellings have been erected. Mr. Da Cunha's three houses look very well, and their fronts are quite a feature, while the Messrs. Jardine's three houses are not far from completion. Michael Brennan has a row of seven on Eighty-fourth street, and Terence Kiernan three more. One of the largest builders of private houses on the west side during the past season has been Richard Deeves, who has erected six four-story high stoop houses on the south side of Eighty-third street, between Ninth avenue and Central Park, one of which is 20x52, another 18x52, two 25x60, and one 19x52. The fronts are of Philadelphia brick, with Nova Scotia trimmings. The interiors are in hardwoods, the first floors being in mahogany and cherry, with the exception of the dining room, which is in oak. The second and third floors are in cherry, and the fourth floor contains five rooms, servants' toilet, etc. There are electric bells and speaking tubes throughout each house; the halls are finished in oak, the plumbing is of a sanitary character, and there is registered heat and an abundance of closet room on each story, as well as butler's pantry. The same owner has built three four-story high stoop brick and Nova Scotia stone dwellings, 16.8x52 each, on the north side of Eighty-second street, near Ninth avenue. These houses are at once noticeable on approaching the street from the avenue, and present a pleasing appearance. They are similar in interior to the houses above described. They are entered through massive carved oaken doors, the halls being trimmed in the same material. The drawing and dining rooms are in mahogany and cherry, the mantels being a feature. The second and third floors are in cherry and the top stories in whitewood. There are no less than twenty-four closets in each house, and first-class plumbing, heat, electrical apparatus, tubes and the other accessories of a modern residence are supplied throughout. An examination of the setting of the brick and stone work in all these houses show that it has been done by good hands and under scrupulous and skillful supervision. Four of the houses on Eighty-third street remain unsold, as are those on Eighty-second street. The price asked by the owner seems to be much less than they are worth, and are from 30 to 40 per cent. lower than the cost of similar houses on the east side. Mr. Deeves' structures are a sample of the class of dwellings constructed on the west side, and from the description of them given above it will be seen that for appearance, comfort and general arrangement they are desirable residences for citizens moving in good social circles.

### The Splendors of Berlin.

A well-known member of the Stock Exchange in a private letter gives the following information about the capital of the German Empire, which will be news to the untravelled Americans:

"London and Paris are noble cities, but I confess that Berlin offers greater inducements to visitors than either of them. Things here have changed for the better wonderfully since I was here last in 1868. To begin with the city, one sees everywhere a ruling, masterly hand, cleanliness, good pavements, either block or asphalt, noble public and private buildings, handsomely laid-out squares and parks, avenues, etc., etc. Add to this the museums, galleries, theatres and opera, monuments and other endless things of interest, among which the military here is not the least, with its arsenal splendidly arranged, and you can form an idea of what it is here, to say nothing of the surroundings, such as Charlottenburg, Potsdam, etc., with a good system of railway and omnibus communication, and the many private art collections open to everybody during stated hours. It fairly bewilders one to know where to begin a days' work and where to end it."

NEW YORK, October 23, 1884.

#### Editor RECORD AND GUIDE:

In your issue of June 10th last, you will notice that a plan was filed in the Department of Buildings for the erection of an apartment house at No. 57 West Tenth street, the same to be 86 feet deep and afford accommodations for one family on each floor. I own the lot in the rear of the above, and intend to improve it shortly. When the walls of said apartment house were being put up I measured the distance from them to the fence and found it to be only 8 feet. The lot is 94.10 feet. I called the attention of the Health Department to this fact and they sent an inspector, who reported a violation. Complaint No. 94 was sent to the law department on August 28th. As the walls were still being put up I sent again. This time I received the reply that they could not interfere as the owner had filed no plans with them, but had stated that the proposed building was to be used as a hotel.

What I want to know is, can a man file plans in the Building Department and state verbally that said building is to be used as a hotel and thus violate the law? I altered a house in the same street and was compelled to leave a yard fully 10 feet deep.

An answer through your columns will oblige a subscriber.

Yours, respectfully,  
L. J. CALLANAN.

Our correspondent should call at the Health Board and Building Department for the information he seeks.—Ed. RECORD AND GUIDE.

A new industry is now being developed in the way of utilizing the petrified forest timbers of Arkansas. Companies are now being organized who are entering large tracts of land containing this timber which has heretofore been considered worthless, and preparations are being made to cut this timber by machinery in a way that it will subserve the various wants of mechanical arts. It is considered far superior for ornamental pieces of house furniture, such as mantel pieces, stands, table tops, etc., as it is susceptible of a finer finish and richer polish than the different varieties of wood used. No doubt many of our readers are familiar with a description of the petrified forest of Egypt, situated about eight miles south of Cairo; but we have no account given us in history which leads us to conclude that there has ever been an effort made by the artisans of that country to cut these trees into slabs or boards, which have thus been changed by

some mysterious agency from wood to solid stone. With the present prospect of success, it will not be a great while until articles of furniture manufactured from the same will be offered for sale in our shops and adorn the parlors and reception rooms of many of our fine dwelling houses.

As we go to press we learn that Mr. Lewis J. Phillips has declined the nomination for the mayoralty on the Republican county ticket.

The Hebrew Orphan Asylum building was formally opened on Thursday last, when the dedication services took place in the presence of a large and fashionable assemblage. The building presents a noble appearance and is one of the largest benevolent institutions in the country. It has cost \$600,000. The architect, William H. Hume, and all those connected with this splendid structure are to be congratulated on its completion.

### Real Estate Department.

There has been a better market during the past week. There is always a good deal doing at this time of the year, and after all it is activity which interests brokers, dealers and auctioneers rather than price. The number of official transfers of real estate shows an increase over last year, which shows that more business is doing. There is not the buoyant prices which characterized last spring, but the sale of the Catharine Fish estate last Wednesday shows that good property is not being sacrificed and can command very fair prices under the hammer. The Nassau street property and the Seventy-third street house in the sale of the Fish estate brought very fair prices, while the Seventh Ward parcels were nearly up to the top figures of the experts. The impression is general that after the presidential election matters will mend. Quite a number of dealers say that their customers decline to close transactions until after the 4th of November. Of course there is no reason for this hesitancy because the country is safe no matter who is chosen President, but still undoubtedly a feeling of hesitation exists.

There was a large attendance at the Exchange on Tuesday, when the continuation sale of the Fox estate lots was held. The bidding was not as spirited as at the sale held last week, nor were the prices realized as satisfactory. Sixty-six lots on Intervale avenue, Kelly, Tiffany, Fox and One Hundred and Sixty-seventh streets brought \$14,135.

On Tuesday, October 28th, James L. Wells will sell 20 acres of land on this island with the riparian rights attached. This property is situated at the junction of the Hudson River and Spuyten Duyvil Creek just north of Two Hundred and Twenty-sixth street and near the Inwood Station. The location is beautiful and the property has splendid possibilities in every way.

Mr. Richard V. Harnett will sell on Tuesday, October 28th, the five-story tenement No. 1122 First avenue.

On Wednesday, October 29th, John F. B. Smyth will sell the houses No. 243 Division street and No. 249 Monroe street. Property in these neighborhoods has been in demand lately.

Messrs. Fairchild & De Walltears will sell on Thursday, November 13, twenty-four lots on Sixth and Seventh avenues, One Hundred and Forty-first and One Hundred and Forty-second streets, by order of assignee and trustees.

The Conveyances recorded the past week make a good showing as compared with the corresponding week last year. There is an increase in the transactions and in the aggregate consideration, while the mortgage indebtedness is far less than it was last year. Here is the table:

CONVEYANCES.			
	1883.	1884.	
	Oct. 19 to 25, inc.	Oct. 17 to 23, inc.	
Number.....	159	174	
Amount.....	\$1,967,056	\$2,159,708	
Number nominal.....	48	50	
Number 23d and 24th Wards.....	23	32	
Amount involved.....	\$35,725	\$63,112	
Number nominal.....	12	7	
MORTGAGES.			
Number.....	171	167	
Amount involved.....	\$2,665,495	\$1,421,765	
Number 5 per cent.....	59	66	
Amount involved.....	\$602,488	\$746,475	
Number to Banks, Trust and Ins. Cos.....	27	30	
Amount involved.....	\$1,491,100	\$486,020	
BUILDINGS PROJECTED.			
	1883.	1884.	
	Oct. 20 to 26.	Oct. 18 to 24.	
No. buildings.....	30	43	
Estimated cost.....	\$331,967	\$404,080	

### Gossip of the Week.

C. P. Huntington has sold the elegant four-story brown stone dwelling and stable, No. 4 West Fifty-fourth street, south side, 143.4 west of Fifth avenue, with plot 141.8x100.5, to John D. Rockefeller, for \$650,000, and has taken in exchange nine lots on the northeast corner of Fifth avenue and Seventy-second street, five on the avenue and four on the street, at \$450,000, which he has resold to Leland Stanford, ex-Governor of California, for \$400,000. It is reported that it is Mr. Stanford's intention to commence immediately the erection of a handsome and costly residence on the site.

Oscar C. Ferris has purchased the block front on the west side of Ninth avenue, between Ninetieth and Ninety-first streets, 201.5x100, for about \$40,000, and two lots on the southwest corner of Ninth avenue and Ninety-eighth street, for \$8,000.

C. L. Mead has sold for James Wood the four-story brick house, No. 2334 Fourth avenue, between One Hundred and Twenty-sixth and One Hundred and Twenty-Seventh streets, 20x75, for \$10,250, to Christian Brand.

A Sixth avenue broker sends word that he has sold the four-story brown stone house, No. 131 West Fifty-eighth street, between Sixth and Seventh avenues, for \$30,000.

The same broker claims to have disposed of an excavated lot on West Fifty-seventh street, between Sixth and Seventh avenues, adjoining the

Calvary Baptist church on the west, and in size 23x100.5, for \$29,500 cash. It is reported the purchaser intends immediately improving this lot with a private residence.

Hurd & Burling have sold for H. T. Leftchild 26 lots with house and other buildings on the Southern Boulevard, corner Oliver street, Bedford Park, Twenty-third Ward, for \$18,000, and for W. L. Jukes the three-story brick dwelling No. 116 East One Hundred and Twenty-fifth street, for \$9,000.

Charles Riley has sold the four-story brown stone flat on the north side of One Hundred and Sixteenth street, 100 feet east of Second avenue, 20x67x100.11, for \$16,000, to Mrs. Fanny Jacobs.

F. G. Swartwout & Co. have sold for Mrs. A. M. Crakow the three-story and basement brown stone dwelling No. 222 East One Hundred and Twenty-fourth street, 20x50x100, for \$10,500.

Bennett & Wells have sold for Frederick Gebhard the three-story stable at No. 33 West Thirteenth street, and has leased the lot, 25x103, for twenty-one years to Henry Demorest, at an annual rental of \$1,000, with the option of two renewals of twenty-one years each. Mr. Demorest proposes to improve the property.

Breen & Bellamy have sold for Wallace B. Finn the four-story brown stone dwelling No. 122 East Seventy-second street, 20x65, extension 12 feet x100.2, for \$37,000, to J. C. Orr.

Victor Freund & Son have sold for Felix Connor and John Graham nine five-story brick and stone tenements on the northeast corner of Second avenue and Sixty-third street. The corner is 20.5x65x80, the avenue houses with stores, 25x65x80, and those on the street, 29x82x100.5. It is understood that the property has been purchased by a syndicate of South American capitalists, the figure being \$210,000. It may be added that the lots were purchased for \$50,000 in February, 1883, and the buildings are entered in the plans as costing \$170,000.

M. B. Baer & Co. have sold for Alexander Blumstein the four-story high stoop brown stone private dwelling, No. 120 East Seventy-ninth street, 18x68x102, to Mrs. Anna Radway for \$29,000.

It is reported that the four-story dwelling, No. 18 East Sixty-second street, has been sold.

We hear that Newman Cowen has sold four lots on the northwest corner of Sixth avenue and One Hundred and Nineteenth street, for immediate improvement.

**Brooklyn.**

W. F. Corwith has sold the house and lot No. 149 Newell street, for \$1,700.

**BUILDINGS PROJECTED.**

	1883.		1884.	
	Oct. 20 to 26.		Oct. 18 to 24.	
No. buildings.....	68		61	
Estimated cost.....	\$276,060		\$141,737	

**Out Among the Builders.**

William Rankin will shortly commence the erection of nine five-story flats on the northeast corner of Ninth avenue and Forty-fifth street. There will be three on the avenue, 25x75 each, with stores, and five on the street, 27x86 each, the corner being 25x90, with store. The fronts will be of brick, with brown stone and terra cotta trimmings. They will contain a number of improvements and are estimated to cost \$180,000. Architect, M. L. Ungrich.

Brown & Woodruff intend to build two five-story tenements on the north side of Ninety-ninth street, 160 feet east of Third avenue.

A. B. Ogden has the plans under way for a six-story piano factory, 50x90, to be built on the north side of One Hundred and Twenty-eighth street, 150 feet east of Lexington avenue. The front will be of brick with Wyoming blue stone trimmings. The building will contain an elevator, and will cost about \$30,000. Owner, — Lassalle.

W. J. Merritt is drawing the plans for seven three-story and basement brick, stone and terra cotta private dwellings, which he proposes to erect on the northwest corner of Seventh avenue and One Hundred and Thirty-fourth street.

The excavations have been commenced for a one-story brick skating rink, to be erected on Lexington and Fourth avenues and One Hundred and Seventh street. It will have a frontage of 100 feet on Lexington, 150 feet on Fourth avenue and 335 feet on One Hundred and Seventh street. The structure will contain ladies' and gentlemen's dressing rooms and other accessories. The plans are being drawn by Elbert D. Howes & Co.

Another skating-rink is to be added to those already built or in contemplation. Architect A. B. Ogden is drawing the designs for a one-story rink, of brick, which is to be erected on Broadway, Seventh avenue and Fifty-third street, having a frontage of 75 feet on Broadway, 75 on the avenue and 200 feet on the street. The building will contain galleries for the use of visitors. It will be 30 feet high and will cost about \$25,000 to \$30,000.

Thom & Wilson are engaged in plans for two five-story improved brown stone tenements, 25x87 each, to be built on the north side of Seventy-seventh street, 75 feet west of Lexington avenue, for Messrs. Kennedy & Dunn, at a cost of \$40,000.

Excavations have been commenced for the erection of three five-story brick and stone tenements and stores, the corner 25x96 and the remainder 25x84, to be erected on the northwest corner of Tenth avenue and Thirty-seventh street, for Joseph Schwarzler, at a cost of \$54,000. This improvement was postponed on account of the strike. Architects, Thom & Wilson.

Ernest W. Greis has the designs on the board for a five-story brick, terra cotta and Ohio stone trimmed flat, with improvements, to be erected at No. 328 East Seventy-seventh street, for Mrs. G. Sossau, at a cost of \$18,000.

Julius Kastner has the plans under way for a three-story and basement frame cottage, 40x40, with cupola, to be built for Jacob Stahl, on One Hundred and Sixty-ninth street and Fulton avenue, at a cost of \$10,000.

Marcus Kohner intends to erect two five-story stores and loft buildings at Nos. 17 and 19 Bowery. The walls are already up and the completion of the structure will, therefore, only involve an expenditure of about \$12,000.

Excavations will be commenced on Monday for the erection of the Coliseum on Eighth avenue, Fifty-sixth and Fifty-seventh streets. This is the same structure to which reference has already been made in these columns, and for which plans have been drawn by McElpatrick, Sons & De Baud. The principal contracts have already been awarded, and the building will be pushed forward with all rapidity. The owners, the Coliseum Company, being desirous in completing the structure by January next.

John Brandt has the designs for a two-story and French roof frame parsonage, 22x52, to be erected for the Rev. A. H. Goodenough, of the Methodist Church, on the south side of Temple street, 121 feet east of Crescent street, Astoria, L. I.

Arthur Crooks has the sketches on the boards for two three-story and basement ornate frame villas to be erected on Ocean avenue, to the west of the West End, for D. M. Hildreth. The villas cover a frontage of 100 feet and a depth of 68 feet, and will cost about \$20,000. One will be occupied by Mr. Hildreth and the other rented.

H. Edwards-Ficken has the designs on the boards for a two-story basement and attic frame cottage, 30x40, to be erected at Lawrence, L. I., for James Baker at a cost of \$6,000.

**Brooklyn.**

Mercein Thomas is preparing plans for a two-story brick (stone front) chapel, 26x85, for St. Mark's Episcopal Church, to be erected on Adelphi street, between De Kalb and Willoughby avenues; the cost will be about \$8,500.

E. F. Gaylor has plans in hand for a four-story brick double tenement, 35x54, to be erected on the corner of South First and Eighth streets, for Mrs. John Baldwin, at a cost of about \$10,000.

Th. Engelhardt has the plans for two three-story frame tenements, 25x50 each, to be erected on the south side of Varet street, 50 feet west of Bushwick avenue, for Mrs. Wengler; cost, \$3,000.

Robert Dixon is drawing plans for three three-story brick (stone front) stores and flats, to be erected on the northeast corner of Seventh avenue and Eleventh street, for Chas. Nickening; the cost will be about \$10,000 each; also a four-story brick (brown stone trimmed) double tenement, 25x55, to be erected on the south side of Wyckoff street, 75 feet west of Nevins street, for the estate of D. Dixon; estimated cost, \$9,000.

**Contractors' Notes.**

Bids will be received by the Commissioner of Public Works at 31 Chambers street until Friday, October 31st, at 12 o'clock, for paving and building sewers.

Proposals for repairs to the steam heating works, east wing, Insane Asylum, Ward's Island, will be received at the office of the Department of Public Charities and Correction, No. 66 3d avenue, in the city of New York, until 9.30 o'clock A. M. Friday, October 31.

Proposals will be received at the Hall of the Board of Education, corner of Grand and Elm streets, by the School Trustees of the Twentieth Ward, until 9½ o'clock A. M. on Wednesday, the 5th day of November, for the desks, seats and other furniture for the new building for Grammar School No. 33, on West 28th street, between 9th and 10th avenues.

Sealed proposals will also be received at the same place and time for new steam heating apparatus for said building.

**TYPOGRAPHICAL ERRATA.**—In our last week's interviews on cement read (Sinclair & Babson) "German (Alsen's) is \$2.75" for "\$2.25," and (Hiram Snyder) "our present price is \$1.00" instead of "90 cents."

**Special Notices.**

McCabe & Gliddon have received the contract for placing electric bells, annunciators, speaking tubes, and other electrical apparatus in the large apartment house erected by Thomas Osborne on the northwest corner of Fifty-seventh street and Seventh avenue. This is the same firm that supplied the electrical work for the Dakota, which proved highly satisfactory. They also manufacture burglar and fire alarms, door openers and letter boxes, and contract for gas lighting by electricity. Messrs. McCabe & Gliddon are both practical men. Their business is at No. 3 West Third street, city.

Culbert Brothers, the well-known manufacturers of builders' hardware, have removed from their old 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. Among the various articles made by them may be mentioned door locks, knobs, hinges, blank keys, fine brass, bronze, silver and nickel plated goods, and locksmiths' and bellhangers' supplies. This firm is one of the oldest in their line in this city, having been established in 1867.

H. Mecke has just invented an iron folding flower-stand, which is in every way superior to the cumbersome old-fashioned stands. Its merits are that it saves room, looks tasteful, and is simple in construction. The flower-stands are finished in green and bronze or in brown and bronze, and each contains a castor. When folded they occupy a space of but two inches in width. They can be seen at Mr. Mecke's iron and wire works, No. 888 Eighth avenue, corner of Fifty-third street, where railings and doors for offices, counters and store fronts, screens, &c., are turned out in large quantities.

Butchers' fixtures, tools, refrigerators and similar goods are manufactured by Ed. L. Gallon, who also contracts with architects and builders for supplying French flats, apartment houses and other buildings with refrigerators, &c. Mr. Gallon's is the oldest established house in the business. His works are at Nos. 305, 307 and 309 West Forty-first street.

BUILDING MATERIAL MARKET.

BRICKS.—Weekly history continues to repeat itself so far as the market for Common Hard is concerned, and there is scarcely a change to note in the situation since our last. Demand does not make much display or show any great anxiety, but still appears to take all the stock afloat, and, indeed, occasionally overruns. This was noticeable within a day or two, when, through the influence of low tides, vessels were unable to leave their docks at primary points, and as a result arrivals were curtailed. Dealers, however, did not appear to be much troubled, but simply drew upon accumulations on hand and waited, with apparent confidence that shipments would be resumed on the first opportunity. Prices, too, keep within about the former range, the small fluctuations being entirely the result of temporary influences and not affecting the average cost. Sellers report that as near as they can judge the major portion of the stock handled goes almost directly into consumption, and that only here and there a cargo is taken for stock. A very large proportion of the "Up River" yards have quit work for the season, and the prospects are that by the time this reaches our readers the production along the entire Hudson will have ceased. Pales remain fairly steady in price and meet with some demand, but the anxiety to become owners of stock is not extending beyond ordinary limits and offerings are ample for all outlets.

GLASS.—Demand for window is only moderately active and steadily falling away, with a considerable amount of quiet grumbling taking place. Holders are by no means overburdened with stock as yet, but the accumulation increases instead of diminishes and this naturally is not an agreeable matter for contemplation. Values remain about as before though on the whole lacking in strength.

HARDWARE.—Operations are of an irregular character and without any noticeable increase in general volume. Indeed some of the trade commences to abandon hopes of making any very full distribution this fall and simply look for a steady sort of business in jobbing parcels, with possibly a little fuller spurt before the close of navigation. Offerings in quantity and assortment are ample, with manufacturers finding some difficulty in keeping production adjusted to wants of the market. The former irregularity on values continues and nearly all list rates are now nominal quotations only. The manufacturers of cordage have made a reduction of 1/4c. per lb. in the price of Manilla rope.

LATH.—Arrivals have again been moderate, but as the demand was a little slow the offering proved quite enough to satisfy the outlet. Indeed, receivers who state matters fluently confess to a little satisfaction that cargoes did not come to hand with greater rapidity, on the belief that it would have been difficult to place them. As matters stand, however, about the old range of prices appears to be current, with possibly \$2.75 an average operating basis, though more is asked in some instances on parcels to arrive.

LIME.—A steady market may be recorded, and demand enough to take out all the stock as it comes to hand. Arrivals are moderate, to be sure, and not likely to increase, which may prove an incentive to buyers to handle cargoes whenever the opportunity is presented.

LUMBER.—Occasional reports of a somewhat better feeling are to be heard and there is no doubt that on some grades of stock sellers labor under fewer disadvantages than earlier in the season. The market, however, is not one that would exhaust any important additional supplies and for such small gains as can fairly be admitted credit is due more to a careful adjustment of supply to outlet than to any aid obtained through the character and volume of demand. Some of the yards are certainly doing a first-rate trade but either through stock in hand or coming forward dealers feel equipped to meet all natural calls and are unwilling to handle additions unless tempted by something very attractive either as to assortment or cost. From a portion of the arrivals now and then coming to hand it would appear that there has been a great deal of shopping around during the summer, especially among interior sources of supply, with a probability that many cheap lots of stock as a result fell into dealers hands who were in a position to relieve the urgent wants of sellers at primary points.

Eastern Spruce has a market simply according to the amount offering from first hands. Cargoes coming along slowly at a day or two's interval can generally be placed by ordinary management and even small sizes find an outlet without much delay, but when the arrivals run full enough to create competition for the limited natural demand, the seller who makes the first shading generally overcomes the difficulties of the position in the most expeditious manner and escapes many minor annoyances. It is not likely, however, that there will be any great amount of stock offering during the balance of this season and the position is in shape to become much firmer should any respectable demand arise. About \$11.50 up to \$16.00 covers the range for poor randoms up to the asking rate on specials.

White Pine is by some of the trade considered quite as badly demoralized as any other grade of lumber sold on this market. There is some home sale for it and now and then fair export orders come to the front, but the entire outlet makes very little show and business seems to be under a constant drag so far as our regular local dealers are concerned. Another class of sellers have been meeting with more or less disappointment in the effort to place parcels from interior accumulations as they find that between supplies on hand and moving forward a large proportion of the trade is provided for and New York not a good market to unload upon. The export trade continues fair and still keeps a little ahead of last year. We quote at \$16@17 for West India shipping boards; \$18@27 for South American do.; \$13@14 for box boards, and \$16@18 for extra do.

Yellow Pine still lacks a regular open and free demand, and the appearance of orders, large or small, draws out such a prompt and liberal response in the way of offering "for almost any delivery" as to keep advantage entirely in the hands of buyers. In fact, there is no positive improvement in the market as yet, and reported sales at better figures occasionally made generally have a tale to them, that when fully understood shows an absence of any real gain for

the seller. Advices from the South continue tame, and generally it appears impossible to obtain encouraging features. We quote as follows: Randoms, \$17@19.50 per M; Specials, \$19.50@21 do.; Green Flooring Boards, \$2@22; Dry, do., do., \$22@23; Siding, \$20@22 do.; Cargoes f. o. b. at Atlantic ports, \$13@15 for rough, and \$18@20 for dressed Cargoes f. o. b. at Gulf ports, \$12@14 for rough, and \$20@21 for dressed.

Hardwoods are in fair form and tend to some improvement. Cherry, poplar and walnut appear to have rather the best position, though fine lots of all grades are well held. Export clearances continue fair, and embrace a number of small lots for France and Germany. We quote at wholesale rates by car load as follows: Walnut, \$65@100 per M.; ash, \$33@40 do.; oak, \$30@55 do.; maple, \$30@32.50 do.; chestnut, \$25@30 do.; cherry, \$50@80 do.; whitewood, \$27@35 do., do.; elm, \$22@25; hickory, \$45@50 do.

Shingles are dull on home account, but meet with an occasional export order, and remain about steady for all principal descriptions, as the accumulation on hand is of moderate proportions. We quote Cypress at \$8.00@8.50 per M. for 5x20 and \$11.00@12.00 do. for 6x20 regularly assorted shipping. Pine shipping stock \$2.00@2.50 for 18 inch, and Eastern saw grades at \$2.00@2.50 for 16 inch, as to quality and to quantity. Eastern shaved cedar \$4.00@4.50 per M. Machine dressed cedar shingles quoted as follows: for 30 inch, \$15.00@20.00 for A, and \$22@28.50 for No. 1; for 24 inch, \$13.00@15 for A and \$18.50@20.50 for No. 1; for 20 inch, \$8@9.50 for A and \$11.00@12.50 for No. 1.

GENERAL LUMBER NOTES.

THE WEST.

SAGINAW VALLEY.

LUMBERMAN'S GAZETTE, BAY CITY, MICH.

The lumber market on the Saginaw River seems to be in a sort of comatose condition, minus life or activity. The fact is, there have been few buyers here since our last report, and transactions are few and far between. Prices are beyond the reach of any reasonable calculation. Unless the sales are of good lots and the prices satisfactory, one might about as well attempt the feat of drawing blood out of a turnip as to secure prices on lumber sold. Every manufacturer appears to be "going it blind," or "on his own hook," as one expresses it. Still, with all this unfruitfulness and unsatisfactory conditions, the slaughter of pine continues at nearly every mill on the river, and appearances do not indicate that there is any intention to change the present policy. The motto seems to be, every man for himself, and unless this policy is desisted from there is no telling what the final outcome is to be. That this is the opportune time for buyers is admitted by everybody, for two reasons which are undeniable and unanswerable, viz: Low prices of both lumber and freights. Although the shipments last week aggregated about 25,000,000 feet, yet the week closed with freights dull, and as a prominent vessel agent says: "There are no loads to be had."

The fact is, that unless lumber continues to move some of the mills will soon close for lack of piling room. The Saginaw River, to use the words of a prominent mill man, "is piled full on both sides from its mouth to the Saginaws." This means nearly 500,000,000 feet on the docks, which is double the amount that has usually been held over here; and the worst feature of the situation is that the percentage of lumber sold is less than formerly.

The following sales are reported during the week. Probably they not include all the transactions, but the few sales reported is undoubtedly an index of the slack business of the week: J. H. Hill & Sons, 750,000 feet to Eastern parties at \$8.50, \$17 and \$37, and 250,000 at \$8, \$16 and \$35; a sale of 400,000 feet is reported at Saginaw destined for Ohio; Hamilton & McCure, 500,000 feet to Eastern parties, private terms; A. W. Wright, 1,000,000 feet to Eastern parties at \$9, \$18 and \$38; Mosher & Fisher, 330,000 feet private terms.

The Northwestern Lumberman as follows:

The fact that the market for piece stuff sustained such a pressure as it did on Tuesday, and did not break, is considered by commission men and yard merchants alike as nearly conclusive that prices have touched bottom. Since Tuesday receipts have been light, and it is stated that the purpose of the manufacturers is to withhold shipments during the remainder of the season sufficiently to avoid crowding the market. To accomplish this purpose the mills will be shut down if necessary, it is claimed. The stock in cross-pile will be allowed to stay there until it is wanted. This seems to be the present programme.

The inch lumber arriving is largely coarse No. 2 stock, which is exceedingly druggy and slow of sale. Medium and No. 1 stock is in better request and sells for quoted prices with more readiness. No change of quotations on either class is necessary. Quotations are as follows:

Table with 2 columns: Item description and Price per unit. Includes Piece stuff, green; Long timbers and joists, green; Coarse common; Boards and strips, No. 2, green; Medium, green; No. 1, green; High grade.

In the report of stocks on hand in the yards of this city, made by the secretary of the Lumberman's Exchange, it appears that stocks increased through September to the amount of 58,162,565 feet, while the stock of shingles decreased to the extent of over 16,000,000. By the same report it is shown that on October 1 there was 53,955,274 feet more of lumber in pile than at a corresponding date last year, and 48,650,864 less shingles. The secretary's estimate makes out a decrease of sales and shipments this year, up to September 20, of 37,032,427 feet of lumber, and an increase of single sales of 13,857,366 over last year.

There is little to say as to the present movement of hardwoods. It is steady at the usual slow rate, and no improvement in any line is to be noted. Receipts continue sufficient for the requirement of an oversupply of poor grades.

Butternut is not in as much request as during the spring and early summer. The fashion now is for red woods, and while that holds sway cherry and its imitations will be in demand. The activity in the bright woods is coincident with the slow demand for walnut, and when that comes into favor again the others must suffer; but though the change will come sometime, there is no sign of it yet.

LUMBERMAN AND MANUFACTURER, MINNEAPOLIS, MINN.

The movement of lumber from the northwest s

now limited to the entire carrying capacity of the railroads. There are now booked more orders than can be filled in the next thirty days, and orders gaining on shipments all the time. The movement of grain from Minnesota is immense. Over a million dollars was distributed by the Minneapolis millers during the last week among the farmers for wheat, and this, we estimate, is not more than one-fourth the amount bought. It is safe to say that \$30,000,000 will be paid to the farmers of the State for grain between October 1st and December 1st. This will keep up the demand for lumber to its present maximum until winter stops building operations, which may continue until near the holidays. We are inclined again to repeat what we have repeatedly asserted that January 1st will find the lumber stocks from St. Louis to Lake Superior no larger than it was at the beginning of this year. The freight war seems to have little influence on the volume of business done in the Northwest, and the determination to maintain the trade within the legitimate territory without reference to prices (as against Chicago,) becomes more and more manifest daily. That the Northwestern railroads are unwilling to meet Chicago rates to the Missouri valley is still a matter of most bitter complaint, all feeling that the lines should at least divide losses with the lumbermen on their lines sooner than have their business totally suspended.

Last week trade at St. Louis was somewhat lighter than the preceding week, although they have trouble to secure what they do ship. Prices in the city are steady, and no trouble about collections. Receipts by both river and rail are liberal.

At Minneapolis the trade could only secure 417 cars to load for the week. St. Paul is fighting for cars and is full of orders.

All indications point to an immense cut of logs this winter.

ENGLAND.

The London Timber Trade's Journal reports:

Spruce keeps low, but there is nevertheless a general increase in buying, and we are informed that round the coast importers are ready to do business at even a shade above late prices. It is usually in this way that any upward movement begins, and the scarcity of stock at the Canadian shipping ports, with the present extraordinarily low rates of freight would appear to warrant some movements of the kind.

Cedar.—Although no sales have been held, there appears to be a good demand, and the wood which we notice lately landed from Belize is pretty sure to meet with a ready sale.

American black walnut wood.—The consumption is still good, and much of the small and poor wood which has been recently imported seems now to have been sold, and is fast going away; and if shippers do not over-supply the market we should think that prices for good stuff especially are more likely to rise than to fall.

American whitewood.—We believe some further considerable sales have been made, which shows that the trade in this wood is clearly extending its area.

LIVERPOOL. With the continuance of a moderate importation the market shows no alteration in prices, and with the exception of some considerable quantities of oak timber, which are being forwarded up the country, there are no indications of any improvement in business. The demand is dull and languid all round, and no improvement is looked for until the new year. Meanwhile the state of business in the adjacent manufacturing districts continues as unsatisfactory as ever, and so long as this condition of affairs obtains it is useless to look for any improvement in the timber trade.

NAILS.—The general distribution for sometime past, coupled with a more careful production in many quarters, it is claimed, has materially reduced the excess of supply and now affords an opportunity for a closer control of the offering. Sellers generally appear quite well satisfied with the condition of the market at all events, and reports have a reasonably cheerful form. Exporters hand in fair orders occasionally but the major portion of the distribution is on regular home outlets and embraces about an average assortment. The quotations are placed at \$2.10@2.20 per keg for 10d to 60d according to size of invoice, but lately some car lots are said to have sold lower under pressure to realize.

PAINTS, OILS, ETC.—Business is in somewhat irregular form and not as full as expected according to the promises received from some interior points. Local consumption, too, has suddenly fallen away in one or two quarters where a better trade was expected, and as a whole the market is dull. Dealers in consequence do not speak very cheerfully, yet a conservative portion of the trade admit that matter are on about a par with other lines of merchandise, and to await the movement of buyers is about the only course to be pursued. Linseed Oil selling fairly and closes at about 53@54 for domestic and 54@55 for foreign. Spirits Turpentine not active outside the jobbing call, but less plenty and firmer at 31@33c according to quantity, package, etc.

PITCH AND TAR.—The general movement of supplies is fair and for most parcels changing hands full former rates are obtained with little difficulty. We quote Pitch \$2.25@3.30 per bbl.; Tar \$2.50@3.00, according to quantity, quality and delivery.

LUMBER MARKET QUOTATIONS.

The Albany Argus gives yard quotations for the week ending October 21, 1884, as follows:

Table with 2 columns: Item description and Price per unit. Includes Pine, good, 2 1/2 in. and upwards; Pine, 4ths; Pine, selects; Pine, pickings; Pine, good, 1 1/4 to 2 inch; Pine, 4ths; Pine, selects; Pine, pickings; Pine, good, inch; Pine, 4ths; Pine, selects; Pine, picking; Pine, cutting up, 1 to 2 inch; Pine, bracket plank; Pine, shelving boards; Pine, dressing boards; Pine, shipping; Pine, box.

Table listing various lumber and wood products such as Pine, Spruce, Hemlock, and Mahogany with their respective prices per unit.

Table listing various glass products including Window Glass, Greenhouse, Skylight and Floor Glass, and Iron with prices per box or square foot.

Table listing various building materials such as Plaster Paris, Paints and Oils, Slate, and Stone with prices per barrel, ton, or square.

MARKET QUOTATIONS.

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

Table listing various brick and fire brick products with prices per M or per 1000.

Yard prices 50c. per M higher, or, with delivery added, \$2 per M for hard and \$3 per M for North River front brick.

Table listing various cement products such as Portland, Roman, and Keene's with prices per barrel.

Table listing various door, window, and blind products with prices per unit.

Table listing various labor rates for different trades such as masons, carpenters, and painters.

Additional text regarding glass pricing, mentioning sizes above \$15 per box extra for every five inches and an additional 10% charge for all glass more than 40 inches wide.

Table listing various iron products including pig iron, Scotch, and American iron with prices per ton.

Table listing various lime products such as Rockland, State, and Common lime with prices per barrel.

Table listing various slate products with prices per square, delivered at New York.

Table listing various stone products including Amherst freestone and granite with prices per cubic foot.

Table listing various tin plate products with prices per box.

Table listing various zinc products such as sheet zinc and open zinc with prices per box.

Table listing various plaster and paint products with prices per barrel or ton.

Table listing various oil products with prices per barrel.

Table listing various stone products including Amherst freestone and granite with prices per cubic foot.

Table listing various tin plate products with prices per box.

Table listing various zinc products such as sheet zinc and open zinc with prices per box.

# REAL ESTATE RECORD

## AND BUILDERS' GUIDE.

VOL. XXXIV.

NEW YORK, OCTOBER 25, 1884.

No. 867

### SALES OF THE WEEK.

The following are the sales at the Exchange Sales room for the week ending October 24:

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

R. V. HARNETT & CO.

Catharine slip, No. 7, e s, 40 n Water st, 20x64.11, two-story brick building with extensions. A. Hershfield. (Rent, \$480 per annum).....	\$4,850
Cherry st, No. 274, n s, 78.4 w Jefferson st, 26.1x112.8, two-story brick stable. James Slocum. (Rent, \$800 per annum, and Croton water tax).....	9,200
Cherry st, s s, abt 111.7 e Clinton st, 23.4x114.1 to Water st, part of the tobacco inspection. Patrick H. Murray. (Rent, \$1,150 per annum).....	10,250
Division st, Nos. 83 and 83 1/2, s s, 237.6 e Market st, 25x67.4, two-story brick buildings with stores and two-story brick extension. John D. Wendel. (Rent, \$1,530 per annum).....	18,800
Division st, No. 164, n s, 28 e Essex st, 27.8x102x25x114.8, four-story brick stable. Chas. Lane.....	21,000
Division st, Nos. 191 and 191 1/2, s s, 130.7 e Jefferson st, 26.1x42, four-story brick building with stores. L. Asher. (Leased to May, 1885, rent, \$1,128 per annum).....	9,000
East Broadway, No. 94, n s, 25x64, three-story brick building with store and two three-story brick extensions. Daniel Moses.....	13,500
East Broadway, No. 202, n s, 130.7 e Jefferson st, 26.1x72, three-story brick dwell'g Solomon Jacobs. (Rent, \$996 per annum).....	11,600
Madison st, No. 77, n s, 122.10 e Catharine st, 25x100, two-story brick house with extension. Sol. Jacobs. (Leased to May, 1885; rent, \$800 per annum).....	11,050
Nassau st, No. 61, w s, 51.10 n Maiden lane, 23.2x48.4, four-story brick store and office building. Joseph Kahn. (Rent, \$5,000 per annum).....	49,250
63d st, No. 323, n s, 250 e 2d av, 25x100.5, frame building. Sonn Bros.....	5,025
73d st, No. 14, s s, 207.6 e 5th av, 22.6x102.6, four-story stone front dwell'g. G. H. Norcross.....	40,500
*97th st, No. 276, s s, 260 e 3d av, 25x100.11, four-story stone front tenem't. The Washington Life Ins. Co. (1st mort. \$9,250).....	8,500
*97th st, No. 278, s s, 25x100.11, four-story stone front tenem't. Same. (1st mort. \$9,250).....	9,500
*97th st, No. 284, s s, 25x100.11, four-story stone front tenem't. Same. (1st mort. \$9,250).....	10,100
126th st, No. 29, n s, 328.9 w 5th av, 18.9x99.11, three-story stone front dwell'g. W. L. Arnold.....	13,750
*Av C, No. 283, w s, 92 s 17th st, 23x88, four-story brick store and tenem't. John G. Ritter. (Amt due, abt \$5,175).....	11,000

E. H. LUDLOW & CO.

*97th st, Nos. 270 and 272, s s, 181 e 3d av, 54x100.11, two four-story stone front tenem'ts. The Washington Life Ins. Co. (1st mort. of \$10,000 on each house).....	18,000
*97th st, No. 280, s s, 25x100.11, four-story stone front tenem't. Same. (Sub. to mort. \$9,250).....	8,500
97th st, No. 282, s s, 25x100.11, four-story stone front tenem't. Henry E. Wise. (Sub. to mort. \$9,250).....	10,650

JOHN F. B. SMYTH.

38th st, No. 448, s s, 168.6 e 10th av, 27x98.9, four-story brick tenem't and store and one-story stable in rear. A. Schneider. (Sub. to mort. \$9,250; rent \$2,160 per annum).....	14,500
55th st, No. 47, n s, 338.9 e 6th av, 18.9x100.5, four-story stone front dwell'g. John Slater. (Amt due, abt \$13,150).....	28,000
57th st, No. 357, n s, 80 e 9th av, 20x90, four-story stone front dwell'g. P. F. Maginn.....	27,000
Tinton av, w s, 21 n Cliff st, 26.6x28.6, Jacob Schwarz. (Amt due, abt \$650).....	890
113th st, No. 170, s s, 120 w 3d av, 30x100.11, four-story brick tenem't. Thos. J. Tobin. (Amt due, abt \$1,375, 1st mort \$16,000).....	19,750

J. L. WELLS.

Broadway, No. 1347, w s, 29.6 s 36th st, 20x76.3x20x69, three-story brick building with store. William Lalor for Chas. Johnson.....	41,450
Broadway, No. 1345, w s, 20x83.9x20x76.3, three-story brick building with store. Same.....	38,725
Strykers lane, s s, abt 275 w 11th av, 75.5x75.7x75x53, two-story frame dwell'g. T. Donovan.....	3,000
Strykers lane, s s, adj. 75x77x75x75.7, two-story frame dwell'g. J. I. West.....	3,800
52d st, n s, 275 w 11th av, 10x85, vacant. Jacob New.....	925
52d st, n s, adj. 140x85. Same.....	12,600
*97th st, No. 274, s s, 235 e 3d av, 25x100.11, four-story stone front tenem't. The Washington Life Ins. Co. (1st mort. \$9,250).....	8,900
7th av, No. 148, s w cor 19th st, 23.1x44, two-story frame store and dwell'g. A. Hall, Jr., party in interest.....	13,000

SCOTT & MYERS.

Water st, No. 262, w s, 77 n Ferry st, 25.5x129.4x26x126.1, four-story brick building with one-story brick extension and three-story brick building on rear. E. Smith.....	19,900
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CHAS. S. BROWN.

13th st, No. 11 E, n s, abt 205 e 5th av, 19.9x103.3, four-story brick dwell'g. John Eckers; leasehold; lease expires Nov. 1, 1892. (Ground rent, \$512 per annum).....	5,000
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OTHER AUCTIONEERS.

Baxter st, No. 62, w s, 49.5 n Leonard st, 18.8x	
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33.8x16.6x43, five-story brick store and tenem't. E. Goodman.....	10,650
56th st, No. 144, s s, 125 e Lexington av, 20x100.5, three-story brick dwell'g. M. Fried.....	18,850
*97th st, Nos. 290, 292 and 294, s s, 435 e 3d av, 75x100.11, three four-story stone front tenements. The Washington Life Ins. Co. (1st mort. \$8,500 on each).....	27,000
106th st, No. 102, s s, 16.8 e 4th av, 16.8x100.11, three-story stone front dwell'g. Chas. D. Dobbs. (Amt due, abt \$6,750).....	8,300
*108th st, n s, 34 w 4th av, 34x80, two four-story stone front tenem'ts. Matilda J. Hamilton. (Amt due on each, abt \$8,625).....	16,000
*108th st, n s, 68 w 4th av, 17x80, four-story stone front tenem't. Same. (Amt due, abt \$8,625).....	8,200
*108th st, n s, 119 w 4th av, 17x100, four-story stone front tenem't. Cornelia Graham. (Amt due, abt \$9,750).....	9,600
Lexington av, No. 99, n e cor 27th st, 24.8x69, four-story brick store and tenem't. William Levers.....	19,950
10th av, e s, 50 s 68th st, 50x100, two-story frame dwell'g, with stable, &c., and two-story frame factory on rear. George Farre.....	12,500
Total.....	\$652,015
Corresponding week 1883.....	\$280,775

### BROOKLYN, N. Y.

The following are the sales in the city of Brooklyn for the week ending October 24:

Elderts lane, w s, 201 n land of Mrs. Eldert, — x341x500x324, New Lots. George Left-child.....	\$6,580
*Hicks st, n e cor Pineapple st, 25x100.9, Richard Dudgeon.....	9,000
*Howard pl, s e cor Braxton st, 160x100. Annie C. McWhorter.....	1,800
*1st st, e s, 26.5 n South 10th st, 24.5x114x24x118.4, Annie M. Robinson.....	2,500
Total.....	\$19,880
Corresponding week 1883.....	\$273,770

### CONVEYANCES.

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

### NEW YORK CITY.

OCTOBER 17, 18, 20, 21, 22, 23.

Bowery, Nos. 17 and 19, 34x96, with what remains of the building destroyed by fire, five-story brick factory. Contract. Catharine L. Beekman, Brooklyn, to Marcus Kohner. Sub. to demands from Building Department. Oct. 17.....	\$43,000
Cliff st, No. 26, s e s, 20x89.2x19.5x88.8, four-story brick store. James Black to John V. Black. June 15, 1883.....	10,000
Goerck st, No. 114, s e s, 20.4 s w Stanton st, 20.4x59.9x20.4x59.10, three-story brick dwell'g.....	
Goerck st, No. 112, s e s, 40.7 s w Stanton st, 20.4x59.8x20.4x59.10, three-story brick dwell'g.....	
Benjamin F. Crane to Mary B. Bayly. Taxes, &c. Oct. 15.....	8,050
Greenwich st, s w cor Albany st, runs south 50 x west 46.1 x south 4 x west 18.6 x north 54 to Albany st, x east 65, two three-story brick and frame stores and dwell'gs on Greenwich st and two two-story brick and frame stores and dwell'gs on Albany st. Charles E. St. John, Norwalk, Conn., to Charles M. Raymond. 1/2 part. Oct. 17.....	5,000
Irving pl, s w cor 15th st, runs west 128.1 x south 206.6 to 14th st, x east 26.5 x north 130.4 x east 101.6 to Irving pl, x north 75.2. Release judgment. Sarah B. Turner, as trustee for John L. Buckley, dec'd, to Hannah A. Crain. Sept. 19.....	411
Mulberry st, No. 261, w s, 80 n Prince st, 20x67x20x68, two-story frame (brick front) dwell'g. Mary C. H. Levy, Charleston, S. C., Margaret Smith and Annie E. Hart, Brooklyn, heirs James Hart, to George J. Kenny. Oct. 10.....	6,000
Monroe st, No. 173, n s, bet Clinton and Montgomery sts, 23x100, four-story brick store and tenem't and four-story brick tenem't on rear. Joseph Hassell et al. (see 26th st) to Samuel Hassell. 4-5 part. C. a. G. Oct. 22. nom	
Perry st, No. 160, s s, 140 w Washington st, 20x80.6x20x79.11, three-story brick dwell'g and two-story brick stable on rear. Alley from West st to Washington st, being rear of lot fronting on Charles st, 22x22. George H. Irwin to Henry D. Harrower. Oct. 10.....	9,500
Same property. Henry D. Harrower to Eliza J. wife of George H. Irwin. Oct. 11.....	9,500

Thompson st, No. 154, e s, 73.4 s Houston st, 24.5x99.7, two-story brick dwell'g and two-story brick stable on rear. Foreclos. Grosvenor S. Hubbard to Edward M. Voorhees. Oct. 17.....	10,900
2d st, No. 16, n s, 213.2 e Bowery, 25x65.11x25x66.8, two-story brick dwell'g. Andreas Widmann to Charles Hahn. Morts. \$8,000. Oct. 21.....	11,000
9th st, No. 434, s s, 138 w Av A, 25x94, five-story brick store and tenem't. Franz Chwatal to Marie Chwatal. 1/2 part. Oct. 20. 1/2 mort. of \$8,500. nom	
Same property. Charles Schaefer, Long Island City, N. Y., to Franz Chwatal. Mort. \$8,500. Oct. 20.....	21,375
10th st, No. 218 E., four-story brick dwell'g. Contract. Amelia C. and Angele Glover and Henrietta G. Jones, Middletown, Conn., Eliza G. Pine, Elizabeth, N. J., and George Mallory, as guard., to John A. Stow. Sept. 20.....	14,000
10th st, n s, 173.6 e 5th av, runs east 48.11 x north 53 x east 50.10 x north 27.7 x west 97.9 x south 92, one-story frame stable and sheds. Sarah E. Carter, Tarrytown, N. Y., to Clarence Tucker et al., trustees George W. Tucker, dec'd. Confirmation deed. July 29. nom	
12th st, No. 68, s s, 226.6 e 6th av, 19.7x103.3, three-story brick dwell'g. Letitia Hanson to Sarah A. wife of Samuel Kerr, for life, and then to Henrietta L. and Mary H. Kerr. Oct. 17.....	gift
17th st, No. 118, s s, 80 w Irving pl, 20x81, three-story brick dwell'g. James Black to Henry Van D. Black. June 15, 1883.....	8,000
23d st, No. 136, s s, 362.6 w 6th av, 18.9x98.9, four-story stone front dwell'g. Rezin A. Wright, exr. John C. Hewitt, — to Deborah C. Newton, widow. Oct. 23.....	nom
24th st, No. 120, s s, 190 e 4th av, 20x87.6, four-story brick dwell'g. George H. Allen, as trustee for Harriet B. Allen, and Harriet B. Allen, to John Loden. Oct. 17.....	19,350
25th st, No. 338, s s, 125 w 1st av, 25x98.9, five-story brick tenem't. William W., Joseph and Charles Watkins to William Riedell. Mort. \$14,000. Oct. 21.....	26,000
26th st, No. 535, n s, 410 w 10th av, 25x98.9, four-story brick store and tenem't. Samuel Hassell et al. (see 26th st) to Joseph Hassell. 4-5 part. C. a. G. Oct. 23.....	nom
26th st, No. 549, n s, 200 e 11th av, 25x98.9, four-story brick store and tenem't. } 26th st, No. 531, n s, 360 w 10th av, 25x98.9, four-story brick store and tenem't. Samuel Hassell et al. (see 26th st) to Joseph Hassell. C. a. G. Ms. \$7,500. Oct. 23.....	18,000
26th st, No. 551, n s, 175 e 11th av, 25x98.9, four-story brick tenem't. Joseph and Samuel Hassell, Jane Isaacs and Maria Clayton, devisees John Hassell, to Sarah Wood. 4-5 part. C. a. G. Oct. 22.....	nom
26th st, No. 553, n s, 150 e 11th av, 25x98.9, four-story brick store and tenem't. Joseph Hassell et al. (see 26th st) to Ann Maria or Maria Clayton. 4-5 part. C. a. G. Oct. 22.....	nom
28th st, Nos. 305-325, n s, 80 e 2d av, runs east 245 x north 98.9 x west 21.6 x north 98.9 to 29th st, x west 203.6 x south 98.9 x west 20 x south 98.9, two-story brick stable and one four and five-story brick iron works. James J. Jackson and Henry H. Webster to William H. Jackson. Correction deed. C. a. G. Oct. 14.....	nom
33d st, No. 360, s s, 115 e 9th av, 20x98.9, three-story brick (stone front) dwell'g. John S. McClure, Brooklyn, to Alexander Algro. Oct. 16.....	17,500
37th st, No. 444, s s, 215 e 10th av, 20x98.9, four-story brick dwell'g. Thomas Delaney, New Brunswick, N. J., and Mary Delaney, devisees Martin Delaney, to William Delaney. 1/2 part. Mort. \$2,000. Oct. 14.....	4,250
Same property. Daniel Delaney and Johanna wife of Edward K. Burke, children Martin Delaney, to same. Q. C. Oct. 14.....	nom
39th st, No. 350, s s, 100 e 9th av, 25x98.9, five-story brick store and tenem't and four-story brick tenem't on rear. John Schreyer, exr. and trustee Anna M. Schreyer, to Anna M. Martling, Ridgefield, N. J. Mort. \$6,000. Aug. 23.....	22,000
40th st, No. 20, s s, 301.6 w 5th av, 18x98.9, four-story brick (stone front) dwell'g. Robert S. Elliott to Edward S. Bisland, Brooklyn. Jan. 30.....	nom
Same property. Edward S. Brisland, Brooklyn, to Frances J. wife of Robert S. Elliott. C. a. G. Jan. 30.....	nom
40th st, No. 452, s s, 150 e 10th av, 25x98.9, three-story brick dwell'g and three-story brick dwell'g on rear. Samuel Hassell et al. (see 26th st) to Jane Isaacs. 4-5 part. C. a. G. Oct. 23.....	nom
41st st, No. 111, n s, 135 w 6th av, 12.6x98.9, four-story brick dwell'g. Esther wife of and Jonas B. Jacobs to Samuel McMillan. 1/2 part. May 19.....	6,250
Same property. 1/2 part. Charles J., Ella	

and Gertrude Cohen, infants, by Adolph L. Sanger, guard., to same. June 19. 6,250  
 46th st, No. 119, n s, 250 w 6th av, 25x100.5, four-story brick store and tenem't. Mary A. Hurson, widow, Catharine A. wife of Eugene Hoyt, Mary J. wife of James Haley, Ellen wife of John M. Devlin, and Bernard C. and Peter Hurson to Henry M. Johnson. Mort. \$5,250. Oct. 15. 15,000  
 Same property. Henry M. Johnson to Benjamin Sire. Mort. \$11,000. Oct. 17. 17,000  
 Same property. Release judgment. Meyer L. Sire to Henry M. Johnson. Oct. 17. nom  
 53d st, No. 143, n s, 300 e 7th av, 18.9x100.5, four-story brick (stone front) dwell'g. Adolph Thurnauer to William Sperb, Jr. Mort. \$8,000. Oct. 22. 16,000  
 53d st, No. 240, s s, 325 e 8th av, 18.9x100, three-story brick dwell'g. Alexander P. Irvin, trustee, to Richard Irvin, Jr., trustee. Oct. 18. nom  
 55th st, No. 322, s s, 287.6 e 2d av, 12.6x100.5, four-story brick (stone front) dwell'g. Pauline A. Boeticher, widow, to William G. Oppenheim. June 4. 10,000  
 57th st, No. 144, s s, 156.3 e Lexington av, 18.9x100.5, three-story stone front dwell'g. William H. Macy and ano., exrs. and trustees Pitkin Page, to George H. Morris, Brooklyn. Sept. 29. other consid. and 14,500  
 Same property. George H. Morris, Brooklyn, to Henry J. Davison. Mort. \$12,000. October 17. 22,500  
 62d st, n s, 200 e 10th av, 25x100.4, vacant. Amos R. Eno to Regina Cook. Oct. 16. 7,250  
 64th st, s s, 156.6 w Av A, 150x100.5. Release mort. The Mutual Life Ins. Co., New York, to John D. Crimmins. Oct. 14. 10,000  
 64th st, No. 113, n s, 104.2 e 4th av, 20.10x100.5, four-story stone front dwell'g. Hildegart wif of Marcus Kohner to Charles W. Schumann. Mort. \$20,000. Oct. 20. 29,000  
 67th st, No. 18, n s, 248 e 5th av, 23x100.5, four-story stone front dwell'g. Foreclos. Abram Kling to Julius Katzenberg. Sub. to mort. \$63,000 and int., and costs and taxes \$1,800. Oct. 18. 100  
 67th st, No. 11, n s, 225 e 5th av, 23x100.5, four-story stone front dwell'g. Foreclos. Abram Kling to Julius Katzenberg. Sub. to mort. \$63,000 and int., and costs and taxes \$1,800. Oct. 18. 100  
 67th st, No. 9, n s, 200 e 5th av, 25x100.5, four-story brick dwell'g. Foreclos. Abram Kling to Julius Katzenberg. Sub. to mort. \$66,000 and int., and costs and taxes \$1,800. Oct. 18. 100  
 67th st, No. 7, n s, 175 e 5th av, 25x100.5, four-story stone front dwell'g. Foreclos. Abram Kling to Julius Katzenberg. Sub. to mort. \$66,000 and int., and costs and taxes \$1,800. Oct. 18. 300  
 67th st, No. 5, n s, 150 e 5th av, 25x100.5, four-story brick dwell'g. Foreclos. Abram Kling to Julius Katzenberg. Sub. to mort. \$66,000 and int., and costs and taxes \$1,800. Oct. 18. 250  
 67th st, No. 3, n s, 125 e 5th av, 25x100.5, four-story stone front dwell'g. Foreclos. Abram Kling to Julius Katzenberg. Sub. to mort. \$66,000 and int., and costs and taxes \$1,800. Oct. 18. 2,000  
 69th st, n s, 65 w 10th av, 40x100.5, two-story brick dwell'g and two-story frame stable on rear. Mary J. wife of Edward R. Wilson to Mary F. McNulty. M. \$7,000. Oct. 22. 12,200  
 71st st, Nos. 409 and 411, n s, 175 w 9th av, 50 x102.2, two five-story brick (stone front) flats. George J. Hamilton to William L. Hamilton. Oct. 18. nom  
 Same property. William L. Hamilton to Jane M. wife of George J. Hamilton. Oct. 18. nom  
 72d st, n s, 200 w 9th av, 50x102.2, vacant. Benjamin C. Wetmore to Howard W. Coates. 1/2 part. Jan. 25. 1/2 of mort. \$20,000. 12,500  
 72d st, No. 228, s s, 308 e 3d av, 17x102.2, three-story stone front dwell'g. Annie wife of James Fetzrecht to David Schoenfeld. Mort. \$11,000. Oct. 16. 17,250  
 72d st, No. 122, s s, 180 w Lexington av, 20x102.2, four-story brick (stone front) dwell'g. Theodore A. Tuttle, New Haven, Conn., to Wallace B. Fenn. Ms. \$22,000, Mar. 28. 40,000  
 73d st, No. 436, s s, 449.6 e 10th av, 19.6x102.2, four-story brick (stone front) dwell'g. John J. Lagrave to Anna wife of Charles McDonald. Release from covenants as to building. Q. C. Oct. 15. nom  
 Same property. Anna wife of and Charles McDonald to Mary W. wife of Alexander C. Morgan. Mort. Oct. 17. 31,500  
 73d st, s s, 449.6 e 10th av, 19.6. All title to 73d st in front of and adj. above lot. Isaac Metzger and Edward Oppenheimer to Anna wife of Charles McDonald. Q. C. Oct. 15. nom  
 73d st, n s, 180 e 3d av, 50x102.2.  
 73d st, n s, 100 w 2d av, 175x102.2.  
 Release of dower. Ulysses S. Grant, Jr., and Fannie C. his wife to William Cohen. June 3. nom  
 74th st, No. 315, n s, 200 e 2d av, 25x102.2, five-story brick tenem't. Matilda Myers, widow, to Bernhard Weixelbaum. Oct. 1. 14,250  
 75th st, No. 157 E., n s, four-story brick (stone front) dwell'g. Contract. John Kafka to William H. Heathcote, Brooklyn. Oct. 17. 18,000  
 85th st, n s, 225 e 12th av, 75x102.2, vacant.  
 86th st, s s, 225 e 12th av, 75x102.2, one-story frame dwell'g.  
 Henry Chauncey to the House of Mercy, New York. Re-recorded. May 27, 1865. nom  
 87th st, n s, 325 w 2d av, runs north 100.8 x

west 158 x southeast to point 214.2 e 3d av, x south to 87th st, x east to beginning, a portion of the front or southerly gore of premises being owned in fee and the balance being leasehold interest. Henry Weil, Brooklyn, to Christian Voegel and Sophia his wife. C. a. G. All title. Oct. 14. 13,500  
 89th st, n s, 425 w 8th av, 100x100.8, one-story frame dwell'g. Foreclos. Rowland M. Stover to Peter W. Felix. Sub. to mort. \$10,000. Oct. 23. 5,100  
 93d st, s s, 100 e 9th av, 75x100.8, new buildings projected. T. Gaillard Thomas to Robert McGinnis. Oct. 20. 20,000  
 99th st, s s, 100 e 11th av, 25x100.11, vacant. Robert Power to Lorenzo Power. C. a. G. Oct. 15. 2,500  
 103d st, No. 222, s s, 255 e 3d av, 25x100.9, four-story stone front tenem't. Foreclos. Henry W. Allen to Sarah T. McMullen. Oct. 1. 10,000  
 106th st, No. 100, s e cor 4th av, 16.8x100.11, three-story stone front dwell'g. Ward B. Chamberlin, as assignee of John H. Deane, to Herman Wendt. Oct. 17. 8,750  
 Same property. John H. Deane to same. Oct. 15. nom  
 109th st, Nos. 153-157, n s, 25 e Lexington av, 75x100.11, three four-story brick (stone front) tenem'ts. Julian W. Chadwick, Brooklyn, to Thomas Auld. Oct. 21. 51,000  
 109th st, No. 130, s s, 101 w Lexington av, 19x100.11, four-story brick flat. Ward B. Chamberlin, as assignee John H. Deane, to Herman H. Maack. Oct. 21. 8,250  
 Same property. John H. Deane to Herman H. Maack. Sept. 30. nom  
 109th st, No. 116, s s, 152 e 4th av, 19x100.11, four-story brick flat. Foreclos. Edward S. Darkin to Sarah Grozcky. Oct. 21. 7,500  
 109th st, No. 159, n s, 100 e Lexington av, 25x100.11, four-story stone front tenem't. Josephine E. wife of and John A. Linscott to Elise Letzeiser. Ms. \$14,500. Oct. 23. 16,000  
 110th st, Nos. 114 and 116, s s, 155 e 4th av, 33.4 x100.11, two three-story brick flats. Ward B. Chamberlin, as assignee John H. Deane, to Bartholomew Peck. All liens. Oct. 14. 75  
 Same property. John H. Deane to same. Oct. 14. nom  
 111th st, No. 221, n s, 260 e 3d av, 20.2x100.10, three-story frame dwell'g. Thomas McDermott to Margaret Cronogue. Oct. 18. 5,900  
 114th st, No. 106, s s, 105 e 4th av, 16.8x100.11, three-story brick dwell'g. Catherine A. wife of and Nathan Ballard to Mary Devlin, widow. Mort. \$5,100. Oct. 23. 8,000  
 119th st, n s, 175 e 2d av, 250x100.10. Louis A. Fellows, Brooklyn, to Edward P. and Cornelia E. Fellows, Brooklyn. Feb. 7, 1880. nom  
 119th st, n s, 305 e 2d av, 20x100.10. Release judgment. William Smith, Brooklyn, to John Bell. Oct. 20. 50  
 119th st, No. 329, n s, 305 e 2d av, 20x100.10. John Bell to Frances L. Williams. Mort. \$8,500. Sept. 29. 11,250  
 Same property. Maria N. Brett, widow, Elizabeth, N. J., to John Bell. Q. C. Life interest. Oct. 18. 125  
 121st st, No. 309, n s, 71 e 2d av, 26x75.8, four-story brick tenem't. Release mort. John Falconer and Henry I. Butterfield, as trustees, to Joseph Denner. Sept. 23. 10,000  
 122d st, n s, 100 w 6th av, 25x100.11, vacant. Foreclos. William A. Boyd to John L. Brewster, Plainfield, N. J. Sept. 30. 5,550  
 122d st, n s, 125 w 6th av, 25x100.11. Release mort. Alden S. Swan, as recr. of The Globe Mutual Life Ins. Co., to John L. Brewster, Plainfield, N. J. Oct. 1. nom  
 122d st, No. 249, n s, 115.6 w 2d av, 14x100.11, three-story brick (stone front) dwell'g. Christopher B. Keogh to Elizabeth M. wife of Matthew J. Wall. Mort. \$5,000. Oct. 18. 7,800  
 124th st, No. 102, s s, 30 e 4th av, 30x100.11, five-story brick flat. George W. Rogers to John J. Jones, Plymouth, Mass. Mort. \$25,000. Oct. 13. 55,000  
 124th st, No. 102, s s, 30 e 4th av, 30x100.11, five-story brick flat. George W. Rogers to John J. Jones, Middleborough, Mass. Mort. \$25,000. Oct. 20. 55,000  
 128th st, No. 222, s s, 255 e 3d av, 18.9x99.11, three-story stone front dwell'g. Ursula S. Peabbles, widow, to Antoinette S. Sparks, Q. C. Sept. 1. nom  
 129th st, No. 130, s s, 520 w 3d av and 25 w Lexington av, 20x99.11, one-story brick stable. Release mort. A. Ramsay McCoy and ano., exrs. and trustees A. V. B. Van Dyck, to John R. Conkey. Aug. 25. 2,000  
 158th st, n s, 125 e 11th av, 25x99.11, two-story brick dwell'g.  
 159th st, s s, 125 e 11th av, 25x99.11, vacant. William A. Wheelock to James McAllister. Oct. 14. 4,500  
 Av A, No. 1102, e s, 77.4 n 59th st, 19.4x80, four-story stone front tenem't. Andrew J. Kerwin to Thomas J. Dunn. Mort. \$8,500. May 20. 14,000  
 Av A, n e cor 75th st, 51.1x98, vacant. John Burlington to Patrick H. McManus. Mort. \$3,400. Sept. 5. 11,900  
 Av A, n w cor 81st st, 101.10x106.6, four five-story brick stores and tenem'ts. Francis J. Schnugg to Peter Koch. Oct. 17. 104,500  
 Av A, w s, 26 n 81st st, 75.10x80.  
 81st st, n s, 80 w Av A, 26.6x100.10 }  
 Three five story brick stores and tenem'ts. }  
 Peter Koch to John Schaugg. Morts. \$31,000. }  
 Oct. 18. 78,500  
 Lexington av, No. 459, n e cor 45th st, 20x65, four-story brick dwell'g. John Graham to John F. Gleason. Oct. 18. 28,000  
 Same property. Release mort. The Ger-

mania Life Ins. Co. to John Graham. Oct. 17. 18,600  
 Lexington av, n e cor 75th st, 102.2x95, new flats projected. Henry M. Levingston, Saratoga Springs, individ. and as exr. S. M. Levingston, to Morris Steinhart. Sub. to encroachment 2 1/2 inches. Oct. 15. 42,500  
 Same property. Morris Steinhart to Bernard Wilson. Sub. to encroachment of 2 1/2 inches on easterly line and mort. \$32,500. Oct. 17. 50,000  
 Lexington av, No. 1692, w s, 100.11 n 106th st, 16.8x75, three-story brick (stone front) dwell'g. Bertha A. wife of John H. Deane to Angelina Brauns. M. \$6,000. Oct. 16. 9,000  
 Lexington av, No. 1700, w s, 17.7 s 107th st, 16.8 x75, three-story brick (stone front) dwell'g. Bertha A. wife of John H. Deane to Alice Fransmann. Mort. \$6,000. Sept. 30. 9,250  
 Riverside av, e s, 26 n 88th st, runs north 77.7 x east 48.6 x south 75 x west 67.7, vacant. Anna wife of Bernard Fellman to Michael Friedsam. Oct. 20. 18,000  
 Riverside av, n e cor 88th st, 26x67.7x25.8x71.5, vacant. George Ehret to Michael Friedsam. Oct. 23. 12,500  
 1st av, No. 549, w s, 49.4 s 32d st, 24.8x100, four-story brick store and tenem't and two one-story frame stables on rear. Janno Marienhoff to Israel Josefsohn. 1/2 part. Mort. \$10,000. Oct. 21. 6,250  
 1st av, Nos. 854 858, s e cor 48th st, 75.4x100, four five-story brick tenem'ts. Maria Ohl, individ. and with others, exrs. Ernest Ohl, to Charles Hahn. 1/2 part. Morts. \$15,500. Oct. 22. 30,500  
 1st av, No. 1113, n w cor 61st st, 20x60, five-story brick store and tenem't. Alexandrina Jordan, widow, to Alexander A. Jordan. All liens. Oct. 10. 20,000  
 1st av, No. 2196, e s, 24.8 s 113th st, 23.1x95, four-story brick store and tenem't. Foreclos. Henry W. Allen to Sarah T. McMullen. Oct. 1. 8,000  
 Same property, also 103d st, s s, 205 e 3d av, 75x100.11. Release judgment. W. B. Chamberlin, assignee J. H. Deane, to same. Oct. 20. nom  
 Same property. Release judgment. Same to same. Oct. 20. nom  
 1st av, n e cor 121st st, 191.10x146.6x83 to 121st st, x100, one-story frame shanty. Myles McKeon to Patrick Sheridan, Elizabeth, N. J. Morts. \$21,000. Oct. 22. 27,000  
 1st av, n e cor 121st st, 196.8x147.4x89 to 121st st, x100. Ernest F. Bojanus to Patrick Sheridan, Elizabeth, N. J. Confirmation. Oct. 22. nom  
 2d av, No. 2069, w s, 75.11 n 106th st, 25x75, four-story brick store and tenem't. Friedrich Bittmann to Adolph Rosenberg. Mort. \$9,000 and taxes. Oct. 16. 15,250  
 3d av, Nos. 1390-1396, n w cor 79th st, 88x90, four four-story brick stores and tenem'ts on 3d av, and four-story brick tenem't on 79th st. Contract. Herminia Halfmann, formerly Bormann, Emma, Sophia and Henry Bormann, devisees of H. Bormann, dec'd, and Henry Bormann and ano., admrs. H. Bormann, dec'd, to Simon and David Bachmann. Oct. 11. 103,000  
 3d av, No. 1792, w s, 100.11 s 100th st, 25x100, four-story brick (stone front) store and tenem't. Simon Haberman, Belleville, N. J., to Isaac Mayer and Rosa his wife. Mort. \$10,500. Oct. 20. 18,000  
 5th av, e s, 125.10 n 89th st, 50.4x102.3, two-story frame dwell'g. Florence S. wife of Robert A. Livingston to Charles F. Willis. Aug. 6. nom  
 Same property. Joseph I. Kelly, exr. Elizabeth Tinker, to Josiah Lockwood, Poughkeepsie, N. Y. July 30. 40,000  
 Same property. Joseph I. Kelly, Mary E. Luthy and Eva Kelly, devisees of Elizabeth Tinker, to same. C. a. G. July 30. 1,000  
 Same property. Charles F. Willis to same. July 30. nom  
 Same property. Release mort. Cornelius W. Van Voorhis, admr. Catharine M. Van Voorhis to Charles F. Willis. Oct. 17. 250  
 6th av, No. 100, e s, 44.3 n 8th st, 20x77.7, three-story brick store and dwell'g.  
 27th st, No. 134, s s, 400 w 6th av, 20x98.9, three-story brick dwell'g. Edmund E. Miner to Amelia wife of Leonard Brandner. 1/2 part. Oct. 21. 5,000  
 6th av, w s, 25.2 n 122d st, 75.9x75.  
 122d st, n s, 100 w 6th av, 25x100.11. }  
 Vacant. }  
 Elizabeth wife of Frederick A. Freeman, Long Island City, to John L. Brewster, Plainfield, N. J. Q. C. Sept. 29. nom  
 6th av, w s, 25.2 s 123d st, 75.9x75, vacant. Elizabeth wife of Frederick A. Freeman, Long Island City, to Jacob Lawson, Brooklyn. Q. C. Sept. 29. nom  
 Same property. Foreclos. William A. Boyd to Jacob Lawson, Brooklyn. Sept. 30. 16,800  
 6th av, w s, 25.2 s 123d st, 75.9x75. Release mort. Alden S. Swan, as receiver of the Globe Mutual Life Ins. Co., to Jacob Lawson. Oct. 1. nom  
 6th av, n e cor 141st st, 99.11x100.  
 141st st, n s, 100 e 6th av, 75x99.11. }  
 Vacant. }  
 John Hayes to Charles F. Aukamp, Brooklyn, as assignee John F. Van Dyke. Taxes, &c. Oct. 21. nom  
 7th av, s w cor 141st st, 99.11x100, vacant.  
 141st st, s s, 100 w 7th av, 100x99.11, vacant. }  
 Sophie wife of Abram J. Dittenhoefer to Mary G. Pinkney. Mort. \$15,250, and taxes, &c. Oct. 8. nom

Same property. James Sonneborn to same. Q. C. Oct. 8. nom  
 Same property. Abram J. Dittenhoefer to same. Q. C. Oct. 8. nom  
 8th av, s e cor 115th st, 100.11x100.  
 115th st, s s, 100 e 8th av, 175x100.11.  
 7th av, n w cor 113th st, 100.11x100.  
 113th st, n s, 100 w 7th av, 225x100.11.  
 All vacant.  
 William G., Maria, Margaret and James Wood, Catharine Olssen and Louisa wife of Albert H. Randell to John Wood, West Cornwall, Conn. June 1, 1870. nom  
 8th av, s w cor 119th st, 100.11x100, vacant. Foreclos. Henry O. Chesebro to Bernhard Rosenstock. Oct. 21. 17,500  
 8th av, w s, 75.8 n 118th st, 25.2x100, vacant. Foreclos. Henry O. Chesebro to Bernhard Rosenstock. Oct. 21. 3,700  
 8th av, n w cor 151st st, runs west 30 to centre line of creek leading to Harlem River, x northwest 60 x northwest 152 to s s 152d st, x east 76 to 8th av, x south 139.10. Foreclos. John E. Ward to Edward A. Breen. Oct. 20. 10,150  
 9th av, w s, extd from 61st to 62d st, 200.10 x100.  
 61st st, n s, 100 w 9th av, 75x100.5.  
 62d st, s s, 100 w 9th av, 225x100.5.  
 All vacant.  
 Edward Schell to the Mayor, &c., City of New York. Oct. 14. 208,000  
 9th av, n w cor 82d st, 25.8x100, shanty. Edward Lovelock to Edwin A. Cruikshank. Mort. \$10,000. Oct. 15. nom  
 9th av, n e cor 45th st, 100.5x100, three-story frame store and dwell'g and two one-story frame stores and one-story frame stable on rear on 9th av, with two-story frame stable on 45th st.  
 45th st, n s, 100 e 9th av, 115x100.5, vacant. John J. Astor to William Rankin. C. a. G. Oct. 13. 92,500  
 10th av, n e cor 59th st, 100.4x100, vacant.  
 10th av, s e cor 60th st, 100.4x100, vacant.  
 59th st, n s, 100 e 10th av, 250x100.4, vacant.  
 60th st, s s, 100 e 10th av, 275x100.4, vacant.  
 Amos R. Eno to James W. McLane. October 14. 200,000  
 10th av, s e cor 74th st, 26x100, two two-story frame dwell'gs. Edmund S. Bailey to August Mehler. Mort. \$3,500. Oct. 21. 9,509  
 10th av, s s, 51 s 79th st, 51x100, vacant. Ab-salom L. Anderson, Rondout, N. Y., to William H. Nafis. April 3. 12,000  
 Lot 155 Trinity Church Cemetery, 12th Ward, contains 409 square feet. Angelina Henry, widow, et al., to George Chesterman. Q. C. May 1, 1875. 10  
 Interior lot, on centre line block bet 48th and 49th st, at point 125 e 9th av, runs south 34.3 x southeast 15.5 x north 37.11 x west 15. John H. H. Cushman et al., exrs. Don. A. Cushman, to Esther A. Savage, widow, Brooklyn. Oct. 20. 1,500

MISCELLANEOUS.

Ante-nuptial agreement. Accepts \$5,000 in lieu of dower. Samuel H. Cornell, Brooklyn, to Emily Mead, Orange, N. J. June 28. nom  
 All title of grantors in estate of John Hassell, dec'd. James A. and William W. Hassell and Jessie Gibb, grand children of J. Hassell, to Samuel and Joseph Hassell, Jane Isaacs, Ann M. Clayton and Sarah Wood, children of John Hassell, dec'd. Q. C. Oct. 21. 9,000  
 All title of grantor, as devisee, in and to real and personal estate in New York City of Theodore Diebold, dec'd. Theodore Diebold to Louisa Diebold. Oct. 22. 300  
 Exemplified copy of the last will and testament of Aaron Jacobs, dec'd.

23d and 24th WARDS.

Elton st, s s, 300.3 e Morris av, 50x116.10x50x 116.11. John Mooney to Mary A. Baker. Mort. \$1,300. Oct. 20. 2,700  
 Lisbon pl, s s, 75 w Cadiz pl, 25x125. George F. and Henry B. Opdyke, Plainfield, N. J., to Joseph Foss. Sept. 29. 437  
 Potter pl, s s, 866.4 e Marion av, 100x43.10x 100x43.9. George F. and Henry B. Opdyke, Plainfield, N. J., to John Campion. October 17. 575  
 Potter pl, n s, 75 w of st 50 feet wide, 75x100. George F. and Henry B. Opdyke, Plainfield, N. J., to Joseph Foss. Feb. 29. 1,050  
 Potter pl, n s, 150 w of st 50 feet wide, 25x 100. George F. and Henry B. Opdyke, Plainfield, N. J., to George Poth. Feb. 29. 350  
 138th st, n s, 850 e Willis av, 25x100.  
 139th st, s s, 850 e Willis av, 25x100.  
 Fanny Smithson, widow, to Charles F. Fichtel. Taxes, 1884. Oct. 17. 8,000  
 142d st, n s. Party wall agreement. Franklin A. Wilcox with Augustus Gareiss. Sept. 17. nom  
 146th st, n s, 350 w Clifton av, 25x100. Margaret T. Fagin to Hugh Smith. Feb. 9. nom  
 150th st, n s, 325.3 e Morris av, 25x118.5. Catharine Flannelly to Patrick Kelly. Oct. 15. 950  
 150th st, s s, 325.3 e Morris av, 25x115.5. Charles McGlade to Catharine Flannelly. Q. C. Oct. 7. nom  
 154th st, s s, east 1/2 lot 539 map Melrose South, 25x100. John Tobin to John R. Smith. May 21. 1,500  
 Same property. John R. Smith to Emma wife of Peter G. Schumacher. Oct. 17. 1,400  
 Av C, s e s, 125 s w Cliff st, 25x169.6. Catha-

rine Kinsella, widow and devisee of John Kinsella, to Stephen Knight. Oct. 17. 950  
 Alexander av, e s, 50 n 1431 st, runs north 8.6 to 3d av, x north 18.5 x east 93.2 x south 25 x west 106.6. Release dower. Ann wife of Noah A. Hopkins, Brooklyn, to Margaret Gillen. Confirmation. July 8. nom  
 Bathgate av, southerly cor Kingsbridge road, 96x83x127. John Gannon to Bridget M. Dooley. Oct. 21. 750  
 Concord av, e s, 195 n 165th st, 75x270. John M. Nash to Charles W. Nash. 1/2 part. Oct. 15. 3,000  
 Courtland av, n e cor 157th st, 25x100. Jacob O. Smith to Adolph Konemann and Louisa his wife. Oct. 16. 2,000  
 Decatur av, n w s, 242.6 s w Suburban st, 50x 110. The Twenty-fourth Ward Real Estate Assoc. to Edwin F. Post. Oct. 15. 3,575  
 Decatur av, s e s, 324.4 s w Suburban st, 50x 120. The Twenty-fourth Ward Real Estate Assoc. to Albert J. Whiteman. Oct. 16. 5,750  
 Decatur av, s e s, 234.4 s w Suburban st, 50x 120. The Twenty-fourth Ward Real Estate Assoc., New York, to George T. Edwards. Oct. 18. 6,500  
 Forest av, e s, 151.1 s Cedar st, 25.7x135x26.9x 135. Agnes Decker to Herman Kahle. Mort. \$1,200. Oct. 23. 4,500  
 Same property. Release mort. Charles L. Adams to Agnes Decker. Oct. 23. 500  
 Forest av, w s, 125 n Cedar st, 111.5x175 to Jackson av. Fannie McCormack to R. Clarence Dorsett. May 31. nom  
 Franklin av, s w cor 170th st, 33.6x100x south 100 x west 113.1 x north 118 to 170th st, x east 214.9. Charles H. Russell, Jr., as assignee of Willett Bronson, to Henry A. Sherwood. Oct. 18. 7,500  
 Jefferson av, n w s, lots 38 to 42, inclusive, Samuel Ryer homestead, 125x200.  
 Jefferson av, n w s, lots 51, 52 and 53 same map, 75x200.  
 Samuel st, westerly cor Jefferson av, 50x100.  
 Lena Lehmaier, widow, Germany, to Louis Frankenstein. Q. C. Aug. 21. nom  
 Mott av, e s, 83.4 s 150th st, 16.8x101.6x16.8x 101.3. John B. Haskin to Alice M. wife of John D. Bethel. Oct. 15. 5,750  
 Tinton av, e s, 127.9 s 163d st, 26.7x135. Agnes Decker to Edward Favier. Morts. \$1,647. Oct. 9. 2,600  
 Tinton av, w s, 194 n 165th st, 75x100. Charles W. Nash to John M. Nash. Oct. 15. 3,000  
 1st av, n s, 260 e 3d st, 120x100. Abram Stager to Charity Stager. Mort. \$2,600. Oct. 14. nom  
 Same property. Release mort. James Gillies to Charles McGlade. Oct. 17. nom  
 Interior lot, 100 n Potter pl and 100 w Cadiz pl, runs west 50 x north 25 x east 50 x south 25. George F. and Henry B. Opdyke, Plainfield, N. J., to Joseph Foss. July 16. 175  
 Lots 82 to 97 inclusive, 9, 10 and 11, 32 to 40 inclusive, 41 to 46 inclusive, and 94 map heirs Thomas Bassford, at Fordham.  
 Also Railroad av, s e s, 30 s w stone culvert, runs along La Fayette st 150 x southwest along Bassfords alley 100 x northwest 150 to Railroad av, x northeast 100.  
 Virginia L. Welch to Henry A. Bassford, in trust. Oct. 20. nom

LEASEHOLD CONVEYANCES.

Division st, s s, 156.8 w Jefferson st, 26x48.5. Kate Bricknell to Clarence R. Conger. Assign. lease. 2,650  
 34th st, s s, 63 e 11th av, 75x98.9. Euphenia S. Coffin to Cornelius Daly. 19 years and 9 months, from Aug. 1, 1883, per year, 1,200  
 46th st, s s, 334 w 8th av, 20x100.5. Assign. lease. Hannah Ford, Chicago, Ill., to John G. C. Taddiken. 8,500  
 94th st, s s, 150 e 1st av, runs east 283.10 x southwest to a point 8.8 south 94th st, x south 92 x west 269 x north 100.8. Maurice Kaufmann, assignee I. Strauss, to Haucke Henken and Frederick Willenbrock. Assign. lease. nom  
 Av A, n e cor 18th st, 23x64. Katherine wife of and Wilhelm Rehbock, formerly Katherine Haake, to Isaac L. Holmes. Assign. lease. 7,800  
 Av B, No. 291, store. John Meyer, Germany, to Cord Meyer. Assign. lease. nom  
 2d av, No. 2076. Herman Schuerin to George Wolf. Assign. lease. 100  
 Same property. Consent to above assign. R. W. Townsend to H. Scheurin. nom  
 5th av, w s, 74.6 n 42d st, 25.11x100. Robert J. Livingston, individ. and with ano., exrs. and trustees Louisa M. Livingston, to Russell Sage. 21 years, from May 1, 1881, per year, 3,000  
 Interior lot on rear of above, 25.11x25. Same to same. 21 years, from May 1, 1881, per year, 375

KINGS COUNTY.

OCTOBER 17, 18, 20, 21, 22, 23.

Bergen st, s w s, 657 n w Smith st and 195 n w Roerum pl, if continued, 30x100. William W. Dusenbury, individ., and as admr. Thos. Dusenbury, to John Noon. \$4,500  
 Boerum pl, w s, 136 n Dean st, runs west 50 x north 14 x west 50 x south 50.4 x east 50 x north 32.4 x west (?) 50 to Boerum pl, x north 4. Partition. Robert S. Bussing, Jr., to Henry Griffen. 4,200  
 Broadway, s w s, 100 s e Lewis av, 25x91.10x 85.4x116.10. Ludwig Levy to Friedrich

Mergenthaler and Elizabeth his wife. Mort. \$5,000. 13,150  
 Broadway, easterly cor Van Buren st, 20x100. Richard W. L'Hommedieu to George W. Chapman and Emily J. his wife. Sub. to mort. 3,250  
 Butler st, s s, 420 w Franklin av, 20x131, The Mutual Life Ins. Co., N. Y., to Christopher Million. C. a. G. 525  
 Bremen st, w s, 78 n Adams st, 26x88x25x80.9, h & l. Frederick W. Bremer to Christian Keiser and Clara his wife, as joint tenants. 3,500  
 Bridge st, e s, 21.2 s York st, runs south 20.10 x east 75 x north 42 to Bridge st, x west 25.6 x south 21.2 x west 49.6. Foreclos. Lewis R. Stegman to Mary F. Schieffelin. Sub. to mort. \$5,500, and interest and judgment \$265. 2,600  
 Same property. Foreclos. L. R. Stegman to same. 8,100  
 Carroll st, centre line, northerly cor 17th av, 130x100, with buildings, New Utrecht. Maria T. Bartlett, widow, to Hattie D. wife of Joseph L. Lowry. 7,000  
 Clark st, s e cor Columbia Heights, 20.6x75.6. Samuel Shefhar, New Castle, N. Y., to Edwin F. Knowlton. 10,000  
 Clifton pl, s s, 320 w Nostrand av, 93.4x100. Release mort. Spencer Aldrich to William Andrews. 20,000  
 Chauncey st, n s, 275 e Reid av, 50x90.5x50x 96.3. John Owens to Henry Nolte and Caspar Lucke. 1,400  
 Chauncey st, n s, 270 w Lewis av, 60x100. William Johnston to Henry Niellance. Mort. \$7,000. 13,000  
 Columbia Heights, e s, 233.11 n Pierrepont st, 16.8x101. Stephen V. White to Catherine Fitzgerald. Mort. \$8,000. 13,000  
 Columbia st, e s, 60 s Huntington st, 20x83.6. Thomas Carolin to Ellen Sullivan. 900  
 Clay st, s s, 280 e Commercial st, 50x100. Welch, Hutchinson & Grey to William J. Logan, exr. Farrell Logan. Q. C. nom  
 Clifton pl, s s, 338.8 w Nostrand av, 18.8x100, h & l. William Andrews to Lucy P. Lees, widow. Mort. \$4,000. 7,000  
 Decatur st, s s, 100 e Stuyvesant av, 100x100. Frank M. Tichenor to Alvin Hagar. Morts. \$24,000. nom  
 Emmet st, No. 51, e s, abt 104.10 s Pacific st, 18.9x55.6x7.1x44.6x18.2x100. Charles W. Wightman, Pittsburg, Pa., to Nicholas P. Young. 2,250  
 Elliott pl, n e cor Hanson pl, 22x90, h & l. Henry Elliott, trustee Joseph T. Whitehouse, dec'd, to Emeline H. Macnaughton. Q. C. nom  
 Elm st, s e s, 328.8 s w Wyckoff av, 100x100. Ann E. Crouse to William Stadler. 960  
 Front st, s s, 17.4 w Green lane, 49.8x100x east 37 x north 36.6 x east 30 to Green lane, x north 18.6 x west 17.4 x north 45. Abel D. Breed to Jennie H. Butt. C. a. G. nom  
 Himrod st, s e s, 180 n e Evergreen av, 520x 100.  
 Harmon st, westerly cor Central av, 410x100.  
 Harmon st, s e s, 340 n e Evergreen av, 160x 100.  
 Central av, s w s, extd from Greene av to Harmon st, 200x100.  
 Harmon st, s e s, 100 s w Central av, 250x100.  
 Greene av, n w s, 100 s w Central av, 250x100 William H. Scott, New York, to James Gascoine, Newtown, L. I. nom  
 Harmon st, n w s, 100 n e Evergreen av, 20x 100. Catharina wife of and Ernst Loerch to Adam Edelmann. Mort. \$300. 600  
 Harmon st, n w s, 140 n e Evergreen av, 20x 100. Catharina wife of and Ernst Loerch to Adam Edelmann. Mort. \$1,500. 2,900  
 Harmon st, n w s, 160 n e Evergreen av, 20x 100. Catharina wife of and Ernst Loerch to William W. Suhrhoff. 2,700  
 Henry st, w s, 93.9 s Clark st, 18.9x107.6, h & l. Melancthon M. Hurd to Charlotte Palmer. 11,000  
 Herbert st, s s, 164.3 w North Henry st, 25x95.1 x28.10x109.6. Michael Fullen to Sarah M. E. Hall. 850  
 Herkimer st, n s, 225 w Rochester av, 30.11x 102.6x53.7x100. Arthur R., Rosetta B. and Elmira B. P. King and Agnes E. wife of Henry W. Toothe, Brooklyn, and Catharine M. wife of George F. Morse, Nyack, N. Y., to Sarah King. Q. C. nom  
 Herkimer st, n s, 225 w Rochester av, 30.11x 102.6x53.7x100. Sarah King, widow, to David W. Reeve. 1,200  
 Herkimer st, n s, 590 w Nostrand av, 20x100. Mary E. wife of John Stafford to George W. Hubbard. 11,000  
 Herkimer st, n s, 160 w Rochester av, 20x100. Levi R. Doxsey to James Cornelius. 738  
 Halsey st, n s, 100 e Saratoga av, runs north north 200 to Hancock st, x east 164.7 x south 106.10 x southeast 64.7 x south 47.3 to Halsey st, x west 210. Alfred J. Pouch to The Brooklyn City Railroad Co. 15,000  
 Hancock st, s s, 264.7 e Saratoga av, runs south 106.10 x southeast 64.7 x south 18, all mortgaged lands situate west of above line. Release mort. The United States Trust Co., New York, to Alfred J. Pouch. 1,000  
 Hancock st, s s, 200 w Nostrand av, 20x100. Susanna E. C. wife of Walter C. Russell to John S. McClure. Mort. \$7,000. 11,750  
 Hancock st, s s, 180 w Nostrand av, 20x100. Susanna E. C. wife of Walter C. Russell to Caroline H. Shipman. Mort. \$7,000. 11,800  
 Hart st, n s, 478 w Lewis av, 16x100. Thomas Donohue to Jeremiah O'Sullivan. Mort. \$4,000. 8,500



Hart st, s e cor Nostrand av, 100x75. Susan Vanderveer, widow, to Thomas E. Greenland. 5,500

Heyward st, s s, 298.6 w Marcy av, 18.6x100. Louisa wife of and Henry Grasman to Susan M. Thall. Mort. \$3,200. 6,600

Huron st, n s, 70 e Franklin st, 25x50. Louisa H. wife of and William H. Gammon to Frederick B. Devoe. Mort. \$2,000. 3,200

Jefferson st, n s, 378.4 e Tompkins av, 16.8x100. Foreclos. Lewis R. Stegman to John J. Jones and ano., exrs. D. Jones. 5,500

Kosciusko st, n s, 191 e Stuyvesant av, 15.6x100, h & l. Adelaide A. and Edward K. Robbins to Rachel wife of John S. Ferguson. Mort. \$2,000. 3,500

Locust st, w s, 1025 n 2d st, 125x150, New Lots. Henry T. Hewlett, North Hempstead, N. Y., to George Beach. 1,500

Same property. Release mort. Henry T. Hewlett, admr. Maria T. Hewlett, to same, nom Livingston st, n s, 21 w Nevins st, 21x67.7, h & l. Patrick Rouse to Mary A. Rouse. Mort. \$2,900. nom

Same property. Mary A. Rouse to Isabella C. Rouse. Mort. \$2,900. nom

Lynch st, n w s, 280.4 s w Marcy av, 20x100. James A. Bradley, Neptune, N. J., to Michael Brown. 850

Macon st, n s, 329 e Throop av, 20x100. Anna wife of Daniel Lenihan to Anna Bulmer. 5,500

Middleton st, n w s, 367 n e Harrison av, 24x100. Jacob Bossert to Eliza Giegerich. Mort. \$2,500. 6,200

Montgomery st, s w cor Schenectady av, runs south 207 x west 100 x south 50 x west abt 6 2 x north to Montgomery st, x 159.4, Flatbush. Roswell W. Keene, New York, to Jane A. Dorland. Q. C. 41

Monitor st, e s, 300 n Herbert st, 25x78.11x40.7 x111.3. Adam Kiemle to John Gibson. 1,600

Madison st, n s, 510.9 e Reid av, 14.3x100. Willis B. Goodsell, Mamaroneck, N. Y., to Sarah wife of Thomas J. Scholey. Mort. \$1,800. 2,600

Madison st, Nos. 830, 832, 834 and 836. All title. George W. Hunt to Sarah A. wife of George W. Hunt. nom

Magnolia st, n w s, 25 s w Evergreen av, 19x100, h & l. Carl A. Mertz to Arthur W. Brash. 2,600

Magnolia st, n w s, 125 n e Central av, 25x96.6 x25.1x94.9. Patrick Brown to John Meehan. Taxes, &c. 210

McDonough st, s s, 325 w Reid av, 25x100. Marietta Crowell, widow, to Charles Robins. Mort. and taxes, \$539. 1,250

Meserole st, n s, 25 w Lorimer st, 25x66.8. Carl A. Mertz to Herman B. Scharmann. 4,000

Monteith st, s s, 150 e Bremen st, 24.10x100. George Lofler to James S. Williamson and Christina his wife. 1,600

Monroe st, n s, 345 w Franklin av, 20.6x85, h & l. Monroe B. Bryant to William G. Fulton. Mort. \$4,500. 8,350

Monroe st, n s, 325 w Marcy av, 20x100. Louisa E. wife of Charles W. Murray to Emily J. L. Ballard. 5,450

Margaretta st, s e s, 100 n e Evergreen av, 20x200 to Eldert st. Ann Carroll to John Moadinger. 700

Partition st, n e s, 40 n w Richards st, 20x80. Luigi Zanier to Ellen Buggy. Q. C. nom

Same property. Ellen Buggy to Maria wife of Luigi Zanier. Q. C. nom

Pacific st, n s, 225 w Troy av, 16.8x100, h & l. George R. Waldron to Hermenegildo Vega. 2,600

Pacific st, s s, 125 e New York av, 15x100. Hiram A. Cortright, Pennsylvania, to James A. Cortright, Newark, N. J. 750

Same property. James A. Cortright, Newark, N. J., to Michael N. Donovan. 1,100

Pacific st, s s, 125 e Bond st, 22x100, h & l. Julia C. wife of John A. Latimer, to William Young. 6,500

Pacific st, n s, 208.4 w Troy av, 16.8x100, h & l. George R. Waldron to Gertrude G. Gonzalez. 2,600

Pacific st, n s, 175 w Troy av, 16.8x100, h & l. George R. Waldron to Abelardo Petit and Christina P. wife of Antonio Garcia. Mort. \$1,600. 2,600

Pacific st, n s, 23.4 w Utica av, 231.1x108.7x263.6x100. Atlantic av, s s, 365.4 w Utica av, 23.11x61.3 x56.5. Evergreen av, n s, 100 e Weirfield st, 40x100. Evergreen av, n e cor Margaretta st, 60x100. Macon st, n s, 100 w Patchen av, 63x62.6x100. Bainbridge st, s e s, 125 s w Ralph av, 75x75.1x75. Ralph av, e s, 75 n Decatur st, 25x100. McDonough st, s s, 225 e Ralph av, 50x200 to Decatur st. Eagle st, n s, 150 e Oakland st, 150x100. Dupont st, s s, 225 e Oakland st, 75x100. Pacific st, n s, 100 e Utica av, 100x100. Emerson W. Perry to Thomas Quinn. All liens. nom

Pulaski st, s s, 310 w Stuyvesant av, 15x100. James Winship, Buffalo, N. Y., to Semon Bache & Co. Mort. \$1,200. 1,300

Penn st, n s, 105 e Marcy av, 25x100. Edith L. wife of and Benjamin Richardson to John M. Underdonk. 6,500

President st, n s, 284.6 w Smith st, 20.3x100. Cornelius B. Voorhees to John S. Voorhees. ½ part. 3,600

President st, n s, 120 w Columbia st, 20x100. Frank Mayer to Lodovico Tettamanti and Angela his wife. Mort. \$2,100. 4,850

President st, s s, 299.8 e Smith st, 17.6x97.11, h & l. John Layton to Anna I. wife of Thomas H. Lidford. Mort. \$5,000. 8,000

Prospect pl, s s, 389 e Utica av, 20x127.9, h & l. Frederick Plauder or Plander to Alexander Hohmann and Theresia his wife. 700

Quincy st, n s, 131.8 e Bedford av, 45.4x109. Fanny R. Creighton to Theodore W. Swizam. Mort. \$5,000. 7,500

Quincy st, s s, 180 w Patchen av, 69x100. John Moadinger to Bernard Levino. 3,000

Ralph st, n w s, 450 s w Central av, 50x100. Loftis W. O'Berry to Adam Hahn. 700

Ross st, n s, 130 w Bedford av, 20x100. Edward W. Richardson to Joseph C. Farr. 7,250

South Elliott pl, n e cor Hanson pl, 22x90. Release mort. Henry Elliott, trustee J. T. Whitehouse, to Nellie E. Murphy. 1,000

State st, No. 83, n s, 68.3 w Henry st, 22.6x73.8, h & l. Exstein Norton and ano., exrs. and trustees James Sproule, to Bridget Gleeson. 8,000

Sumpter st, n s, 50 e Saratoga av, 18.9x100, h & l. Augustus B. Pettit to Ann Young. Mort. \$1,800. 3,000

Shaffer st, s s, 250 e Bushwick av, 25x100. Contract. George E. Wainwright to Charles Reitz. 500

Skillman st, e s, 232.9 n Myrtle av, 25x100. Release of dower. Ellen Magill, widow, to William B. Cox. nom

Same property. Elizabeth McMillan and Ellen Short to same. Q. C. 826

Same property. Thos. McCann and ano., exrs. J. H. Magill, to same. 950

Ten Eyck st, n s, 347.4 w Waterbury st, 23.5x95. Mary A. wife of Ernest Trumpler, and Michael J. and Ellen Boyle to Margaret Boyle. gift

Union pl, No. 2, begins at point 225 n De Kalb av and 85.6 w Clason av, runs north 68.8 x west 18 x south 68.8 x east 18. Union pl, No. 7, begins at point 139.6 w Clason av, and abt 429 n De Kalb av, runs south to point 363.8 n De Kalb av, x west 18 x north 64.7 x east abt 18. Manuel Lopez y Blanco to Bernardo de la Rionda. 3,800

Union st, n s, 317 e 7th av, 21x90, h & l. John Magilligan to William A. Hall. Mort. \$7,128. 15,000

Van Buren st, n w s, 230 n e Broadway, 20x100. Release mort. Sophie G. Parker, Hempstead, N. Y., to Thomas Ellson. nom

Same property. Thomas Ellson to Margaretha C. Larmert. Mort. \$2,150. 4,450

Van Buren st, n w s, 217 n e Broadway, 20x100. Thomas Ellson to Anna A. Meyer. Mort. \$2,000. 4,450

York st, s s, 42.9 e Pearl st, 20x49.6. Phillips Phoenix and ano., exrs. and trustees S. W. Phoenix, to Philip Camionni. 1,650

1st pl, s s, 75 w Court st, 25x133.5, h & l. Eric P. Swenson to Daniel J. Kerr, Dallas, Texas. 15,000

2d pl, s s, 125 e Court st, 25x133.5. Adelia K. Broome, widow, to Mary J. Maze, Jersey City. Mort. \$5,000. 8,000

3d st, n w cor South 8th st, 80x94. Monroe st, s s, 300 e Ralph av, 75x200 to Madison st. Richard Demill, individ. and as exr. Henrietta C. De Mill, dec'd, Henry C. De Mille, individ. and as exr. T. A. Demill, dec'd, and as trustee for John C. and Elizabeth De Mille, minors, Margaret M. wife of William G. Telfair, and Annie C. De Mille, to Angeline A. Murray and ano., exrs. and trustees Richard M. Demill. All title. other consid. and nom

3d st, No. 416, s s, 19.7 w 6th av, 18.4x95. Anson B. Moore to Ed Mort. \$8,500. 13,500

4th st, s s, 419.9 w Bond st, 0.3x31.10x0.3x32.1. Samuel Mortimer to Eliza Lahey, widow. nom

4th st, s s, 399.9 w Bond st, 0.3x18.5x0.3x18.7. Eliza Lahey, widow, to Samuel Mortimer. nom

4th st, s s, 400 w Bond st, 20x125.1x20.5x120.9. Eliza Lahey, widow, to William Welsh and Bridget his wife. 1,000

South 5th st, s s, 25 w 11th st, 25x100. Louis B. Adler, Brooklyn, Fanny wife of David Frankel and Caroline wife of Jacob Fishlowitz to Matthew C. Chambers. Mort. \$1,000. 2,700

South 6th st, s s, 23 w Dunham pl, 24x94.8x24.1 x92.4. John O'Berry to Loftis Wood. July 23, 1852. 2,000

6th st basin, n s, 348.1 w 2d av, 70x120 to 5th st. Charles O. Wolcott to John W. Masury & Son. 4,300

10th st, n s, 160.9 w 5th av, 185x100. Asa W. Parker, Hempstead, L. I., to Frank H. Bush. 18,875

12th st, s s, 347.10 e 5th av, 25x100, h & l. Calvin Burr to William Adler. 2,500

13th st, n s, 97.10 w 6th av, 75x100. John Adamson to Hattie J. Squance. Mort. \$1,800. 3,300

14th st, n s, 90 w 6th av, 32.10x100. Release mort. Daniel Doody to Sampson B. Oulton. nom

Same property. Sampson B. Oulton to Henry Klee. Mort. \$2,750. 8,000

16th st, n s, 236.7 w 4th av, 14.2x41x15x40.2. 15th st, s s, lot 30 map property in 8th Ward of John Dimon and others, 25x114x irreg. Elizabeth wife of John T. Lloyd and Arthur H. Williams to Albert L. Perry. nom

Same property. Albert L. Perry to Elizabeth wife of John T. Lloyd. nom

16th st, s s, 163.10 w 4th av, 20x126.4x20x126.10. Peter and John B. Wilson, Mary J. wife of

and Alfred L. Janes, Theodora A. wife of and John B. Miller and Thomas S. Van Brunt, only heirs Peter Wilson, to John B. Wilson. Q. C. nom

17th st, s s, 80 w 4th av, 20x100. Henry R. Concklin to Nellie A. Hiers. Q. C. nom

Same property. Nellie A. wife of Henry A. Hiers to Thomas McCarty. 5,400

17th st, s s, 124 w 6th av, 19x100. Elizabetha wife of Anton Wierl to Philip R. F. Sparling. 2,500

40th st, s s, 100 e 3d av, 25x100.2. John P. Morris to Maria Slavin. Taxes, &c. 600

41st st, s s, 260 w 2d av, 20x100.2. Margaret M. wife of and John P. Ducasse to John McCue and Sarah his wife. 1,300

44th st, s s, 200 e 8d av, 48x100. J. Edgar Ambler to Kate Keegan. 1,400

52d st, s w s, 240 s e 4th av, 60x100.2. Henry Hannah and ano., exrs. M. McGrath, to John D. Holstein. 1,125

52d st, s w s, 220 s e 4th av, 20x100.2. Henry Hannah and ano., exrs. M. McGrath, to Emma A. wife of John T. Smith. 375

89th st, s w s, 335 s e 3d av, 50x100, New Utrecht. The Inebriates Home for Kings Co. to Michael Conroy and Elizabeth his wife. 150

Atlantic av, n s, 120 e Brooklyn av, 20x99. Alfred Tilly to Henry W. Hawkins. C. a. G. Mort. \$800. exch

Butler av, w s, 100.5 s Liberty av. 25x100, New Lots. William F. Storm to Edward Fleming and Katie A. his wife. 350

Bedford av, s e cor Halsey st, 20x80. Bedford av, n e cor Halsey st, 20x82x20x84.11. George A. Betts to John Adamson. 7,000

Bushwick av, e s, abt 59 n Varet st, 29.10x127.7 x25.4x110.9. Leopold Michel to Hannah Stern. Mort. \$2,500. 7,000

Bushwick av, e s, 40.2 s Prospect st, 40.2x79.1x40x82.8. Marietta Brush, Huntington, guard. Erving E., Louis M. and Ada Brush, to Jacob Klein. 3,000

Clermont av, e s, 264.11 s Fulton st, 20x100. Sarah E. Williams, New Brunswick, N. J., to Henry R. Kent, Chicago, Ill., and Catharine A. Smith, New Brunswick, N. J. 1,000

Central av, n e cor George st, 40x100. George Bayer to Charles Engert. 2,025

De Kalb av, late Chestnut st, n s, 43.9 w Evergreen av, 18.9x75. Stephen Hall, Harrison, N. Y., to Thomas Halstead. 1,500

Eldert av, n e cor Cozine st, 125x100, New Lots. Eliza Fleming et al, heirs Thomas Fleming, to Edward Fleming and Kate A. his wife, as joint tenants. 1,450

Evergreen av, e s, 99.3 s Flushing av, runs east 75 x south 7.2 x south 21.9 x east 87.11 to Evergreen av, x north 25. Central av, s w s, 100 n w Forrest st, runs southwest 75 x northwest 9.1 x north 26.4 x northeast 63.11 to Central av, x southeast 25. Henry Matheis to Joseph, Henry and Charles Liebmann, of S. Liebmann's Sons. 2,000

Flushing av, s s, 27.10 e Hamburg st, 27.10x75.9x25x87.11. Release of dower. Barbara Schaudel to Catharine wife of Joseph Lutz. nom

Same property. All title. Maria A. Schaub and Barbara Schaudel to same. 250

Same property. Catharine wife of Joseph Lutz to Henry J. Eisemann. nom

Same property. Henry J. Eisemann to Joseph Lutz and Catharine his wife, as joint tenants. nom

Franklin av, e s, 76 s Gates av, 34x74.10. E. Ellery Anderson and Frederick H. Man to James B. Alexander, Jersey City. 5,500

Graham av, e s, 100 s Frost st, 45x100. Ann E. wife of and John Reid to Augustus W. Weingardt. Mort. \$4,500. 8,000

Graham av, n w cor Jackson st, 18.9x75. Albert Meyer et al, heirs Elizabeth Meyer, to Annie wife of Joseph A. Oberle. 4,400

Graham av, e s, 46.6 n Frost st, 21.6x100. John McMullen to Sarah wife of Frederick Krebsback. Mort. \$1,400. 3,500

Greene av, n s, 325 w Patchen av, 25x100. John M. Conway to Henry Davidson. 1,500

Gates av, n w cor Ralph av, 18.9x80. Anna E. wife of James L. Ross to Richard Goodwin. ½ part. 2,000

Gates av, s e cor Franklin av, 74.10x120x west 14.10 x north 10 x west 60 to Franklin av, x north 110. Julia M. wife of William H. Hallock to E. Ellery Anderson and Frederick H. Man, as joint tenants. Q. C. nom

Gates av, s s, 150 w Sumner av, 20x100, h & l. Ophelia G. Riley, widow, to Ebenezer Wing. Mort. \$3,500. 6,150

Hamilton av, s s, 160.3 e Columbia st, 18.9x75.2 x20.4x67.3. Release mort. The Pawling Savings Bank, Dutchess Co., N. Y., to James G. Powers. 3,000

Johnson av, n s, 50 w Lorimer st, 25x100. Alois Raber to William Staats and Katy his wife. Mort. \$1,500. 2,150

Kent av, w s, 63.11 n Little Nassau st, 30x50. James Donohue to Augustus L. Chase and John Rawson. 1,420

Lexington av, lot 14 map Fort Hamilton, 25x51. Mary Griffiths, Remsen, N. Y., to Michael Conroy. 50

Lafayette av, s s, 99.10 e Lewis av, 0.2x90. Asa A. Spear to Elizabeth A. wife of Thomas B. Hodgman. 40

Lafayette av, s s, 115 e Sumner av, 100x100. Charles I. De Bevoise to Michael Moran. 7,000

Metropolitan av, s s, 90 e Bushwick av, 25x100, h & l. Catherine Gunther to John Amann. Mort. \$1,500. 3,500

Nassau av, n s, 75 w Lorimer st, 25x100, h & l. Ernest E. Birdsall and John S. Drake to PellanaH Drake. Mort. \$500. 2,400  
 Same property. PellanaH Drake, widow, to Charlotte C. wife of John S. Drake. C. a. G. Mort. \$500. 2,400  
 Orient av, e s, 200 s Liberty av, 50x100, New Lots. Alvin F. Hill to John J. O'Brien. 1,200  
 Patchen av, w s, 111 s Monroe st, 18x30. Welcome S. Jarvis to Mary E. wife of Charles G. Hall. Mort. \$2,000. 3,000  
 Putnam av, s s, 210 e Marcy av, 20x100. Benjamin J. Richardson to Henry J. Richardson. 6,600  
 Same property. Henry J. Richardson to Edith L. wife of Benjamin J. Richardson. 6,600  
 Railroad av, n w cor Ivy st, 25x100, New Lots. Edward Reich to Joseph Schatz. Mort. \$900. 2,000  
 Ivy st, n s, 100 w Railroad av, 25x100, New Lots.  
 Reid av, s w cor Van Buren st, 100x70. James R. Robbins to Mary J. Spencer, Elizabeth, N. J. Mort. \$26,565. nom  
 Saratoga av, w s, 167 s Herkimer st, 46x98. Wilhelm Almstaedt to Louis Hausman. Mort. \$2,000. other consid and 25  
 Stuyvesant av, w s, 16.8 s Jefferson st, 16.8x100, h & l. Henry Bodge to William J. Fullerton. 6,300  
 St. Marks av, s s, 79.6 e Utica av, 38x127.10. John Bollhofer to Henry Smith. 500  
 St. Marks av or pl, s s, 361.2 w 5th av, 40x100. Henry Nortlinger to Del'Orme Knowlton. C. a. G. nom  
 Troy av, e s, 79.1 n Dean st, 19.4x90. Edward E. Fitzgerald to James McDonald. Mort. \$1,900. 1,500  
 Underhill av, w s, 100 s Butler st, 25x128.6x33.3x157.6. Ella M. Coots to Mary E. wife of John S. Brooks. Mort. \$630, taxes, &c. nom  
 Utica av, w s, 33.4 s Atlantic av, 16.8x83.4. Release mort. John Ross to Emerson W. Perry. nom  
 Same property. Emerson W. Perry to Henry A. Rice. Mort. \$1,250. 2,500  
 Van Cott av, n s, 21.7 w Manhattan av, 50x103.9x51.10x90.3. Release mort. The Williamsburgh Savings Bank to David M. Doremus. nom  
 Same property. David M. Doremus to Mary wife of Richard Powell. 2,500  
 Van Cott av, n s, 21.7 w Manhattan av, 25x97x25.11x90.3. Charles H. Doremus to David M. Doremus. 1,250  
 Van Sinderen av, e s, 150 n Broadway, 50x100, New Lots. Release mort. Gertrude R. Sackett to Joseph Buehler. nom  
 Same property. Joseph Buehler to William L. Heuschel. 500  
 Washington av, e s, 145 n Douglass st, 25x82.7x27.4x71.7. Samuel A. Hart to Mary E. wife of Levi Fowler. nom  
 Willoughby av, s s, 495 w Marcy av, 19.5x100, h & l. Lucius V. Walkley, Plantville, Conn., to Webster R. Walkley. Mort. \$4,000. 8,000  
 6th av, e s, 134.8 s Carroll st, 19x90, h & l. Alexander P. Irwin, as exr. and trustee Elizabeth W. Cole, dec'd, to Richard Irvin, Jr., trustee in place of said A. P. Irvin. nom  
 6th av, w s, 170.4 n Prospect av, 18x80, h & l. Augustus M. Price to Frank H. Hyatt, Jersey City. Mort. \$3,000. exch  
 7th av, s e s, 60 n e Sterling pl, 20x90, h & l. Maud Carl to George W. Sillcox. Mort. \$11,000. 14,000  
 8th av, 9th av, 15th st and 16th st, the block, with buildings.  
 8th av, n w cor 16th st, runs north 200 to 15th st, x west 55.3 x south to 16th st, x east 59.9.  
 Mary E. wife of and Lewis Hurst to Arthur Hurst. nom  
 Same property. Arthur Hurst to Lewis Hurst. nom  
 Bartlett road, centre line, n s, 155 e Flatbush av, 75x132.6 to Winthrop st, Flatbush. Homer L. Bartlett to William A. A. Brown. 5,000  
 Interior gores, 354 s e 3d av and 100 s w 89th st, runs southeast 78 x southwest 36.4 x north-west 75.1 x northeast 20.4, New Utrecht. The Inebriates Home for Kings Co. to Michael Conroy and Elizabeth his wife. Sept. 30. 30  
 Plot at Canarsie, Flatlands, 52.6x100. Elizabeth Jones to Rodolph B. Zwahlen. 500  
 Plot at Flatlands, contains 6 497-1,000 acres.  
 Plot at Flatlands, contains 5 835-1,000 acres, excepting part conveyed to Manhattan Beach R. R. Co.  
 John C. Kaiser to Frederick Keiser. 3,500  
 Same property. Frederick Keiser to Christine Keiser. 3,525  
 All title which Jacob Mehl had in real and personal estate of Adam Mehl, dec'd. John F. Gough to John H. Hilliker. 600

WESTCHESTER COUNTY, N. Y.

OCTOBER 16 TO 22—INCLUSIVE.

EASTCHESTER.

Hay, James—Abram B. Van Dusen, 44 acres on e s highway leading from village of New Rochelle to White Plains, adj Allerton. \$25,500  
 Cooley, Alfred—William Blake, s s Adams st, 122x140. 1,250  
 Passavant, William A., et al., by Jas. B. Lock-

wood, ref.—George P. Black, tract on e s highway leading from Eastchester to White Plains, at intersection with n s New York & New Haven Railroad Co. 35,000  
 Byron, John H.—Alfred H. Dunscomb, lot No. 259, on w s 3d av. 1,125

MAMARONECK.

Fyfe, Andrew—Emanuel Eising, lots Nos. 169 and 170, on n w s Centre av, also lots Nos. 310 and 311, on n w s Waverly av. 1

NEW ROCHELLE.

Lorebzen, Frederick—Philip and Ellen Burges, e s Av A, 180 n Union av, 50x100. 275

PELHAM.

Black, Mary G. W. and Robert C.—Eliiza English, e s Pelhamdale av and on n s Harlem River & Portchester R. R., 8 20-100 acres. 5,250  
 Ludlow, William E., and Henry E. Frost—Samuel and Sarah Ludlow, lot No. 3 on w s Public road in village of Pelhamville. 1  
 Same—Samuel Ludlow, lot No. 3 on w s Public road, at Pelhamville. 1

WESTCHESTER.

Keenan, James J.—Gilbert B. Dingeldein, n s 13th st, 100x103. 600  
 Dingeldein, Gilbert B.—Mary J. Keenan, same property. 600  
 Payne, William H. — Elizabeth and Julia Champion, n s 7th av, in village of Wakefield, 100x114. 950  
 Brisinban, Hugh—Nicholas and Mary Buhr, n e cor 4th av and 3d st, 105x120. 1,017

YONKERS.

Stewart, James and George—Imogen J. Rockwell, e s River st, at intersection with s s Wells av, 100x125. 28,500  
 Weed, Eveline B., and Isabel and Henry P. Hicks—New York & Northern Railroad Co., 35-100 acre adj grantees and lands of Benj. Curser. 75  
 Callahan, Irene—Charles E. Waring, e s Park av, 100 s Glenwood av, 25x225. 1  
 Waring, Charles E.—Ingele I. Callen, e s Park av, 225 s Glenwood av, 25x225. 1  
 Ingles, Margaret, et al., exrs. of Wm. Ingles—Patrick Boren, lot No. 85 on w s Nepperhan av, 100 n High st. 500

MORTGAGES.

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given, and the amount. The general dates used as headings are the dates when the mortgage was handed into the Register's office to be recorded.  
 Whenever the letters "P. M." occur, preceded by the name of a street in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

NEW YORK CITY.

OCTOBER 17, 18, 20, 21, 22, 23.

Alexander, Frederick, to Eliza A. Alexander. 1st av, n w cor 60th st, 25.5x100. Oct. 18, 5 years, 5%. \$24,000  
 Ayer, James, to John H. Gregory. 3d av, No. 2378, w s, 24.11 s 129th st, 25x100. Oct. 20, 1 year, 5%. 10,000  
 Bethel, Alice M., wife of and John D., to John B. Haskin. Mott av. P. M. Oct. 15, 5 years, instals. 5,250  
 Brummell, Adonijah, to THE EMIGRANT INDUS. SAVINGS BANK. Grand st, n e cor Clinton st, 50x100. Oct. 18, 1 year. 50,000  
 Barrett, Mary, widow, to Francis M. Purroy. N w ½ lot 43 map part of village of Fordham. Oct. 16, instals. 58  
 Brown, Erastus S., and ano., exrs. and trustees of Sarah D. Brown, and also as trustees under deed, Erastus S., Eliza, Augustus, George I., Henry C. and Calvin H. Brown, to George De F. Lord, trustee. 57th st, No. 115, n s, 150 e 4th av, 20x100.5. Oct. 1, due Nov. 1, 1887, 5%. 18,000  
 Burckle, Susan, to Max Weil. 3d av, w s, 25.5 s 56th st, 25x75. Oct. 17, 3 years, 5%. 13,000  
 Bailey, Samuel H., to THE GERMANIA LIFE INS. CO., New York. 7th av, s e cor 128th st, 49.11x75. Oct. 18, due Nov. 30, 1885, 5%. 30,000  
 Bayly, Mary B., to Stephen McCormick. Goerck st. P. M. Oct. 15, 3 years. 8,000  
 Beekman, Thomas H., Brooklyn, to Willett Bronson, Huntington, L. I. Franklin av, s w cor 170th st, 133.6x213x111.10x214.1. July 30, 1880, demand. 3,500  
 Buek, Charles, to THE MUTUAL LIFE INS. CO., New York. 36th st, n s, 100 e Lexington av, 23x98.9. Already mortgaged to party second part for \$15,000. Oct. 21, due Mar. 1, 1886. 2,000  
 Bauer, Martin, to John Augustine, Brooklyn. 167th st, n s, 120 e Audubon av, 50x81.7. Oct. 18, 5 years, 5%. 3,000  
 Beach, George W., and Julia A. Beach, widow, to Frederic J. Middlebrook, Brooklyn. Irving pl, e s, 43.3 s 16th st, 20x80. Oct. 20, due Nov. 1, 1885, 5%. 12,000  
 Brewster, John L., Plainfield, N. J., to THE MUTUAL LIFE INS. CO., New York. 122d st. P. M. Sept. 30, due Mar. 1, 1886. 3,500  
 Bauer, Martin, to J. Henry Borchers. 167th st, n s, 95 e Audubon av, 25x81.7. Oct. 18, 1 year, 5%. 1,200

Breakell, James A., to Sarah M. Shotts, Yonkers. 9th av, e s, 49.4 n 24th st, 24.8x100. Oct. 20, due Jan. 1, 1885. 7,500  
 Caldwell, Maria T., wife of Elisha S., to John F. O'Brien. 30th st, No. 7, n s, 175 w 5th av, 25x98.9. Oct. 7, 1 year. 5,000  
 Campion, John, to George F. and Henry B. Opsyck, Plainfield, N. J. Potter pl. P. M. Oct. 17, 2 years. 275  
 Carter, Sarah L., Worcester, Mass., to George B. Abbott, as Public Admr. of the County of Kings, N. Y. Mott av, e s, 70.9 n 150th st, 17.6x100. Oct. 11, due Oct. 20, 1889, 5%. 3,175  
 Cockburn, Mattie A., to Robinson Gill, Brooklyn. 129th st, s s, 150 w 7th av, 50x99.11. Oct. 4, demand. 10,000  
 Cronogue, Margaret, wife of Thomas, to THE EMIGRANT INDUS. SAVINGS BANK. 111th st, n s, 260 e 3d av, 20.2x100.10. P. M. Oct. 20, 1 year. 3,000  
 Chwatal, Franz, to Charles Schaefer and Mary his wife, Long Island City. 9th st. P. M. Oct. 20, instals, 5%. 2,850  
 Demmer, Joseph, to Emma Schalk. 121st st, n s, 71 e 2d av, 26x75.8. Oct. 17, due Oct. 1, 1885, 5%. 9,000  
 Delaney, William, to Mary Delaney. 37th st, s s, 215 e 10th av, 20x98.9. Oct. 14, 5 years, 5%. 3,000  
 Dorzbacher, Henry, mortgagor, to Charles Dickinson and ano., exrs. John Dickinson, dec'd. Agreement extending mort. Oct. 17. nom  
 Dunker, John F., to David Frank. 9th av, s w cor 83d st, 76.8x100. Oct. 3, demand, indemnity. 5,000  
 Deeves, Richard, to THE EQUITABLE LIFE ASSUR. SOC. of U. S. 83d st, s s, 175 e 9th av, 25x102.2. Oct. 22, due Dec. 1, 1885. 20,000  
 Same to same. 83d st, s s, 200 e 9th av, 25x102.2. Oct. 22, due Dec. 1, 1885. 20,000  
 Dwinelle, Sarah L., to Mary M. wife of Edward S. Crank. Madison av, s w cor 120th st, 20x99.3x48.9x95. Oct. 21, 3 years. 7,000  
 Egan, Mary A., Edward T. Walsh, Alicia L. Dolan, Katie A. Carey and James A. and Mary E. Walsh, mortgagors, with William M. Isaacs. Agreement extdg. mort. May 14. nom  
 Eimer, Sophie, with Charles E. Dority, both mortgagors. Agreement as to priority of mort. nom  
 Edwards, George T., to The Twenty-fourth Ward Real Estate Assoc. Decatur av. P. M. Oct. 18, due July 1, 1885. 5,500  
 Felix, Peter W., to THE MUTUAL LIFE INS. CO., New York. 89th st. P. M. Oct. 23, due Mar. 1, 1886. 15,000  
 Faiver, Edward, to Agnes Decker. Tinton av. P. M. Oct. 21, 3 years. 453  
 Fichtel, Charles F., to Joseph Richardson. 138th st. P. M. Oct. 17, due Nov. 1, '89. 4,500  
 Same to Fanny Smithson. Same property. P. M. Oct. 17, due May 1, 1894. 3,000  
 Foster, Christopher, to Orlena R. E. Pell. 1st av, w s, 49.4 n 37th st, 29.6x80. Oct. 16, due Oct. 17, 1889, 5%. 15,000  
 Fransmann, Alice, wife of John, to Bertha A. Deane. Lexington av. See Conveys. Sub. to mort. \$6,000. Material. Sept. 30. 2,192  
 Fitzpatrick, John, to John M. Lyon, Portchester, N. Y. Morris av, w s, 75 s 153d st, 50x100. Oct. 20, 3 years. 500  
 Freeman, Mary E., widow, to THE PACIFIC FIRE INS. CO., New York. 128th st, No. 5, n s, 140 e 5th av, 20x99.11. Oct. 20, instals, 5%. 14,000  
 Friedsam, Michael, to Anna wife of Bernard Fellman. Riverside av. P. M. Oct. 20, 1 year, 5%. 10,000  
 Gleason, John F., to THE GERMANIA LIFE INS. CO., New York. Lexington av, No. 459, n e cor 45th st. P. M. Oct. 18, due Nov. 13, 1887, 5%. 18,000  
 Same to John Graham. Same property. P. M. Oct. 20, 2 years. 4,000  
 Gantert, Paul, to Rosa W. wife of Arthur M. Lee, Hoboken, N. J. 107th st, s s, 275 w 2d av, 25x100.11. Oct. 16, due Jan. 1, 1889, 5%. 7,000  
 Gillies, Anna A., wife of and George, to James A. Billings, Brooklyn. 45th st, s s, 300 w 6th av, 25x100.5. Oct. 1, 5 years, 5%. 20,000  
 Gray, William, Nyack, N. Y., to Thomas B. Leggett et al., trustees of William H. Leggett, dec'd. 38th st, n s, 223 e 8th av, 17.1x98.9. Oct. 17, 5 years, 5%. 6,000  
 Gumpert, Mena, to John Bussing, Jr. Union av, w s, part lot 38 map of Woodstock, 26.4x270 to Tinton av. Oct. 15, 5 years. 1,000  
 Grozcky, Abraham J., to George Van Wart, Birmingham, Eng. 109th st. P. M. Oct. 21, 5 years, 5½%. 6,500  
 Haines, Napoleon J. and Francis W., to William M. Kingsland, Mount Pleasant, N. Y., as trustee Daniel C. Kingsland, dec'd. 2d av, n w cor 97th st, 100.11x100. Oct. 1, 2 years, 5%. 12,000  
 Same to same. 97th st, n s, 110 e 3d av, 150x100.11. Oct. 1, 2 years, 5%. 9,000  
 Same to same. 97th st, n s, 260 e 3d av, 150x100.11. Oct. 1, 2 years, 5%. 9,000  
 Same to same. 3d av, n e cor 97th st, 100.11x110. Oct. 1, 2 years, 5%. 20,000  
 Henderson, William, to John Flynn. 84th st, s s, 154.2 e 3d av, 100x102.2. Sub. to all mort. Oct. 18, due Jan. 1, 1885. 1,300  
 Same to John W. Haaren. 3d av, w s, extdg. from 100th to 101st st, 200.10x125. Sub. to all mort. Oct. 18, due Jan. 1, 1885. 4,000  
 Hodnett, Patrick H., to Samuel J. Buell, Middletown, Conn. Boulevard Drive, e s, 77.5 s 78th st, 25.10x30.5x25.6x34.1. Sept. 22, note. 600

Hell, David, to THE HARLEM SAVINGS BANK. North 3d av, w s, 75.6 n 136th st, 25x100. Oct. 18, 1 year, 5%. 2,500

Holmes, Isaac L., to Katherine Rehbock. Av A, n e cor 18th st. P. M. Lease. Oct. 20, installs. 5%. 4,750

Huber, Elizabeth, wife of and John, to Niles P. Sandgwest. 5th st, s s, 301.5 w Av B, 19.8 x 95.2. Oct. 20, 1 year, 4½%. 5,000

Hyde, Maria Louise, wife of and Albert, to Elizabeth A. wife of Seymour J. Strong. 45th st, No. 21, n s, 60 w Madison av, 20x100.5. P. M. Dec. 20, 1882, 5 years. 15,000

Hassey, August C., to Charles Hamburger. 11th st, No. 337, n s, 150 w 1st av, 24.9x64.4x 25.8x71.10. Oct. 21, due Jan. 1, 1890, 5%. 8,000

Israel, Julius, to Moses Man. Hester st, n s, 63.6 e Ludlow st, 24x75. Oct. 17, 2 years, 1,500

Jackson, William H., to THE EMIGRANT INDUST. SAVINGS BANK. 28th st, n s, 80 e 2d av. See Conveys. Oct. 15, 1 year. 25,000

Johnson, Henry M., to Sarah A. Vingut. 46th st. P. M. Oct. 7, 3 years, 5%. 11,000

Johnson, Leonora A., to Mary Taylor. 46th st, s s, 200 w 8th av, 22x100.5. Leasehold. Oct. 15, 1 year, 5%. 2,000

Jonas, Abraham H., to William R. Bell. 61st st, n s, 100 e 11th av, 50x½ block. Sub. to all morts. Oct. 21, 3 months. 2,536

Kenny, George J., to Mary George. Mulberry st. P. M. Oct. 17, 5 years, 5%. 4,000

Kinsella, Catharine, widow, and devisee John Kinsella, to Charlotte R. Hanlon. Av C, s e s, 100 s w Cliff st, 25x169.6. Oct. 17, 1 year, 5%. 200

Knight, Stephen, to Henry C. Aspinwall, as trustee for F. Melise, Lucille H. C. and Kate U. Aspinwall. Av C, 23d Ward. P. M. Oct. 17, 5 years, installs. 2,500

Koch, Peter, to THE DRY DOCK SAVINGS INST. Av A, No. 1533, n w cor 81st st, 26x80. Oct. 18, 1 year, 5%. 13,000

Same to same. Av A, No. 1535, w s, 26 n 81st st, 25.6x85. Oct. 18, 1 year, 5%. 9,000

Same to same. Av A, No. 1537, w s, 51.6 n 81st st, 25.4x106.6. Oct. 18, 1 year, 5%. 11,000

Same to same. Av A, No. 1539, w s, 76.10 n 81st st, 25x106.6. Oct. 18, 1 year, 5%. 11,000

Kroeger, Henry, to Oscar C. Ferris and ano., trustees of Aline Journault. 58th st, n s, 106.5 e 1st av, 3 lots, each 16.8x100.4. 3 morts., each \$7,000. Oct. 20, 5 yrs., 5%. 21,000

Kruse, Christian, to THE UNITED STATES TRUST CO of New York. Broadway Boulevard, n e cor 83d st, 102.2x83.7. Oct. 20, due Nov. 1, 1885, 5%. 20,000

Kelly, Annie E., to Edwin A. Bradley and George C. Currier. 75th st, s s, 217.3 w Av A, 32.9x102.2. Sub. to mort. \$7,000. Oct. 21, 2 months. 650

Kahn, Hermann, to Joseph M. Emanuel. Mahwah, N. J., 74th st, No. 158 E. P. M. Sept. 1, due May 1, 1886. 350

Lawson, Jacob, Brooklyn, to THE MUTUAL LIFE INS. CO., New York. 6th av, w s, 25.2 s 123d st, 75.9x75. P. M. Sept. 30, due Mar. 1, 1886. 12,000

Lockwood, Josiah, to THE WASHINGTON LIFE INS. CO., New York. 5th av. P. M. Oct. 7, due Dec. 1, 1887. 40,000

Lister, Alfred, Newark, N. J., to Ellen E. Ward, widow. 11th av, e s, 74.1 n 40th st, 49.4x100. Oct. 21, 3 years. 20,000

McMullin, Sarah T., to THE NEW YORK LIFE INS. CO. 103d st, s s, 255 e 3d av, 25x100.11. P. M. Oct. 1, 3 years. 9,000

Same to same. 1st av, e s, 24.8 s 113th st, 23.1 x95. P. M. Oct. 1, 3 years. 11,000

Same to Samuel S. Constant. 103d st, 1st av. P. M. Sub. to above morts. Oct. 1, 6 mos, 2,000

Mildeberger, Henry D., to Balthasar Revel. 24th st, s s, 137.4 e 10th av, 14.8x80. Leasehold. June 9. 1,500

McAllister, James, to William A. Wheelock. 158th st. P. M. Oct. 14, due Nov. 1, 1887, 1,500

McDonald, James, to Sarah Bell. 33d st, Nos. 448 and 450, s s, 238 e 10th av, 57.4x100x61x100. Oct. 17, 1 year, 5%. 4,000

McManus, Patrick H., to John Burlinson. Av A, 75th st. P. M. Sept. 5, 1 year. 8,490

McNamara, Daniel, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 77th st, n s, 94 w Av A, 25x102.2. Oct. 18, 1 year. 1,000

McParlan, James, to The New York Bible and Common Prayer Book Soc. Madison av, e s, 62.2 n 79th st, 20x77. Oct. 18, due Oct. '5, 1889, 5%. 15,000

Morris, George H., Brooklyn, to THE STUYVESANT INS. CO., New York. 57th st, No. 144, s s, 156.3 e Lexington av, 18.9x100.5. See Conveys. Oct. 17, due Nov. 1, 1887, 12,000

Maack, Hermann H., to Archibald G. King, trustee, Weehawken, N. J. 109th st. P. M. Oct. 21, due Nov. 1, 1887, 5%. 4,000

Manchester, George N., and William N. Philbrick to THE EMIGRANT INDUSTRIAL SAVINGS BANK. Madison av, n w cor 109th st, 20.11x75. Oct. 20, 1 year. 11,000

Same to same. Madison av, w s, 20.11 n 109th st, 20x75. Oct. 20, 1 year. 9,000

Minrath, Ferdinand R., with Charles E. Dority, both mortgagees. Agreement as to priority of mortgages. nom

Morris, Henry L., with George B. Abbott, Public Adm. of Kings Co., both mortgagees. Agreement as to priority of mortgages. Oct. 11. nom

McEvoy, Lizzie, wife of Thomas P., to Adrian Futterer. 37th st, s s, 300 w 8th av, 25x93.9. Oct. 23, 5 years, 5%. 2,000

McGinnis, Robert, to Theodore G. Thomas. 93d st, s s, 100 e 9th av, 37.6x100.8. P. M. Oct. 22, 1 year. 22,500

Same to same. 93d st, s s, 137.6 e 9th av, 37.6x100.8. P. M. Oct. 22, 1 year. 22,500

Nafis, William H., Brooklyn, to Maria N. Anderson, Rondout, N. Y. 10th av. P. M. April 8, due Oct. 15, 1885. 6,000

Same to Absalom L. Anderson, Rondout, N. Y. 10th av. P. M. April, due Nov. 1, 1886, 5%. 6,000

New York, Ontario & Western Railway Co., to THE MERCANTILE TRUST CO., New York. Railroads, rolling stock, franchises, &c. Sept. 1, issues bonds. 4,000,000

Neumuller, Franz, to Bernhard Bopp and Jacob B. Halk. 20th st, n s, 300 w 4th av, 25 x92. Oct. 13, 2 years, 5%. 6,000

O'Hara, Michael, to Margaret A. Sloan. Union st, being s e ½ lot 47, runs northwest 25 n northeast 100 x southeast 10.5 x south 19 x southwest 87. Oct. 17, 3 years. 300

O'Kane, Thomas J., to Maria J. O'Connor. 134th st, s s, 400 e Willis av, 150x100. Oct. 15, due Feb. 1, 1885. 13,000

Overington, Thomas, to Isaac P. Smith. 129th st, s s, 45 w Lexington av, 20x99.11. Sub. to mort. \$10,000. Oct. 17, due Oct. 18, 1885, 2,500

Osterdorff, Eben W., to Richard H. Williams and Samuel T. Peters, of R. H. Williams & Co. 104th st, s e cor Grand Boulevard, 133.5 x100.11x120x101.9. All title. Oct. 15, secures credit for 22,400

Olsen, Catharine A., and Louisa Randall to Mary A. Patterson, widow. 8th av, n e cor 113th st, 100.11x100. Oct. 15, 3 years, 5%. 10,000

O'Connor, Mary E., wife of and Nicholas R., to Ann Bergen, Queens Co. 130th st, s s, 183.4 w 6th av, 16.8x99.11. Oct. 21, due July 1, 1885. 3,500

Parker, Eliza C., to THE MUTUAL LIFE INS. CO., New York. 121st st, No. 516, s s, 191 e Av A, 17x80. Already mortgaged to parties of second part. Oct. 15, due Mar. 1, 1886. 520

Post, Edwin F., to THE Twenty-fourth Ward Real Estate Assoc., New York. Decatur av. P. M. Oct. 15, due Oct. 1, 1885. 2,800

Peterson, Elizabeth, to The H. Clausen & Son Brewing Co. Pell st, No. 19. Lease. Oct. 21, demand. 200

Pinkus, Frederick S., with George B. Abbott, Public Adm. of Kings Co., both mortgagees. Agreement as to priority of mortgages. Oct. 11. nom

Pinckney, Alice F., Clara M. and Edward G., to Thomas J. Briggs. 122d st, s s, 245.8 w 3d av, 16.8x68.7x16.8x69.2. Oct. 23, due April 10, 1886. 1,000

Roll, Conrad, to Elizabeth Rintelen. 149th st, s s, 155.5 w Passage av, runs south 65 to Port Morris Branch R. R. property, x northeast — x north 40 to 149th st, x east 36. Oct. 15, 3 years. 200

Rosenstock, Bernhard, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 8th av, 119th st. P. M. Oct. 23, 1 year. 10,000

Reim, Charles, to Charles Billet, exr. John Cornell. Retreat av, s e s, 290 n e Westchester av, 25x100. Oct. 18, 3 years. 1,400

Renner, Jerome L., to Charles E. Dority, Brooklyn. Division st, n s, 84.2 e Essex st. 28.9x75.8x25.8x89. Oct. 20, 2 months. 4,000

Riehl, Henry, to Caroline L. Macy. 59th st, n s, 200 w 10th av, 25x100.5. Oct. 21, 5 years, 5%. 15,000

Same to William Sperb. Same property. 2d mort. Oct. 21, installs. 2,000

Rankin, William, to John J. Astor. 9th av, n e cor 45th st, 100.5x100. P. M. Oct. 13, due April 20, 1886, or sooner, 5%. 44,000

Same to same. 45th st, n s, 100 e 9th av, 125x100.5. P. M. Oct. 13, due April 20, 1886, or sooner, 5%. 38,500

Rogers, George W., to Thomas Mackellar. 124th st, s s, 60 e 4th av, 30x100.11. May 26, 1 year. 15,000

Rosenblatt, Gottlieb, to Moses Bruhl and ano., exrs. and trustees S. Bruhl. 72d st, No. 35, n s, 216 e Madison av, 22x102.2. Oct. 20, 3 years, 4½%. 20,000

Rosenberg, Adolph, to THE DRY DOCK SAVINGS INST. 2d av, w s, 75.11 n 106th st, 25x75. Oct. 17, 1 year, 5%. 7,000

Same to Moses Meyerfield. Same property. Oct. 17, due Oct. 16, 1887, 5%. 3,000

Schilling, John H., to Katie M. Bauman. Brook av, s w cor 144th st, runs south 75 x west 90 x south 25 x west 25 x north 100 to 144th st, x east 115. Sept. 2, 3 years, 5%. 3,100

Steinhardt, Morris, to Henry M. Levenson, Saratoga Springs, N. Y. Lexington av, 75th st. P. M. Oct. 15, 1 year. 32,500

Steinmetz, Elizabeth, wife of and John H., to Jane E. Baker and ano., exrs. Henry I. Baker. 71st st, n s, 450 e 11th av, 16.8x102.2. Oct. 17, due Nov. 22, 1887, 5%. 10,000

Same to same. 71st st, n s, 466.8 e 11th av, 16.8x102.2. Oct. 17, due Nov. 22, 1887, 5%. 10,000

Same to same. 71st st, n s, 483.4 e 11th av, 15.9 x102.2. Oct. 17, due Nov. 22, 1887, 5%. 9,500

Same to same. 71st st, n s, 499.1 e 11th av, 16.8 x102.2. Oct. 17, due Nov. 22, 1887, 5%. 10,000

Same to same. 71st st, n s, 515.9 e 11th av, 15.9 x102.2. Oct. 17, due Nov. 22, 1887, 5%. 9,500

Same to same. 71st st, n s, 531.6 e 11th av, 18.6 x102.2. Oct. 17, due Nov. 22, 1887, 5%. 11,000

Strauss, Ruby D., wife of Joseph, to Miguel Garcia. 25th st, s s, 186.9 w 7th av, 15.6x98.9. Oct. 17, due Nov. 1, 1886, 5½%. 6,000

Sargent, Charles C., to Elizabeth J. Sargent, Elizabeth N. J. 80th st, s s, 55.10 e 4th av, 18.4x102.2. Sub. to mort. \$8,000. Oct. 13, 3 years, 5%. 3,000

Savage, Esther A., widow, Brooklyn, to John

H. H. Cushman et al., exrs. Don A. Cushman. Interior lot on centre line bet 48th and 49th st, at point 125 e 9th av. See Conveys. Oct. 20, 3 months. 1,100

Schumacher, Emma, wife Peter G., to John R. Smith. 154th st. P. M. Oct. 17, 3 year, 5%. 700

Sherwood, Henry A., to the trustees of the Episcopal Fund of the Diocese, N. Y. 170th st, Franklin av. P. M. Oct. 18, due Oct. 20, 1887, 5%. 4,000

Steinmetz, Elizabeth, wife of John H., to Charles A. Fuller. 71st st, n s, 262 w Boulevard, 16.8x102.2. Oct. 17, demand. 3,000

Same to same. 71st st, n s, 227.9 w Boulevard, 18.6x102.2. Oct. 17, demand. 4,000

Same to same. 71st st, n s, 311.1 w Boulevard, 16.8x102.2. Oct. 17, demand. 3,000

Same to same. 71st st, n s, 246.3 w Boulevard, 15.9x102.2. Oct. 17, demand. 2,500

Same to same. 71st st, n s, 294.5 w Boulevard, 16.8x102.2. Oct. 17, demand. 3,000

Same to same. 71st st, n s, 278.8 w Boulevard, 15.9x102.2. Oct. 17, demand. 2,500

Schaefer, Andrew, to Robert Willets et al., exrs. Samuel Willets. 1st av, w s, 75.4 s 70th st, 25x77. Oct. 21, 5 years, 5%. 11,000

Schildwacher, Charles C., to THE HARLEM SAVINGS BANK. 125th st, n s, 90 w 4th av, 50x99.11. Already mortgaged to parties of 2d part for \$7,000. Oct. 18, 1 year, 5%. 9,000

Steele, Mary E., and Eliza J. Roberts to Anna Cohen. 118th st, n w cor Lexington av, 15x90.11. Oct. 21, 1 year. 500

Schirmer, Charles, to Charles H. Gordon. Agreement extdg mort. Oct. 15. nom

Sperb, William, Jr., to Adolph Thurnauer. 53d st. P. M. Oct. 23, 3 years, 5%. 8,000

Steinhart, Herman, to Selig Steinhardt. 2d av, e s, 60.5 s 51st st, 20x70. Oct. 17, due Oct. 14, 1887. 500

Steward, D. Jackson, to Fairbanks & Co. Broadway, No. 311. Oct. 22, 2nd demand, indemnity. 20,000

Schneider, Mathias, to John Schnugg. 81st st, n s, 331.6 e 1st av, 100x102.2. Building loan. Oct. 18, due April 1, 1885. 20,000

Schwab, Moses, to Isaac M. Dyckman, as trustee of Hannah Fulton. 79th st, s s, 426 w 1st av, 20x102.2. Oct. 23, 3 years, 5%. 8,500

Shook, Ella L., Brooklyn, to John H. Thompson. Chambers st, s s, Church farm lot 429, 25x75. Lease. Oct. 10, 2 years. 750

Thomas, Magdalena, Brooklyn, to Mortimer J. Lyon. Av A, w s, 24.6 s 8th st, 24.6x70. Lease. Oct. 21, due Oct. 1, 1894. 1,000

The One Hundred and Twenty-seventh Street United Presbyterian Church of Harlem to THE NEW YORK SAVINGS BANK. 2d av, s e cor 119th st, 60.10x100. Oct. 17, 1 year, 5%. 5,000

Same to Alexander Buchanan. Same property. Sub. to morts. \$25,000. Oct. 18, 1 year. 2,266

Unz, Ignatz, mortgagor, with Wilson G. H. B. Strong. Agreement extdg mort. and reducing principal to \$6,000 with interest at 4½%. Oct. 22. nom

Voegs, Christian and Sophia his wife, to Henry Weil, Brooklyn. 87th st. P. M. fee and leasehold. Oct. 14, installs. 8,500

Voorhees, Edward M., to THE UNION DIME SAVINGS INST., New York. South 5th av, w s, 73.3 s Houston st, 48.10x75. Oct. 17, due Nov. 1, 1886, 5%. 15,000

Vanden, Henden Richard, to THE EQUITABLE LIFE ASSUR. Soc. of the U. S. 9th av, s w cor 51st st, 25x100. Oct. 20, due Jan. 1, 1886. 35,000

Van Siclen, Sarah J., wife of George W., to Mary A. Farnsworth. 8th av, w s, 49.1 n 27th st, 25x65.3. Oct. 18, due Oct. 20, '87, 1,200

Voorhees, Edward M., to John Webber et al., exrs. S. D. Moulton. Thompson st. P. M. Oct. 17, 3 years, 5%. 6,000

Warren, Isabella, wife of William S., to Ann Maria wife of Enoch Vreeland, Sr. Tiebout av. P. M. Oct. 15, 3 years. 1,850

Watkins, Charles, William W. and Joseph, to THE NEW YORK SAVINGS BANK. 25th st, s s, 125 w 1st av, 25x98.9. Oct. 21, due Dec. 1, 1887, 5%. 14,000

Wegener, Frederick L. T., to Bernard C. Murray. 151st st, n s, 350 w Courtland av, 25x116.5x25x116.4. Oct. 18, due July 24, '86. 3,000

Wilson, Bernard, to Morris Steinhardt. Lexington av, n e cor 75th st. P. M. Oct. 17, due July 1, 1885. 17,500

Same to same. Same property. Building loan. Oct. 17, due July 1, 1885. 33,000

Weixelbaum, Bernhard, to Matilda Myers. 74th st. P. M. Oct. 1, 5 years, 5%. 8,000

Whiteman, Albert J., to The Twenty Fourth Ward Real Estate Assoc., New York. Decatur av. P. M. Oct. 16, due July 1, 1885, 4,750

Willson, Charles H., and Charles L. Adams, Mount Vernon, N. Y., and Allen W. Adams, New York, to Charles Watrous. All lands under water of the Harlem River described in letters patent of June 18, 1884. Confirmatory mortgage. Oct. 15. nom

Wein, Charles, and Catharine wife of William Schmalz, to George Roll, Brooklyn. 54th st, s s, 175 e 11th av, 25x100; also lot adj rear of above, 25x38.8x25x35. Oct. 22, 3 months. 5,500

KINGS COUNTY.

OCTOBER 17, 18, 20, 21, 22, 23.

Adamson, John, to George A. Betts. Bedford av, s e cor Halsey st. P. M. Oct. 10, 3 years, 5%. \$2,750

Same to same. Bedford av, n e cor Halsey st.  
P. M. Oct. 10, 3 years, 5%. 2,750

Andrews, William, to Leonora Le B., wife of  
William L. Chaptman. Clifton pl, s s, 320 w  
Nostrand av, 5 lots, each 18.8x100. 5 mortg.,  
each \$4,000. Oct. 17, due Nov. 1, '87, 5%. 20,000

Same to Spencer Aldrich. Clifton pl, s s, 320  
w Nostrand av, 18.8x100. Oct. 17, 1 yr. 1,000

Same to same. Clifton pl, s s, 333.8 w Nos-  
trand av, 18.8x100. Oct. 17, demand. 825

Same to same. Clifton pl, s s, 357.4 w Nos-  
trand av, 18.8x100. Oct. 17, 1 year. 1,000

Same to same. Clifton pl, s s, 376 w Nostrand  
av, 18.8x100. Oct. 17, 1 year. 900

Same to same. Clifton pl, s s, 394.8 w Nos-  
trand av, 18.8x100. Oct. 17, 1 year. 900

Alexander, James B., Jersey City, N. J., to E.  
Ellery Anderson and Frederick H. Man.  
Franklin av. P. M. Sub. to mort. \$3,000.  
Aug. 28, due Sept. 1, 1885. 1,500

Same to same. Franklin av. P. M. Sub. to  
mort. \$3,000. Aug. 28, due Sept. 1, 1885. 1,500

Same to John H. Seaman, Hempstead, L. I.  
Franklin av, es, 76 s Gates av, 17x74.10. Aug.  
28, due Jan. 21, 1885. 3,000

Same to Franklin W. Taber. Franklin av. P.  
M. Aug. 28, due Jan. 7, 1885. 3,000

Adler, William, to Calvin Burr. 12th st. P.  
M. Oct. 1, 7 years. 700

Ach, Christopher, to George Ach. Division  
av, n s, 164.4 w 6th st, 21.5x97.3x21.5x98.2.  
June 30, 2 years, 5 1/2%. 440

Bush, Frank H., to Asa W. Parker, Hemp-  
stead, L. I. 10th st. P. M. Oct. 23, due  
Feb. 1, 1885. 13,875

Same to same. 10th st, n s, 160.9 w 5th av,  
185x100. Oct. 23, due Feb. 1, 1885. 19,800

Bulmer, Anna, to Anna wife of Daniel Leni-  
han. Macon st. P. M. Oct. 21, 5 years,  
installs, 5%. 4,400

Burt, Margaret, wife of Charles, to The Mu-  
tual Life Ins. Co., New York. Carlton av,  
es, 155 s Willoughby av, 20x100. Already  
mortgage to parties of second part. Oct.  
21, due Mar. 1, 1886. 1,500

Bush, Frank H., to Thomas R. A. and William  
H. Hall, of William Hall's Sons. 6th av, es,  
110 s 12th st, 15x97.10. Sub. to mortg. \$1,900.  
Oct. 21, 6 months. 891

Baker, Henry C., to John M. Graff. Van  
Buren st, s s, 100 e Stuyvesant av, 15x89.10x  
-x74.7. Oct. 8, 1 year. 690

Baxter, William J., to Richard C. Addy, as  
trustee Caleb Baxter, dec'd. Lafayette av,  
n s, 195 w Reid av, 15x100. Oct. 15, 3 years,  
5%. 1,000

Boyle, Margaret, widow, to Emily B. wife of  
Hubbard Hendrickson. Ten Eyck st, n s,  
345.4 w Waterbury st, 23.5x95. Oct. 8, due  
Oct. 1, 1887. 300

Brash, Arthur W., to Mary Wright. South  
8th st, n e cor 5th st, 23.8x50. Oct. 17, 5  
years, 5%. 3,000

Brown, Michael, to The Williamsburgh Sav-  
ings Bank. Lynch st, n w s, 280.4 s w Marcy  
av, 20x100. Oct. 18, 1 year, 5%. 2,000

Brandt, George W., to John Blohm. 3d av, n  
e cor 66th st, runs east 350 x north 70 x west  
250 x south 20 x west 100 to 3d av, x south 50.  
Oct. 20, due Oct. 1, 1889. 1,500

Brash, Arthur W., to Carl A. Mertz. Mag-  
nohia st, n w s, 25 s w Evergreen av, 19x100.  
Oct. 18, 3 years. 1,600

Brush, Thomas A., to Daniel S. Arnold. At-  
lantic av, s s, 310 e 3d av, 20x90. Oct. 1, 1  
year, 5%. 2,000

Same to same. Atlantic av, s s, 330 e 3d av, 20  
x90. Oct. 1, 1 year, 5%. 2,000

Cornelius, James, to Levi R. Dorsey. Herki-  
mer st. P. M. Oct. 9, due Jan. 10, 1885. 500

Case, Margaret A., wife of Henry, to Spencer  
Aldrich. Greene av, n s, 470 e Bedford av,  
20x100. Oct. 20, 3 years. 2,000

Coles, Rebecca, wife of Abraham R., to Abra-  
ham Van Sicken. New st, Gravesend. P.  
M. Sept. 1, 5 years. 900

Corby, Mary A., to Frances A. Fagan.  
Central av, e s, 100 s Palmetto st, 25x100.  
Oct. 16, 2 years. 400

Connor, John M., to Leontine A. Hardy,  
widow. Hewes st, No. 144, s s, 371.6 e Bed-  
ford av, 22.3x100. Oct. 21, 8 years, 5%. 8,000

Dykman, William N., to Sarah H. Powell.  
Washington Park, e s, 119.4 n Willoughby  
av, 22x100. Sept. 30, 5 years, 5%. 12,000

Dickinson, John C., to Lydia B. Dickinson,  
Hartford, Conn. Bergen st, n s, 150 w Grand  
av, 50x110. Oct. 15, 3 years. 2,000

Dowd, Dennis, West Hoboken, N. J., to Wil-  
liam H. Dunning et al., trustees for Angeline  
E. Darling. Willoughby st, n e cor Prince  
st, 23.6x75. Oct. 19, due Nov. 1, 1889, 5%. 3,750

Drumm, John, to Harry J. Skinner. 30th st,  
s w s, 200 s e 3d av, 25x100.2. Oct. 22, due  
Apr. 22, 1886. 200

Everit, Caroline L., wife of Thomas, to Robert  
Willets et al., exrs. S. Willets. Gates av, s  
s, 216.9 w Lewis av, 19.5x100. Oct. 6, 3 years,  
5%. 4,000

Same to same. Gates av, s s, 197.4 w Lewis av,  
19.5x100. Oct. 6, 3 years, 5%. 4,000

Eckerman, Margaret A., wife of Alfred, to  
Frank Reynolds. Winthrop st, s s, 2,066.6 e  
Flatbush av, 60x122.6. Oct. 16, 5 years. 1,500

Folkers, Mary A., wife of and John H. F., to  
Garrit K. Williamson. Dean st, s w s, 254.3  
s e Bond st, 22.5x100. Oct. 22, due Nov. 1,  
1887, 5%. 2,250

Fullerton, William J., to Henry and Mary A.  
Bodge. Stuyvesant av. P. M. Oct. 21, 5  
years, 5%. 4,300

Fleming, Edward, to William F. and Susan L.

Storm. Butler av, w s, 100.5 s Liberty av,  
25x100. Oct. 1, 5 years. 1,000

Fagan, Thomas, to William J. Logan. Lincoln  
pl, s s, 296.6 e 7th av, 20.10x100. Oct. 21, 1  
year. 2,060

Same to same. Lincoln pl, s s, 275.8 e 7th av,  
20.10x100. Oct. 21, 1 year. 2,000

Ford, Angie P., to Tristram Coffin, Pough-  
keepsie, New York. Orange st, No. 72, s s,  
25.3x101.3. Oct. 16, due May 1, 1886, 5%. 5,000

Flato, Julius, to The Brooklyn Savings Bank.  
Fulton st, e s, 135.5 s Tillary st, 26.2 x runs  
east to a point 100 from Fulton st, x north  
abt 0.6 x south abt 0.6 x east 15 x north 24.3  
x west 20 x still west 100. Oct. 23, 1 year,  
5%. 35,000

Gascoine, James, Newtown, L. I., to William  
H. Scott, New York. Himrod st, Harmon  
st, &c. P. M. Oct. 10, 5 years, 5%. 24,000

Gleason, Bridget, to Mary J. Sproule extr.  
and trustee James Sproule. State st, No.  
83. P. M. Oct. 22, 5 years, 5%. 4,000

Green, Emma T., wife of George O., to William  
O. Moore. Ross st, No. 198, s s, 235 e Lee av,  
20x100. Oct. 21, 5 years. 500

Gibson, John, to Adam Kiemle, Mariners Har-  
bor, N. Y. Monitor st. P. M. Oct. 16, 5  
years, 5%. 600

Giegerich, Eliza, to Michael J. Harth. Mid-  
dleton st. P. M. Oct. 13, due Oct. 1, '85. 4,000

Greenland, Thomas E., to Susan Vanderveer.  
Hart st, s e cor Nostrand av, 26x75. P. M.  
and building loan. June 2, 3 years. 3,500

Same to same. Hart st, s s, 20 e Nostrand av,  
4 lots, each 20x75. 4 P. M. and building and  
loan mortg., each \$3,500. June 2, 3 years,  
total. 14,000

Hall, Sarah M. E., widow, to The Williams-  
burgh Savings Bank. Herbert st, s s, 189.3  
w North Henry st, runs east 25 x south 95.1 x  
southeast 28.10 x north 109.6. Oct. 20, 1 year,  
5%. 2,600

Henschel, William L., to Gertrude R. Sackett.  
Van Sinderen av. P. M. Oct. 14, due Nov.  
1, 1886. 200

Hohmann, Alexander, to Frederick Plander.  
Prospect pl. P. M. Oct. 4, 5 years, 5%. 500

Hall, Mary E., wife of and Charles G., to Wel-  
come S. Jarvis. Patchen av. P. M. Oct.  
21, installs. 1,000

Halstead, Thomas, to Stephen Hall, Harrison,  
N. Y. De Kalb av, late Chestnut st, n s, 43.9  
w Evergreen av, 18.9x75. Oct. 20, 1 year, 1,500

Hagar, Alvin, to Samuel H. Vandewater.  
Decatur st, s s, 100 e Stuyvesant av, 100x100.  
Oct. 20, due Nov. 5, 1884. 4,200

Husband, Mary, to Catherine Cosgrove. Java  
st, Nos. 102 and 104, s s, 170 e Franklin st,  
50x100. Oct. 22, 3 years. 3,500

Kane, Edward, to John H. Gregory. 3d av,  
n w cor 1st st, 108x98.9x109x97.10. Oct. 20, 3  
years. 9,000

Kerr, Daniel J., Dallas, Texas, to The Mutual  
Life Ins. Co., N. Y. 1st pl, s s, 75 w Court  
st, 25x133.5. Oct. 13, due March 1, 1886. 9,000

Kane, Michael, to William F. Corwith. Java  
st, n s, 375 e Oakland st, 25x100. Oct. 15, 3  
years. 350

Kirkman, Ralphina, to Margaret M. and Kate  
V. Bergen. 18th st, n s, 434.2 e 7th av, 15.10  
x100.2. Sept. 23, 5 years. 1,400

Knowlton, Del'Orme, to Francis H. Bawo and  
ano., exrs. C. F. A. Hinrichs. St. Marks pl,  
s w s, 361.2 n w 5th av, 40x100. Oct. 18, due  
Jan. 1, 1888. 5,000

Kemple, William, to John Fallon. North 8th  
st, n e s, 100 s e 3d st, 25x100. Oct. 1, in-  
stalls. 1,750

Klein, Jacob, to Barbara Straub. Bushwick  
av, s e cor Prospect st, 40.2x32.8x40x86.3.  
Oct. 16, 3 years. 2,000

Licht, Sophia, wife of and Henry, to Joseph  
Fuchs, exr. Peter Dengel. Bushwick av, e  
s, abt 75 s Monroe st, abt 25x89.6x25x88.  
Oct. 1, 5 years. 3,200

Lawry, Hattie D., wife of Joseph L., to Maria  
T. Bartlett. Carroll st, 17th av. P. M. Oct.  
14, due Oct. 18, 1889. 5,000

Levino, Bernard, to Robert Willets et al., exrs.  
S. Willets. Gates av, s s, 236.2 w Lewis av,  
19.5x100. Oct. 10, 3 years, 5%. 5,000

Same to same. Gates av, s s, 255.7 w Lewis av,  
19.5x100. Oct. 10, 3 years, 5%. 5,000

Same to John Moadinger. Quincy st. P. M.  
Oct. 6, due Oct. 17, 1877. 2,000

Levy, Ludwig, to Friedrich Mergenthaler and  
Elizabeth his wife. Ewen st, No. 111, n w  
cor Johnson av, 25x75x north 25 x west 25 x  
south 50 to Johnson av, x east 100. Oct. 15,  
as a collateral security agt loss. 10,000

Little, Robert, to Caleb S. Woodhull. Putnam  
av, s s, 355 e Tompkins av, 80x100. Oct. 18,  
demand. 500

Livingston, Georgiana, to Sarah J. Williams.  
Navy st, es, 250 s Myrtle av, 25x100. Sept.  
29, due May 1, 1886. 200

Maze, Mary J., widow, Jersey City, to Adelia  
K. Broome. 2d pl. P. M. Oct. 21, 2 years,  
5%. 500

Murphy, Nellie E., to Henry Elliott, trustee  
Joseph T. Whitehouse, dec'd. Fulton st, Nos.  
281 and 283, es, 108.10 s Tillary st, 26.8x120  
x24.10x120; Fort Greene pl, w s, 426 s Han-  
son pl, 27.6x — to centre line old Flatbush  
turnpike road or Fulton st, so called. All  
title. Oct. 21, 1 year, 5%. 2,000

Mayer, Christine C., to Robert P. Lee. Adel-  
phi st, w s, 114.7 s Fulton st, 28x100. Oct.  
16, due Nov. 1, 1887. 2,000

McKinley, Jane R., widow, Elizabeth, N. J.,  
and Regina Snyder, Washington, D. C., to  
John Reis. Fulton st, s s, 219.7 w Washing-  
ton av, 20x100. Oct. 20, 3 years. 500

McElroy, Mary, wife of Stephen, to James  
Keeney. Ford st, n e cor East New York av,  
323.10x99.10x-109. Oct. 10, 3 years. 400

McCarty, James, to The Seamen's Bank for  
Savings, City New York. Columbia st, s e  
cor Lorraine st, late Leonard st, 100x203.7x  
165.2x72. Oct. 18, 1 year, 5%. 1,000

McGrade, James, to Annie Thomas. Hicks st,  
w s, 75 s Coles st, 25x84.6. Oct. 14, due  
April 1, 1885. 100

McLaughlin, Michael J., to Thomas S. Strong,  
New York. Lafayette av, s s, 20 e Lewis av,  
40x90. Oct. 17, due April 17, 1885. 1,000

Mead, Joseph, to James Rodwell. South 1st  
st, n e s, 116.6 s e 10th st, 16.6x77. Sept. 30,  
due Oct. 14, 1887, 5%. 1,300

Moran, John J., to John Miner. Smith st, e s,  
50 n Bergen st, 25x100. Oct. 11, due Nov. 1,  
1887. 3,000

Moore, Thomas J., to Elizabeth Binns and ano.,  
exrs. J. Binns, dec'd. Stockton st, n s, 350 e  
Sumner av, 2x100. Oct. 16, 3 years, 5%. 3,000

Mayer, John F., to Theresa M. Coyle, Brook-  
lyn. Rapelje st, w s, 1,125 n 3d st, 75x150.  
Oct. 23, 5 years. 1,000

Moran, Michael, to Charles I. De Bevoise.  
Lafayette av. P. M. Oct. 21, due Oct. 22,  
1885. 5,500

Noon, Ann, wife of and John, to Thomas Cas-  
sin. Bergen st. P. M. Oct. 17, 3 years, 3,000

Same to William W. Dusenbury, as admr.  
Thomas Dusenbury. Same property. P. M.  
Oct. 17, 1 year. 1,000

O'Brien, John J., to Gertrude R. Sackett.  
Orient av. P. M. Sept. 20, 3 years. 700

Plate, Carsten, to Gesche Michaelson. Con-  
over st, westerly cor Sullivan st, 50x100. Oct.  
17, due Nov. 1, 1889, 5%. 8,000

Poole, William H., to Stephen T. Rushmore,  
Roslyn, L. I. Brooklyn and Jamaica turn-  
pike, n s, 100 e Miller av, 32.6x229 to Sunny-  
side av, x 51.6x228.4. Oct. 2, 5 years. 2,000

Post, Samuel W., to William H. H. Glover,  
New York. Broadway, northerly cor Van  
Buren st, 20x73. Oct. 14, 1 month. 3,200

Powell, Mary, wife of Richard, to David M.  
Doremus. Van Cott av. P. M. Oct. 11, 1  
year. 500

Purdy, Sarah J., Jersey City, to Emma Hew-  
lett, Glen Cove, L. I. Carroll st, s s, 320 w  
Columbia st, 20x100. Oct. 17, 3 years. 2,000

Palmer, Charlotte, widow, to Charles Fincke  
and ano., exrs. and trustees Abijah Mann,  
Jr. Henry st. P. M. Oct. 16, 1 year. 7,000

Phillips, Charlotte E., to David F. Manning,  
committee of Richard B. Matthews. Gates  
av, s s, 261 w Ralph av, 19x100. Oct. 20,  
1 year. 2,000

Ray, Maria, to Joseph Stelle. 5th av, s e s, 80  
n e 8th st, 20x96.10. Oct. 11, 3 years. 3,000

Rice, Henry A., to John Ross, New York.  
Utica av. P. M. Oct. 16, 2 years. 250

Rionda, Bernardo de La, to Lizzie B. Ander-  
son, Peconic, L. I. Union pl. See Conveys.  
Oct. 16, due Jan. 1, 1888, 5%. 2,000

Same to Nellie C. Van Reypen. Same prop-  
erty. Oct. 16, installs. 1,200

Robbins, James R., to Charles D. King. Reid  
av, w s, 53 s Van Buren st, 48x70. Sub.  
to mortg. \$13,000. Oct. 15, due June 1, 1885. 759

Same to Oscar F. Hawley. Reid av, s w cor  
Van Buren st, 52x70. Sub. to mortg. \$14,500.  
Oct. 15, due June 1, 1885. 816

Same to Richard D. Robbins. Reid av, s w  
cor Van Buren st, 100x70. Sub. to mortg.  
\$22,500. Oct. 15, due June 1, 1885. 2,500

Ryan, Ellen, to Otto Huber. Ainslie st. P.  
M. July 26, due June 1, 1889, 5%. 2,000

Reeve, Daniel W., Riverhead, L. I., to The  
Riverhead Savings Bank. Herkimer st, n s,  
225 w Rochester av, 30.11 x 102.6 x 53.7 x 100.  
Oct. 21, 3 years, 5%. 4,000

Roberts, Essex, to Henry C. Smith, Stapleton,  
S. I. Hancock st, n s, 493.7 e Reid av, 18.7x  
100. Oct. 10, note. 371

Roberts, Walter B., Titusville, Pa., to Mary F.  
Wheelwright, New York. South Oxford st,  
w s, 32 s Hanson pl, runs west 80 x north 32  
to Hanson pl, x west 20 x south 50 x east 100  
to South Oxford st, x north 18. Oct. 10, 3  
years, 5%. 7,000

Stickland, Edward H., to Mary Shepard.  
Harmon st, n w s, 360 n e Evergreen av, 37x  
100. Oct. 23, due Oct. 1, 1887. 600

Scholey, Sarah, wife of and Thomas J., to  
Willis B. Goodsell, Mamaroneck, N. Y.  
Madison st. P. M. Oct. 20, installs. 600

Schworm, John, to Martin G. Johnson, Jamaica,  
L. I. Balt'c av, n e cor Washington st, 55x  
100. Oct. 20, 3 years. 1,500

Sparling, Phillip R. F., to Jacobus G. Duppin.  
17th st, s s, 124 w 6th av, 19x100. Oct. 20, 5  
years. 1,700

Stober, Henriette, wife of and Hermann, to  
Charles Voigt. Bergen st, n s, 133.3 w Bond  
st, 19.5x100. Oct. 16, 3 years. 3,000

Schmitt, Carl, to The John Kress Brewing  
Co. Fulton st, No. 11. Lease. Oct. 18, de-  
mand. 2,500

Slavin, Maria, to John P. Morris. 40th st. P.  
M. Oct. 1, 5 years. 300

Somerville, Lowry, to The Brooklyn Savings  
Bank. Prospect st, s s, 43.3 e Washington st,  
21.6x80. Oct. 17, 1 year, 5%. 3,000

Stadmuller, Peter, to The Orphan Home.  
Moore st, n s, 125 e Graham av, 25x100. Oct.  
1, 3 years, 5%. 2,000

Settle, Edward and Alfred, to Alfred and  
Charles Booth, Henry Romilly and Thomas  
Fletcher, of Booth & Co. Johnson av, s s,  
75 w Gardner av, 80x200 to Ingraham st;  
Johnson av, n s, at intersection centre line  
Gardner av, runs west 228 to centre of creek

x northwest, north and northeast along centre of creek to a branch of said creek, x east 101.6 x southeast 57.6 to Randolph st, x southeast 93.1 to centre line Gardner av, x 253. Oct. 14, installs.	10,298
Squance, Hattie I., to Ella L. Donnellon. 13th st. P. M. Oct. 7, due Jan. 1, 1885, 5%.	1,200
Stadler, William, to Ann E. Crouse. Elm st. P. M. Oct. 11, 3 years.	800
Sanders, Daniel, to Joanna L. Van Wyck, Sing Sing, N. Y. Baltic av, n e cor Bennett av, 75x100. Oct. 22, due Nov. 1, 1885.	3,000
Schieffelin, Mary F., wife of and Charles M., to George De Forest Lord, trustee. Bridge st. P. M. Oct. 7, due Nov. 1, 1887.	6,000
Shean, Elizabeth, widow, to Margaret H. Hanson, extrx. Margaret A. McBrair. South 3d st, n e s, 79.9 s e 10th st, 25x120. Oct. 22, 3 years.	500
Slattery, Catharine, wife of Michael, Carona, L. I., to Oliver R. Roberson. Chauncey st, n s, 50 w Ralph av, 25x39.8x25x39. Oct. 20, due in Oct., 1886.	225
Stern, Hanuah, to Leopold Michel. Bushwick av. P. M. Oct. 15, 10 years, 5%.	1,500
Suhrhoff, William B., to Nicholas Dannenhoffer. Harmon st. P. M. Oct. 20, due Oct. 14, 1885, 5%.	2,200
Sullivan, Ellen, widow, to Thomas Carolin. Columbia st, e s, 60 s Huntington st, 20x83.6. Oct. 22, 5 years.	500
Taylor, Arthur, to Herman Harms. Willoughby av, n s, 199.8 e Nostrand av, 20x100. Oct. 1, due Jan. 1, 1888, 5%.	4,000
Topping, Robert E., to Laura T. Ames, Trenton, N. J. McDougal st, n s, 38 w Howard av, 19x50. Oct. 15, 5 years.	1,200
Same to Esther M. Hedges, East Hampton, L. I. McDougal st, n s, 19 w Howard av, 19x50. Oct. 1, 5 years.	1,200
Same to Priscilla E. Gay. Henry st, n e cor Luquer st, 16.8x80. Oct. 10, 5 years.	1,500
Ulrich, Doris, wife of and Charles, to Heinrich Vollbracht. Buffalo av, w s, 137.9 s Herkimer st, 16x100. Oct. 16, due Oct. 1, 1889, 5%.	1,500
Vanderveer, Lucy, wife of William, to Abraham Van Sicken. New st, Gravesend. P. M. Oct. 1, 3 years, or sooner.	2,000
Van Nostrand, Charles, to Annie W. McKee. Lafayette st, n s, 50 w Navy st, 25x50. Oct. 18, 3 years.	1,000
Voorhees, John S., to The South Brooklyn Savings Inst. President st, n s, 284.6 w Smith st, 20.3x100. Oct. 20, 1 year, 5%.	6,000
Vega, Hermenegildo, to Salvador Rodriguez. Pacific st. P. M. Oct. 23, 2 years, 5%.	1,600
Williamson, James S., to George Loffler. Monticeth st, s s, 150 e Bremen st, 24.10x100. Oct. 13, due Oct. 1, 1889, 5%.	1,300
Webb, Jane, widow, to Ann E. Nostrand, Jamaica, L. I. Fulton st, s s, 208.4 e Utica av, 16.8x100. June 7, due June 1, 1889.	2,000
Welsh, William, and Bridget his wife, to Eliza Lahey. 4th st. P. M. Oct. 18, 5 yrs., 5%.	450
Whitehouse, William T., to Henry Elliott, trustee Joseph T. Whitehouse. Fulton st, Nos. 281 and 283, e s, 108.10 s Tillary st, 26.8 x130x24.10x120; Fort Greene pl, w s, 426 s Hanson pl, 27.6x— to centre line old Flatbush turnpike road or Fulton st, so called. All title. Oct. 22, 1 year, 5%.	10,000
Young, William, to Julia C. Latimer. Pacific st. P. M. Oct. 1, 4 years.	4,000

MORTGAGES --- ASSIGNMENTS.

<b>NEW YORK CITY.</b>	
OCTOBER 17 TO 23—INCLUSIVE.	
Baker, Jane E., and ano., extrs. H. J. Baker, to William D. F. Manice and ano., extrs. De F. Manice.	\$60,000
Bliss, Charles H., to John H. Montgomery, Flushing, N. Y.	25,000
Booth, Wm. A., extr. J. A. Epgar, to Marcus Kohner.	11,310
Bliss, Charles H., to Julian H. Kean, Ursino, N. J.	25,000
Caldwell, William A., to John H. Deane. Re-recorded.	4,357
Demarest, David A., extr. J. Demarest, to Matilda wife of Edward T. Egbert.	1,000
Denblein, Andrew, to Joseph L. R. Wood.	nom
Edson, Susan M., to Mary A. Edson.	6,000
Ehrmann, Julius, to Jacob Scholle, extr. and trustee Abraham Scholle, dec'd.	nom
Fagan, Charles J., to Christopher Mooney.	9,000
Fish, James D., to James D. Fish, admr. Mary E. Fish, dec'd.	3,700
Fuller, Charles A., to Charles Frazier. 2 assigns.	nom
Geraty, Nicholas G., to James Anderson.	900
Hall, William H., to Henry F. Spaulding and ano., trustees Charles E. Greenough.	4,500
Irvin, Alexander P., extr. and trustee Elizabeth W. Cole, dec'd, to Richard Irvin, Jr., a new trustee.	nom
Same, as trustee Annie C. Morgan, to Richard Irvin, Jr., a new trustee.	nom
Same, as trustee of Elizabeth A. Morgan, to Richard Irvin, Jr., a new trustee.	nom
Juliand, Joseph, et al., extrs. Jane Grant, to James G. Grant. Re-recorded.	2,815
Kelly, Joseph I., admr. Abel Parker, to Josiah Lockwood.	nom
Kay, Simon, to Solomon W. Albro.	10,000
Kukuck, Napoleon B., Hohokus, N. J., to Arthur L. Meyer.	10,436
Louis, Amelia E., to Eliza Guggenheimer.	4,000
Litson, William T., to Nathan Wise and Adolph M. Bendheim.	15,000

McCahill, Thomas J., and ano., extrs. B. McCahill, to Charles H. Wilnot.	700
McClure, Ann, to Hannah Lewis and Mary O. Mackenzie.	nom
Mathews, John, to Emeline A. Ryan.	5,000
Mitchell, Sarah R., admrx. H. M. Nichols, to Mary E. Luthy.	275
Montant, Alphonse, to Philipp Gerlach.	7,000
Osborne, Thomas, to The Brainerd Quarry Co.	nom
Pinkney, John M., to Oscar C. Ferris and ano., trustees Aline Journault.	30,136
Rankin, William, to Anne M. Prince and ano., extrs. J. D. Prince.	12,178
Reeve, Henry, to Emmeline S. Nichols.	8,200
Rintoul, James, trustee T. B. Ritch, dec'd, to Mary O. Mackenzie.	nom
Same to Ann McClure.	nom
Same to Hannah Lewis.	nom
Sheehy, Edward C., to Charles F. Willis.	50
Simpson, John B., extr. and trustee Thos. Simpson, dec'd, to George F. Simpson, trustee of Thomas Simpson.	nom
Sire, Benjamin, to Mary A. Hurson, widow, Catharine A. Hoyt, Mary J. Haley, Ellen Devlin and Peter and Bernard Hurson, children of B. Hurson, dec'd.	2,500
Snow, George W., East Orange, N. J., to Frederick M. Bartholomew.	nom
Sperb, William, to Sarah H. Powell.	2,000
Sheridan, Patrick, Elizabeth, N. J., to Thomas Nichols, Vernon, N. Y.	4,000
The Emigrant Industrial Savings Bank to Ellen M. Hennessy.	10,350
Same to same.	6,210
Same to same.	6,210
The Germania Life Ins. Co. to Geo. De F. Lord, trustee.	15,795
The New York Life Ins. Co. to R. Augustine Smith et al., extrs. and trustees Richard L. Campbell.	100,000
The Orphan Asylum Society, New York, to Robert S. Hoyt and ano., extrs. G. M. C. Klingler.	5,000
Same to same.	5,000
Vyse, Ella B., to Mary M. Shields and ano., trustees of Charles Shields, dec'd.	1,500
Van Schaick, Henry, to Napoleon B. Kukuck, Hohokus, N. J.	10,278
Wiessner, Oscar E. A., to Julia E. wife of Stewart L. Woodford, Brooklyn.	1,100
Willis, Charles F., to Josiah Lockwood.	50
Wilson, De Larso, to Mary Ann Patterson, widow.	1,000
Winslow, James N., Bayside, L. I., to Maria H. Brush, guard. Walter F. Brush.	10,167

KINGS COUNTY.

OCTOBER 17 TO 23—INCLUSIVE.	
Angell, Amasa R., to Elizabeth and Patrick Roche.	nom
Bierds, William H., to John S. Williamson.	\$617
Bridge, William F., trustee Lewis K. Bridge, dec'd, to Fenella Burrell.	3,500
Bryar, Edward K., and ano., admrs. Jesse Brush, dec'd, to Marietta Brush, as guard. Erving E., Louis M. and Ada Brush.	nom
Same to same.	1,535
Bulmer, John K., to Margaret Moses.	4,000
Collins, Cornelia, Poughkeepsie, N. Y., to Lucy G. wife of James H. Morse.	1,000
Devlin, Catharine, to William Green.	1,500
Fallon, John, to Hannah J. Burke.	1,750
Fowler, Mary E., to Thomas Monahan.	1,000
Irvin, Alexander P., as trustee of Euphemia A. Taylor, to Richard Irwin, Jr., new trustee.	nom
Jackson, Theodore F., as guard. of Minnie Lockwood, to George B. Cole.	1,500
James, William A., Highland Park, Ill., to The Mechanics' Savings Bank, Providence, R. I.	3,500
Jarvis, Welcome S., to Sarah A. Jarvis.	1,000
Knight, William, extr. Samuel James, to William A. James, Highland Park, Ill.	5,500
Lowell, Sidney V., to Martha W. Demarest and Catharine T. Banta.	3,500
Moadinger, Lucinda, to John Mitchell, Queens, L. I.	2,500
Molloy, Catharine, to Guernsey Sackett.	400
Same to same.	600
Monjo, Catherine J., and Mary A. Harvey, individ. and as admrs. of Charles A. Harvey, to Francis W. Fowler.	450
McDonald, Farquharson G., to Tennis Ber-gen.	2,000
Meyer, George A. and Anton, extrs. Frederick R. Meyer, to Heloise M. and Eleanor L. Meyer, Bremen, Germany.	8,000
Meyer, Henrietta, extrx. A. Meyer, to Farquharson G. McDonald.	2,023
Nelson, Katie L., to S. Liebmann's Sons.	500
Potts, Earle P., and ano., extrs. Susan E. Street, to John J. Coger, guard. of Mary E. and Francis L. Street.	8,688
Same to same.	10,287
Same to same.	5,793
Same to Joseph L. Street.	1,012
Same to same.	2,328
Same to same.	1,518
Powers, James G., to The Pawling Savings Bank.	2,500
Pulling, John T., and ano., extrs. Abraham C. Pulling, to Elizabeth M. Pulling.	25,000
Rankin & Rose to David Fithian.	1,100
Roach, John C., to Philip Kelland.	2,500
Rankin, James D., and James Rose, of Rankin & Rose, to William T. Murphy.	1,100
Seacole, George, to Terence Jacobson.	950
Strong, Thomas S., to Annie Boorman.	2,000

Same to Eweretta C. McVickar and Anne C. Forbes.	2,500
Samuel, Charles, to Henry H. Adams, as Treasurer Kings Co.	1,343
Scharmann, Herman B., to Carl A. Mertz.	359
Simpson, John B., extr. and trustee Thomas Simpson, to George F. Simpson, trustee Thomas Simpson.	nom
Spader, Jeremiah V., to Helen G. Stoddard, extrx. of E. Lammer, dec'd.	3,500
Same to same.	3,500
Spader, Vanderbilt, trustee J. S. Stevens, to J. Vanderbilt Spader.	3,500
Stern, Hannah, to Leopold Michel.	2,000
The Mechanics' and Traders' Fire Ins. Co. to John P. D. Angus.	4,400
Underhill, Abraham, to Jane Hemphill.	1,000
Same to William F. Gade, extr. W. Gade.	3,000
Woldren, Cora, to Henry C. Smith.	nom
Wood, John S., to John C. Smith.	1,200

CHATELS.

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 17TH TO 23D—INCLUSIVE.	
SALOON FIXTURES.	
Ahders, C. 253 West....H. Kroger.	\$5,000
Allen, Amelia. 642 2d av....T. C. Lyman & Co.	1,000
Allen E. 632 3d av....C. Lawrence.	1,200
Bacci, M. 26 Mulberry....Budweiser Brewing Co.	400
Brennan, M. N w cor Grand and Sullivan....T. C. Lyman & Co. (R)	600
Bischoff, R. 222 Chrystie....Bernheimer & S.	200
Bisinger, M. 108 Greenwich av....C. Stein.	600
Byrnes, P. 170 Mulberry....T. C. Lyman & Co. (R)	200
Baumann, H. 823 Washington....Amalie Baumann. 1/2 interest.	202
Boxberg, C. 651 5th ....E. Ochs.	100
Brady, L. and J. 342 1st av....D. Mayer.	400
Bucignani, G. A. 134 3d av....Bernheimer & Schmid. (R)	400
Clark, W. 602 6th av....Geo. Ehret.	500
Curtin, D. W. 173 Madison....B. J. Douras.	975
Craige, E. 17 Dutch....J. Kitteringham.	900
Diffley, T. J. 549 Washington....Bernheimer & S.	250
Dwyer, Jane H. 349 Madison....J. J. Phelan.	400
Denier & Haase. 132 Eldridge....Bernheimer & S.	400
Funke, E. 92 Clinton....C. Lipsius.	1,000
Foehrenbach, E. 2018 1st av....G. Ehret.	200
Fridrich, W. 308 6th....Budweiser Brewing Co.	400
Fitzgibbon, M. 575 1st av....H. Koehler & Co.	650
Gibbs, E. D. 121 Nassau....J. N. White, extr. Restaurant.	1,500
Golder, D. C. 1218 Broadway....Brunswick, Balke Collender Co. Pool and Billiard Tables.	781
Goodman, B. 47 Prince....Williamsburgh Brewing Co.	300
Hughes, J. 513 W. 27th....D. Jones. Ale.	120
Hehle, J. 412 W. 36th....Bernheimer & S.	200
Hughes, J. C. 1843 3d av....J. Wallace.	600
Hartmann, G. 57 Suffolk....Bernheimer & S.	100
Hehle, Jos. and Elise. 412 W. 36th....V. Loewer.	200
Hufner, E. 26 St. Marks pl....G. Ehret.	1,200
Kaufmann, C. 1794 3d av....A. Dryfoos. (R)	100
Kenny, Josephine. 157 W. 27th....T. C. Lyman & Co.	65
Koch & Yauman. 130 3d av....J. Ruppert.	5,000
Koller, L. A. 151 Av C....Bernheimer & S.	500
Kausslich, A. 329 E. 54th....G. Winter Brewing Co.	400
Languth, R. 405 W. 37th....W. Peter.	450
Lichtwitz, Fannie. 138 W. 23d....H. Richtberg. Restaurant.	1,500
Luttenberger, C. 215 Broome....C. Will.	200
Languth, R. 405 W. 37th....W. Peter.	450
Leopold, Johanna. 972 2d av....H. Herrmann. (R)	900
Mann, M. 1373 3d av....M. Herzberg. (R)	550
Mann, M. 1373 3d av....M. Herzberg. (R)	1,600
McGlynn, J. J. 9 East Broadway....Rubsam & Horrman.	800
McMahon, M. J. 345 E. 32d....T. C. Lyman & Co.	200
Nier, J. 101 3d av....E. Grunling.	400
O'Reilly, Wm. 343 E. 36th....T. Bagley.	110
O'Neill, J. P. 757 3d av....Mary A. O'Neill.	1,500
Peterson, Elizabeth. 19 Pell....H. Clausen & Son Brewing Co.	200
Pomeroy, W. H. 35th st and Broadway....Brunswick, Balke Collender Co. (Oct. 30, 1883).	690
Prendergast, T. 2005 2d av....J. Emmons.	236
Quimonto, D. 420 E 112th....J. Rintoul.	100
Ryan, D. 630 Water....A. N. Bertram & Co.	313
Ryan, M. E. 177 1st av....J. Walsh.	3,000
Reider, Henrietta A. 366 Pearl....H. Elias.	550
Schambacher, J. 546 W. 40th....Bernheimer & S.	300
Sangmeister, B. 148 Spring....S. Liebmann's Sons. (R)	250
Schilling, H. 86 West....C. Lipsius.	1,500
Schulz, H. P. 534 E 6th....C. Lipsius.	200
Theiss, G. 136 E. 14th....G. Ehret. (R)	2,000
Theiss, M. 432 E. 16th....C. Stein.	100
Tracy, J. J. 29 Clinton pl....H. Elias.	125
Waesemann, F. 300 Greenwich....G. Ehret. (R)	650
Wahlers, J. F. 516 W. 40th....G. Ehret.	200
Weber, A. 83 Spring....J. Hoffmann. Pool Table.	100
Wotke, J. 507 5th....Dannenberg & Cole.	400

HOUSEHOLD FURNITURE.	
Allen, Ada. 61 E. 11th....A. A. Thompson.	767
Adams, J. M. 41st st and Broadway....A. Baumann.	163
Atwood, C. E. 16 E. 11th....S. Kuapp & Co. Carpets.	191
Baer, Sarah. 211 E. 55th....M. Mehrbach.	2,000
Bicknell, Anna R. 195 Broadway....Krakauer Bros. Piano.	190
Bonnofous, A. 108 6th av....F. T. Higgins.	202
Baech, E. 103 W. 40th....O'Farrell & H.	101
Barnard, H. A. 161 E 25th....C. Schlap.	150
Bell, Inez. 110 W. 31st....J. W. Crossley. Carpets.	177
Bennett, Lena. 222 W. 40th....O'Farrell & H. (R)	279
Bevan, J. H. 261 1st av....D. Krakauer. Piano.	308

Bowers, W. M. Highbridge...S. Baumann. 151  
 Brett, Alice. 191 W. 10th...R. M. Walters. 235  
 Piano. 258  
 Brown, W. 320 E. 114th...J. Mullins. 677  
 Buckner, Jessie. 57th st and Broadway...J. Mullins. 141  
 Byrnes, P. J. 244 E. 44th...T. Stacom. 108  
 Byrne, W. F. 313 E. 73th...Gilmartin & Doyle. 1,060  
 Piano. 125  
 Cockle, E. S. and Jane E. 181 E. 93d...C. Schubert. 220  
 Campbell, Sarah E. 163 W. 48th...H. Spies. 109  
 Clarke, Mrs. S. R. 181 W. 56th...B. M. Cowperthwait & Co. 124  
 Cullen, Kate. 146 W. 46th...G. Reubel. 231  
 Doggett, Florence. 481 6th av...O'Farrell & H. Dobzinski, Dora. 211 W. 36th...Jacob Bros. (R) 104  
 Donohue, E. 327 W. 38th...Thoesen & Uhl. 101  
 Elsey, Katie. 372 W. 11th...S. Baumann. 525  
 Finch, L. J. 338 W. 47th...Hardman, Dowling & Peck. Piano. 2,000  
 Finkensteln, Katie J. 54 W. 24th...Honora Coghlan. 100  
 Foster, J. 147 E. 33d...W. M. Russell. 113  
 Farley, Mrs. F. 221 E. 41st...E. D. Farrell. 240  
 Golden, D. G. Broadway and 30th st...S. Knapp & Co. Carpets. 100  
 Going, J. A. 45 W. 125th...Cowperthwait & Co. 121  
 Galster, G. 546 W. 50th...Thoesen & Uhl. 100  
 Gillies, Mary. 240 W. 23d...G. Terry. 176  
 Hallock, Mrs. J. E. 101 W. 43d...O'Farrell & H. 111  
 Harris, Susan U. 4 E. 58th...H. S. Eisler. 225  
 Hatch, Sarah. 112 W. 73d...J. W. Crossley. Carpets. 100  
 Hendricks, S. E. 541 E. 86th...F. D. Youngblood. 125  
 Hopkins, Am. and Elizabeth H. 34 E. 23d...W. M. Russell. 107  
 Henriques, Mrs. E. B. St. John. 220 W. 128th...F. T. Higgins. 3,000  
 Herrmann, A. 334 W. 45th...A. Cardozo. (R) 277  
 Howland, E. 8th av and 142d st...S. Baumann. 350  
 Haw, Kate. 447 W. 56th...Krakauer Bros. Piano. 201  
 Inguersen, L. 2022 3d av...E. D. Farrell. 109  
 Jacobs, J. and Rachel. 19 Mott...Abrams & Levy (A. Oshinsky, by assign.). (R) 116  
 Johnson, Sarah. 405 W. 19th...S. Baumann. 116  
 Kane, M. 530 9th av...O'Farrell & H. 264  
 Kavanaugh, J. 141 W. 38th...Jacob Bros. Piano. 100  
 Keys, F. R. 342 E. 55th...Delehanty & McG. Knight, C. P. Anderson av...J. Mullins. 214  
 Kiene, Marg't. 1135 1st av...W. H. Murphy. Piano. 250  
 Lardner, Annie L. 118 E. 45th...E. D. Farrell. 554  
 Le Count, Lydia. 317 E. 14th...Thoesen & Uhl. 104  
 Liederbach, C. 1008 2d av...P. Ayres. (R) 532  
 Lathrop, C. A. 114 E. 90th...H. Spies. 111  
 Lee, Catherine. 976 6th av...G. Reubel. 138  
 Lee, Cora. 364 Lexington av...S. Baumann. 1,638  
 Leland, Cora. 364 Lexington av...S. Baumann. 1,638  
 Levy, Emilie. 351 E. 53d...Krakauer Bros. Piano. (R) 190  
 Marty, C. and M. F. 439 W. 73d...Frances I. Taylor. 300  
 McDonald, W. H. 11 Washington pl...J. W. Crossley. 202  
 Miller, Mary F. 224 W. 47th...O'Farrell & H. (R) 230  
 Morelli, P. 8 W. 28th...O'Farrell & H. 112  
 Marshall, Gertrude. 208 W. 43d...A. Baumann. 107  
 Mason, J. B. Waverly pl...A. Baumann. 219  
 Martin, Carrie A. 149 E. 85th...Wentworth's Sons. 271  
 May, Emma A. 17 W. 13th...G. F. Vetter & Son. 222  
 McCready, T. 140 W. 30th...F. T. Higgins. 201  
 Mungler, G. G. 318 W. 23d...E. Williams. 118  
 Noll, Mrs. J. R. 717 5th av...S. Knapp & Co. Carpets, &c. 556  
 O'Loughlin, Margaret. 255 Elizabeth...R. M. Walters. Piano. (R) 116  
 O'Connell, J. H. 1421 2d av...J. Mullins. 123  
 Osborne, Rose. 424 W. 58th...Hardman, Dowling & Peck. Piano. 500  
 Paradise, Rosetta. 451 6th av...O'Farrell & H. Parkinson, E. J. 125 W. 129th...Fennell & Co. (Dec. 31, 1883.) 295  
 Pope, E. D. 46 W. 29th...J. L. Schofield. 2,100  
 Perine, J. C. 729 Lexington av...S. Heyman. 297  
 Preston, Caroline M. 26 E. 23d...A. B. Van Gaasbeck. 5,000  
 Ranney, M. L. 317 W. 29th...J. W. Ranney. 2,500  
 Reilly, Celia. 235 E. 86th...J. Cavanagh. 350  
 Riley, Agnes. 306 E. 74th...H. Spies. 164  
 Ruga, A. W. 402 W. 51st...H. S. Eisler. 300  
 Reynolds, W. I. 101 E. 121st...I. H. Crawford. Organ. 65  
 Scott, Mrs. A. M. 111 E. 54th...S. Knapp & Co. Carpets, &c. 190  
 Schoenberg, H. and Rosalie. 316 W. 22d...L. Fitzgerald. 255  
 Shorter, B. 312 E. 41st...E. D. Farrell. 189  
 Spencer, Mary C. 275 Madison av...J. H. Whittemore and ano. (R) 4,000  
 Sutherland, J. M. 5 Vanderbilt av...Jacob Bros. Piano. 315  
 Sawyer, Sarah J. 114 E. 25th...Margaret L. Derasimes. 300  
 Sears, Alice G. 49 W. 16th...J. Mullins. 203  
 Sherloch, S. and Anna M. 24 W. 26th...Elizabeth S. Kine. 2,000  
 Syms, I. I. 223 W. 128th...R. M. Walters. Piano. 250  
 Tousey, Amanda. 403 W. 57th...R. M. Walters. Piano. 289  
 Truchess, Philippine D. 116 W. 23d...E. N. Doring. 68  
 Van Zandt, Emily S. 42 E. 21st...Reinette Howliston. 1,450  
 Vanderbilt, G. O. 975 8th av...S. Baumann. 100  
 Weston, Caroline H. 215 W. 23d...J. B. Cosby. 600  
 Waring, Maria. 137 W. 42d...Mary Waterman. 5,000  
 Yetman, Anna P. 207 W. 14th and 305 East Broadway...Steele & Lincoln. 500

MISCELLANEOUS.

Abrahams, M. 31 Ridge...M. Tannenbaum. 175  
 Adams, B. F. 2 and 40 Cortlandt...C. E. Lansing. Confectionery. 362  
 Adams & Mirabella. Manhattan Hotel...A. Schwaab. Barber Fixtures. (R) 447  
 American Package Co. 239 to 245 E. 56th...Emma E. Gair. Presses, &c. 7,000  
 Babcock, Jennie N. 50 Union sq and 733 Broadway...Eliva A. Thayer. Furniture and Astronomical Clock. (R) 3,000  
 Baum, A. 224 W. 27th...J. B. Muller. Butcher Fixtures. 100

Bentler, J. O. 318 Canal...W. A. Newell. Barber Fixtures. 125  
 Bowers Bros. Broadway and 40th st...C. P. Rogers & Co. Gedney House Furniture and Fixtures. 3,426  
 Boyle, J. 10 7th av...D. Casey. Wagon Factory Fixtures. (R) 500  
 Bronson, W. M. 78 Warren...W. H. Kirby. Presses, &c. (R) 2,783  
 Bronson, W. M. 78 Warren...H. Waterman. Presses, &c. (R) 1,530  
 Business Men's Moderation Society. 13 Park row...J. McDonald. Office Furniture. 65  
 Butler, Florence. 372 Hudson...J. N. White. Horse and Wagon. 150  
 Bebler, Emilie. 433 E. 15th...J. Furthmann. Cigar Fixtures. 300  
 Beckner, Forrest L. 6 Clinton pl...F. L. Mathez, Jr. Type, &c. (R) 350  
 Bernfeld, P. 69 Stanton...Josephine Semler. Barber Fixtures. 62  
 Charles, G. W. 12 Grand...F. Baumann. Horse, Wagon, &c. 225  
 Cocks, A. H...J. J. Phelan. Watch. (Dec. 21, 1883.) 73  
 Cropsey, J. F. 58 W. 57th...I. P. Cooley. Studio Fixtures. (R) 7,574  
 Canary, T. 410 E. 25th...W. B. Davis. Coupe. (R) 350  
 Cox, C. P. 654 3d av...Eliza B. Cox. Book Store. 120  
 Cushman, J. E. 817 6th av...S. Cushman. Bakery. 3,100  
 Daniano, V. 390 Canal...A. Schwaab. Barber Fixtures. 291  
 Davis, Bertha. 40 Ridge...A. Maas. Cigar Fixtures. 150  
 Dahler, A. 922 E. 149th...C. Ruppert. Engine, Machinery, &c. 300  
 Davis, S. Jr. 152 and 154 Prince and 201 Henry...S. Wieler. Machinery, &c. 2,500  
 Ehlers, Catharina. 39 Division...E. Kruger. Millinery Fixtures, &c. 90  
 Faller, G. 163 W. 19th...Blanche Bros. Bakery Fixtures. (R) 400  
 Ferenbach, Martha. 615 Broadway...H. E. Kimball. Presses, &c. (Nov. 29, 1883.) 1,000  
 Ferraioli & Krouse. 621 Courtland av...Caroline Sanguinetti. Bakery Fixtures, Horses. 329  
 Ferraioli & Krouse. 621 Courtland av...H. Kraus. Bakery Fixtures, Horses, &c. 319  
 Foster, G. W. 21 Park pl...B. M. Cowperthwait & Co. Office Furniture. 99  
 Forbes, J. Kingsbridge...J. B. Haskin. Horse. 100  
 Goddard, E. A. Aldrich building...B. M. Cowperthwait & Co. Office Furniture. 103  
 Gunther, F. J. See cor 43d st and 9th av...J. P. Gunther. Fixtures, Horses, Wagons, &c. 2,300  
 Gerber, A. 438 E. 14th...H. Gerber. Butcher Fixtures. 200  
 Goodspeed, W. W. 740 3d av...W. B. Davis. Carriage. 275  
 Hull, A. G. 21 Parkrow...J. A. Whitman. Law Library. (R) 530  
 Heaton & Kohnstamm. 252 3d av...B. Bacon. Laundry Fixtures. 75  
 Harrison, W. H. Foot 28th st, East River...D. D. Harrison. Coal Yard, Horses, Wagons, &c. (Dec. 20, 1883.) 3,000  
 Isaacs, W. G. 155 East Broadway...S. Schlesinger. Cigar Fixtures. 875  
 Johnston, W. J. 324 W. 4th...C. Eckert. Picture Fixtures, Wagons, &c. 500  
 Kerr, S. and L. 218 W. 16th...L. Moore. Horses and Trucks. 410  
 Knochenhauer, H. 233 Rivington...C. A. Weber. Grocery Fixtures, Horse, &c. 800  
 Krusch, J. 89 Nassau...A. Schwaab. Barber Fixtures. 34  
 King, A. D. Bryant Building...W. H. Butler. Safe. 175  
 King & Cohen. 38 Crosby...Hall's Safe and Lock Co. Safe. 62  
 Koster & Bial. 115 W. 23d and 108 W. 24th...G. Ehret. Saloon and Bottling Fixtures, Horses, &c. (R) 14,485  
 Keller, E. 366 Broome...E. Moneuse. Range and Fixtures. 80  
 Koellner, H. and W. 394 3d av...N. & H. Vandarseith. Grocery Fixtures. 4,500  
 Krom, C. B. 2306 8th av...Jane Hanna. Grocery. 75  
 Lederer, C. 167 E. 51st...J. Cunningham, Son & Co. Carriage. 946  
 Leubuscher, L. 76 Nassau and 328 E. 81st...F. C. Leubuscher. Office and Household Furniture. (R) 350  
 Lewin, F. O. and W. H. 201 Prince...H. J. Welch. Horses, Trucks, &c. (R) 1,000  
 Love, J., & Co. 114 Fulton...J. Dorian. Presses, &c. (R) 1,000  
 Lynch, J. 180 Hester...Mary F. Cavanagh. Horse, Milk Wagon, &c. 600  
 Lyons, James...J. Gottsleben. Carriage. 61  
 Manley, T. H. 244 W. 55th...E. W. Schade. Office Fixtures, Carriage, &c. 250  
 Maschin, W. 406 E. 64th...J. Maschin. Horses, Trucks, &c. 200  
 Marchand, C. West and Horatio sts...Glorvina R. Hoffman. Machinery, &c. 5,000  
 Marchand, C. West and Horatio sts...Glorvina R. Hoffman. Machinery, &c. 5,000  
 McLean, W. A. 400 W. 20th...C. Busick. Horses, Ice Wagon, &c. 250  
 Murphy, M. 603 15th...W. B. Davis. Coupe. (R) 350  
 Mayforth, J. C. 307 8th...F. V. Mayforth. Horse, Wagon, &c. 200  
 Nadel, L. 41 Ridge...J. Freese. Machine. 95  
 Orschiedt, M. 22 Stanton...G. Goldsmith. Grocery. 100  
 Oberhauser & Co. 47 West Broadway...F. M. Weiler's Liberty Machine Works. Presses. (R) 1,151  
 Oberhauser & Blanchard. 47 West Broadway...C. B. Cottrill & Sons. Press. (R) 650  
 O'Gorman, W. 363 W. 42d...J. Gottsleben. Coach. 760  
 Pletsch, C. 1325 2d av...Anna M. Anderson. Drug Fixtures. 200  
 Poly, A. 170 Greene...F. Arnaud. Horses, Wagons, &c. 6,500  
 Pomponio, M. 235 3d av...A. Schwaab. Barber Fixtures. (R) 124  
 Potter, T. J. 51 E. 12th...H. T. Stone. Artist's Fixtures, &c. 500  
 Quick, E. L. 2302 4th av...G. Hartley. Horses, Milk Wagons, &c. 500  
 Quimby, C. S. Brooklyn...C. Miller. Horse and Truck. (R) 100  
 Reisman, N. 79 Ridge...S. Frank. Butcher Fixtures. 100  
 Reis, A. 122 W. 29th...G. Reiss. Horse, Coupes, &c. 1,500

Rankin, A. McK. and Kate. 443, 445 and 447 3d av...A. J. Dam & Son. Theatre Fixtures and Furniture. (R) 9,556  
 Reiser, W. 215 W. 31st...J. N. Heubner. Bakery. 362  
 Rutledge, M. G. 429 6th av...R. Gibbs. Horse, Wagon, &c. 107  
 Schneider, C. 136 E. Houston...A. Schwaab. Barber Fixtures. 50  
 Schwab, C. 235 William...T. M. Marber. Grocery. 800  
 Scott, N...J. Gottsleben. Carriage. 450  
 Siemes, J. L. Union st, Highbridge...Herring & Co. Safe. 72  
 Strauss, M. 207 E. 78th...J. Weiss. Barber Fixtures. 137  
 Swan, C. A. 503 5th av...M. G. Lane. Hotel Hamilton Furniture and Fixtures. (R) 6,905  
 Sorg, P. 618 W. 55th...F. Collas. Mineral Water Fixtures and Machinery. 1,500  
 Sarasohn & Blayer. 56 East Broadway...F. M. Weiler's Liberty Machine Works. Presses. (Oct. 26, 1883.) 1,041  
 Simon, S. 56 Ludlow...C. Davis. Horse, Wagon, &c. 200  
 Tracker, W. 202 Broadway...Epstein & Kan-trowitz. Office Furniture. 106  
 Thomas, S. S. 280 Broadway...John Von Glahn. Office Furniture. 35  
 Taylor, T. M. 1246 1st av...Brewers' Ice Co. Horses, Ice Wagon, &c. (R) 270  
 Vezina, F. 19 6th av...L. Marber. Locksmith Fixtures, Tools, &c. (Nov. 1, 1883.) 50  
 Von Meyer, J. 210 W. 34th...H. F. Boardman. Gas Engine, &c. (R) 543  
 Wagner, P., & Co. 119 Fulton...C. F. Reynolds & Co. Brush Factory Fixtures, Tools, &c. 3,000  
 Weil, B. 1645 1st av...Bazzoni & Wittkowsky. Wagon. 70  
 Williams, A. W. 258 E. 62d...J. Walker. Horse, Milk Wagon, &c. 30  
 Wilson, A. G. 68 Park pl...J. M. Ridge. Presses, &c. 1,500  
 Woolley & Sinn. Foot 107th st, East River...G. Ehret. Floating Bath. 1,350  
 Wuterich, C. 27 Harlem R. R. Depot building...C. Layer. Machinery. (R) 930

BILLS OF SALE.

Clarke, J. J. 1043 3d av...Ellen Clarke. Car-penters Fixtures. 650  
 Engel, W. 405 W. 37th...R. Languth. Bar Fix-tures. 800  
 Hess, C. P. 1219 3d av...Rosa Dieterle. Fix-tures 800  
 Howliston, Reineta. 42 E. 21st...Emily S. Van Zandt. Furniture. 4,450  
 Jacob, I. L. 6 Maiden lane...C. Rothschild. Kaleidoscopes. 251  
 Keller, Maria I. 352 W. 22d...Isabella M. Shat-tuck. Furniture. 2,500  
 Kundson, G. H. 333 10th av...W. Mortensen. Saloon Fixtures. 800  
 Lent, F. 73 Barclay...C. H. Montanye. Presses, Type, &c. 450  
 Lesser, A. 40 Pitt...H. Rothman. Grocery Fixtures. 135  
 Malt Syrup Co. 427 W. 15th...J. S. Bancroft. Engine, Pumps, &c. 2,742  
 Nockin, U. M., admrx. of A. J. Nockin. 2126 3d av...Engelhard & Huber. Drug Fixtures. 8,000  
 Rabinowitz, Jos. and Lena. 31 Crosby H. Nissenson. Dry Goods Fixtures. 800  
 Reinicke, C. 17 Howard...E. Henn. Machine Shop Fixtures. 400  
 Richmond, W. S. 65 Wall and 235 W. 125th...Mary F. Richmond. Office and Household Furniture. 1,399  
 Schwab, C. 235 William...Theresa M. Marber. Grocery Fixtures. 350  
 Shattuck, J. W. 352 W. 23d...Maria I. Keller. Furniture. 2,500  
 Silvers, Mrs. M. A. 49 W. 48th...R. Taggart. Furniture. 100  
 St. Ormond, H. 22 Union sq...W. S. Maher. Presses, Type, &c. 16,500  
 Sturtevant, E. F...Close & Dillenback. Truck and Harness. 175  
 Vernon, M. S. and J. F. 22 Spruce...R. M. F. Buge and W. Siegrist. Presses, Type, &c. 1,800  
 Walton, G. W. 25 1/2 Bowery...M. Walton. 1/2 interest in Saloon Fixtures. 300  
 Wheeling, G. W. 80 Barclay...E. Ruppert. Barber Fixtures. 700

N. Y. ASSIGNMENTS CHATEL MORTGAGES.

Bough, J., to John Dougherty and Geo. Sam-uels. (J. Dougherty and G. Samuels, Sept. 10, 1884.) 2,000  
 Eagleton, T., to T. C. Lyman & Co. (W. J. Owens, Oct. 15, 1883.) 750  
 French, W. B., to Jacob Macher. (F. Henning and H. Macher, Aug. 7, 1884.) 180  
 Malcomson, J., to Peter McQuade. (M. A. Eng-lish, Sept. 2, 1884.) 960  
 Taylor, John, to E. Brainerd. (Thos. Osborne, (Dec. 20, 1884.) (Error.) 1  
 Vanderpoel, A. J., admr. of J. O., to S. O. Van-derpoel. (S. S. Walker, April 27, 1863.) 1,500  
 Vander Wyk, H., to A. Schnecke. (F. Hoehr, March 5, 1884.) 200  
 Walters, C. F., to J. W. Bennett. (Eliz. Brown, Sept. 25, 1884.) 2,000  
 Werner, A., to Peter Scholtz. (Wm. Wild, Feb. 7, 1883.) 250  
 Wild, Hellenia L., to P. Scholtz. (W. Wild, (June 9, 1883.) 395

KINGS COUNTY.

SALOON FIXTURES.

Bonner, A. A. 428 Grand st...S. Liebmann's (R) 600  
 Sons. 650  
 Houghrefe, Wm. 377 Graham av...S. Lieb-mann's Sons. (R) 823  
 Hansen, Fred. W. 532 5th av...J. and D. West-fall & Co. (R) 250  
 Kossman, G. A. 111 Varet st...Jacob Koss-man. 500  
 Leach, P. C. Coney Island...J. Frank Wright. Buildings and Saloon. 500  
 Michel, Christoph. Coney Island...Chas. Bie-denfeld. 600  
 Oldenborg, Henry...Budweiser Brewing Co. (Limited.) 400  
 Schmitt, Carl. 11 Fulton st...The J. Kress Brewing Co. 2,500  
 Sullivan, D. 358 Van Brunt st...J. Hoffmann, 150

Wessell, F. 170 3d av... Catharine Lipsius. 512  
HOUSEHOLD FURNITURE.  
Ackerman, B. G. 428 6th st... Bunce & Bened- 400  
dict. Piano.  
Ackley, Emma L. 873 12th st... F. G. Smith. 807  
Piano.  
Barker, Sarah. 223 20th st... F. G. Smith. 107  
Piano.  
Bennett, A. D. 95 St. Felix st F. G. Smith. 150  
Piano.  
Blauvelt, P. J. 482 Clason av... C. Scofield. 300  
Bond, Sarah J. 264 5th av... F. G. Smith. 240  
Piano.  
Brennan, Kate. 184 15th st... F. G. Smith. 159  
Piano.  
Bowers, E. A. 312 Bedford av... J. C. Collins. 65  
Butler, Cath. T. 515 Hicks st... Bunce & Bened- 25  
dict. Piano.  
Bonnell, James A. 659 Bergen st... B. M. Cow- 284  
perthwait & Co.  
Couran, A. 136 Lafayette av... F. G. Smith. 297  
Cricolla, L. 357 Jay st... J. Hegeman & Co. 860  
(R)  
Donaldson, Mrs. E. D. 42 1st st... E. D. Phelps. 146  
Piano.  
Dougerty, Mrs. J. 281 Jay st... E. D. Phelps. 340  
Piano.  
Forman, G. Sophia. 11 Rochester av... S. A. 60  
Underhill.  
Forrester, A. M. 763 Bergen st... J. A. Luddy. 120  
Florning, Charles. Canarsie... G. E. Remsen.  
Piano. (R) 75  
Graham, M. J. 157 9th st... E. D. Phelps. 260  
Piano.  
Gould, John D. 141 Lefferts pl. C. Scofield. 738  
Higgins, Mary T. 42 Nostrand av... F. G. 242  
Smith. Piano.  
Ker, G. 134 Jefferson st... C. F. Wells. 14  
Organ. (R)  
Monell, E. A. 187 Newell st... A. Schulz. 170  
Moore, W. B. 629 Warren st... Jane A. Van- 110  
derveer.  
Meehan, J. H. 576 Kent av... Isaac Mason. 115  
Monroe, Jennie. 85 Macon st... W. B. Shaw. 253  
Carpets  
Murphy, J. A. 27 Adelphi st... E. D. Phelps. 195  
Piano.  
Maxwell, Ann. 75 Elm st... F. G. Smith. 185  
Piano.  
Morris, Annie. Flushing av... F. G. Smith. 95  
Piano.  
Newman, Julia. 135 Madison st... F. G. Smith. 350  
Piano.  
O'Connor, Margaret A. 38 Hudson av... E. D. 240  
Phelps. Piano.  
Pannell, C. H. H. 375 Macon st. Julia B. Ware. 1,900  
Palmer, F. H. 5th av, bet 1st and 2d sts... E- 113  
pstein & Kantrowitz. (R)  
Presdee, Joseph B. and Eliza. 387 Union st... 250  
T. G. Greene.  
Ritchie, J. 188 Broadway... Wm. M. Russell. 100  
Rafter, Mary. 29 Cheever pl... F. G. Smith. 76  
Piano.  
Riker, A. B. 201 Lee av... F. G. Smith. Piano. 107  
Smith, Eliza V. 144 President st... F. G. Smith. 250  
Piano.  
Smith, F. P. 411 8th st... F. G. Smith. Piano. 263  
Smith, Peter. 216 Eagle st... Krakauer Bros. 142  
Piano.  
Schlemm, Leonard. 796 Monroe st... Louisa 2,000  
R. Pickwood.  
Sweeney, Eliz. 544 Hicks st... Mary Neilson. (R) 40  
Thomason, Elz. 190 South Portland av... F. G. 66  
Smith. Piano.  
Vail, J. W. 291 Adelphi st... F. G. Smith. 341  
Piano.  
Wanser, Annette. 170 Prince st... F. G. Smith. 184  
Piano.  
Wills, James H. 32 Margaretta st... F. G. 157  
Smith. Piano.  
Winder, J. 118 Myrtle st... F. G. Smith. 194  
Piano.  
Williams, A. 351 Park av... M. Buhner. 800  
Wood, I. C. 514 Van Buren st... J. W. Lock- 125  
wood.

MISCELLANEOUS.

Ahrens, H. 841 Broadway... L. Ahrens. Fix- 1,000  
tures, &c.  
A-a, Peter, Jr. 253 Gold st... F. Thill. Horse, 200  
Wagon, &c.  
Batsche, Geo. 185 South Elliott pl... F. Schluer. 150  
Horses and Wagons.  
Baltz, Geo. 548 Atlantic av... E. Schartan. 25  
Wagon.  
Bartling, G... Peter Barrett. Wagon. 33  
Bruns, F. 1049 Atlantic av... S. Liebmann's 125  
Sons. Wagons.  
Barnett, George. 104 Sanford st... N. Langler. 60  
Wagon.  
Brush, H. A., and H. Salvage. 67 Centre st, 3,000  
New York... Morris Steinbock. Machines.  
Benedict, W. R. 67 1/2 Bond st... L. Benedict. 600  
Printing Presses, &c.  
Case, Henry. 109 and 111 Skillman st... G. W. 5,824  
Platt. Machinery.  
Deininger, M. F. 1774 Fulton st Duhamel & 950  
Singer. Coach.  
Delany, Jos. H. 378 Hamilton av... C. Scully. 800  
Grocery.  
Doyle, J. W. 176 South Portland av... D. W. 300  
Davis. Coupe. (R)  
Frazer, Wm G. 903 Myrtle av... F. E. Richard- 200  
son. Shoe Store.  
Glass, Wm. 327 Adams st... P. Glass. Barber 275  
Shop.  
Gebhardt, A. 1539 Broadway... C. B. Seebeck. 300  
Bakery.  
Harrigan, M. W. 1000 Fulton st... Geo. C. 300  
Drinnen. Cigar Store, &c.  
Hawkins, John... Peter Barrett. Wagon. 43  
Hassenstein, Eugenie. 149 Maujer st... P. 300  
Luthy. Candy Store.  
Hoyt, Phebe J. 63 4th st... W. H. Mountfort. 300  
Drug Store.  
Haddon, Henry. 139-143 Centre st, New York 5,000  
Fanny Lamothe. Machinery. (R)  
Jessen, J... J. Kammann. Horse, Cart, &c. 50  
Johnson, J. J... Wm Davis. Coupe. 425  
Morrison, J. J. 54 Flatbush av... McKesson & 230  
Robbins. Drug Store.  
McMahon, Jane. 135 North 9th st... Dall & 685  
Browne. Horses and Carriages.  
McManus, John... W. B. Davis. Coach. 600  
Miller, J. 201 and 203 Jerusalem st... W. Alex- 250  
ander. Barber Shop.  
Mulligan, Hugh W. Peter Barrett. Wagon. 200  
Noon, John. 14 and 16 Bergen st... W. W. Du- 1,000  
senbury, admr. of T. Dusenbury. Coaches  
and Horses.

Roebuck, John. 1 to 13 Adams st... James 4,000  
Warner. Machinery, &c.  
Savage, W. 162 and 674 Myrtle av... Michael 3,000  
Gearon. Bakery.  
Schlitz, J. 58 and 60 Moore st... E. E. Bunce. 1,244  
Horses, Coaches, &c. (R)  
Schomburg, Chas. 1585 Myrtle av... N. Langler. 350  
Tools, &c. (R)  
Shakers, P. G. and Maria K. 549 Atlantic av... 1,534  
J. Ruppert. Bottling Business. (R)  
Sengstaken, William. 116 Graham av... W. 1,700  
Ruthmann. Grocery.  
Trutner, Catharine. 213 Prince st... H. H. In- 600  
temann. Grocery Store.  
Verney, James. 278 Baltic st... W. B. Davis. 700  
Coach.

BILLS OF SALE.

Craw, Helen M., to Wilford Smith. Coal Busi- 2,000  
ness, cor Tompkins and Lexington avs.  
Lewis, Geo. W., to Hitchcock Mfg. Co. Cort- 255  
land, N. Y. Horse, Buggy, &c., 140 Living-  
ston st.  
McCart, A., to William B. Davis. Horses, 2,000  
Coaches, &c., 221 and 223 Washington st  
Ruthmann, William, to William Sengstaeken.  
Grocery Store, 116 Graham av. 3,200  
Smith, Wilfred to Henry Fleer. Coal Business, 2,350  
cor Tompkins and Lexington avs.  
Teeter, Maria, to Joseph Leopold. Cigar and  
Candy Store, 478 Bushwick av. 175  
Tibbe, Louis F., to Elizabeth Tibbe. Feed Store, 400  
18 7 Fulton st.  
The Rector, &c., of the Protestant Episcopal 225  
Church of the Mediator to John H. Patter-  
son. Church Furniture.  
Wahler, Charles, to Louis Wahler. Jeweler, 359 1,000  
Smith st.

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.

Oct.  
18 Amberg, Gustav—Gertrude Dom- \$1,903 30  
brach  
18 Anderson, John J.—George Abeel, 1,188 02  
Jr.  
20 Anderson, Alexander—W. H. Min- 136 35  
sheell.  
20\* Austin, James A.—Lewis De Groff. 83 22  
21 Alden, John B.—Henry Herrmann. 754 94  
21 Almy, A. H.—C. L. Witherbee... 243 58  
22 Ayres, J. W.—E. E. Whittaker ... 5,053 05  
22 Adler, Lewis—Julius Wile... 2,300 36  
22 the same—H. E. Moss ... 1,032 12  
22 the same—James Talcott... 808 80  
22 the same—L. M. Bates ... 539 94  
23 Adams, William—C. E. Orvis... 2,001 53  
23 the same—Second Nat Bank, 272 73  
Fall River, Mass.  
23 the same—New London City 301 38  
Nat Bank of New London, Conn.  
23 Appelbaum, Elias—The Nat. Park 220 49  
Bank of N. Y.  
23 D'Ablemont, Charles L.—Leonara 448 22  
Lewisohn  
24 Ash, Herman—George Tailer, as 166 71  
assignee.  
17 Brandenburg, Lorenz—Adolph Le- 29 92  
wyn  
18 Bentley, J. Edward—G. F. Viotor... 2,225 95  
18 Boetticher, Otto, as admr.—Annie 6,000 00  
M. Feat.  
18 Bannon, Michael J.—Henry Schif- 100 76  
fernius.  
18 Bernius, George—Ernest Eberle... 399 85  
18 Binder, Abraham—Martin Lederer. 355 81  
18 Browne, Amos S. } Julius Harris. 214 60  
Browne, Helen E. }  
18 Bentley, J. Edward—J. W. Wheel- 1,799 11  
wright  
18 Beaudet, Homer J.—J. S. Luding- 328 89  
ton  
18 Back, Albert—Herman Passavant.. 437 17  
18 the same—S. E. Bloch... 1,383 94  
18 the same—I. D. Einstein... 1,921 57  
18 Bentley, J. Edward—J. W. Wheel- 7,796 62  
wright  
20 Burroughs, William F.—M. W. 120 77  
Schramm.  
20 Butterfield, Don C.—W. H. Henry 366 94  
costs  
20 Bowe, Peter—Solomon Moses... 1,960 86  
20 Brennan, Thomas—John Dillon ... 348 52  
20 Benner, George H.—R. G. Gregg... 296 49  
20 Brennan, Michael—Solomon Marx. 5,664 12  
20 the same—the same... 5,664 12  
20 Bogart, Orlando M. } Jeremiah Ol- 20,553 99  
Bogart, Richard W. } ney  
21 Buckley, Edwin I.—C. W. Barnes... 855 03  
21 Brown, Falk—Ida Mayer... 420 83  
21 Byrne, James M.—Harvey Martin. 232 09  
21 Bentley, J. Edward—Oliver Harri- 2,286 04  
man  
21 the same—Henry Jacoby... 4,600 26  
21 Birmingham, Edward J.—The Amer- 265 04  
ican Exchange Nat. Bank.  
21 Bingham, Samuel D., Jr.—Warren 410 68  
Graham  
21 the same—William Benedict... 159 83  
21 Brennan, Michael—R. W. Jones... 2,949 35  
Bassett, Oscar M. } The Ninth Nat.  
21 Bassett, William } Bank of City 2,489 85  
E. } N. Y.  
21 Benford, Samuel F.—Samuel Barth 208 90  
21 Briggs, Newton S.—R. E. Macrieffe 275 01  
21 Baldwin, Fred.—Jacob Cohen ... 422 91  
22 Bullock, Ellen—The Mayor, Alder- 107 12  
men, &c., N. Y.

22 Bragaw, Daniel T.—H. Prentiss & 255 48  
Co.  
22 Baltimore, John—J. W. Somarindyck 4,111 53  
22 Brown, Elizabeth—Hymes Spingarn 259 10  
22 Bessinger, Erhard—William Moir, 2,279 16  
as trustee  
22 Bentley, J. Edward—J. E. Carey... 499 13  
23 Bouillion, Michael L.—Richard La- 111 10  
very... costs  
23 Bliss, Charles H.—Patrick Reynolds. 1,069 61  
23 Bates, Martin, Jr.—Emma W. Ely. 332 13  
23 Baur, William C.—J. F. Betz... 52,147 30  
24 Bythiner, Max—Aaron Anspach... 516 89  
24 the same—Henry Jackson... 766 89  
24 the same—Nathan Simon... 266 89  
24 the same—Max Jackson... 1,666 89  
24 Berlowitz, Ephraim—Julius Ballin. 1,031 36  
24 Buhler, John—The People of State 300 00  
New York  
24 Baker, Daniel C.—the same... 500 00  
24 Bernstein, Levi—D. B. Carroll... 348 57  
24 Bentley, J. Edward—Arnold Goldy 3,720 35  
24 the same—B. B. Knight... 4,533 80  
18 Collins, Richard M.—Ernest Hen- 70 22  
riot  
Cane, Henry W. } Mayer Feucht-  
18 Cane, Abraham } wanger... 691 71  
\*Cane, George W. }  
18 Carmichael, William J.—Trades- 2,711 31  
men's Nat. Bank of Conshohocken  
18 the same—the same... 1,119 66  
18 the same—the same... 963 49  
18 the same—the same... 817 84  
18 the same—the same... 2,557 84  
18 the same—the same... 1,319 60  
18 the same—the same... 1,018 23  
18 the same—the same... 1,094 24  
18 the same—the same... 1,246 99  
18 Coar, John—August Noel, Sr. 712 19  
Cleveland, Henry } W. H. Min-  
20 Chantler, George H. } sheell... 136 35  
20 Corcoran, Lizzie—C. S. Bondy... 105 51  
20 Clements, James W.—David Harri- 629 40  
gan...  
20 the same—Mary Harrigan... 1,159 40  
20 Carmichael, William J.—The Trades- 1,499 52  
men's Nat. Bank of Conshohocken  
21 Cantine, John—H. M. Braen... 439 32  
21 Civile, Frank A.—Alexander Ham- 1,662 29  
ilton  
21 Cole, A. N.—E. R. Neely... 34 50  
21 Cragg, Gowen H.—D. S. Cooke... 453 20  
22 Cummins, Henry—George Putnam. 5,682 22  
22 Cane, H. W. } F. D. Rogers... 228 71  
Cane, George }  
23 Close, Frederick N.—D. H. Close... 1,297 09  
23 Copinger, Mary C.—J. R. Livey... 1,597 27  
23 the same—David Dovale... 1,077 89  
24 Climm, Alexander—J. T. Decker... 155 46  
24 Chadwick, Charles E. } Barah Selig-  
24 Colt, Frederick A. } man... 70 22  
24 Cohen, Byron W.—The Stamford 223 05  
Nat. Bank  
24 Cummings, Hugh—Jacob Herman... 108 02  
17 Donnolly, Bridget—William Horn... 588 52  
18 Davis, Thomas W.—E. W. Ranney. 416 66  
18 Drummond, C. E.—T. H. Wray... 91 73  
18 Dulance, Mary A.—Thomas Sulli- 215 35  
van  
20 Delaney, Martin—Henry Hilton... 341 81  
Dimock, Anthony } Herman Passav-  
21 Dimock, Arthur } ant... 46,228 22  
Vaughan  
22 Derby, Frank M.—The American 127 69  
Exchange Nat. Bank  
22 Deile, Stanislas—C. T. Barney... 284 19  
22 Dessar, Adolph } F. D. Rogers... 847 04  
22 Dessar, Joseph B. }  
Dessar, Adolph }  
23 Dessar, David } J. T. Low... 928 63  
Dessar, Joseph B. }  
23 Donohue, Thomas—Felix Murphy... 425 12  
23 the same—Catharine Murthy, 330 22  
as infant, by Thomas Murphy,  
her guard.  
23 Duffy, Michael—J. A. Nesbit... 2,278 94  
23 Daily, Henry, Jr.—J. F. Betz... 52,147 30  
24 Di Mariano, Antonio—Gustave 3,955 79  
Kuhn.  
24 Devine, William—The People of the 100 00  
State of N. Y.  
24 Deandro, Michael—the same... 100 00  
18 Emmens, Abraham W.—Trades- 13,349 19  
men's Nat. Bank of Conshohocken;  
9 judgments; total.  
20 Emmens, Abram W.—The Trades- 1,499 52  
men's Bank of Conshohocken.  
21 Edelman, Simon—T. J. Graetz... 533 14  
22 Ellsworth, Eugene—Bright, Church 134 22  
& Co.  
23 Edelman, Simon—Moses Weinstein. 183 97  
24 Early, John M.—The People of 100 00  
State of N. Y.  
18 Foersch, Frederick W.—J. C. Gerow 50 20  
18 Fishel, Samuel—I. D. Einstein... 1,921 57  
18 the same—S. E. Bloch... 1,383 94  
18 the same—Herman Passavant. 437 17  
20 Fettretch, Catharine—August Noel, 71 31  
Sr.  
21 Friedlander, Solomon M.—C. A. 81 82  
Lieb.  
21 Floyd, George—R. J. Griffith... 1,655 98  
22 Flagg, Jared—G. M. Lynch... costs 101 39  
23 Fieseler, Caroline } Mary Ziehr... 502 99  
23 Fieseler, Anton }  
23 Fitzgerald, Richard—Margaret 542 68  
Harrigan.  
24 Faas, Charles A., Jr. } F. W. Gess-  
Faas, Charles A. } wein... 361 95  
24 Formoso, Alexandro—The People 100 00  
of State N. Y.  
18 Gordon, Robert—F. W. Muser... 248 44  
18 Gisiko, Alex. L.—John Patterson... 201 48

Table with multiple columns listing names and numbers. Includes entries like 'Graham, Matthew-The Atlantic Hill Gold Mining and Milling Co. 193 49', 'Labishiner, Emanuel - E. M. Schneider 661 89', 'Ransom, Theodore S.-E. G. Webster 104 66', etc. The table is organized into columns with varying widths.



Table listing real estate transactions in Kings County, including names like The Mayor, Aldermen, &c., N. Y., Wood, Alexander G., and others with associated amounts.

KINGS COUNTY.

Table listing real estate transactions in Kings County, including names like Anderson, Alexander, Bay Ridge Steamship Construction Co., and others with associated amounts.

Table listing real estate transactions in Kings County, including names like Palmer, Erastus-C. M. Parmelee, Ridley, Edward A. and Carrie, and others with associated amounts.

SATISFIED JUDGMENTS.

NEW YORK

October 18 to 24—inclusive.

Table listing satisfied judgments in New York, including names like Adams, Henry, Bogert, Andrew D. and Mary Thomas, and others with associated amounts.

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

KINGS COUNTY.

October 18 to 24—inclusive.

Table listing satisfied judgments in Kings County, including names like Behan, John W., Same-I. Kaufman, and others with associated amounts.

Table listing real estate transactions in Kings County, including names like Condict, Silas-J. Dawkins, Elkins, George B.-H. C. Place, and others with associated amounts.

MECHANICS' LIENS.

NEW YORK CITY.

Table listing mechanics' liens in New York City, including names like Cedar st, No. 83, n s, abt 200 e Broadway, and others with associated amounts.

KINGS COUNTY

Table listing mechanics' liens in Kings County, including names like Chauncey st, Nos. 19 to 35, inclusive, and others with associated amounts.

23 Barbey st, e s, abt 125 s Fulton av, 50x100. Frederick Strube agt Jesse Bryant, owner, and Louis and Jenetta Jaeger. 36 45
23 Bartlett st, n s, 225 w Throop av, 25x100. Jacob Willman agt Susan Smith, owner, and Saeger Bros. 64 39
24 Howard av, s e cor Marion st, 25x80. Edward Mullen agt Edward Dillon, owner, &c. 70 00
24 Same property. Robert Given agt same. 800 00
24 Halsey st, No. 378, s s, 255 w Summer av, 20 x100. Edwin V. Paxton agt John W. Peckett, owner, and Nathaniel W. Burtis. 104 22

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Oct.
18\*Forty-seventh st, No. 101, n w cor 6th av, 20x100. George Stone & Son agt George Hillen and Sam. Lowden. (Sept. 2, 1884). \$250 00
18 Same property. A. J. Campbell agt same. (Sept. 2, 1884). 1,070 00
18 Market st, Nos. 26 and 28, e s, abt 36 s Henry st, abt 50x85. D. R. De Wolf & Co. agt August Marschall, Eugene D. Wheelock and John Rupert. (Sept. 6, 1884). 59 25
Henry st, No. 198
21+Henry st, No. 156
East Broadway, No. 167
Daniel Mahony agt John J. Kierst, Isidore S. and David Korn and Borrowowsky. (Oct. 3, 1884). 318 52
21 Twenty-seventh st, Nos. 7 and 9 W., n s, 125 w 5th av, 50x100. J. and P. McGuire agt E. B. W. Hays and Louis Adams, contractors; W. Y. Mortimer and C. Codding-ton, owners. (Oct. 15, 1884). 952 12
21 Thirty-fifth st, No. 431 W., n s, 370 w 9th av, 25 ft. front. Becker Bros. agt Samuel Geason and Edwin Dennington. (Oct. 13, 1884). 13 91
21 Ninety-third st, No. 123 E., s s, 216.8 e 4th av. Hahn & Steindler agt Pincus Turk and P. T. Claussen. (Oct. 8, 1884). 62 85
23 Fiftieth st, s s, 250 w 10th av, 100x100. Cand-a & Kane agt Theresa B. and J. J. Collins. (Oct. 7, 1884). 1,870 13
24 Thirty-fifth st, No. 431 W., n s, bet 9th and 10th avs. Nobis & Reid agt S. Geason and E. Dennington. (Oct. 4, 1884). 137 50
24 Same property. Grace A. Benedict agt same. (Oct. 1). 79 68
24 First av, s e cor 72d st, 102.2x113. Anna M. Treacy agt James L. Montgomery. (Aug. 21, 1884). 31,625 00
24 One Fordred and Twenty-first st, Nos. 67 and 69, n s, 40 w 4th av, 132 ft. front. Richard Cummings agt Ward B. Chamberlin, assignee of John H. Deane. (June 2, 1884). 248 43
24 Fourth av, n w cor 121st st, 7 houses, 100x 140. Anthony A. Hughes agt John H. Deane and Ward B. Chamberlin, assignee. (July 14, 1884). 674 00
24 Division st, s s, abt 50 w Pike st, and extdg to East Broadway. Peck, Martin & Co. agt Samuel Lowden. (Sept. 4, 1884). 853 50
24 Fiftieth st, s s, 225 w 10th av, 50x100. George Mackenzie agt Newman Cowen, owner, and Allan A. Irvine, contractor. (Oct. 21, '84) 195 00

\* Discharged by depositing amount of lien and interest with County Clerk.
+ Cancelled and discharged of Record by order of Court.

KINGS COUNTY.

October 18 to 24—inclusive.

Madison st, Nos. 830-836, s s, 170 w Ralph av. George W. Hunt agt Wiley J. Canfield, owner, &c. (Oct. 14, 1884). \$2,000 00
Reid av, s w cor Van Buren st, six houses. Alonzo Shafer agt James Robbins, owner, &c. (Aug. 27, 1884). 600 00
Reid av, Nos. 65, 65 1/2, 67, 69, 69 1/2 and 71, s w cor Van Buren st, 100x100. Dupree Sash, Door and Lumber Co. agt James R. Robbins, owner, &c. (Sept. 4, 1884). 2,000 00
Reid av, s w cor Van Buren st, 20x70. Patrick J. Madden agt James R. Robbins, owner, &c. (Sept. 17, 1884). 148 75
Reid av, s w cor Van Buren st, 100x10. Wm. M. Dupree et al., as admrs. Kate M. Wessel, agt James R. Robbins, owner, &c. (Oct. 2, 1884). 1,000 00
Nostrand av, s w cor Clifton pl, 200x100. Reid av, Nos. 65, 65 1/2, 67, 69, 69 1/2 and 71, s w cor Van Buren st. The Dupree Sash, Door and Lumber Co. agt James R. Robbins and John Doe, owners. (Aug. 30, 1884). 2,200 00
Calver st, No. 197, n s, 25 w Leonard st, 25x100. George W. Brown and George H. Bonton agt Ann Eliza Moore, owner, and Israel Reed and Samuel F. Bartlett. (Oct. 6, 1884) 110 00
Seigel st, No. 70, s s. Joseph Zeuss agt G. Levy, owner, and Michael Keupp. (Oct. 13, 1884). 36 00
Same property. Michael Kess agt same. (Oct. 13, 1884). 29 00
Manhattan av, e s, 125 s Meserole av, 25x100. A. K. Meserole & Co. agt Wilson Ahmety, owner, and Hafford & Son. (Oct. 10, 1884) 364 00

BUILDINGS PROJECTED

NEW YORK CITY.

SOUTH OF 14TH ST.

Mulberry st, No. 241, one six-story brick tenem't and stores, 25x76, tin roof; cost, \$18,500; owner, Philip Braender, Av B, bet 84th and 85th sts; architect, John Brandt. Plan 1438.
Pitt st, No. 104, one five-story brick tenem't, 25 x30, tin roof; cost, \$6,000; owner, Wm. Buhler, 340 West 84th st; architect, Wm. Graul. Plan 1434.
Pitt st, No. 106, one five story brick tenem't, 25.8x35, tin roof; cost, \$8,000; owner and architect, same as last. Plan 1435.
Av B, No. 182, one one-story brick smoke house, 6x10, tin roof; cost, \$125; lessee, Justus H. Garthe, on premises; builder, Fred. Smith. Plan 1445.

BETWEEN 14TH AND 59TH STS.

16th st, No. 240 W., one five-story brick flat,

20x70, tin roof; cost, \$15,000; owner, James Cunningham, 130 Clinton pl; architect, Emile Gruwe; builder, H. M. Reynolds. Plan 1420.
38th st, Nos. 355 and 357 W., two five-story bri k tenem'ts, 25 and 14.6x39.5, tin roofs; cost, \$8,500 and \$6,500; owner, Sarah McGraive, 220 West 39th st; architect, John M. Forster. Plan 1421.
49th st, n s, 100 w 4th av, one one-story brick signal building, 20x25, gravel roof; cost, \$—; owner, N. Y. C. & H. R. R. Co., Grand Central Depot; builder, Joseph Richardson. Plan 1423.
54th st, No. 224 E., one two-story brick wash house, 25x100.8, tin roof; cost, \$3,000; owner, Henry Gunther, 213 East 54th st; architect, Charles Stoll. Plan 1424.
55th st, s s, 275 w 10th av, one five-story brick silk factory, 125x50, extension, 25x50, tin roof; cost, \$30,000; owner, Jacob New, 109 Grand st; architect, J. H. Valentine. Plan 1439.

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

76th st, No. 456 E., one two-story brick dwelling, 25x52, tin roof; cost, \$8,000; owner, Louis Spitzer, 452 East 81st st; architect, Th. De Lemos; builders, Kitchen & Nason. Plan 1418
104th st, s s, 250 e 3d av, four five-story brick tenem'ts and stores, 25x83, tin roofs; cost, each, \$16,000; owner, Henry Bernkamp, 306 West 127th st; architects, Cleverdon & Putzel. Plan 1419.
93d st, s s, 100 w 1st av, one one-story frame office, 16x16, tin roof; cost, \$200; lessee, Chas. C. Reed, 5 East 83d st; builder, S. W. Dey. Plan 1430.
99th st, s s, 210 e 3d av, one two-story brick factory, 50x100, gravel roof; cost, \$11,500; owner, John B. Smith, 142 East 65th st; architect, R. N. Anderson; builder, John H. Agamson. Plan 1432.
95d st, s s, 140 e 3d av, one two-story brick boiler house and coal shed, 80.8x41.4, tin roof; cost, \$35,000; owner, Geo. Ehrst, 32d st, bet 2d and 3d avs; architects, A. Pfund & Son. Plan 1444.
109th st, n s, 200 w 4th av, one five-story brick tenem't, 48.9x70, tin roof; cost, \$15,000; owners, Sinclair & Mawson, 2089 2d av; architects, Cleverdon & Putzel. Plan 1442.
76th st, No. 416 E., one two-story brick stable, 17x62, tin roof; cost, \$3,000; owner, Henry Wiesen, 529 East 13th st; architect, Ernest W. Greis. Plan 1447.
76th st, s s, 248 e Av A, one-story frame coal shed, 60x109, tin roof; cost, \$4,000; owner, Louis Spitzer, 452 East 81st st; builder, H. Roeyemann. Plan 1448.

BETWEEN 59TH AND 125TH STREETS, WEST OF 5TH AVENUE

63d st, n s, 250 e 10th av, two five-story brick and stone flats, 20x65, tin roofs; cost, each, \$15,000; owner, Owen Donohue, 505 West 56th st; architect, John Sexton. Plan 1425.
81st st, s w cor 9th av, one four-story brick dwell'g and store, 30x37.8; tin roof; cost, \$13,000; owner and builder, Eli Martin, 614 Carroll st, Brooklyn. Plan 1427.
81st st, s s, 39 and 60 w 9th av, two four-story brick and stone dwell'gs, 30x26 to 32, tin roofs; cost, each, \$11,000; owner and builder, same as last. Plan 1428.
81st st, s s, 90 and 112 w 9th av, two four-story brick and stone dwell'gs, 22 and 20.2x51; tin roofs; cost, each, \$10,000; owner and builder, same as last. Plan 1429.
9th av, s e cor 97th st; 9th av, e s, 75.9 s 97th st, and s s 97th st, 100 e 9th av, three five-story brick tenem'ts and stores, 27, 25.5 and 25x65, tin roofs; cost, \$16,000, \$15,000 and \$14,000; owner, Charles Bornkamp, 306 West 127th st; architects, Maclay & Davies, 120 Broadway. Plan 1449.
62d st, n s, 225 w 10th av, one five-story brick flat, 25x84, tin roof; cost, \$16,000; owner, Annie Kelly, 503 West 61st st; architect, Bernard McGurk; builder, not selected. Plan 1450.

NORTH OF 125TH ST.

128th st, n s, 80 e 5th av, one three-story brick dwell'g, 20x50, tin roof; cost, \$—; owner, Isaac E. Wright, No. 1983 Madison av; architects, Cleverdon & Putzel. Plan 1441.
7th av, s e cor 134th st, one two-story brick dwell'g and store, 25x20, tin roof; cost, \$3,000; owner, John Bradt, No. 502 West 125th st; architect, Andrew Spence. Plan 1437.
134th st, No. 17 E., rear, one-story frame chick house, 25x8, tin roof; cost, \$30; owner, Hubert E. Caroline, on premises. Plan 1446.

23D AND 24TH WARDS.

149th st, n s, 250 e Courtland av, two three-story frame tenements, 25x55, tin roofs; cost, each, \$5,500; owners and builders, Janson & Jaeger, 551 Courtland av; architect, Adam Janson. Plan 1426.
3d av, w s, 65 n 150th st, one one-story frame shed, 13x30, tin roof; cost, \$75; owner, Peter J. Zugner, 1191 North 3d av. Plan 1422.
Morris av, s w cor 139th st, one three-story brick factory, 57x25, tin roof; cost, \$4,000; owner, architect and builder, Edward Gustaveson, 547 East 142d st. Plan 1431.
155th st, 350 w Courtland av, one three-story frame dwell'g, 20x45, tin roof; cost, \$3,000; owner, Mr. Willis, of Willis & Dyer, 92d st, near 1st av; architect, Henry Dudley. Plan 1433.
Boston av, No. 1267, one one-story frame stable, 16x16, gravel roof; cost, \$100; owner, Ed. H. Holden, on premises. Plan 1440.
Av C, e s, 125 s Cliff st, 23d Ward, one two-story frame dwell'g, 20x30, shingle roof; cost, \$1,500; owner, Stephen Knight, No. 429 East 80th

st; architect, E. A. Sargent; builder, Thomas Dunn. Plan 1436.
Independence av, e s, 500 n Riverdale av, one two-story frame dwell'g, 30x40, slate roof; cost, \$9,000; owner, Albert E. Putnam, Spuyten Duyvil; architect, Montrose W. Morris; builders, Sage & Wilkins. Plan 1443.

KINGS COUNTY.

Plan 1372—South 1st st, No. 386, 100 e 11th st, one two-story brick blacksmith shop and dwell'g, 25x60, tin roof, wooden cornice; cost, \$4,500; owner, John H. Tourte, 388 South 1st st; architect, Th. Engelhardt; builders, Jas. Mead & Son and John Rueger.
1373—Floyd st, n s, 156 e Marcy av, two three-story frame (brick filled) dwell'gs, 30x62, tin roofs; cost, each, \$5,500; owner, Andrew Froelich, 203 Stockton st; architect, Th. Engelhardt; builders, John Fuchs and H. Eich & Bro.
1374—McKibbin st, No. 183, n s, 175 e Humboldt st, one three-story frame (brick filled) tenement, 25x55; cost, \$4,500; owner, George Seitz, 179 McKibbin st; architect, Th. Engelhardt.
1375—Metropolitan av, No. 101, s s, 125 e Bushwick av, one three-story frame (brick filled) tenem't, 25x35, tin roof; cost, \$2,500; owners, A. Amann & Son, 258 Devos st; architect, H. Vollweiler; builders, John Brendel and A. Amann & Son.
1376—Myrtle av, s s, 558 e Evergreen av, two three-story frame (brick filled) tenem'ts, 13x50, tin roofs; cost, each, \$4,000; owner, &c., John Rueger, 250 Moore st.
1377—Myrtle av, s s, 500 e Evergreen av, two three-story frame (brick filled) stores and tenements, 29 and 25x60 and 74, tin roofs; cost, each, \$5,000; owner, &c., John Rueger, 250 Moore st.
1378—Cedar st, n s, 450 e Evergreen av, one two-story frame dwell'g, 25x26, tin roof; cost, \$1,700; owner, &c., John Rueger, 250 Moore st.
1379—Bushwick av, w s, 25 s Boerum st, one three-story frame (brick filled) store and tenem't, 25x55, tin roof; cost, \$4,200; owner, Magdal Stutzmann, cor Seigel and Humboldt sts; architect, H. Vollweiler; builder, John Rueger.
1380—Broadway, e s, 40 s Van Buren st, one three-story frame (brick filled) flat, 20x55, tin roof; cost, \$4,000; owner, Samuel Post, cor Broadway and Van Buren st; architect, H. Vollweiler; builder, S. Post.
1381—Boerum st, s e cor Bushwick av, one three-story frame (brick filled) store and tenem't, 25x55, tin roof; cost, \$5,500; owner, Magdalena Stutzmann, cor Seigel and Humboldt sts; architect, H. Vollweiler.
1382—43d st, n s, 390 e 3d av, one two-story frame dwell'g, tin roof; cost, \$1,500; owner, H. Stafford, 44 39th st.
1383—Park av, s s, 82 w Tompkins av, one one-story frame stable, 18x25, tin roof; cost, \$300; owner, M. Ceck, 116 Floyd st; architect, H. Vollweiler; builder, Hoepfer.
1384—Broadway, No. 1359, e s, 70 e Margaretta st, one one-story frame shop, gravel roof; cost, \$500; owners, Hyde & Gload, 1357 Broadway; builder, E. T. Richards.
1385—5th av, n e cor Union st, three three-story and two two-story stores and dwell'gs, 19x 55, tin roofs, wooden cornices; total cost, \$35,000; owner, William Irvine, 395 9th st; architect, J. C. Burne; builder, W. J. Conway.
1386—Humboldt st, s w cor Seigel st, one four-story brick warerooms, 100x50, tin roof, brick cornice; cost, \$10,000; owner, Martin Worn, Humboldt and Seigel sts; architect, John Platte; builder, Jacob Rauth.
1387—52d st, s s, abt 250 e 4th av, two two-story frame (brick filled) dwell'gs, 17x35, tin roofs; cost, \$1,600 to \$1,800; owners and builders, J. T. Smith & Co.; architect, S. B. Bogert.
1388—Madison st, n s, 35 e Tompkins av, five two-story basement and attic brown stone dwell'gs, 20x42, tin roofs, wooden cornices; cost, each, \$5,000; owner and builder, Jas. A. Thompson, 405 Monroe st; architect, M. Walsh.
1389—Willow pl, w s, 100 n State st, one five-story apartment house, 47.4 and 43.2x80.6, tin roof, iron cornice; cost, \$20,000; owner, William Tumbidge, 73 Hicks st; architect, Augs. Hatfield.
1390—Stagg st, No. 66, 125 w Leonard st, rear, one one-story frame stable, 7x12, tin roof; cost, \$35; owner, Henry Radmacher, on premises.
1391—Central av, n e cor George st, two frame (brick filled) three-story stores and tenem'ts, 24 and 16x50, tin roofs; cost, abt \$7,000; owner, Charles Engert, 182 Montrose av; architect, F. J. Berlenbach; builder, not selected.
1392—Stockton st, No. 261, rear, one two-story frame wagon shed, 13x26, tin roof; cost, \$125; owner, T. Payson, on premises.
1393—18th st, n s, 124 e 6th av, three three-story frame (brick filled) tenem'ts, 17x48, tin roofs; cost, each, \$2,500; owner, Ann Poole, 18th st; architect, Thomas Corrigan; builders, Wm. and Th's Corrigan.
1394—Plymouth st, n s, bet Jay and Bridge sts, one one-story brick stable, 45x50, gravel roof; cost, \$50; owner, John Arbuckle, 82 Willow st; architect, D. Jamison; builders, Edward Carmody and A. Buchanan.
1395—Lawton st, s s, 100 w Bushwick av, two two-story frame dwell'gs, 20x46, tin roofs; cost, each, \$2,500; owner and builder, George Jackson, 289 Lorimer st; architect, John Herr.
1396—19th st, n s, 175 w 3d av, one one-story frame stable, 14x23, gravel roof; cost, \$75; owner, Elizabeth Parsons, 39th st, near 2d av.
1397—9th st, n s, 100 e Gowanus Canal, one one-story frame coal shed, 60x40, plank roof; cost, \$500; owner, New York Tarter Co., 9th st and Gowanus Canal.

1398—Dean st, n e cor Buffalo av, one one-story frame stable, 12x13, gravel roof; cost, \$50; owner, Rachel Cates, 1929 Dean st; architect and builder, M. Fifer.

1399—Macon st, n s, 395 w Marcy av, two three-story and basement brown stone dwell'gs, 15x45, tin roofs, wooden cornices; cost, each, \$6,500; owner, John Fraser, 16 Rochester av.

1400—Harrison av, No. 13, e s, 50 n Hewes st, one three-story brick dwell'g, 20x40, tin roof, wooden cornice; cost, \$3,000; owner, &c., John H. Hoffman, 257 Hewes st.

1401—Cranberry st, No. 74, s s, 100 w Henry st, one one-story brick stable, 13x21.6, tin roof, wooden cornice; cost, \$150; owner, G. A. Orth, on premises; builder, Thomas Donlon.

1402—11th st, s s, abt 230 e 5th av, two two-story and basement brick dwell'gs, 12.6x45, tin roofs, wooden cornices; cost, each, \$4,500; owner, &c., C. B. Sheldon, 296 9th st.

1403—12th st, s s, 100 w 7th av, one three story brick tenem't, 25x50, tin roof, wooden cornice; cost, \$6,100; owner, John Butten, Blackrock, Conn.; architect T. Goodwin; builder, John G. Porter.

1404—Bergen st, s s, 325 e Albany av, one three story frame (brick filled) double tenem't and store, 25x50, tin roof; cost, \$3,000; owner, John Bealy; builders, Powderly & Murphy.

1405—Lynch st, No. 55, n s, 304 w Lee av, one one-story frame dwell'g, 16x20, tin roof; cost, \$275; owner, J. H. H. Veshlage, on premises; architect and builder, Culver O. Collins.

1406—Waverly av, w s, 200 n Park av, one one-story brick engine room, 22.5x42.8, tin roof, brick cornice; cost, \$1,250; owner and builder, C. S. Higgins, cor Clinton and Park avs.

1407—Waverly av, w s, 280 n Park av, one one-story brick storehouse, 20x49, tin roof, brick cornice; cost, \$1,100; owner and builder, C. S. Higgins, cor Clinton and Park avs.

1408—Steuben st, No. 99, e s, 200 n Myrtle av, one three-story frame (brick filled) tenem't, 25x50, tin roof; cost, \$3,432; owner, B. Farrell, 101 Steuben st; builder, John Sorenson.

1409—Fleet pl, w s, 140 n Willoughby av, one four-story brick tenem't, 30x60, tin roof, wooden cornice; cost, \$8,000; owner, Frank B. Moore, 348 Bridge st; architect and builder, O. K. Buckley, Jr.

1410—3d av, s e cor 46th st, one one-story frame stable, 12x9, gravel roof; cost, \$50; owner, &c., James Tibball, 48th st, bet 4th and 5th avs.

1411—41st st, s s, 80 e 3d av, one one-story frame stable, 24.6x25, felt roof; cost, \$100; owner, Mary J. Stanley, 205 43d st; architect, James Stanley.

1412—Leonard st, e s, 75 n Skillman av, one one-story frame stable, 25x16, tin roof; cost, \$45; owner, &c., Ella McGovern, 331 Leonard st.

1413—Johnson av, s s, 175 e old Bushwick av, one one-story frame dwell'g, 18x18, gravel roof; cost, \$650; owner, Phillip Schneider, 268 Johnson av; builder, Henry Marshall.

1414—Elm st, s s, 175 e Bushwick av, one two-story frame (brick filled) dwell'g, 22x40, tin roof; cost, \$3,000; owner, James Dagan, Elm st; architect, Frank Holmberg; builder, P. Johnson.

1415—Varet st, Nos. 153 and 154, s s, 50 w Bushwick av, two three-story frame (brick filled) tenem'ts, 25x50, tin roof; cost, each, \$4,200; owner, Mary Wengler, 49 Varet st; architect, Th. Engelhardt; builder, Ernst Loerch.

**ALTERATIONS NEW YORK CITY.**

Plan 1966—25th st, No. 18 W., put roof over refrigerator on rear of lot; cost, \$—; owner, John Chamberlin, 18 West 28th st; builder, Geo. R. Wright.

1967—140th st, n s, 7 e Morris av, raise building 4 feet; cost, \$—; lessee, Philander G. Kimball, 337 Willis av.

1968—47th st, No. 309 E., one-story brick extension, 20x20; cost, \$1,200; owners, Henry Clausen & Son Brewing Co., n w cor 83d st and Av A; architect, Adam Weber.

1969—1st av, No. 762, two-story iron clad extension, 28x20; cost, \$300; owner, Patrick Donahue, 244 East 48th st.

1970—8th av, n w cor 124th st, remove stairs and place on outside of building; cost, \$20; owner, A. Hamilton Higgins, on premises; builder, Wm. Molley.

1971—159th st, s s, 300 w Elton av, raise building 3 feet and build foundation wall under; cost, \$250; owner, August Westphal, on premises; architect, A. Arctander.

1972—Front st, Nos. 196, 193 and 200, and No. 20 Fulton st, raise one story; cost, \$2,600; owner, Chas. Hummel, 430 West 28th st.

1973—46th st, Nos. 526 to 532 W., a bulkhead or cover for machinery on roof, 6x4, 5.6 high; cost, \$90; owner, Chas. Himmel, 430 West 25th st.

1974—11th av, n e cor 158th st, raise extension two stories; cost, \$800; owner, James McAllister, on premises; architect and builder, Wm. Ross.

1975—1st av, No. 1171, put in new show windows in store front; cost, \$150; owner, Henry Stuve, on premises; builder, Patrick Larkin.

1976—Chestnut st, w s, 100 n of Boston av, raise one story; cost, \$600; owner, Rachel Shaw, 1887 Chestnut st; builders, Sam'l Pierce and Cnas. Biller.

1977—11th av, e s, 50 n 15th st, iron bulkhead on roof, 17x15; cost, \$500; lessee, The Riverside Mill'g and R'ig Co., Hugo Schering, president, 64 Beach st, Stapleton, S. I.; architects, Thayer & Robinson,

1978—Broome st, No. 236, raise attic to full story, new flat roof and a two and part three-story brick extension, 25x40, tin roof; cost, \$4,500; owner, Ludwig Trunk, 240 Broome st; architect, Wm. Graul.

1979—22d st, No. 64 W., cut opening in party wall in first story; cost, \$—; owner, L. Skongard Severini, on premises; builder, C. Callahan.

1980—6th av, No. 100, new tin roof and repairs; cost, \$150; owner, John Perceval, on premises; builder, John A. Kneale.

1981—7th av, No. 305, new show windows in store front; cost, \$300; owner, estate of G. W. Mitchell, by H. W. Deane, builder, 255 West 33d st.

1982—1st av, No. 1452, new show windows in store front; cost, \$250; lessee, Henry C. Steinhoff, on premises; builder, — Clements.

1983—11th st, Nos. 102 E., build basement under building; cost, \$80; owner, W. G. Martin, on premises.

1984—Canal st, No. 47, front cellar wall partly taken out and rebuilt; cost, \$600; owner, Isaac Gunsberg, on premises; architect, Wm. Graul.

1985—Broadway, No. 212, repair front cellar wall; cost, \$250; owner, E. M. Knox et al, 26 East 82d st; architects, D. & J. Jardine; builders, Sinclair & Wills.

1986—83d st, No. 131 E., raise attic to full story, new flat roof; cost, \$700; owner, John W. Wallace, on premises; builder, S. W. Dey.

1987—50th st, Nos. 107 and 109 E., first story to be altered for stable, doors and windows changed; cost, \$3,000; owner, The F. & M. Schaefer Brewing Co., 51st st and 4th av; architect, Julius Kastner.

1988—129th st, n s, 173 w 2d av, take off peak roof on part of building, raise side walls 8 feet and put on flat roof; cost, \$600; owner, W. H. Payne, 68 Park av; architect, J. F. Burrows.

1989—51st st, No. 211 E., raise one story; cost, \$800; owner, Henry A. Sohl, on premises; architect, Wm. Graul; builder, John Goerlitz.

1990—137th st, n s, 200 e 7th av, repairs; cost, \$30; lessee, Ernst Nurge, on premises.

1991—Bowery, No. 17, raise half story over part of building; cost, \$1,500; owner, Marx W. Mendel, St. Cloud Hotel; architect, Jos. Esterbrook, Jr.

1992—92d st, No. 235 E., internal alterations, cut three window openings in wall and change door; cost, \$1,500; owner, Geo. Ehret, s e cor 4th av and 94th st; architect, Julius Kastner.

1993—153d st, n w cor St. Nicholas pl, one-story frame extension, 11x40, tin roof; cost, \$1,000; owner, Fred N. DuBois, 404 West 25th st; architect, Carl Pfeiffer.

1994—Bowery, Nos. 239 and 241, repair damage by fire; cost, \$2,000; owner, estate John F. Delaplaine, Wm. Cruikshank, agent, 3 Pine st; builder, Nathan Johnston.

1995—Broadway, No. 18, cut three window openings in northerly wall in all stories above the 2d; cost, \$—; owner, H. H. Hunnewell, Boston; builder, Jas B. Smith.

1996—92d st, n s, 85 w 2d av, take out wooden tier of beams in fourth story and replace by iron beams; cost, \$2,500; owner, Geo. Ehret, on premises; architects, A. Pfund & Son.

1997—163d st, s s, 175 e Washington av, move building to rear of lot, on new foundation; cost, \$150; owner, Fred Johnson, on premises; builder, Geo. Kingston.

1998—40th st, No. 355 W., take out brick piers in basement rear wall, and put in iron girder; cost, \$350; owner, George Purves, on premises; builder, Wm. Potterton.

1999—9th av, No. 434, new show windows in store front; cost, \$220; owner, Franz Chivatal, 419 East 5th st; architect and builder, Bernard Schorer.

2000—West Houston st, No. 205, take off peak and put on flat roof, and repairs; cost, \$1,500; owner, Geo. Punchard, 30 Macdougall st.

2001—Chatham st, No. 136, alteration to store front; cost, \$600; owner, Jacob Finelite, 28 Rutgers st; builder, James Wood.

2002—Walker st, No. 92, repair damage by fire; cost, \$1,000; owner, Ellen C. Jay, 296 Madison av; builders, Elward Smith & Co.

2003—8th av, No. 331, raise extension one story; cost, \$500; owner, Adolph Brodeck, 331 8th av; architect, A. E. Hudson; builder, James J. Spearing.

**KINGS COUNTY.**

Plan 767—Metropolitan av, No. 10, s s, 125 e Bushwick av, interior alterations, new stone foundation; cost, \$300; owners and carpenters, A. Amann & Son, 258 Devoe st; architect, H. Vollweiler; mason, John Brendel.

768—North 2d st, No. 444, one-story frame extension, 10x16, tin roof; cost, \$150; owner and architect, Henry Reinner, on premises; builder, John Welsh.

769—Smith st, No. 173, repair damage by fire; cost, \$800; owner, Mrs. H. Toner, 298 Court st; builder, John J. Geraghty.

770—Dean st, n s, 100 w Franklin av, two story frame extension, 12.6x20, tin roof; cost, \$400; owner, M. Suydam, on premises; builder, J. A. Remsen.

771—Park pl, n e cor 5th av, one-story brick extension, 10.10x20, tin roof; cost, \$300; owner, John Cordes, on premises; architect, M. Walsh; builder, W. B. Draper.

772—Broadway, n e cor Adams st, one story frame extension, 20x25, tin roof; cost, \$190; owner, — Bruhs, on premises; builder, Michael Metzen.

773—De Kalb av, No. 339, substitute a flat roof in place of peak; cost, \$600; owner, T. F. Hough-

ton, on premises; builders, C. King and M. C. Bush.

774—Atlantic av, No. 913, two-story brick extension, 30x12, gravel roof; cost, \$300; owner, Wm. Moses, St. James pl, cor Atlantic av; builder, T. A. Remson.

775—Moore st, No. 35, rear, raise building 19 ft; cost, \$1,500; owner, George Betz, on premises; architect, J. J. Smith.

776—Boerum pl, No. 113, three-story brick extension, 14x12; tin roof; cost, \$450; owner, Catherine Martin, on premises; builders, L. Rope and Wm. Martin.

777—38th st, No. 91, near 3d av, build new foundation of stone 18 in. thick and 7 ft. high; cost, \$150; owner, Agnes White, on premises; builder, James Ryan.

778—Chauncey st, No. 196, new store front; cost, \$100; owner, Albert Smith, on premises; architect and builder, John Smith.

779—South 10th st, No. 70, one-story and cellar brick extension, 17.6x11, tin roof; cost, \$578; owner, Jane Valentine; builders, Aaron Boice and W. B. Demarest.

780—Bedford av, No. 168, two-story brick extension, 21x12, tin roof; cost, \$1,000; owner, Chas. W. Harreys, 168 Bedford av; architect, E. F. Gaylor; builders, Thos. Gibbons and P. F. O'Brien.

781—Wallabout st, No. 311, one one-story brick extension, 11x18, tin roof; cost, \$250; owner, Jacob Zeiger, 311 Wallabout st.

782—5th av, No. 597, two-story brick extension, 19.11 and 22x24, tin roof; cost, \$1,150; owner, Charles Noll, on premises; architect, A. V. B. Bush.

783—Walton st, No. 59, substitute a flat roof in place of peak, &c.; cost, \$1,000; owner, Catherine Dowe, on premises; architects, Berger & Baylies.

784—Ewen st, s e cor Jackson st, add one story, also front and side walls repaired; cost, \$1,500; owners, Valentine & Co., on premises; architect and carpenter, O. H. Doolittle; mason, S. V. Hyers.

785—Oakland av, No. 151, front chimney to be altered; cost, \$350; owner, John Hoffmire, 800 5th st, New York; builder, R. Shapter.

**MISCELLANEOUS.**

**BUSINESS FAILURES.**

Schedule of assets and liabilities filed for the week ending October 24:

	Liabilities.	Nominal Assets.	Real Assets.
Burrell's, D., Sons.....	\$10,842	\$7,655	\$4,576
Gluck, Bernhard.....	1,764	1,616	1,557
Kasemir, Fred.....	1,873	1,384	699
Landes & Weinberg.....	54,026	20,079	10,418
Lust, Philip.....	37,472	4,111	1,692
Nixon, Edgar H.....	26,024	8,594	5,954
Schreier Bros.....	39,312	25,344	13,431
Struss, Wm.....	4,398	2,891	1,898
Singer, Albert.....	4,448	1,776	1,503
Westfall, Oliver A.....	8,392	5,118	4,797

**N. Y. ASSIGNMENTS—BENEFIT CREDITORS.**

Oct.

18 Bermingham, Edward J. (publisher, 28 Union sq), to Charles L. Bermingham; preferences, \$16,435.

22 Beckmann, August (grocer, 57 Av D), to John P. Friedhoff; preferences, \$1,700.

18 Ester, William, to —.

20 Gluck, Bernhard, to Daniel U. Levy; preferences, \$875.

22 Harvie, David, and George E. Hutchinson (firm of G. E. Hutchinson & Co., patent medicines, 197 Pearl st), to Wm. O. Dwyer.

18 Kasemir, Frederick (grocer, 115 Rivington st), to Charles Meierdiercks, without preference.

18 Kennedy, Frank S. (jewelry, 13 Maiden lane), to Chas. L. Miner; preferences, \$5,064.

20 Ketcham, Andres W. and Wm. A. (firm of A. W. Ketcham & Co., millinery goods, 632 Broadway), to W. A. Morrell; preferences, \$14,752.

23 Manchester, Clarence O. (packing boxes, 215 Canal st), to Jason O. Ludorick; preferences, \$3,216.

21 Schott, David (cigars, 1922 3d av), to George Victor; preferences, \$484.

22 Singer, Albert, to James E. McNicoll; preferences, \$650.

**KINGS COUNTY.**

Oct. GENERAL ASSIGNMENTS.

22 Hall, Susan (Mrs. W. H., mouldings, sashes, &c., 1760 Fulton st), to John McCabe; preferences, \$1,200.

22 Welcome, Lorenzo O. (grocer, 448 Franklin av), to Reuben S. Welcome; preferences, \$3,900.

**NOTICE TO PROPERTY-OWNERS.**

CITY OF NEW YORK, FINANCE DEPARTMENT, COMPTROLLER'S OFFICE, Oct. 20, 1884.

In pursuance of Section 997 of the "New York City Consolidation Act of 1882," the Comptroller gives notice to all persons, owners of property affected by the following assessment lists, viz.:

One Hundred and Forty-eighth street opening, from Eighth avenue to Harlem River, which was confirmed by the Supreme Court, September 26, 1884.

One Hundred and Forty-third street opening, from Eighth avenue to Harlem River, which was confirmed by the Supreme Court, September 30, 1884.

One Hundred and Forty-ninth street opening, from Seventh to Eighth avenue, which was confirmed by the Supreme Court, October 3, 1884.

One Hundred and Seventh street opening, from Eighth to Riverside avenue.

—which was confirmed by the Supreme Court, October 3, 1884, and entered on the 16th day of October, 1884, in the Record of Titles of Assessments, kept in the "Bureau for the Collection of Assessments and Arrears of Taxes and Assessments and of Water Rents," that unless the amount assessed for benefit on any person or property shall be paid within sixty days after the date of said entry of the assessment, interest will be collected thereon at the

rate of 7 per cent. from October 16. Payments to be made to the Collector of Assessments and Clerk of Arrears between 9 A. M. and 2 P. M.  
 In the matter relative to the assessment for the opening of Ninety-eighth street, between Boulevard and Riverside avenue, which was confirmed by the Supreme Court October 3, and entered October 31. Payments to be made on or before December 23.

**PROCEEDINGS OF THE BOARD OF ALDERMEN AFFECTING REAL ESTATE.**

\* Under the different headings indicates that a resolution has been introduced and referred to the appropriate committee. † Indicates that the resolution has passed and has been sent to the Mayor for approval

NEW YORK, October 20, 1884.

**REGULATING, GRADING, ETC.**

112th st, from 8th to New av.\*  
 Delmonico pl, from Clifton or 161st st to 165th st.\*  
 173d st, from w s Vanderbilt av to e s Topping st †  
 West End av, from 94th to 96th st; at expense of Messrs. Higgins et al.; adopted over Mayor's veto.

**MAINS.**

Boulevard, from 152d to 155th st; gas. †  
 131st st, from 6th to 7th av; gas †  
 102d st, from 4th to Lexington av; Croton. †  
 95th st, from 9th to 10th av; Croton. †  
 Kingsbridge road, from 155th to 190th st; Croton.\*  
 95th st, from 9th to 10th av; gas.\*  
 113th st, from Boulevard to Riverside Drive; gas. †  
 113th st, from 4th to Madison av; Croton. †  
 151th st, from St. Nicholas to 10th av; gas. †  
 81st st, from 1st av to Av A; gas. †  
 Jewel st, abt 300 feet from Broadway; gas. †

**FLAGGING.**

112th st, from 8th to New av.\*  
 Boulevard, w s, from 151st to 156th st; an additional course. †

**PAVING.**

66th st, from 10th av to Boulevard. †  
 155th st, from Av St. Nicholas to east curb St. Nicholas pl.\*

**CROSSWALKS.**

6th av } at s s of 126th, 123th and 130th sts. †  
 7th av }

**BROOKLYN BOARD OF ALDERMEN.**

October 20, 1884.

**GRADING, PAVING, & C.**

Evergreen av, bet Harmon st and Greene av.  
 LAMP POSTS ERECTED.

Locust st, bet Broadway and Beaver st †

**DRINKING FOUNTAINS.**

Franklin av and Clifton pl. †  
 Bedford av, Nos. 411 and 413, in front of.\*

**ADVERTISED LEGAL SALES.**

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

Oct.

121st st, Nos. 60-64, s s, 150 e Madison av, 50x100.10, three three-story stone front dwell'gs, by L. Mesier. (Amt due, abt \$11,250) 25

15th st, No. 42, s s, 575 w 5th av, 25x103.3, four-story brick dwell'g, by E. F. Raymond. (Amt due, abt \$5,000) 25

Part of lot No. 26 on map of Rebecca Bassford property, at Fordham, adj land of Harlem Railroad, 250x250, by J. T. Boyd. (Amt due, abt \$300) 27

Lexington av, No. 1838, w s, 20.11 s 114th st, 20x 73.10, four-story brick flat, by R. V. Harnett... 28

109th st, s s, 68 w 4th av, 17x80.10, four-story brick (stone front) dwell'g, by J. T. Boyd. (Amt due due, abt \$9,750) 28

35th st, No. 31, n s, 240 w 2d av, 20x98.9, three-story stone front dwell'g 28

Lexington av, s w cor 31st st, 104.4x80, vacant... 2d av, No. 381, n w cor 22d st, 24.1x63.8x24.4x64, four-story brick building with store. 28

2d av, No. 638, s e cor 30th st, 23x72, four-story brick building with store. 28

St. Ann's av, e s, 350 s Westchester av, 50x118x50 x110 f, two-story frame dwell'g 28

by R. V. Harnett (Partition sale) 28

Thompson st, No. 138, e s, 220 n Prince st, 25x100, three-story brick dwell'g and two-story brick dwell'g on rear, by J. T. Boyd. (Partition sale) 29

70th st, s s, 80 w Lexington av, 225x104.2, thirteen three-story brick (stone front) dwell'gs, by R. V. Harnett. (Foreclosure of mechanic's liens) 29

117th st, No. 321, n s, 250 e 2d av, 25x100.11, five-story brick store and tenem't, by J. F. B. Smyth. (Amt due, abt \$8,600) 29

18th st, No. 108, s s, 175.2 e 4th av, 24.10x92, three-story brick (stone front) dwell'g, by E. H. Ludlow & Co. (Amt due, abt \$21,100) 30

110th st, No. 108, s s, 80 e 4th av, 25x100.11, four-story brick store and tenem't and portion of one-story frame stable on rear. 30

4th av, e s, 75.3 s 110th st, 25.2x130, one-story frame stable. 30

by Sheriff, at City Hall. (Sale under execution) 30

82d st, s s, 125 e 5th av, 50x102.2, vacant, by J. T. Boyd. (Amt due, abt \$5,550) 31

131st st, No. 220, s s, 225 w 7th av, 15x99.11, three-story brick (stone front) dwell'g, by Fairchild & De Watearss. (Amt due, abt \$7,750) 31

Nov.

Madison st, Nos. 340 to 346, s s, 95.3 e Scammel st, 97.11x96, four five-story brick tenem'ts. 1

Monroe st, Nos. 24 to 25, n s, 95.3 e Scammel st, 96.3x96, four five-story brick tenem'ts. 1

by J. T. Boyd 1

Broadway, s w cor 12th st, 41.8x100x24.7x25x103.7x 131.5; Nos. 817 and 819 Broadway, four-story brick buildings with stores and two-story brick building on rear; Nos. 48-54 12th st, four-story brick buildings with stores, by R. V. Harnett, 1/2 part. (Amt due, abt \$33,800; prior mort. \$155,000 on the whole) 1

9th av, No. 305, w s, 59.3 s 28th st, 19.9x64, four-story brick store and tenem't, by Scott & Myers. (Amt due, abt \$7,950) 1

**KINGS COUNTY.**

Oct.

ark pl, s s, 210 e Clason av, 100x131. 27

ark pl, s s, 243.4 e Clason av, 16.8x131. 27

by T. A. Kerrigan, at 35 Willoughby st. 27

Imlay st, easterly cor William st, 25x90..... }  
 Imlay st, s e s, 175 n e William st, 17x90..... }  
 Van Brunt st, n w s, 100 s w Ewer st, 25x90..... }  
 Imlay st, s e s, 100 s w Ewer st, 75x90..... }  
 Imlay st, s s, 175 w Ewer st, 25x90..... }  
 Imlay st, s e s, 25 n e William st, 150x110 x irreg. }  
 by A. C. Tate, U. S. Marshall, at 168 Montague st. }  
 Ainslie st, s s, 25 e Leonard st, 25x100, by J. C. }  
 Eadie, at 45 Broadway, E D }  
 27 Degraw st, n s, 242.9 w Bond st, 17.9x100, two-story }  
 brick dwell'g, by S. S. Marshall, ref., at Court }  
 House }  
 30 Gold st, e s, 125.9 s Concord st, 21.3x82.10, by T. A. }  
 Kerrigan, at 35 Willoughby st }  
 30 Skillman st, n s, 150 e Graham av, 25x100, by T. A. }  
 Kerrigan, at 35 Willoughby st }  
 31

**LIS PENDENS, KINGS COUNTY.**

Oct.

Pulaski st, n s, 91.8 w Reid av, 16.8x71.9x17.9x65.6. }  
 Henry Ginzel agt Abraham H. Leggett et al. }  
 att'ys, Johnson & Lamb }  
 18 Pulaski st, n s, 75 w Reid av, 16.8x65.6x17.7x60. }  
 Same agt same; same att'y }  
 18 Broadway, s w s, 35.3 n w Reid av, 20x86.1x22.5x }  
 76. Henry Ginzel agt Abraham H. Leggett et }  
 al.; att'ys, Johnson & Lamb }  
 18 Livingston st, s s, 242.6 w Bond st, 47x100.9. }  
 James N. Piatt agt Anne Trimble and John her }  
 husband; att'y, John M. Bowers }  
 20 Franklin av, w s, 47 s Clifton pl, late Van Buren st, }  
 27.9x80. Wm. H. Dunning et al., trustees for O. }  
 A. Mygatt, agt William F. and Helena M. }  
 Edmundstone; att'ys, Smith & Woodward }  
 21 High st, s s, 125 e Bridge st, 25x103. Catharine }  
 Crummeys agt Henry Crummeys et al.; att'y, }  
 Edward B. Lansing }  
 21 Flushing av, n s, 90.4 w Marcy av, 275x100. }  
 Flushing av, n s, 40.4 w Marcy av, 25x100 x east }  
 3.5 to Marcy av, x southeast along Marcy av }  
 41 x south 65.2 }  
 Daniel P. Barnard agt Ann J. Boylston et al.; }  
 att'y, D P. Barnard }  
 22 Interior lot, 80 e Tompkins av and 20 s Willoughby }  
 av, runs east 20 x south 20 x west 20 x north 20. }  
 Richard C. Addy agt William W. Kowvnhoven; }  
 action for specific performance; contract; att'y, }  
 Brewster Kissam }  
 22 Butler st, n s, 100 e Troy av, runs north to centre }  
 line Remsen av, x northeast - x southeast to }  
 centre line Butler st, x north to point 100 e Troy }  
 av, x north to beginning. Henry A. Rice agt }  
 Joseph Osborn; att'y, Edwards & Odell }  
 23 Lynch st, n s, 320 w Lee av, 17.1x100. Alonzo E. }  
 De Baun agt James W. Stewart; att'y, Russell }  
 Walden }  
 23 Franklin av, n e cor Putnam av, 20x90. Sarah E. }  
 Belden agt Alfred G. Belden; att'y, Oliver S. }  
 Ackley }  
 23 1st st, e s, abt 110 n Grand st, 25x76x25.6x- }  
 Grand st, n s, 25 e 1st st, runs north 100 x west }  
 2.5 to 1st st, x north 10 x east 33 x south 98 to }  
 Grand st, x west 43. }  
 1st st, e s, 100 n Grand st, runs east 25 x south 5 }  
 x west to beginning, gore }  
 South 5th st, n s, 121 w 5th st, 21x100. }  
 South 2d st, s s, 105 w 6th st, 18.9x120. }  
 South 3d st, n w cor 9th st, 30x75. }  
 Mary Warner agt Robert M. Warner et al.; ac- }  
 tion to obtain dower and damages; att'y, James }  
 J. Rogers }  
 23 Lexington av, s s, 100 w Tompkins av, 25x46.9x }  
 east 5 x south 54 x east 20 x north 100. Charles }  
 Geerken agt Alexander Frazer and Jennie his }  
 wife; att'y, J. T. Mareau }  
 24

**RECORDED LEASES.**

NEW YORK. Per year

Allen, st, No. 54. Leopold Lehman to Charles }  
 Brener; 5 years, from May 1, 1885. } \$1,050

Broad st, No. 108, cor Water, front part first }  
 floor and basement. Herman Hoefler to }  
 Louis Stern; 2 years 6 months and 15 }  
 days, from Oct. 15, 1884. } 900 and 1,080

Broadway, No. 1257, lot in rear of. Charles }  
 D. Shepard to Joseph L. Street; 5 years }  
 and 7 months, from Oct. 1, 1884. } 500

Broome st, No. 159, store floor and bakery. }  
 Catherine Berg, extrx. Peter Berg, dec'd, }  
 to Henry Weiss; 2 years 7 months and 10 }  
 days, from Sept. 20, 1884. } 540

Chatnam st, Nos. 29 and 31, and No. 19 North }  
 William st. George Hillen to Frank Raub; }  
 9 years, from May 1, 1884. } 10,200

Chatham st, No. 45, store. William Payson to }  
 B. F. Dugan, Brooklyn, N. Y.; 5 years. } 1,500

Crosby st, No. 19, part of first floor. John }  
 Schomaker to Charles D. Woelke; 5 }  
 years, from July 15, 1884. } 300

Grand st, No. 19, s e cor Sullivan. Henry and }  
 John H. Finck, Metta C. Albert and }  
 Gesche G. Winans to Bartholomew F. }  
 Cadigan; 3 years and 7 months, from Oct. }  
 1, 1884. } 1,850

Greenwich st, No. 177. Stephen F. and }  
 Thomas S. Shortland, Brooklyn, N. Y., to }  
 Frederick Arnold and Charles Wendt; 5 }  
 years, from May 1, 1884. } 1,800 and 2,000

Houston st, No. 316 E. Mayer Schurtz to Max }  
 Haupt; 3 years, from May 1, 1883. } 1,800

Merce st, No. 47. Helen L. Clarkson, widow, }  
 Orville D. Campbell and Ellen Campbell, }  
 assignees A. Campbell, to Marcus L., }  
 Louis and Albert Stieglitz; 13 years, from }  
 Feb. 1, 1884. } 3,600

West st, No. 139, part store floor. Francis H. }  
 Ruhe, August Reding, Joseph H. Bears and }  
 John N. Crusius to James W. Packer }  
 and Ernest Weber; 5 years, from May 1, }  
 1884. } 1,750

30th st, Nos. 36 and 38 W. George Rudd to }  
 Annie R. Sharkey; 3 years, from May 1, }  
 1884. } 2,500

63d st, s s, 175 e 2d av, 25x100.5. Mary De }  
 Peyster, widow, to Henry Hohn and Wm. }  
 Lederle; 21 years, from May 1, 1884, 10 }  
 years, \$400 per year and 11 years. } 250

Same property. Agreement in relation to }  
 building to be erected. Wm. Lederle with }  
 Henry Hohn } nom

1st av, No. 112, store. Adolph Klaber to John }  
 Quinn; 2 years and 7 months, from Oct. 1, }  
 1882. } 480

1st av, No. 112. Isaac Tanenbaum to John }  
 Quinn; 3 years, from May 1, 1885. } 600

2d av, No. 567. George Braun to Frederick }  
 Bittmann; 3 years and 6 months, from }  
 Nov. 1, 1884. } 1,260

2d av, No. 1842, store and cellar. Solomon

Mehrbach to Edward Haughay; 3 years }  
 and 6 months, from Nov. 1, 1884. } 600

3d av, No. 1434, except cellar and store on }  
 ground floor. Gustav A. Flach to Adolph }  
 Bender; 5 years 6 months and 9 days, }  
 from Oct. 22, 1884. } 1,800

4th av, No. 463, store and rear part of base- }  
 ment. Michael Murphy to Martin Ficken; }  
 4 years and 5 1/2 months, from Nov. 15, 1884 }  
 ..... 1,200, 1.3 0 and 1,400

6th av, No. 817, cellar, basement, store floor }  
 and three rear rooms on third floor, and }  
 brick building in rear. John G. Doring }  
 and ano, exrs. E. Ammon, to John E. }  
 Cushman; 5 years 6 months and 15 days, }  
 from Oct. 15, 1884. } 1,500

6th av, No. 1005, s w cor 56th st. Frederick }  
 Heimsoth to Wm. H. Heimsoth; 5 years, }  
 from May 1, 1887. } 5,200

8th av, No. 643. Henry Zimmern to L. Leicht }  
 & Sons; 5 yrs. from May 1, 1885. } 2,700

9th av, No. 767, store floor, basement and two }  
 front rooms on second floor; Jacob Faul- }  
 haber to Joseph Kirm; 3 years, from Oct. }  
 1, 1884. } 708

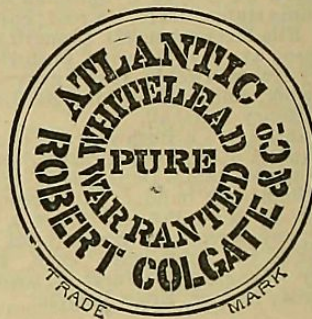
10th av, No. 860, store and rooms in rear. A. }  
 Ruchsbaum to Peter Mugler; 2 years and }  
 7 months, from Oct. 1, 1884. } 540

**MISCELLANEOUS.**



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