

THE RECORD AND GUIDE.

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We have been expecting a better feeling in the stock market just as soon as the corn crop would commence to move, and in spite of railway wars and the cutting of passenger fares stocks have advanced during the past week, and, with occasional reactions, will, we think, continue to advance. We expect also to see better prices for wheat and cotton and a more active demand and better prices for staple goods. But the liquidation that commenced in 1881 has not yet run its course, 1885 will see a great deal of distress among manufacturers and the working classes. Failures in general business will be very common, but we believe that our railway system has seen the worst, and western farmers who have not become involved in land speculation will be far better off at the end of this crop year than they were at the beginning.

Last week we ventured to predict that the football contest between Yale and Princeton, on Thanksgiving Day, would turn out to be a more dangerous and debasing exhibition than any "slugging" match ever held in New York city; and so it proved. More bodily harm was done than it would be possible to accomplish in a score of boxing exhibitions at Madison Square Garden. Aside from the cruel and unnecessary wounds inflicted, the bad blood and squabbling on the ground was disgraceful in the extreme. If the Grand Jury had reason to indict the backers of the slugging exhibitions, in which no one was seriously injured, why do they not bring in true bills against Presidents Porter and McCosh, of Yale and Princeton Colleges? It does not help the matter that the patrons of Sullivan and his competitors are generally a disreputable lot, and that the enormous crowd on the Polo grounds was composed of the very *elite* of our fashionable and educated classes. Indeed it makes the matter all the worse. Brutality is a far more serious offense in the latter class than in the former. If these football matches are to continue the police have no business to interfere with the far more harmless contests of the professional pugilists.

Mayor Edson it not ending his official career with credit to himself. His straining of a legal point to deprive the incoming Mayor of important appointments cannot be justified on any plea of the public good, while his discourtesy to Mayor-elect Grace is manifest. The persons he has appointed for Police Commissioners are not fit for their positions and seem to have been chosen in the interest of

Johnny" O'Brien. We have tried to do justice to Mayor Edson during his official career, but we can find no justification for his recent action in appointing French and McClave as Police Commissioners. He has the undisputed right to appoint a Commissioner of Public Works and a Corporation Attorney, and no one could blame him if he chose for those positions two of his own political and personal friends, provided they were honest and competent, but he should not have meddled with the Police Commissioners. But how strangely things come about: Governor Cleveland vetoed the tenure of office bill, the only reform measure he failed to approve, to save his most influential backer at Chicago, Hubert O. Thompson, but the latter will after all lose his position, when, had the tenure of office bill been approved, he might possibly have been re-appointed by the incoming Mayor. The President-elect will be forced to provide for Mr. Thompson, a thing which will not look very well among the first acts of a reform President.

Pending the local election we wondered why it was that "Johnny" O'Brien deliberately handed over the city government to the political opponents of the Republican party. As the Democratic vote of 133,000 was almost evenly divided between Tammany and the County Democracy, it was clear that the Republicans, who had polled 90,000 for Blaine, could have elected their entire county and judiciary ticket. That party could have had the Mayor, Comptroller, president of the Board of Aldermen, and all the judges chosen. They would also have had control for the coming two years of the Commission of Estimates and Apportionment, but O'Brien for private reasons of his own deliberately threw the city election into the hands of the Democrats, although a strong local ticket would have helped the Blaine vote. It seems that the Republican party of this city exist for the benefit of the machine

of which Mr. O'Brien is the head. There must be tens of thousands of Republicans who are incensed at this treachery of their leader, but in all the multiplicity of daily papers, there is not one that has voiced their indignation. Is not this Theodore Roosevelt's chance? Why should he not do in New York what Mayor Low has done in Brooklyn, that is, head the young men and honest men of all parties for an attack upon the corrupt political machines now under the control of our local politicians, the most utterly consciencelsss and despicable of which is the one engineered by "Johnny" O'Brien.

The Philadelphia Water Department, under the advice of Prof Albert R. Leeds, the chemist of the Stevens Institute, is trying an experiment which we commend to the attention of our Aqueduct Commission. The Schuylkill and Delaware Rivers, upon which the Quaker City depends for its drinking water, have become fouled by the sewerage and waste of the cities and factories on their banks. To bring purer water from a distance would be a work of time and great expense, so a process known as aeration is being tested. This is simply the forcing of air into the water. The oxygen thus supplied converts the pollutions into harmless oxidized products and the wholesomeness of water is thus restored. It is by this process that water is naturally purified. A running stream rids itself of impurities by contact with changing air. The Thames, for instance, which is foul because of the sewerage of London, purifies itself by aeration so thoroughly that in ten miles below that city it is sufficiently oxygenized for drinking purposes.

Why should not this hint be taken by our Aqueduct Commission? Why go to enormous expense to exclude the health-giving oxygen and confine the water in its passage all the way from Croton Lake to the city of New York? True, the water is exposed to the air in the reservoirs, but standing water stagnates; it should be kept in motion to become pure. Of course, the plans for the aqueducts already made involve the exclusion of light and air from the water but in view of recent knowledge on this subject it is a stupid and a costly blunder to enclose the water the entire distance.

The Cattle Ranch Speculation.

We are rarely without an active speculation in some specialty in this country. Now the fever breaks out in stocks, then in grain or cotton, and further along in mining or petroleum; but the speculative fever of the immediate future promises to be in the shares of ranch companies owning pasture and stock in the Far West. As this new development of speculative enterprise affects land, hitherto almost unsalable, it is a matter which should be seriously considered by the real estate interests of this city, and especially by the promoters of the Real Estate Exchange, which is to be opened early in 1885.

It has been well known that cattle raising in the extreme West has been a lucrative business for many years past. As the pasture on government land has cost little or nothing, a four-year old steer could be raised in Texas for less than \$4. At the railway station it would sell for from \$18 to \$20. If driven north from Texas through the Indian Territory, and fed for a season in the pastures of the middle and upper zones of the West, the cattle would almost double in value, and would get rid of the fever which is almost universal in the Texas herds. This profitable business has created a class of cattle kings who are now consolidating their power by organizing into great corporations, owning multitudes of herds and controlling vast quantities of pasture land from the Gulf of Mexico to the Canada borders. But the cattle interests just now find themselves embarrassed. The country has been settled to a certain extent. Farmers and railroads have encroached upon their free pastures. The settlers in Kansas object to having droves of cattle sent through their private property. The demand is made that the cattle be transported by rail, but this is objected to because the Texas fever clings to the animal unless it is driven gradually north, and its condition naturally improved by the change of climate, food and water.

So the cattle kings have been holding great conventions in Chicago and St. Louis. They are not at all modest. They ask the government to befriend them—to assign them lands free of cost—to give them lakes and rivers for watering their stock; but the boldest demand of all is for a great free cattle trail ten miles wide and extending from Central Texas to the Canada frontier. There is to be a powerful lobby in Washington this winter to urge upon Congress legislative patronage for this great cattle interest; but these great ranch corporations have a grievance against the railroads and a just one. The latter have discriminated against the eastern-bound dressed beef sent in refrigerator cars. The transportation of live cattle is most profitable to railroad companies, and one of the perquisites of their managers is their personal interests in stock yards and abattoirs on the Atlantic coast. The cattlemen declare that they must have justice in rates on dressed beef. If they should win it would be a great advantage to the Eastern people, who will be thus enabled to use the comparatively

cheap meat prepared in Chicago and other western cattle-killing centres.

A few years ago cotton was said to be king, subsequently grain it was claimed was the great wealth-producer of the nation, but now it seems that cattle heads the list. Their money value, according to Dr. Loring of the Department of Agriculture, is \$1,106,715,703. West of the Mississippi there are 21,943,000 cattle, valued at \$533,650,871. In addition to the value of the cattle there is to be considered that of the land, buildings and equipments necessary to take care of these numerous herds as well as the packing-houses, abattoirs and refrigerator cars.

It is a fact to be kept in mind that while grain and cotton and other products of the earth are occasionally very cheap the price of meat rarely shows any reduction. The human race increases faster than the animals on which they live, and the settlement of new countries diminishes the area of pasture land. Hence there is no fear of over-production in the number of cattle. It is this consideration which has made ranch and cattle corporations so profitable in the past. There is another factor in their favor in the growing value of lands all through the western countries. Hence the speculative fever which is under way. J. V. Farwell, the well-known dry-goods dealer in Chicago, has just organized a cattle ranch company in that city with a capital of two millions, and the shares are already at a premium. Foreign companies are also in the field, organized in Germany and Great Britain. New York, however, ought to be the headquarters for these new speculative enterprises. Money is very cheap at this centre and is seeking employment. Our new Real Estate Exchange should be the medium for bringing the cattle kings and the money kings together.

All great speculative eras end with a land fever; generally this is confined to city property. In 1837 the speculation was in wild lands, but the new excitement promises to be in the grazing lands of the Far West.

Two Business Buildings.

Two new business buildings attract attention by their magnitude and the extreme plainness of their design.

The Continental Bank Note Company has put up a building of red brick on New Church street, behind Trinity churchyard, adjoining the picturesque building of Trinity schools, which is thus a conspicuous object from Broadway. The total frontage is 125 feet, divided into five bays, of which the southernmost is one story higher than the rest, the height elsewhere being of six stories. The bays are divided by piers of slight projection. In each bay the lower three stories are enclosed under a large round arch, the stories being divided by metal transoms, and each story subdivided into three openings by light iron mullions. The arches spring from piers belted with blue stone and their impost is marked by a moulded cornice of that material. The entresol is thus the third story instead of the second as is the more usual disposition. The change seems to have been dictated by a wish so to stilt the arches as to bring them into view from Broadway, above the structure of the elevated railroad which conceals the lower two stories. Above the large arch each bay has three stories of three openings each, the openings of the fourth and fifth having flat arches and the sixth round. The front is completed by a heavy cornice, in brickwork, as is the whole wall, with the exceptions already noted, and with the further exception of the sills, which are of blue stone throughout. The rear on Greenwich street is similar to the front in treatment, except that the large arches are dropped one story, and this front being of seven stories, including the entresol, the four stories above the arches are uniformly treated with square-headed openings, the upper story being round arched, as before, and the cornice of the east front repeated.

The effect of the building is upon the whole good. Its plainness, and the straightforward treatment of material are in refreshing contrast to the pretentiousness of most commercial buildings. It is not necessary, however, that the plainness appropriate to a commercial building should degenerate into baldness, as it must be said is the case here. This baldness might have been obviated, without the addition of any ornament, by a more emphatic treatment of structural parts, a greater projection of the projecting members and by paying more attention to displaying the thickness of the wall. As it is the cornice is much the most vigorous and effective piece of design in the work, the wall having too little the appearance of a structure and too much that of a screen. The device of stilting the large arches is successful in relieving the monotony of the front as seen from Broadway, but some modelling of the arches themselves was necessary to give them the value due to their size and importance. The ornament at the extrados does not supply this defect, being too minute to be apprehensible at all at a distance from which the whole front can be seen. A more forcible treatment of its parts would have made, with the general design adopted here, a very effective building as well as one perfectly appropriate to its purpose. As it is, the building is entirely void of offence, and this is praise, as commercial buildings go.

The new building of the Standard Oil Company in lower Broadway is now ready for its mansard, and up to what appears to be the main cornice consists of eight stories, including the basement, all of white granite. The composition is very simple. Laterally the front is divided into three compartments, of which the central one is much the narrowest, containing, in the basement, the main entrance. This is a round arch with the vousoirs continued to the top and sides of the enclosing portico, two heavy pilasters with an entablature. On each side are two segmental arches. Above, the triple division is effected by four piers, interrupted by the cornices which mark the vertical division. These are four altogether, the first containing the basement, the second the second and third stories, the third the fourth and fifth, and the fourth and uppermost the sixth, seventh and eighth. The upper story in each division has segment-headed openings, the others being plainly lintelled. The vertical division is emphasized, besides the cornices which run through, by balconies across the central bay above the third and fifth stories. In each of the upper stories there are two pairs of openings over each single arch of the basement, and in the central bay over the doorway there are three. The piers are channelled in the uppermost stage but elsewhere are plain, and the openings are unmoulded and unmodelled, except that the mullions project at top and bottom.

Nothing can be simpler than the composition nor plainer than the treatment. The front cannot be called successful, however. The division is unfortunate. The three upper divisions are too nearly of equal value, and such difference as there is makes the top the most important of them. If the four intermediate stories, which are now bisected by a cornice had been united, and the upper division had been enriched, an approach would have been made to the organic unity, the possibility of which is destroyed by the division actually adopted. Moreover, the plainness which is appropriate enough to the material and the purpose of the structure is not severity, but merely baldness, and it is not accompanied by the sense of massiveness which makes plainness respectable and may make it majestic. The supports are not only as attenuated as possible, a fact of which it is idle to complain in a commercial building, but no technical device is employed to dissemble their plainness. The triple lateral division, with piers running through, emphasizes the relative height of the building which needed no emphasis, and instead of slurring the necessary vertical lines, introduces vertical lines which are unnecessary. Nor is there any attempt to retrieve in the treatment of detail this radical error in composition. The color and the surface of the material both counteract any possible impression of massiveness. The granite is very pale and it is smoothly dressed. What the building would have gained by choosing a darker granite and using it rock-faced, may be seen by comparing the new structure with its next neighbor, the Welles building, which looks more respectable by contrast than it did when it stood alone.

It would be a real advantage to our working classes if some concerted measures were taken to furnish them with food and clothing at somewheres near the cost prices. The great shrinkage in values has not yet been to the advantage of the poor people who buy groceries, meat and bread. Wheat was never so cheap, but the bakers furnish no larger loaf because of it. The swarm of butcher shops along the avenues is a needless tax upon the poorer population of our city. The rents of these unnecessary shops and the attendants represent an immense total which the customers are forced to make good. We want more city markets for the distribution of food, and a pressure should be brought to bear upon the baker shops to cut down their unnecessarily large profits.

The city journals, particularly the *Herald*, is being influenced by would-be bankruptcy officials to demand the passage of a national bankruptcy act at the coming session of Congress. All our previous bankruptcy acts have been failures. Thomas H. Benton, in his time, said in the Senate that such enactments had robbed creditor and debtor alike, and that the estates seized on an average paid only 1 per cent. to the creditors. Hence H. B. Claffin and all the great houses interested in the collection of debts are opposed to bankruptcy acts, either State or national, as the effect of all of them is to transfer the assets of the insolvent firms into the pockets of the lawyers and the bankruptcy court officials. It is an open question whether the general trade of the country would not be benefited by abolishing all laws for the collection of debts. Then character would give credit, and honesty and prudence would be at a premium in all departments of trade.

In the "Business World" will be found an article respecting a bill now before the British Parliament, intending to promote more general introduction of arbitration into commercial dispute wherever the sway of the English government extends. Merchants, as a class, have found that the law's delay has become intolerable in this age of steamships, railways and telegraphs.

communication. While all the operations of commerce and modern industry tend towards the economizing of time and money the administration of justice in our courts is as tedious and wasteful as at any time in the past. The merchants notice that the various exchanges, notably the stock boards, have managed to get along without courts or lawyers. Very naturally they wish to be saved the expense in settling disputes necessitated by the lumbering and wasteful machinery of the law courts of the modern world. Hence the proposed commercial legislation in Great Britain.

The Prejudice Against Gould.

Editor RECORD AND GUIDE:

The reason for the "curiously bitter and apparently unreasonable feeling" against Jay Gould, which you allude to, is that he is an unprincipled man, absolutely and entirely unprincipled. A man of principle is a man who in thought and in action recognizes certain rules and limitations which experience has shown to be necessary to protect individuals from each other when living in a community. The man who refuses to admit these regulations, who acts with his own immediate profit only in view, strikes a blow at the life of the community, ranks himself with the assassin, the highwayman or any other criminal who lives by depredations upon others. Such a depredator Jay Gould is felt to be, and this is the cause of the hatred, the just hatred, of the community toward him. The system of stock-watering, invented or at least most extensively practiced by him, is robbery pure and simple, not to speak of the methods by which legislation to permit and protect such nefarious practices has been obtained.

RIENZI.

REMARKS.—This publication has never been a defender of Jay Gould. We have repeatedly denounced him and his methods in the stock market and have always opposed his acquisition of the telegraph, which we thought should have been in the hands of the government, as it is in all other nations. It seemed to us monstrous that this indispensable agent for transacting the business of the country should be in the control of the most conscienceless speculator of the age, and that to him or his servants should be handed over the secrets of our family life, the quotations of products on all the markets of the world, as well as the first knowledge of all the multifarious business interests which are forced to use the telegraphic wires. But neither the press nor the public could be made to see any advantage in the telegraph being worked by the servants of the country rather than the employes of Jay Gould. True there was a spasm of alarm at a possible abuse of this speculator's power when the returns of the recent election were being published. For a day or two, at least, the members of the Democratic party thought that there might be some danger in a partisan of Blaine counting and announcing the votes given for Cleveland.

"Rienzi" seems to have accepted the cant of the day about watering stocks as gospel. Now, as a matter of fact, it makes no difference to the public whether a railroad is stocked for \$100,000,000 or \$200,000,000. In the one case the dividends may be 5 per cent., in the other 10. The vital point in the matter is the railway charges—the tax they levy upon the business of the community. Harlem stock paying 10 and 12 per cent., has sold as high as 200 for it has never been watered. The company is none the less a curse to the country through which it passes, for it overcharges and retards the development of the region it professes to serve. The same complaints are made, with more or less justice, against the New York & New Haven, the Baltimore & Ohio, and other properties whose capitalization is low compared to the mileage and with that of other corporations. It would not make the slightest difference to anyone if the securities of these companies were doubled up, for it would only result in the stockholders getting precisely the same return for their investment. It is the charges of the railways for fare and freight which is, as we have said, the vital matter after all.

In one respect Jay Gould has been a public benefactor. His consolidation and systematizing of rival and connecting companies has been in a line with the railway development of the country and in every way advantageous to the traveling and business public. What was objectionable is the very common practice of railway managers themselves purchasing cheap or worthless roads and reselling them to the sound corporations they are managing. A case in point was Jay Gould's acquisition of the Kansas Pacific for a comparative trifle, and his incorporation of that road into the Union Pacific. This for him was a very profitable operation, but the victims were the Union Pacific stockholders, not the public, for the consolidation was in every way advantageous to all who traveled or sent goods on the lines of the consolidated corporation.

Jay Gould has been severely blamed for the disastrous outcome of the Wabash consolidation, yet there was every reason to believe, when first established, that the consolidated company would be successful. He could not foresee that the region served by the Wabash would have had three bad corn years, nor is it probable that he had any conception of the years of liquidation which were to follow the wild speculation which culminated in 1881. Undoubtedly the greatest sufferer by the Wabash collapse was Jay Gould himself, yet this would not have occurred had the corn crops of

1881, 1882 and 1883 been even two-thirds as great as the magnificent crop of this year.

So much in justice to Jay Gould. His shortcomings are those of all who live by their wits in Wall street. He is deceitful and desperately wicked, but in this he does not differ from his rivals. He is a man of great genius and resources, and this accounts for the very hostile feeling felt towards him by those he has outwitted; but the public dislike for him must be explained on some other grounds, for he has done no harm to the community beyond the bad example of his life.

Our Prophetic Department.

OPERATOR—I see that ex-Governor English of Connecticut does not agree with you in regarding the trade outlook as gloomy. He considers the prospects for all kinds of business excellent. He points out the fact that the market for money in New York is lower than in London, and he argues that as building materials are at a less price than they have been for five years past that building will be good next year.

SIR ORACLE—The two facts to which he calls attention are the very ones I would bring forward to show that times were bad and would probably be worse. Unemployed money is an evidence that there is no confidence in business. In prosperous times people are hopeful and money is in eager demand. Building materials are cheap because there is a check in that industry. There will be fewer houses constructed in 1885 than there were in 1884.

OPERATOR—Then, again, Governor English alleges that the election being out of the way we will necessarily have better times, as business is depressed while a political contest is going on, but always revives the year following the close of such contest.

SIR O.—The ex-Governor read that in numberless papers, no doubt, but he and the newspapers are all wrong. Our best times are in presidential years, and the years following election are generally poor years; 1880 was the most prosperous year for trade in our history. In the summer of 1881 began the liquidation which is not finished yet; 1876, the year of the Centennial, was far better for business because of that commemoration. Then 1877 was the year when real estate touched its lowest point and the great railway riots occurred. Business did not revive until silver was partially demonetized by the Bland bill in the spring of 1878. After that the premium on gold disappeared, which enabled us to resume specie payments January 1, 1879. In 1872 times were good, but the panic came the close of the following year. In 1868 we were in the full flush of the paper money inflation. I might go back to the years of all our presidential contests to show how ridiculously mistaken ex-Governor English was in the generalizations he made. Unless the unexpected should happen, 1885 will be a poor business year.

OPERATOR—The cause, Sir Oracle, the cause.

SIR O.—In a conversation published in THE RECORD AND GUIDE on January 27, 1883, nearly two years ago, you will find on page 34 the following advice given by me:

"Put money in your purse; convert your possessions into ready cash. Don't go into any investment, however tempting, for while this international scramble for gold is going on the price of all commodities will steadily diminish. * * * The outlook to me is gloomy. * * * The endeavor to substitute one money metal for two by the great commercial nations is steadily decreasing values and if continued the wise man will convert his possessions into cash, for it is money which will continue to grow valuable, not commodities."

I gave this same advice in 1882. That it was sound will be seen by comparing the quotations in the stock market then and to-day, as well as the values recorded in the price current for grain, cotton, wool and almost every article dealt in by the business world. There has been a fearful shrinkage of prices and the end is not yet. It is money that continues to grow valuable, which fact is established by its continually greater purchasing power; that is, the cheapness of everything whose price it measures.

OPERATOR—But surely everything is not going to be cheaper next year?

SIR O.—Oh, no; I look for some advance in the price of wheat and cotton—they have been abnormally low. Some stocks, I think, are very cheap and may advance. Then it looks as if there may be a speculation in wild lands, due to the formation of great cattle companies and the absorption of pastures, which promises to be very active during the next few years.

OPERATOR—Would not this help to improve trade?

SIR O.—Not much. The care of cattle involves the employment of very little labor. In this respect it is unlike manufacturing enterprise; a few cow-boys will attend immense herds. We may get cheaper meat in time, but the increase in the value of western lands will be an injury to the emigrating class, who will have less temptation to leave our crowded cities.

OPERATOR—What stocks do you think will advance during the coming winter? Will it be the Grangers?

SIR O.—The trouble with the Grangers is that the construction

account never ends. You buy into 2,000 miles of road, but at the end of a few years you own shares in a property owning 5,000 miles, most of it unprofitable. The St. Paul for years has been building into the Northwest territory, and now comes the Rock Island, not only running its lines north to compete with the St. Paul and Northwet, but getting possession of the Wisconsin Central, which will give it a line from Milwaukee west. The Northwest Company will be forced—indeed it is now surveying—a road to Ogden, and so the work of construction goes on, to the great benefit of the country, but to the ruin of stockholders.

OPERATOR—How do you account for this insane building of lines in competition with existing corporations into regions that do not pay?

SIR O.—The stockholders of a company are scattered all over the country, while the interests which thrive on new lines and extensions are concentrated around the office of the managers and can bring the most potent influences to bear. The iron owners, the providers of equipments, the contractors and the land owners are few in number perhaps, but they are incessantly at work, and, as managers are but human, they keep on extending their roads until bankruptcy overtakes them. Protected mortgages of these Granger roads are no doubt good securities, but the prudent investor will have nothing to do with their stocks, common or preferred.

OPERATOR—Which roads seem to you to have the best promise of an advance in the immediate future?

SIR O.—Those which will have most to do in transporting corn, hogs and cattle during the coming year. The corn roads east of the Mississippi have been unduly depressed as there was a corn failure for three years, but the crop of this year is magnificent and the receipts ought to show a great improvement up to the close of this crop year.

Concerning Men and Things.

* * *

"I believe," said Mr. William Bond, "that we have seen the worst so far as the prices of stocks and agricultural products are concerned. We have grown out of the earth and produced from our mines crops and articles which are worth fully four thousand millions of dollars in the markets of the world. These have just begun to move to market and the money returns will revivify all departments of trade. I look for more active money and higher rates, better prices for wheat, corn and cotton while the railroads will have all they can do in transferring these agricultural products from where they are grown to points of distribution and consumption. The railroads in the corn districts of the country will not have rolling stock to move the corn, with the hogs and lard into which it is converted. I believe that it only takes 15 bushels of corn to make a 200 pound hog. There has been a large movement of wheat at unremunerative prices. The farmer's necessities forced him to market his wheat, and to raise the usual quantity of money needed at this time of the year he was necessitated to sell a bushel and a half where a bushel sufficed in former years. But the great wheat movement is over and its price must advance. We in this country consume 700,000 bushels a day and Europe with America uses up 4,000,000 bushels a day. I think wheat will be over a dollar a bushel in Chicago before May 1st, 1885. General trade may be bad temporarily, but from this time forth I look for a better feeling in the stock, grain and cotton markets. We have probably built too many railroads, but in two years' time our population will increase so as to make profitable nearly all our new constructions."

* * *

The sad story of Matilda Heron is well known to all who are interested in stage celebrities, and who, by the way, is not? She was a woman of remarkable genius whose end was unhappy, due to her irregular life and subsequent mental alienation. Her daughter, Bijou Heron, had a most painful experience as a little child. Her debut at Daly's Theatre when but ten years old was considered quite a theatrical event, such promise did she show of future excellence. She has developed into a very charming artist but is now the very opposite of what her mother was at her best. The latter was a genius of a somewhat stormful kind. Still there is a remarkable grace and charm about all that Bijou Heron does. Her proper place would be in a first-class company in a leading theatre yet she is now playing in an east side place of amusement to very inferior audiences.

* * *

There is very general complaint among the brokers in the Stock and Produce Exchanges that the restaurant prices are too high. This is true not only of Delmonico's, the Hoffman House branch and the other so-called first-class restaurants, but also of the second and third-class places. The time was when trade was brisk that active business men did not object to paying one and even two dollars for a lunch, but the flush times are over, and those who eat dinners at home think that fifty and seventy-five cents is quite enough to spend on a mid-day meal. The shrinkage in prices from which everyone suffers has not affected hotel or restaurant charges. It is a noticeable fact that a number of cheap lunching counters have been started in lower Broadway and other parts of down town, and have been extensively patronized not only by clerks and minor employes, but by business men who a few years back patronized high-priced establishments exclusively. Of course one difficulty with eating and drinking places below the City Hall is that they have little or no business except about lunch time, and then there is a rush. In some places a system is established of employing waiters who serve from 11 to 4 down town, and are then transferred to the up-town establishments, but this is true of only a few of the leading concerns.

Home Decorative Notes.

—Chair and sofa scarfs are of soft China silks, hand embroidered in floral designs in floss silks; they are fashioned into a careless looking bow-knot, and fastened to the chair or sofa by the oxidized silver butterfly or beetle pins.

—White plush can be used with charming effect as an Afghan for a baby carriage.

—Soup tureens of oxidized silver are more used than those of china; no cleaning is allowable with this finish, merely careful wiping with a chamois skin.

—The swallow is the favorite bird in embroidery designs.

—Antique brass clocks, richly decorated, are much admired, they are mounted on plush and suspended to the wall by heavy brass chains.

—Lamp shades in delicate blues and pinks are of India silk painted in water colors, a lovely one is of Mandarin yellow with brown tinted leaves exquisitely painted and forming a rich contrast.

—The most elegant dining room chairs are of antique oak richly carved, upholstered in alligator skin studded with large square nails of antique finish.

—Tempting jewel caskets are made of heavy glass bevelled and set in some strong metal top, the sides are formed of glass while on the bottom is a luxurious cushioned tray for the treasures to rest upon.

—Scissors with hand-wrought handles and sheaths of brass now form part of the furniture of a lady's work-basket.

—Lunch or tea napkins have appropriate sentiments embroidered across one end.

—A tea "cozy" of dark crimson satin, with a spray of tea blossoms on one side and white honeysuckles on the other, in Kensington stitch, is very effective.

—The prettiest new work-basket is in the shape of a gypsy kettle, both kettle and sticks being made of wicker; a bow of cherry red velvet is bound around the centre of the sticks and another is on the outside of the kettle, which has a lining of cherry silk.

—The larger the Chinese and Japanese vases now-a-days, the more suitable for parlor ornaments are they declared to be.

—A favorite way of serving raw oysters is to place them on a plate amid chopped ice.

—Fancy stationery is no longer good form, and the correct thing is said to be plain white with single initial; envelopes have square flaps with the monogram on a seal, some open diagonally and have the seal set in one corner; in all ceremonious notes wax is invariably used.

—Bouvardia in pale and deep pink has an especially dainty effect if placed on the table in delicate china bowls.

—Individual butter plates are of silver, and have the monogram in large letters in the centre.

—Elephants' tusks of small size are used as handles for carving knives and forks; these are of the best English manufacture.

—Looking back some ten or fifteen years we cannot fail to note how successful manufacturers have been in producing artistic work, and the unending cry for novelty which has so quickened the brains and educated fingers of workers in the sphere of highly artistic house furnishing, that it would seem as if human ingenuity was exhausted. Particular attention to specialties in parlor furniture and interior decoration is given by Roux & Co., of No. 133 Fifth avenue.

—Satin is again used for hangings and furniture coverings in Paris; one of the beautiful residences of a foreign ambassador has the drawing-room draperies of white satin trimmed with bullion brocade.

—Moorish designs in vases are now popular.

—The season for fancy work and decorative work is opened and shows much which is artistic if little which is novel; the bamboo plant is a much used design this season, the bamboo cloth is very pretty and serviceable, it is embroidered with Algerian silk in Kensington and finished with lace; the Bolton sheeting is something new for bed spreads, chair backs, portieres, etc., and is embroidered as fancy dictates, it comes only in cream white and will wash; foot rests, ladies' shopping bags and other articles are made of fine French kid and embroidered in gold, bronzes and silver; many attractive and novel designs in Renaissance embroidery, kid and plush applique work is offered by J. B. Shepherd, 927 Broadway.

—Dainty little bonbon dishes are made of cut glass in the shape of spades, hearts and diamonds.

—A sofa pillow of dark sapphire blue plush, decorated with a branch of white asters wrought in chenille, produces a wonderfully happy result.

—Venetian glass candlesticks are much sought after for wedding gifts.

—French mirrors with heavy frames of cast brass are among the recent importations, they are suspended from the wall by heavy brass chains and balls.

—Lamps are now partly superseded by colored candles, which shed a soft, dim, religious light, tiny satin or silk shades accompany these pretty things; as the fancy for candlesticks has grown to such strong proportions, designers have been taxed to the utmost to meet the demand and the result comprises strange and odd shapes; a very elegant pair of oxidized silver and gold candlesticks with elaborate bas-reliefs of gold are mounted on a copper and silver base, figures of silver oxidized support the stand, and etched ivory plate below the socket; the rose candlestick, which is simply a full blown rose in china for holding the candle, is very delicate and has many admirers; most exquisite and very unique designs in lamps, hall lanterns, gasoliers, etc., are now displayed by Jules Dardenville, of 37 East Eighteenth street.

Obituary.

Edward H. Ludlow, of the famous real estate firm bearing his name, died on Thanksgiving Day. Mr. Ludlow was the oldest real estate broker in New York city. He was born August 6, 1810, in Greenwich street, one door from Liberty. He was educated to be a physician and took his diploma in 1831. He practiced for a time successfully in New Rochelle, but the profession became distasteful to him, and in 1834 he opened a real estate office at the corner of Wall and New streets, and 1836 found him in No. 11 Broad street. He subsequently transacted business corner of Broad and Exchange place, but shortly returned to his old quarters, corner of Wall and New streets. In 1845 Mr. Ludlow retired from business with a modest competency and bought a homestead on the Hudson River. But he was too active a man to be content to live in idleness, and in 1849 he caught the California fever and came to New York to take passage in a clipper ship around Cape Horn. Some of his old associates, however, persuaded him to re-enter the real estate business. He opened an office in Pine street in 1856, and in 1859 he took the office No. 3 Pine street, of which he kept possession until last May, when he moved into the Duacan building, near Nassau street. Though often importuned to mix in public affairs, Mr. Ludlow would take no part in politics, nor did he ever hold a political office. He was, however, active in the formation of the Real Estate Exchange and was its first president. He took a very great interest in its success, and, though not in his usual health for some time past, he always attended the meetings of its Directors. Mr. Ludlow was peculiar in some things. He would not take a summer vacation, as he felt more comfortable in his New York home than anywhere else. For a quarter of a century he never left his house in the evening to attend any place of amusement. He had a strong local attachment to the city of his birth and never wearied of recounting the recollections of his boyhood. He remembered the last visitation of yellow fever, when the infected district was barricaded, and he was a man grown when the cholera first appeared in New York in 1832. He also recalled the time when Spring street was regarded as being out of town. Mr. Ludlow had been sick ten days, but did not take to his bed until Tuesday last. He suffered from general debility, which brought on a complication of diseases that resulted in his death. Mr. Ludlow married Miss Elizabeth Livingston, of Livingston Manor, who survives him. He also leaves a married son and daughter, the latter the widow of the late Valentine G. Hall, Jr. The funeral services will take place at Zion Church, corner of Madison avenue and Thirty-eighth street, on Monday morning at 9:30 o'clock.

Mr. Ludlow's great success in life was undoubtedly due to his singular kindness of heart and suavity of manner. He was the most amiable of men and had a pleasant word and smile for all whom he met in a business or social way. He was very popular in the trade. None of his business rivals had a word to say against the head of the house of E. H. Ludlow & Co.

In Mrs. Martha J. Lamb's History of the City of New York will be found an interesting genealogy of the Ludlow family. It seems that they can trace their lineage to Edward I. of England and his second wife, Margaret, daughter of Philip III. of France. Among the descendants of this couple was the Earl of Norfolk, Lord Segrave, Lord Mowbrey, Lord Delawarr and Lord Windsor, whose daughter Edith married George Ludlow. The latter's son was the grandfather of Edward Ludlow, the regicide; and he by his second wife was the great grandfather of Gabriel Ludlow, who settled in New York in 1694. The Ludlows were a prolific family and their connections are to be found in all the historic families of New York. They intermarried with the Goelets, Bogarts, Livingstons, Morris's, Duncans, Gouverneurs, Harrisons and others equally well known. The Ludlows were quite noted in the annals of the city before the revolution, as well as immediately after. One of the best known mansions in the early history of the city was built at No. 9 State street by Carey Ludlow, which was occupied by John Morton, his rich son-in-law, for over a quarter of a century. It was in this fine mansion that Lafayette was entertained in 1824.

"I was greatly shocked to hear of Mr. Ludlow's death," said Mr. Richard V. Harnett. "He was only ailing but slightly, and I did not expect he would be taken away from us yet. I have been in the street with him for the last sixteen or seventeen years, and I have always held him in high esteem. He evidently had a presentiment that his life was drawing to a close. He called at my office to see me ten or eleven days ago, and during our conversation he said, 'I don't think I shall live long, and I want to ask a special favor of you in connection with the Exchange.' I replied, smilingly, and told him there was no danger of his going off yet, and that I expected to see him around the street for many years to come. Every member of the Real Estate Exchange will regret his loss. I had hoped that he would have lived to see the Exchange opened. He had for years expressed his opinion as to the necessity for such an Exchange, and no one felt greater interest in its progress than he."

Mr. Geo. H. Scott, secretary of the Real Estate Exchange, said: "We all regret that Mr. Ludlow has passed from our midst. For a full generation he has been the principal figure on the street, and his name has been synonymous with honesty of character and straightforward dealing. Mr. Ludlow was one of the greatest pillars of our Exchange. Despite his age he faithfully attended to his duties as its president, and came to all the meetings at which he was able to be present. He took an active personal interest in the building operations, and was very anxious about the delay that occurred. In fact the Exchange was almost a hobby with him, and I wish to bear witness to the earnestness and zeal with which he fulfilled his position as president both of the Exchange and the Building Committee. A small incident recurs to me, showing his interest in the minor details of the Exchange. When the Produce Exchange was opened elegant cards of admission were sent out containing a handsome engraving of the building. "When our Exchange is opened," said he, "we must have invitation cards something like this, with a fine picture of the building on it."

Park Commissioner John D. Crimmins said: "I am much shocked to hear of the death of Mr. Ludlow. The real estate community will miss its most central figure. He was respected by all who came in contact with him. It is perhaps not generally known, but Mr. Ludlow's charities were very numerous, and they were dispensed without regard to race or creed. Some time ago I had a talk with him at his house, on the walls of which hung a fine painting of St. Francis. 'Do you know,' said he, 'I have often thought I should like to give that picture to some institution where the people who looked at it would be more benefited by its beauty than if it remained here.' I suggested that he should donate it to the St. Francis Hospital, with which he at once complied. It is a coincidence that only yesterday I saw two of the sisters belonging to that excellent institution, who spoke in appreciative terms of the donor. I little knew at the time that he had ended his long and useful career."

"It is thirty-four years since I first entered Mr. Ludlow's office," said Mr. Morris Wilkins. "We were then at No. 1 New street. A year after we removed to No. 11 Wall street, where we stayed till 1856. We then shifted our quarters to the Commonwealth Bank Building, No. 14 Pine street, and on May 1, 1859, we removed to No. 3 Pine street, where we had our offices for a quarter of a century, all but two days, and on April 29th of this year we entered our present quarters. We had hoped that Mr. Ludlow would have been spared to us for some years yet. We knew he was ailing, but we did not think the end was so near. We tried to shift the onus of much of the work from his shoulders and although we largely succeeded in doing so, his devotion to his clients and his interest in the business was such that he worked to the very last. His death leaves a great void in our office and we feel it deeply."

A gentleman who was present at the meeting when the new Real Estate Exchange was organized in the editorial rooms of THE RECORD AND GUIDE said: "I remember the occasion well. The most prominent real estate brokers in the city were there, and conspicuous amongst them was Mr. Ludlow. As he entered the room all the brokers respectfully made way for him, and he was soon unanimously voted to the chair. Mr. Ludlow was esteemed by all who came in contact with him. He was always ready to be of service to young men, and more than one real estate agent owes a good deal of his success to his valuable and disinterested advice."

As an instance of Mr. Ludlow's kindly disposition, the following incidents are related: Some time ago Mr. Ludlow, in conjunction with a lady friend, conceived the idea of putting up sparrows' nests on Madison square and defrayed the expenses of their construction. It was his daily practice to walk out with his dog in the mornings, taking out a large supply of bread crumbs with which to feed the birds. Sometimes he would throw the crumbs on the stoop of his house, or strew them on the window-sill. The birds came to know him and used to approach quite near. This was a source of great pleasure to him.

The flag on the Boreel Building was raised at half-mast yesterday out of respect for the deceased.

A special meeting of the Board of Directors of the Real Estate Exchange and Auction Room (Limited) has been convened for to-day at 1 o'clock to pass appropriate resolutions on the decease of the president.

It may be of interest to mention that among the large real estate sales transacted by E. H. Ludlow & Co. are the Stevens' property, corner Fifth avenue and Fifty-seventh street, and the sites for the Metropolitan Opera House, the Cotton Exchange and Mills Buildings.

"Mr. Ludlow's death," said a broker, "removes the third figure from among the well-known members of the real estate fraternity during the past month." In this connection it may be remarked that at no meeting, save perhaps the first, have the thirteen directors of the Real Estate Exchange been present. Two have died within the past month, while Mr. Francis Depau Fowler, for many years manager of the Exchange Salesroom, has been removed by death within the past three weeks.

Mr. Homer Morgan is still in the same condition. Though he has not improved, there has been no change for the worse. He is seventy-eight years old and has been in the real estate business, it is said, some forty years. He has occupied his present offices at No. 2 Pine street since 1855. It may be added that Mr. Adrian H. Muller, who is about eighty years of age and who was ailing for some time, is now sufficiently convalescent as to be able to attend the meetings of the Roosevelt Hospital, of which he is president, and to visit his offices once a week. He has been engaged in the real estate business for forty years.

The Real Estate Exchange and Auction Room, Limited.

The following is the regular ticket for directors which is to be voted upon at the annual meeting to be held on December 8th next: Hermann H. Cammann, Richard V. Harnett, Albert Bellamy, Leopold Friedman, George H. Scott, Edwin A. Cruikshank, Samuel F. Jayne, James Stokes, David G. Croly, Nathaniel Niles, Charles Buek, James L. Wells. For inspectors of the next annual election: Charles A. Schermerhorn, Robert Ray Hamilton, Frederick A. Marquand.

It will be noticed that there are three new names in the above list. These are in the place of Isaac Honig, deceased, and Messrs. Cruger and Sherwood, who have declined a re-election. Mr. Niles is president of the Tradesmen's Bank, and is a man of high standing and wide financial experience. Mr. Buek will represent the building interest of the Board, and it would be difficult to find a more competent candidate. Mr. Wells is a real estate auctioneer, who in past times has held public trusts, in all of which he maintained a high character for honesty and ability. Next year will be the most important one in the history of the Exchange, for as soon as the hall is in readiness for business the machinery of the institution will for the first time be put into operation. The death of Mr. Ludlow will necessitate the addition of another name to the above list.

About Lumber.

"Things don't show a disposition to look up in the lumber trade," said one of the well-known dealers. "There has been a dropping off since June last, and there has been no material change during the past few weeks. The building strikes affected us during the summer, about one-third to half of our business being in the building line. The strikes delayed a great number of building enterprises, which will now be postponed until next spring, and many of which will never be undertaken. The price of lumber has fallen off this year compared with last, but it cannot go lower. It has reached hard pan, and will stay where it is during the winter with but slight fluctuations. There would be no sense in selling lumber cheaper, for dealers might then as well shut up, as the present margin of profit is as low as it can fairly stand. We anticipate that with the settlement of the election, and with the liquidations naturally to take place at the end of the year, new enterprises will be developed next spring which we hope will materially improve the business of the coming year."

"Our trade has been fair," said a member of a well-known lumber firm, "and our business has been larger than last year. We deal specially in hardwoods. The furniture business, which is a large factor with lumbermen, has been greatly depressed. This has been quite an off-year. The Wall street troubles, the building strikes, the elections and the general uncertainty prevailing, have all contributed to dull times in our trade as well as others. Things are very quiet at present, and I don't look for any material improvement during the balance of this year. Next spring will probably bring us better times, but that is a long way ahead. We have found collections very poor this summer. The price of hardwoods is lower than last year, but not materially. Choice hardwoods hold steady, with little deviation from prices at the beginning of the spring. I may add that I think mahogany is growing into favor."

"I cannot report any improvement," said A. W. Budlong. "On the contrary, there has been a change for the worse during the past two or three months. Manufacturers of furniture, pianos and organs seem to be stocked up with wood, and the supply of almost everything manufactured of wood is far in excess of the demand. They are selling off goods at less than cost price, and do not wish to buy material. Railroad building is also very insignificant compared with former years. Of course the building strikes contributed their quota to the general depression. It is possible that in the course of a month or two, when the political horizon becomes cleared, things may improve, but I look for a hard winter in our trade, with a probable improvement in the spring. I am purchasing little or no stock. Some of my neighbors are buying heavily. Perhaps, considering the present low cost of material, they may be right. Prices are low and sales light. The margin of profit is not worth speaking of, and is only one-quarter of what it used to be. Prices have reached bottom. It would not pay to sell at lower figures. Mahogany has been coming into favor during the past year or two, but the margin is small. Choice hardwoods hold up stiff, but inferior qualities have been coming here for some years, and the market is being flooded with culls. This has not affected the better qualities, but has rather kept up their price. Business promised to be fair from January to May this year, but after that trade suddenly dropped off, and has been growing smaller and smaller. I anticipate but little, if any, improvement in the immediate future."

"Our prices have advanced a little recently," said Eben Peek, the well-known dealer in yellow pine flooring. "We have had an unusual depression during the past few months. This we account for by the falling off in building and manufacturing. The masons', bricklayers' and plasterers' strikes put work back for a few months, and they terminated too late for many building enterprises to be undertaken before the winter. We find no perceptible improvement in sales. Prices can't go lower; if anything they must advance, for it scarcely pays expenses to sell at present figures. We shall probably have a better market next spring, as many of the building enterprises abandoned this year, owing to the strikes, will be resumed then. Our prices are firm at present quotations."

One of the devices for avoiding the payment of mortgages is for the debtor to convey his property to some person who cannot be found. The holder of the mortgage must serve a notice on the legal owner of the property, and if he cannot be found there is necessarily a delay. What appears to be a case of this kind occurred last week, and the story is thus told in the *Mail and Express*:

\$20 REWARD FOR INFORMATION ENABLING SUBSCRIBERS TO interview William Berliner, to whom Lewis A. Mitchell conveyed real estate in September last. Address

FOSTER & THOMSON, 52 Wall Street.

Mr. Thomson, of the law firm of Foster & Thomson, said to a reporter that for one month they had been trying hard to find Mr. William Berliner, but had failed.

"What do you want to find him for?"
 "For this reason: Real estate to the amount of \$150,000 has been conveyed to him, and my firm want to find him so that a mortgage of a client of ours on the property can be closed. The mortgage can't be closed until Mr. Berliner is served. The property is situated at Eighty-sixth street and Fifth avenue, opposite Central Park. Who Berliner is or where he lives is a mystery. His name is not in the directory and he is not related to any of the family of Berliners in this city. I cannot say he is a dummy used to stave off the foreclosure of this mortgage, because I don't know. I know he owns property to the amount of \$150,000, regularly conveyed to him and on record in legal shape, the same as an Astor would have it done. Why can't we find him? I have known foreclosures to be warded off for some time by the property being conveyed to a coachman or valet de chambre, who had no name in the directory, and whose surname the very people he is with every day hardly know. Imagine the difficulty of serving papers on this kind of people. The officers can't find them. Mr. William Berliner may own a palatial residence on the banks of the Hudson, and smoke fifty cent Havanas, and go yachting in the summer on his own craft; but for one month he has been to us a mystery, and so we inserted the advertisement this morning offering a reward of \$20 to any one who will tell us where to find him."

The old charts of New York harbor are, it seems, no longer trustworthy. The Maritime Association recently sent a memorial to the Secretary of the Treasury asking for an accurate survey, owing to the discovery of reefs and rocks whose existence was not known until recently.

The World of Business.

The Merchants vs. The Lawyers.

"The plague of lawyers" from time immemorial has been a severe experience in social and commercial life, but being in no inconsiderable degree the outgrowth of that other self-imposed plague or fetich known as excessive legislation, to which modern civilization with singular fatuity stands committed. Having multitudinous laws, we must, as a matter of course, have multitudinous lawyers to interpret them, inasmuch as it would seem to be the rule that the phraseology of common life is inapplicable to the uses and forms of legislation, in the shaping of which the lawyers usually always have had, as they still have, a commanding voice. Why this should be so, upon any assumption that the race is still amenable to the canons of common sense, passes comprehension; but of the fact itself no one will dispute. Hence, it is idle to expect that we should get rid of one plague until we get rid of that which is its antecedent, excessive, or superfluous, law-making. What earthly reason is there why laws should not be enacted in such manner as every man or woman capable of reading should not comprehend them as he or she comprehends the meaning of a book or newspaper? Why necessitate the employment of an interpreter, or clothe the decretals of the State in "dark sayings," which not only "puzzle the will" but perplex the mind and confuse the understanding? Without stopping to enquire why this is so, it is an encouraging sign of a coming change for the better to note the restiveness of the commercial body under the burthen thus imposed upon it. There is no class of the community upon whom that burthen has pressed with more severity than the merchants, whether as regards the vexations which are entailed by "the law's delay," or the losses which are its invariable concomitants, and it is to the credit of the mercantile classes, therefore, that as a mere matter of saving time and money they are everywhere favoring the idea of settling their disputes among themselves, instead of transferring them to the judiciary. Some one has asserted that it is the business of a lawyer to reconcile conflicting analogies; but the practical good sense of the age is gradually approaching the conviction that it is better to have nothing to reconcile, and that the law should be promulgated in terms which would regard intelligibility rather than mystification. Until this conviction makes itself practically felt, however, the commercial body especially do well to take the law into their own hands, as it were, and administer it with the invocation of as few lawyers as possible. Our own country has successfully led the way in the principle or system of commercial arbitration, and other countries are, under like stress of litigation, agitating in favor of its adoption. At a recent meeting of the London Chamber of Commerce, remarkable not less for its unanimity than for its eminent representative character, the expression of sentiment in favor of it was very emphatic, notwithstanding the inbred English attachment to prescription and precedent; and the result of it all was the hearty endorsement of a bill now before the Lords to promote the more general adoption of arbitration in commercial cases. Sir George Chambers, who presided, did not hesitate to declare that while he had many friends in the legal profession, he would venture to tell them that "he thought their education and training scarcely fitted them for dealing with commercial questions;" besides, "lawyers themselves were often so puzzled by the Acts as they stood that they really scarcely knew how to decide on a case put to them." Mr. Hubbard, M. P., also went as far as to say "lawyers often lost sight of the chief point in a commercial dispute upon which commercial men would go." Lord Bramwell, author of the bill referred to, said he had been a lawyer all his life, fifty years at least, and when cases came before him and his professional associates, what had they to do? They had to look into a variety of text-books, and in those text-books they had the opinions of the many ingenious gentlemen who had written them, and who had told them what their opinions were in comparison with what Justice A. had said. Then they had to bear in mind what Justices B. and C. had said. He would like to know how any one could possibly prefer that condition of things to having a plain, orderly, logical statement put down as to what the law was, and not what one would conclude that it was from such considerations as he had mentioned. To his mind it was infinitely better that they should know what the law positively was, and that it should be plainly stated. The Chamber could not get rid of law, but they could abate legislation. Another speaker said there were two classes of arbitration. He had been engaged in an arbitration conducted by lawyers, and where the arbitrator was a lawyer. The arbitration lasted eleven years, cost £60,000, ruined one of the parties, and was never decided. That was a specimen of legal arbitration; but the arbitration which they at that meeting had in contemplation was of a very different character. They proposed to get on without the lawyers, and that merchants should frame their own cases and settle their own disputes. We do not know in what light gentlemen of the bar will contemplate these significant manifestations of commercial sentiment; but it can hardly be with feelings of complacency, and it does not mend their case to add that the London Chamber has likewise formally pledged itself to the procurement of the adoption of arbitration, not only in Britain but in all other countries with which England has commercial connections; that is to say, it is to become a question of international interest. The following resolution, accordingly, was unanimously adopted: "That this meeting request the Council of the Chamber to urge the Foreign Office to communicate with the governments of all the States in which tribunals of commerce are in operation, requesting them to bring in a law or to take such steps as may be necessary to make arbitration clauses."—*Commercial Bulletin*.

Transcontinental Traffic.

The despatch from New York published in the *Alta* on Thursday last, in relation to the fast freight overland project to be put in operation by an arrangement between the Atchison, Topeka & Santa Fe and the Chicago, Burlington & Quincy roads, is the best news to many of our California producers that has come for many a day in the line of traffic and profit. It is proposed to run freight trains through in nine days. This will enable the fruits and other products of California of perishable nature, to be delivered in New York in that brief time, and in the intermediate great cities in less time—in from six to eight days. By a newly invented process in the packing of fruit, the most delicate varieties can be sent forward in nearly ripe condition, and this will be of incalculable benefit to the fruit-growers and dealers of the State. It is the judgment of the most accurate in taste and the most experienced in fruits, that many of the varieties of California fruit are not equaled, in either appearance or quality, by any other in the world. The celebrated peaches of New Jersey and Delaware are surpassed by varieties in California, and the aggregate crop here is better than that of either of those States. Similarly it is with the cherries, the plums, the prunes, the apricots, the nectarines raised in this State, and in every variety of berries, the strawberry, the blackberry and the raspberry, particularly, we lead the world, as we do also in grapes and melons. The citric fruits of California are rapidly and surely making their way to preference over any other in markets, at home and distant. The favor which the fruits of California have found in the great cities eastward, in Chicago and Cincinnati, in New York and Boston, in Philadelphia and Baltimore, and in St. Louis and the cities of the Southwest, justifies the belief that when the transportation shall be better adjusted to the requirements and capacity of the product and traffic, there will be tons forwarded for every hundred pounds now sent on.—*Alta California*.

The Panama Canal.

The latest information regarding the Panama Canal gives a discouraging view of its financial condition and material progress, and there seems every reason for the view which M. de Lesseps is about to make to it. It is said that the company has already spent one hundred millions with very little to show for it in the way of accomplished work or even of preparation for it, while its interest charges already reach the enormous sum of six millions a year. It is likely enough that there is some exaggeration in this, and that the official accounts would show a better balance sheet. At any rate the reports are not more discouraging, considering the magnitude of the work, than were those from the Suez Canal in its early stages, and there is certainly no reason to believe that the work will be abandoned. We have always supposed that the history of the Panama Canal would be that of many other great enterprises, the bankruptcy of the original companies, the squandering and even the gross waste of money; doubt, discouragement and, perhaps, despair in various stages, the renewal of efforts, and finally the triumph. The simple question of its ultimate success is whether enough work has been done to prevent abandonment, and this is probably already the case. At any rate, it is well for the United States to understand or to take for granted that the Panama Canal will be finished in one form or another, and to have a clear and distinct idea of the policy in regard to it. There may be little or nothing in the late rumors that the French government was already making preparations to assume the work of finishing the canal and establishing a protectorate over it, but it is certainly not unreasonable to expect some such action either now or in the future. The time will inevitably come when the work will come to a standstill from the exhaustion of the funds of the present company, and when it will have to be taken up either by a nation or by a fresh corporation. The former is the most likely, and such a prize for ambition and material wealth as the levying of tolls upon the commerce of the Atlantic and Pacific, and the command of the gateway of the continents will not go begging for want of nations eager to take it. But to the United States it is not only a prize, but a necessity, for the security of its national development as for the benefit of its future commerce. It is impossible to allow any foreign nation or congress of nations to hold possession of the waterway between its possessions, and, as a matter of fact, it is as essential that it should hold the Panama Canal as that it should have unobstructed way for the Pacific railroads. All this should be understood and accepted as a definite principle of national policy, to be acted upon at the first necessity or occasion. And it should be understood, also, that whatever discouragements may prevail in the building of the Panama Canal, and however slowly the work may be done, that it has now reached a stage when its eventual completion is assured, and that if the United States is not ready to secure it some other nation will be. We might have built the Nicaragua Canal if we had chosen to, and probably with less cost and more satisfactory results. But the Panama Canal is now being built, and there is nothing now to be done but to accept it and to secure it.—*Providence Journal*.

Phenomenal Cities.

At the beginning of the nineteenth century there was not a city in America north of Mexico that contained as many as 75,000 inhabitants. Philadelphia led with 70,262, New York coming in for the second place, with a little over 60,000; Baltimore third, with 26,000, and Boston fourth, with 24,000. When the century was ten years old, Philadelphia was still the leading city, having 96,664, or 271 more than New York, Baltimore running close toward 50,000, and Boston having 15,000 less than Baltimore. Oakland, in this State, in 1880 outranked Boston in 1810 by over 2,000. In 1820 there were but two cities in the United States with a population of 100,000 and over, and New York was the first, with 123,000, Philadelphia having dropped back to the second place, with 108,000. West of the Allegheny Mountains there was no place dignified by the name of city. Cincinnati had less than 10,000, St. Louis less than 5,000, Pittsburg less than 8,000. There was no such place as Chicago till after 1830, and its population as late as 1840 was less than the one-half of Stockton's in 1880. New Orleans had more than trebled her inhabitants from the opening of the century to the end of the second decade, and ranked as the fifth city, and next after Boston. In 1830 New York showed above 203,000, and Philadelphia but 167,000, Baltimore still ahead of Boston, but not half equal to Philadelphia, and New Orleans still holding the fifth place. There were still but two cities with 100,000 and over. In 1840 New York had 312,000, Philadelphia 258,000, Baltimore 134,000, New Orleans 102,000, and Boston but 93,000, having exchanged rank with New Orleans, Cincinnati coming next to Boston, with only half as many inhabitants. In 1840 the population of St. Louis was but 16,469, and there were eighteen cities ahead of her, Washington, with 23,000, being one of them. The mid-century decade census returned six cities with 100,000 and over; two with more than 300,000, and one, New York, with 515,547. Boston, with 136,000, had slipped past New Orleans, which has not yet regained her rank of 1840. In the middle of the century there were six cities west of the Alleghenies, including New Orleans and San Francisco, rated above 30,000, and Chicago was not one of them. St. Louis had risen to 77,000, Louisville to 43,000, and San Francisco from 500 in 1840 to 34,776 in 1850. The population of Chicago in that year was but 29,963. She has added over 600,000 to it in the last thirty-four years according to her latest local census. The whole urban population of the Mississippi valley, including Pittsburg, New Orleans, and counting in San Francisco, was in 1850 but 434,242 of cities above 30,000. New York alone had 81,000 more than all the cities west of the Alleghenies over 30,000 each. So far there had been nothing of that phenomenal growth which has since made some of the western cities the wonder of the world. In 1860 the cities of the Union ranked in this order: New York first, Philadelphia second, Brooklyn third with 266,000, Baltimore fourth, Boston fifth, New Orleans sixth, Cincinnati seventh, St. Louis eighth and but 200 behind Cincinnati, and Chicago ninth with 109,000—an increase of 80,000 or nearly 250 per cent. in ten years. The increase of New York in the same years was but 290,000 or about 56 per cent. The seventh decade of the century was ushered in with the accompaniment of the most appalling civil war of the historic era of the human race. For four years it was a check upon urban growth as well as the general increase of population throughout the country. Hitherto the ratio of increase had exceeded 33 per cent. per decade. But in the decade from 1860 to 1870 it fell to but a little over 22½ per cent. for the whole country. In this decade New York increased but 136,000 or less than 18 per cent., but Chicago's addition to her population from 1860 to 1870 was 189,000 or 144 per cent. and she took rank as the fifth city of the nation, having passed Cincinnati, Baltimore, Boston and New Orleans. San Francisco had advanced from 56,000 to 149,000—an increase of 93,000 or nearly 168 per cent. in the decade. We had caught up with and passed Washington, Albany and Louisville, all of which outranked us in 1860 and we had beaten every city but Chicago in the per cent. of our growth. The four cities ahead of Chicago in 1870 were New York, Philadelphia, Brooklyn and St. Louis, though the right of the latter to the fourth place was questioned by Chicago and doubted by the public. In 1870 there were 14 cities having over 100,000 each, 8 over 200,000, 4 over 300,000, and 2 over 600,000. New York had but 58,000 less than 1,000,000. From the beginning of the century her increase to 1870 was nearly 900,000. The census of 1880 returned 20 cities having over 100,000, 10 over 200,000, 7 over 300,000, 4 over 500,000, 2 over 800,000 and 1 (New York) with 1,206,299. The rank of the cities having over 500,000 each was New York first, Philadelphia second, Brooklyn third, Chicago fourth, with 503,000, her increase being 205,000, or nearly 80 per cent. The rank of San Francisco was tenth and next to Cincinnati and our increase from 1870 was 84,000 or a little over 56 per cent.

We had passed New Orleans and were rapidly closing on Cincinnati, having distanced Washington, Louisville and Buffalo. Here we might rest the case upon the phenomenal growth of American cities in the short space of 80 years, one of them, conspicuous above all the rest, having advanced in the last half of this era from 4,479 to 503,000; but this appears to be hardly more than a fair beginning of our western urban growth. Wonderful as the growth of Chicago and San Francisco has been, it is being surpassed by several other places in the valley of the Mississippi which twenty years ago had no rank above that of small villages. In 1850 the place on the Missouri River about one mile below the mouth of the Kaw, known as Kansas City, contained only 400 inhabitants. It had risen to 4,000 in 1860, but for four years remained nearly stationary, because of the civil war. In 1870 it was returned by the federal census as having 32,000, and in 1880 at 56,000 population. It now claims upon the most plausible showing 90,000, and a volume of business greater than that of St. Louis or Cincinnati, Louisville or Pittsburg. In the shipment of live stock and curing of pork and beef it ranks as the third city in the Union, and its present growth in population and wealth is believed to be at a higher rate per cent. than that of Chicago from 1860 to 1870—her golden decade. In the year 1849 the territory of Minnesota was organized out of a part of the then Indian territory of the Northwest. In 1850 President Fillmore appointed the first territorial governor, who set up the capital at St. Paul, at the falls of St. Anthony, on the headwaters of the Mississippi. The whole population in the middle of the century was but 840 souls, many of them Indians and half-breeds. In 1860 the population of St. Paul had risen to 10,600. In 1870 the census returned it at 20,800. In 1880 at 41,498, an increase of 104 per cent. in the decade. There is nothing phenomenal in this, for we have seen that Chicago and San Francisco both beat it from 1860 to 1870. But since 1880 local censuses—composed from business directories and school censuses—show the following increases: Population in 1880, 41,498; in 1881, 50,900; in 1882, 75,835, and in 1883, 106,003. A more recent publication of estimate by the St. Paul Chamber of Commerce places the population in April, 1884, at 123,000, presenting credible vouchers that it is not exaggerated. Here, then, is an increase of 81,502 in three years and four months, or 196 per cent., or within a very small fraction of 5 per cent. per month, which is equal to 600 per cent. in a decade. This more than doubles the highest rate of Chicago at her best. The neighboring city of Minneapolis, in sight of St. Paul, and destined soon to be a part of her, as Westminster is of London, or Allegheny City of Pittsburg, has increased almost, if not quite, as fast. In fact, the census show a more rapid increase in Minneapolis than in St. Paul. The figures are: Minneapolis in 1870, 13,066; in 1880, 46,887; increase, 33,821, or nearly 260 per cent. St. Paul in 1870, 20,030; 1880, 41,473; an increase of 21,343, or 106 per cent. If Minneapolis has kept up this rate of increase—and there is good authority that she has surpassed it—since 1881, she must now have over 80,000, and probably has, in fact, 90,000 population; the two together over 210,000. Here, then, at the head of the father of rivers, right in the geological centre of the continent, has sprung up in less than one average lifetime, from nothing, a city already great in population, wealth and business. If we treat these Minnesota cities as one—and they soon will be—and if we reckon up a growth for the next ten years equal to that claimed for the last three, it is inevitable that they must overtake and pass St. Louis before 1893.—*San Francisco Chronicle*.

About Wide Streets.

The *Builder* makes a strong and sensible protest against the unreasonable fashion, so prevalent in this country, of laying out streets, in places where land is cheap, of an absurd width, increasing in this way the cost of construction and maintenance, without securing any advantage whatever. On the contrary, it is reported on medical authority that the excessive width of the streets in certain towns in Illinois has become a source of nuisance and of positive danger to the health of persons living near them. These streets, on account of the expense of a proper pavement over so large a surface, are usually left with a simple gravel or mud surface, and are soon trodden in wet weather into a filthy paste, which diffuses in warm weather exhalations proportionate to its area, and in a dry time disintegrates into a semi-organic dust, which is blown in clouds over the neighborhood. Even in our large cities the approach to one of those expanses of filthy pavement, which we complacently call "breathing places," is generally marked by so strong a smell of garbage and street mud as to suggest the idea that their vicinity is not always an advantage, and in less settled places the trouble is increased by the dust. No one is likely to deny that wide streets with fresh air are desirable, but wide streets exhaling the odors of acres of filth are the reverse; and it is strange that no one should have thought before of the propriety of keeping such thoroughfares, so far as the traffic will permit, in grass, restricting the roadway to the smallest practicable limit. If a street 100 feet wide, in a city whose prosperity is a matter rather of the future, could be laid out with a 14-foot roadway on each side next the footpath, and 50 feet of well-kept grass and shrubs between it, would be far more beautiful and dignified, as well as much cheaper, than the ordinary "avenue" of suburban towns. A good example of a street of this kind has been set in the Commonwealth avenue in Boston, where four rows of elm trees, with grass and gravel-walks between, and a narrow roadway on each side, make up a street 200 feet wide, and, as now planned, more than five miles long; and in the upper part of New York the abutters on a certain wide street have united in carrying out a somewhat similar plan.—*American Architect*.

The Nicaragua Canal.

A despatch from Washington, October 14, says: A statement has been made that the President of Nicaragua has written a letter to this city in which it is declared that the American Canal concessions expired the 30th of September, and that there is a probability of the French Panama Company obtaining possession of the rights for the securing of which Secretary Frelinghuysen last session endeavored to obtain an appropriation of \$250,000. From diplomatic sources it is learned that this statement is probably true. The money which the Democratic House refused to appropriate was to have been expended in satisfying certain property interests belonging to citizens of Nicaragua, and not for the payment of any amount to American concessionaries. It was charged in the House that the amount asked for would largely go into the pockets of General Grant, General Beale and others interested in the Nicaraguan route. A Central American minister is authority for the statement that not a single dollar would have been so expended. Señor Butres, Minister for Nicaragua, Guatemala and San Salvador, who conducted the negotiations for that side, was in favor of telling the House the exact facts, in so far as Secretary Frelinghuysen overruled this, the appropriation was lost through his action; but full explanations were made to the Committees on Foreign Relations and Appropriations in both houses; and all four committees agreed in the wisdom of the policy. Behind the ostensible hostility to making secret appropriations was the active lobbying of ex-Senator Gwinn, of California, a well-known friend of De Lesseps, who, under the pretense of sustaining certain claims in what is known as the Chiriqui grant, successfully resisted among the Democrats the passage of the appropriation. It was believed that Mr. Gwinn's interest was far more controlled by De Lesseps's wishes than by any other motive. There still remains a possibility of the United States securing the route, provided the Nicaraguan authorities remain as friendly as in the past. President Barrios, of Guatemala, the leading spirit in Central America, is very strongly opposed to permitting the Nicaraguan route to pass under the control of any European company or government.—*New Orleans Picayune*.

Real Estate Department.

The past has been a broken week in the real estate market due to the Thanksgiving holiday, which, of course, interfered with the transaction of business. Everything is dull, but there ought to be an increased volume of business between now and the Christmas holidays. As the Exchange will be open soon after the New Year we will probably see an early revival of business next spring. During the coming week there will be several desirable sales.

A large number of foreclosure sales are announced for next week, and the property involved includes costly private residences, stores, tenements, factories and vacant lots. A complete list will be found elsewhere.

The conveyances printed to-day show that a great many trades have been consummated recently. Among the most important is the exchange by Siegmund T. Meyer of five tenements on East Fifty-second street for the four-story frame dwelling and stable, with grounds, at One Hundred and Fifty-fifth street, Fort Washington, belonging to Wellington Clapp, and C. P. Huntington's residence and stable No. 4 West Fifty-fourth street to John D. Rockefeller for vacant lots on the northeast corner of Fifth avenue and Seventy-second street.

CONVEYANCES.

	1883.		1884.	
	Nov. 23 to 29, inc.		Nov. 21 to 27, inc.	
Number.....	169	240	169	240
Amount involved.....	\$3,089,057	\$3,162,950	\$3,089,057	\$3,162,950
Number nominal.....	50	51	50	51
Number 23d and 24th Wards.....	25	63	25	63
Amount involved.....	\$67,865	\$61,365	\$67,865	\$61,365
Number nominal.....	6	5	6	5

MORTGAGES.

	1883.		1884.	
	Nov. 24 to 30.		Nov. 22 to 28.	
Number.....	159	211	159	211
Amount involved.....	\$1,389,765	\$2,068,456	\$1,389,765	\$2,068,456
Number 5 per cent.....	40	74	40	74
Amount involved.....	\$860,488	\$889,900	\$860,488	\$889,900
Number to Banks, Trust and Ins. Cos.....	28	55	28	55
Amount involved.....	\$548,500	\$722,500	\$548,500	\$722,500
Number less than 5 per cent.....	4	14	4	14
Amount involved.....	\$200,000	\$183,000	\$200,000	\$183,000

	1883.		1884.	
	Nov. 24 to 30.		Nov. 22 to 28.	
No. buildings.....	31	54	31	54
Cost.....	\$364,525	\$1,008,200	\$364,525	\$1,008,200

On Wednesday, December 3d, Mr. Richard V. Harnett will sell five choice houses on the east side. He will dispose of Nos. 33, 35, 41, 43 and 45 East Sixty-third street. These are fine four-story residences between Madison and Park avenues, on the north side of the street. They vary from 16 to 21 feet front, but all are 60 feet deep, with a brick extension of 12 feet additional. This is a trustee's sale and furnishes a rare chance for securing a very desirable residence. The same auctioneer, on the 5th inst., will dispose of a corner lot at the southeast corner of the Grand Boulevard and One Hundred and Fifty-first street; also a lot adjoining on One Hundred and Fifty-first street.

John F. B. Smyth will sell, on December 3d, quite a number of parcels of desirable property on Fourteenth street, Fifteenth street, Ninth avenue and Eleventh avenue. Persons desirous of purchasing would do well to secure maps so as to see the precise location of these various parcels, all of which are desirable investments.

Gossip of the Week.

John Gorman has sold, for F. R. Walker, two four-story stone front dwellings, Nos. 100 and 102 East Sixty-first street, northeast corner of Park avenue, to Mrs. E. Strong, and for the latter to Mr. Walker in exchange the four four-story stone front flats Nos. 339 and 341 East Seventy-seventh street and Nos. 229 and 231 East Eightieth street. Mr. Walker has resold the four flats to Karl Wallach.

Frederick Reed has sold for J. V. Tunnell the brown stone dwelling No. 133 East One Hundred and Twenty-fourth street to Mrs. Filer for \$10,150, and the brown stone dwelling No. 66 East One Hundred and Twenty-fourth street to Clarence Betts for \$12,000.

J. J. Smith has sold a lot on the east side of Riverside Drive, 54 feet south of Ninety-fourth street, 15x67, for \$2,100.

E. Kilpatrick reports that the dwelling No. 59 East Eightieth street, the sale of which was reported last week, brought \$39,250 instead of about \$34,000.

Adrian G. Hegeman has sold the lots Nos. 234, 236 and 238 Mulberry street, 75x100, for \$22,000, and Nos. 114 and 116 Norfolk street, 50x100, for \$19,000.

It is reported that W. H. De Forest has sold several of the eight three-story and basement brick and stone dwellings owned by him on Sixth avenue, between One Hundred and Thirtieth and One Hundred and Thirty-first streets.

M. Littman has purchased four lots on the north side of Fifty-fourth street, 175 feet west of Tenth avenue. Broker, T. B. Robertson.

Ottinger Bros. have sold the property No. 18 West Third street, 20x75, for \$12,500, to Louis Chardon.

Brooklyn.

Leonard Moody has sold a plot, 150x123, with the three-story frame dwelling, being part of the Haselhurst estate and located on the corner of New York and St. Marks avenue, for \$30,000, to a Colorado miner; a two-story brown stone dwelling, 20x42x131, No. 103 Lincoln place, to Albert Korber for \$9,000, and the two-story frame dwelling No. 391 Dean street, 20x100, to Mr. McArdle for \$4,500.

BUILDINGS PROJECTED.

	1883.		1884.	
	Nov. 24 to 30.		Nov. 21 to 28.	
No. buildings.....	88	82	88	82
Cost.....	\$150,705	\$146,725	\$150,705	\$146,725

There is a tempest in a teapot in Brooklyn over the contract awarded for building the new Hall of Records. It is charged that corrupt means were used to induce the Supervisors to adopt this particular contract; but then it will be remembered that the same allegations were made

and disproved respecting the purchase of a site for a Federal Postoffice. It is beginning to be impossible to do any public work in this country without being suspected of rank dishonesty. The competitors whose contracts are not accepted are apt to unite in defaming their successful rival. The tendency of this state of things is to make public office-holders dishonest. They naturally conclude that if they get the "name" they may as well have the "gain." In any event Brooklyn is to be congratulated upon having a new Hall of Records; we need one very badly in this city.

Out Among the Builders.

John Mulholland will break ground in a day or two preparatory to the erection of four five-story improved brick tenements on the easterly side of First avenue, 50.5 north of Forty-eighth street. They will each have a frontage of 25 feet and a depth of 70 or 80 feet. The architect is J. C. Burne.

Thomas E. Tripler intends to erect three five-story brick and brown stone tenements and stores on the southeast corner of Avenue B and Seventeenth street, at a cost of about \$42,000. The architect will be F. W. Klemt. The latter also has plans for a five-story brick and brown stone improved flat, 25x34, to be built at 372 East Tenth street, for P. Lyding, to cost \$17,000.

Julius Kastner has the designs for alterations and additions to the North German Lloyd Hall, Hoboken, 40x55; owners, Mayer & Stenneck.

J. M. Pinkney intends to erect ten three-story flats and stores on Ninth avenue. Two will be 22x60, and eight 19.8x55 each. The plans are being drawn by J. H. Valentine. This improvement has been previously reported.

John Brandt has the sketches on the boards for a five-story brown stone flat, 28x85, to be erected on the north side of Seventieth street, 72 feet west of Second avenue, for Isaac Harvey, at an estimated cost of \$18,500.

Henry Davidson has the plans for a two-and-a-half-story frame cottage, 20x40, to be erected on Tenth avenue and One Hundred and Seventieth street, for William Dick.

Brooklyn.

Th. Engelhardt has plans in hand for a two-story brick factory, 214x85, and a two-story brick shed, 385x100, to be erected at the foot of North Sixth street for Paul Weidman at a cost of \$50,000; a five-story brick brewery, 72x62, to be erected on the corner of Evergreen avenue and Forrest street for S. Liebmann's Sons—the cost will be about \$40,000; a one-story brick boiler house, 21x78, with alterations to ice house and brewery, on Myrtle avenue, near Wyckoff avenue, for Messrs. Welz and Zerweck, to cost about \$43,000, and a two-story frame dwelling, 22x48, on Evergreen avenue, near Bleecker street, for Ernst Loerch, to cost about \$2,200.

H. Vollweiler is preparing plans for a three-story frame hotel, 68x86, to be erected at Middle Village, L. I., for Mr. Times, to cost about \$8,000; four-story frame double tenement with stores, 30x50, to be erected on the east side of Bushwick avenue, 50 feet south of Prospect street, for Jacob Klein; cost, \$5,000; three two-story frame dwellings, 20x40 each, on the south side of Prospect street, east of Bushwick avenue, at a cost of \$2,900 each, for Jacob Klein.

Contractors' Notes.

Proposals for furnishing the materials and labor, and doing the work required for constructing a house for the Fire Department, to be erected on Old Slip, between Front and Water streets, for Hook and Ladder Company No. 15, will be received by the Board of Commissioners at the head of the Fire Department, at No. 155 Mercer street, until 11 o'clock A. M., Thursday, December 11.

Bids or estimates will be received at the Department of Public Works until Friday, December 5, 1884, at 12 o'clock M., for regulating, grading, paving, &c.

Proposals will be received by the School Trustees of the Twelfth Ward, at the Hall of the Board of Education, corner of Grand and Elm streets, until Thursday the 11th day of December, at 4 o'clock P. M., for erecting an addition to Grammar School-house No. 43, on the north side of West 129th street.

Proposals will also be received at the same place by the School Trustees of the Twenty-third Ward, until 9.30 o'clock A. M., on the 11th day of December, for iron stairways at Primary Department Grammar School-house No. 60, on Courtland avenue, near 148th street.

A meeting of residents on Fifth and Madison avenues took place a few evenings ago, to take steps to restrict the former thoroughfare above Fifty-ninth street to a park road. It will be recollected that this was first advocated by Mr. John D. Crimmins in our columns some time ago, and the suggestion has met with widespread approval. If drays and carts were removed from the upper part of Fifth avenue the value of property on that line would be appreciably enhanced thereby.

The Municipal Council of Paris has adopted a plan of the Metropolitan Railway for the construction of an underground road through the principal thoroughfares of that city. The authorities concede to the projectors the subsoil of some of the widest streets, thus reducing the cost per kilometer to the expense of constructing the long tunnel and two tracks. The underground road will be at a depth of eight metres below the surface of the earth.

There are about 90,000 dwelling houses in Paris. A recent municipal law ordains that henceforward no flats shall be less than 8 feet high, that in streets 25 feet wide the height of the houses must not exceed 50 feet; in streets between 25 and 32 feet wide, the height must not exceed 50 feet; in streets between 32 and 65 feet, the height must not exceed 60 feet; in streets above 65 feet wide, the height must not exceed 65 feet, and no buildings are to have more than seven stories, all included.

BUILDING MATERIAL MARKET.

BRICKS.—The week's business has been more or less broken by the holiday and unfavorable weather, and altogether it was a pretty dull market for Common Reds, but especially so on the undesirable offerings. Buyers for either early consumption or winter stock are now more than ever inclined to select closely on quality, and as a natural sequence the best cargoes are disposed of with the greatest ease. That advantage, however, confers no benefit upon sellers in the way of price, and when former top figures can be obtained, say \$6.25 or exceptionally \$6.50 per M, it is generally deemed judicious to accept them. Other descriptions grade down in valuation on a somewhat irregular line of figures, according to condition or the opportunity that may be afforded either buyer or seller for forcing some fractional favor. The supply has been pretty full and rarely made more than temporary shrinkage, as the moment vessels were unloaded they were sent back for additional cargoes, the idea being apparently to get forward as much stock as possible before the close of navigation. There seems to be an impression that the winter consumption will not be very liberal.

CEMENT.—Everything remains in pretty much the same general conditions before noted, with the exception of the natural seasonable shrinkage of demand. Foreign grades do not receive many new orders, but current arrivals have been smaller, and with most of the standard brands sold ahead there is not much of an accumulation of desirable stock, and values are well maintained. Domestic Portland manufacturers are also catching up on their orders, but making no important accumulation of stock. Rosendale sells occasionally in a small way to local dealers, who want a little more to fill up assortments, but new demand generally is light and the market dull. The shipments from the "Creek" of late have been full, as manufacturers and buyers both felt the necessity of some hurry to fill out the remaining amounts due on contract, especially for Eastern shipment. This movement appears to have produced a wonderful effect upon some one up the river, and the trade have been laughing all the week over a dispatch sent to a local daily telling of stupendous business doing along Rondout Creek, the great pressure upon the capacity of the mills, and the terrible strain upon the poor longshoremen in the efforts to promptly load vessels. There was also said to be a demand far in excess of the supply, and this was certainly a great piece of news—to those who are trying to sell.

LATH.—Receivers as a rule are looking upon the market in a cheerful, confident manner and seem fully convinced of their ability to hold the advantage for some time to come. Local demand alone, it is thought, would exhaust about all the stock expected to come forward and beside that there is a display of interest among out-of-town customers calculated to take anything there may be to spare in the way of attractive and desirable cargoes. Arrivals since our last have been fairish but a great many were again found to be under contract and it is claimed that many customers could not get the stock they wanted. We are advised to quote \$2.25 for M. as an inside figure and have reports of a refusal to sell to arrive at a higher rate.

LIME.—It is pretty much the same old market all through. Every arrival of stock from any point it is claimed finds a place without much difficulty and while dealers are filling up a little less than last season it is expected that everything likely to become available in first hands will be wanted.

LUMBER.—The condition of affairs on the general market remains about the same as last noted. The natural tendency of values is to stiffen somewhat, and here and there we find expressions of positive strength where the quality is fully attractive, but there is no decided upward tendency, nor do holders of the supply expect much of an improvement at present. All classes of buyers are slow and cautious in their movements, and the line of consumption is confined to ordinary channels with some few manufacturers already commencing to talk about having enough stock to carry them to the end of the year. From first hands the offerings continue to a fair extent, but sellers are refraining from any attempt to hurry matters, and, as a rule, find that a little patient holding brings them desirable customers. The closing of interior navigation, of course, still further shuts off many points of supply, though if necessary it is a comparatively easy matter to obtain railway transportation.

Eastern Spruce does not have an open or direct demand calculated to increase shipments in this direction even were manufacturers in a position to send forward many supplies. The market, however, is in shape to exhaust about all coming forward, and as the cost is considered fair enough, many dealers are willing to add a little to stock even where accumulations already on hand are comparatively full. Specials are not plenty, and as usual at this season all have to go either to Portland or St. Johns to be filled, and that strengthens the position of such manufacturers as may remain at work. Randoms are anywhere from \$12.50 to \$15, according to cut, etc., and from thence figures will run up to \$17 for random.

White Pine secures a little demand for building purposes, is called for by manufacturers of some specialties, and occasionally receives attention from exporters, but the general market is neither active nor promising and it is more common to hear complaints than expressions of confidence. As before noted, no class of buyers appears in any way alarmed as to probable ability to get stock when they want it, and now and then they seem to intimate that they have rather more on hand than can be considered comfortable in the present condition of trade. Values are nominally unchanged. We quote at \$16@17 for West India shipping boards; \$18@27 for South American do.; \$18@14 for box boards, and \$16@18 for extra do.

Yellow Pine has only a moderate, uncertain demand and a brief statement of the case would be to simply repeat the "dull and nominally unchanged" report. Supplies appear to be holding out well and dealers show little desire to add to stocks, while shipping orders f. o. b. at South are irregular and not altogether satisfactory. We quote as follows: Randoms, \$17@19.50 per M; Specials, \$19.50@21 do.; Green Flooring Boards, \$20@22; Dry, do., do., \$22@23; Stiding, \$20@22 do.; Cargoes f. o. b. at Atlantic ports, \$18@15 for rough, and \$18@20 for

dressed Cargoes f. o. b. at Gulf ports, \$15@14 for rough, and \$20@21 for dressed.

Hardwoods continue in very fair demand from regular sources, and while by no means brilliant or unusually promising, the market has pretty good form considering the general situation of the lumber trade. Prices vary somewhat without, however, showing anything to the detriment of holders of attractive and carefully selected stock. The export movement is slow at the moment. We quote at wholesale rates by car load as follows: Walnut, \$65@100 per M.; ash, \$33@40 do.; oak, \$30@55 do.; maple, \$20@32.50 do.; chestnut, \$25@30 do.; cherry, \$50@80 do.; whitewood, \$27@35 do., do.; elm, \$22@25; hickory, \$45@50 do.

GENERAL LUMBER NOTES.

STATE.

ALBANY MARKET.

The "Argus" reports for week ending November 25 as follows:

There were large sales and shipments during the week, probably more than in any previous week of the season, embracing all kinds of lumber. Receipts by the northern canal have about stopped, but there is a large quantity of Michigan Pine on the way from Tonawanda, all of which will probably arrive before Sunday next, on which day the canals will be closed for the season. The stock of pine is large, probably more than was ever before on the yards of the District. It is also very well assorted and much of it well seasoned. Prices are without change. Spruce and Hemlock have gone off lively and the stock on hand is light. The receipts have been small, as the water at the mills is still very low. Hardwoods are in light stock, though all kinds can still be found on the yards. Shingles are in fair supply. Lath are getting scarce, but will be kept in stock till the close of navigation.

THE WEST.

LUMBERMAN'S GAZETTE, BAY CITY, MICH.

It is now pretty definitely settled that the end has about been reached so far as lumber piling is concerned on the Saginaw River. Nearly all the mills closed down last week, and the cold weather on Monday induced the few remaining ones to halt; and unless there should be another unexpected warm spell the occupation of those who have been industriously occupied in kicking out of it what little vitality there was left in the market is gone. It will be understood, therefore, that the elements interfered in the interest of these men, when they were persistently working to their own disadvantage.

If the estimate of nearly 600,000,000 feet of lumber piled on the docks, and 200,000,000 feet of logs in the store booms of the mill owners and back in the Tittabawassee and other booms, is not too high, it will be observed that a very small stock of new logs will be sufficient to satisfy the demand which is likely to be made on this market next season.

The shipments from the river last week only footed up 12,000,000 feet, or about half the usual quantity, and not a single board of this went to Tonawanda. Prominent shippers inform us that there is not another cargo to go forward this year, and the naked poles of the vessels in the river which have been dismantled testify to the fact that lumber shipments have ceased.

Prices are unsettled as formerly, but it is expected now that the manufacturing season has closed, that settled values will be resolved on when buyers make their appearance to secure stock to enter into next year's consumption.

CARGO QUOTATIONS.

Shipping culls.....	\$6 50@ 9 00
Common.....	13 00@18 00
3-uppers.....	35 00@38 00
Bill stuff.....	7 00@ 8 00
Special lots extra.	

The Northwestern Lumberman says of the Chicago market:

The stimulation given to demand by the cut rate to Missouri River points has brought more lumber to market within the past ten days than would otherwise have been the case. About October 1 there were indications that the cargo market season was tapering off, and would likely close early. The demand was slack, freight rates low, and vessel owners inclined to shelve their craft for the winter. But when the 5-cent southwestern rate was declared the heavy shippers began to want piece stuff and common inch lumber, so as to avoid, as far as possible, the necessity of giving yard prices to their neighbors. The prospect of placing a number of cargoes, and doing so at prices a little better than had prevailed, induced the sending forward from mill points considerably more lumber than was expected previously to the cutting of southwestern rates. The effect of the new demand has been to increase receipts and stiffen prices, and thus put a nub end on to a rather dragging season.

While prices have not greatly differed from those of last week, on most sales, there have been several instances in which piece stuff has sold at \$8.75, an advance of 25 cents a thousand on ordinary sales. The higher figure has been realized in cases where the cargo was very desirable, and suited the purpose of the yard that was catering to the Kansas demand.

No. 2 inch is selling at about former prices, though instances are frequent in which dry lumber has sold at \$1 above quotations. A special demand has prevailed, for the reason before mentioned, and when that had to be met the purchaser was willing to pay outside prices. Shingles are selling at mostly unchanged prices, though there is a tendency to outside figures.

The continuance of fine weather is likely to cause considerable lumber to be sent forward, notwithstanding the lateness of the season. The regular east shore barge lines will continue to run as long as the weather will permit.

Quotations are as follows:

Piece stuff, green.....	\$8 50@ 8 75
Long timbers and joists, green.....	10 00@12 00
Coarse common.....	9 00@ 9 50
Boards and strips, No. 2, green.....	9 50@11 00
" medium, green.....	11 00@15 00
" No. 1, green.....	15 00@18 00
High grade.....	18 00@22 00

Contrary to all expectations the hardwood trade is still on its back. It is generally conceded that the present is about as dull a period as ever known to the Chicago handlers, though one or two concerns claim that their trade so far this month is a little better than for a corresponding period last month. But whatever the degree of depression may be it is a sufficiently low one to make this a very cold season for the hardwood men.

Quotations remain as before, with the same uncertainty as to actual going prices. This is a great time for the scalper, and he is getting in his work to the frequent disgust of the regular dealer. Receipts by rail continue moderate in amount, but vessel arrivals hardly ever report any hardwood cargoes. The season of navigation has about closed, and prices on maple, beech, basswood, and other woods that largely reach this market by lake, can be expected to show more firmness.

The Lumberman and Manufacturer of Minneapolis says:

St. Louis has shipped as low as 370 M and as high as 780 M per day during the last fifteen days, which is about half of last year's trade for the same time. A letter from there reports "tremendous dullness." Sales are very light at all points along the river, and prices are unsteady, especially from Davenport down. The Wisconsin lumber holders are getting ugly over the situation. They are unable to see their way clear for winter operations. With unsalable stocks of lumber on hand many of the railroad mills will do little or nothing this winter. There will be a reduction of the log cut on the Black River, but the Wisconsin and Chippewa will approximate their usual cut. The latter has a large amount of old logs. Business on the Mississippi is ended and ice is forming rapidly. Men are being hurried to the woods in all directions.

Minneapolis goes into the winter with approximately 190,000,000 feet on the sticks against 172,000,000 a year ago. The effect of the Chicago cut rate will be seen in the reduced shipments. All trade below northern Iowa has quit. St. Paul is in about the same fix.

THE PROVINCES.

The following from Montreal Journal of Commerce:

The only change of any importance in the lumber trade during the past week has been an advance of \$5 per 1,000 feet for first and second black walnut. The total exports of lumber from this port to South America during the season of navigation, now about closed, is 36,000,000 feet, against 18,760,000 feet for the corresponding period last year, showing the large increase of nearly 100 per cent. It is expected that the shipments of deals for the past season will also show a material accession to those of last year.

METALS.—COPPER.—Ingot has been subject to rumor of considerable sales on foreign account, and some of the reports put the amount very high. From regular home sources, however, the demand comes slow and irregular, and it is difficult to place more than an ordinary jobbing invoice. Prices have been easy, and at present still rather favor the buyer. We quote at 123½c. for Lake, down to 11¼c. for the more ordinary brands. Manufactured Copper dull and to some extent nominal in value at the moment. We quote as follows: Brazier's Copper, ordinary size, over 16 oz. per sq. foot, 22c. per lb.; do. do. do., 16 oz. and over 12 oz. per sq. foot, 24c. per lb.; do. do., 10 and 12 oz. per sq. foot, 27c. per lb.; do. do., lighter than 10 oz. per sq. foot, 29c. per lb.; circles less than 84 inches in diameter, 25c. per lb.; 84 inches in diameter and over, 28c. per lb.; segment and pattern sheets, 25c. per lb.; locomotive fire-box sheets, 23c. per lb.; Sheathing Copper, over 12 oz. per sq. foot, 20c. per lb., and Bolt Copper, 23c. per lb. Iron—Scotch Pig has sold so slowly as to lead to some accumulation of stock. The influence upon values is noticeable, and an easier tone prevails, though holders are not ready to shade to any decided extent. We quote at \$19.00@22.50 per ton, according to brand, etc. American Pig is going into consumption very slowly, and while some agents report a pretty close sale of the output of the furnaces, the general report is of a slow trade from first hands. Prices are unsettled, but without radical change. We quote \$19@19.50 per ton for No. 1 X foundry, \$18.00@18.50 for No. 2 X do. do., and \$16.00@17.00 for gray forge. Old Rails have been dull, a considerable margin between the asking and bidding rates tending to retard operations, though at the best buyers were quite indifferent operators. Scrap has been dull and more or less nominal in the absence of any fairly testing business, but with a general tendency in buyers' favor. We quote at \$16.50@17.50 for old tee rails, \$18@19 for double heads, \$18.50@19.00 for No. 1 wrought scrap ex ship, \$19.00@20.00 for selected do., \$16.00@16.50 for old car wheels, and \$15.00@16.50 for drop ends. Steel Rails not selling regular, and there appears to be quite a cautious disposition among a great many buyers, but a number of orders are thought to be on the market and manufacturers hold to a pretty steady margin. We quote at \$28@29 per ton for heavy sections. Manufactured iron is generally dull in tone and too unsettled in price for other than a nominal line of valuation. Supplies are ample. We quote Common Merchant Bar, ordinary sizes, at 1.90@2c. from store and Refined at 1.95@2.40c.; Rods, round and square, 2.05@2.30c.; Bands, 2.35@2.50c.; Norway Nail Rods, 5¼@6c., and domestic sheet on the basis of 2.70@3.00c. for common Nos. 10@16. Other descriptions at corresponding prices, with 1-10c. less on large lots from cars. LEAD.—Domestic Pig is still finding only an uncertain sort of demand, and the difficulties in the way of placing goods have a weakening influence upon values, especially as stocks are quite full. We quote at about 3¾@2½c. per lb., according to brand and the size of invoice handled. The manufactures of lead are steady and quoted: Bar, 4½@4¾c.; pipe, 5¾c.; and sheet, 6¾c. less the usual discount to the trade; and tin-lined pipe, 15c.; block tin pipe, 40c., on same terms. Tin—Pig secures some jobbing attention, but beyond that, demand is slow and uncertain and supplies cannot be placed until buyers are offered more or less favor on cost. We quote at 16½@17c. for Straits, 16¾@17¼c. for Australian, 17½@17¾c. for English, and 19@19¼c. for Banca. Tin Plates slow. Cokes and charcoal ternes have rather weakened of late, but bright charcoals, though quiet, were held with quite a showing of steadiness in pretty much all cases. We quote I. C. Charcoal, third-class assortment, \$5.00@5.10 for Allaway grade, and \$5.65@5.70 for Melyn grade; for each additional X add \$1.25 and \$1.50 respectively; I. C. Coke, \$4.55@4.60 for B. V. grade; \$4.65@4.70 for J. B. grade; Charcoal ternes, \$4.50@4.60 for Allaway and Dean grades 14x20; \$9.25@9.60 for do. 20x28; Coke ternes, \$4.35@4.40 for Glais grade 14x20, and \$9.15@9.20 for do. 20x28—all in round lots. Spelter has been dull and rather weak in tone, though holders refrained from pressing stocks to any extent. We quote at about 4¾@4¾c. for domestic and foreign, according to brand, quantity, etc. Sheet Zinc meeting with about usual trade all and steady at 5½@6¼c., according to quality, quantity, etc.

NAILS.—Stocks continue to be carried without any great difficulty, and there is a tendency toward a considerable display of firmness in many cases.

PAINTS, OILS, ETC.—The demand does not amount to much, and indeed, beyond calling for what may be considered a sort of ordinary trade assortment for current wants, buyers appear unwilling to enter into any contracts worthy of notice.

PITCH AND TAR.—The general movement of supplies continues of about average volume and in ordinary form, with no reported change in price.

LUMBER MARKET QUOTATIONS.

The Albany Argus gives yard quotations for the week ending November 25, 1884, as follows:

Table of lumber market quotations including items like Pine, good, 2 1/2 in. and upwards, per M. \$52 00 @ 55 00, and various other wood products.

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 of market quotations for various goods including Bricks, Pale, Jerseys, Up River, Haverstraw seconds, etc.

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

FIRE BRICK.

Table of fire brick prices including Welsh, English, Scotch, N. waste, etc.

CEMENT.

Table of cement prices including Rosendale, Portland (English), Portland Burmah, etc.

FOREIGN WOODS

Table of foreign wood prices including Cedar—Small, Mahogany—Small, Rosewood, etc.

GLASS.

Table of window glass prices including sizes like 6x8-10x15, 11x14-16x24, etc.

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

Table of greenhouse, skylight and floor glass prices including fluted plate, rough plate, etc.

HAIR—Duty free

Table of hair prices including Cattle, Goat.

IRON

Table of iron prices including Pig. Scotch, Coltless, Pig. Scotch, Glengarnock, etc.

BAR IRON FROM STORE.

Table of bar iron prices including Common Iron, Refined Iron, Galvanized, etc.

LABOR.

Table of labor prices including Ordinary, per day, Masons, Plasterers, etc.

LIME.

Table of lime prices including Rockland, common, Rockland, finishing, etc.

LATH—Cargo rate... \$ M 2 25 @

LUMBER.

Table of lumber prices for yard delivery, average run of stock, including Pine, spruce, hemlock, etc.

PLASTER PARIS

Table of plaster prices including Calcined, ordinary city, Calcined, city casting, etc.

PAINTS AND OILS.

Table of paint and oil prices including Chalk block, Chalk in bbls., China clay, etc.

SLATE. Delivered at New York

Table of slate prices including Purple roofing slate, Green slate, Red slate, etc.

STONE.—Cargo rates, delivered at New York

Table of stone prices including Amherst freestone, Amherst do do, Amherst No. 1, etc.

NATIVE STONE.

Table of native stone prices including Common building stone, Base stone, etc.

SOLDERS.

Table of solder prices including Half and half, Extra, No. 1, etc.

TIN PLATES.

Table of tin plate prices including I. C. coke, I. X. charcoal, I. C. charcoal, etc.

ZINC.

Table of zinc prices including Sheet, open.

REAL ESTATE RECORD

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NEW YORK, NOVEMBER 29, 1884.

No. 872

SALES OF THE WEEK.

The following are the sales at the Exchange Sales room for the week ending November 28:

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

C. S. BROWN.	
*107th st, No. 181, n s, 303 e Lexington av, 17x100.11, four-story brick (stone front) dwell'g. Elizabeth M. Cauldwell. (Amt due, abt \$7,600).....	\$8,000
D. M. SEAMAN.	
*102d st, n s, 130 e 3d av, 250x100.9, ten five-story brick tenem'ts. John Fox. (All right, title, &c.).....	20
SCOTT & MYERS.	
9th av, No. 305, w s, 59.3 s 28th st, 19.9x64, four-story brick store and tenem't. John Jones. (Amt due, abt \$7,950).....	10,100
OTHER AUCTIONEERS.	
Cliff st, n s, 21 w Jackson av, 18x75. John W. Decker. (Amt due, abt \$2,475).....	2,680
*Sullivan st, No. 31, s e s, 83.4 n e Grand st, 20x60, three-story brick shop. Lawson B. Bell. (Amt due, abt \$3,500).....	6,075
Walker st, No. 117, s s, 66.4 e Centre st, 25x38x25x80.2, five-story brick factory. I. T. Brown. (Amt due, abt \$13,800).....	17,700
*Interior lot, 70 s e Sullivan st, and 70 n e Grand st, 33.4x20, two two-story brick dwell'gs. Josephine L. Sherman. (Amt due, abt \$3,475).....	2,700
*Part of lot 26 on map of Rebecca Bassford property at Fordham, adj land of Harlem Railroad, 250x250. George H. Purser. (Amt due, abt \$500).....	2,350
Total.....	\$49,625
Corresponding week 1883.....	\$145,500

BROOKLYN, N. Y.

The following are the sales for the City of Brooklyn for the week ending November 28:

*Gold st, e s, 125.9 s Concord st, 21.3x82.10x21.3x84.3. John Allen.....	\$2,650
54th st, s s, 250 e 3d av, 50x100.2.....	}
55th st, n s, 250 e 2d av, 50x100.2.....	
Edward P. Day.....	6,200
Total.....	\$8,850
Corresponding week 1883.....	\$24,946

CONVEYANCES.

NEW YORK CITY.

NOVEMBER 21, 22, 24, 25, 26, 27.

Attorney st, No. 41, w s, 50 s Broome st, 25x60, five-story brick store and tenem't. Edward Krebs to Louisa Walter. C. a. G. Mort. \$8,000. Nov. 19.....	\$11,000
Broadway, No. 1347, w s, 29.7 s 36th st, 20x76.3 in two courses, x20x68.9, in two courses, three-story brick store and dwell'g. Partition. William W. Brackett to Charles Johnson. Nov. 20.....	80,175
Boulevard, w s, 25.8 n 92d st, 100x100, vacant. George W. Watson to Isidor Cohnfeld. Q. C. Nov. 21.....	1,500
Boulevard or 11th av, e s, 49.11 s 130th st, 50x75, two four-story brick tenem'ts. John Fullam to Frank G. Swartwout. Morts., &c. Nov. 24.....	nom
Boulevard, s e cor 131st st, 99.11x100. 131st st, s s, 100 e Boulevard, 50x99.11. Charles H. Hayden, exr. W. Garrett, to William L. Garrett, Martha F. Hurtzig and Laura B. Garrett. Nov. 13.....	nom
Broome st, n e cor Ridge st, 66.2x94. Release. The American Savings Bank to the Seventh Presbyterian Congregation, City New York. Nov. 14.....	nom
Centre st, w s, abt 122.10 s Walker st, 23.11x84.6x23.9x84.3.	}
Centre st, w s, 98.11 s Walker st, 23.11x84.3x23.9x84.	
Centre st, w s, 75 s Walker st, 23.11x84x23.9x83.10.	}
Walker st, s s, abt 70.3 w Centre st, 25.5x75.	
Elm st, No. 85, e s, 21.1x95.4x21.5x96.3.	}
Elm st, No. 87, e s, 104.2 s Walker st, 20.9x95x20.9x94.9.	
Elm st, No. 89, e s, 83.5 s Walker st, 20.9x94.4x10.9x93.5.	}
Elm st, No. 91, e s, 62.8 s Walker st, 20.9x93.5 x northeast 8.1 x northwest 10.11 x northeast 12.5 x northwest 81.	
Sarah H. Cornell, widow, to John B. Cornell. 1/2 part. 1/2 of morts. \$16,000. Nov. 25.....	85,000
Columbia st, No. 10, e s, 150 n Grand st, 22x65.1x22x65, three-story brick dwell'g. Release mort. Sarah E. Belknap, Westfield, N. J., to Chauncey Belknap. Nov. 19.....	nom
Same property. Sarah E. Belknap to Chauncey Belknap. 1-5 part. C. a. G. Nov. 19.....	nom
Catharine slip, No. 7, e s, 40 n Water st, 20x	}

65.1x20x63, two-story brick building with extensions, with use of alley. William Foulke and ano., exrs. Cath. B. Fish, to Aaron Hershfield. Nov. 20.....	4,850
Chrystie st, No. 58, e s, 175 s Hester st, 25x100, five-story brick store and tenem't. William A. Miles and ano., exrs. W. B. Miles, to Henry D. Miles. May 1.....	11,000
Division st, No. 170, n s, abt 84 e Essex st, 28x75x25x88.7, five-story brick tenem't. Jerome L. Renner to Lorenz Zeller. Nov. 22.....	nom
Division st, No. 164, n s, 28 e Essex st, 27.8x102x25x114.8, four-story brick stable. William Foulke and ano., exrs. Cath. B. Fish, to Charles Laue. Nov. 20.....	21,000
East Broadway, No. 94, n s, abt 261 w Pike st, 25x64, three-story brick building with store and two three-story brick extensions. William Foulke and ano., exrs. Cath. B. Fish, to Solomon Jacobs. Nov. 20.....	13,500
Eldridge st, No. 75, w s, 125 s Grand st, 25x100, five-story brick store and tenem't. Bertha Cohn to Samuel Cohn. Mort. \$20,000. Nov. 25.....	nom
Frankfort st, No. 9, s s, 28.8x103.9x32x104.3, four-story brick store and tenem't and three-story brick tenem't on rear. Joseph O'Connor to Charles L. Heins. 1-12 part. Sub-to life estate Mary O'Connor, widow. Nov. 21.....	2,500
Greenwich st, No. 473. Assignment of half of grantor's share. Teunis Quick to George S. Wilkes. In consideration of legal services. Oct. 8.....	}
Grand st, No. 110, n s, 50 e Mercer st, 25x107, five-story brick (iron front) warehouse. Caroline E. Hewitt to Mary A. Hewitt. 1-6 part. Nov. 24.....	
Hudson st, No. 553, w s, 36 n Perry st, 16.8x36.6x17.4x30.6, three-story brick store and dwell'g.	}
Perry st, No. 111, n s, 130 e Greenwich st, 25x61.8x25x64.4, three-story brick dwell'g. Foreclos. Joseph Koch to Annie McFeat. Nov. 25.....	
John st, No. 77, n s, 96.4 e William st, 25x100.2x25x98.5, four-story brick warehouse. James A. Roosevelt, exr. or trustee J. I. Roosevelt, dec'd, to William O. Roosevelt. 1-6 part. Oct. 31.....	100
Same property. Same to Cornelia C. Roosevelt. 1-6 part. Oct. 31.....	nom
Ludlow st, w s, 87.6 s Delancey st, 25x87.6.	}
Bowery, e s, 100 s Broome st, 25x104.2x25x104.2, said now to be 109.6 on s s and 110.7 on n s.	
11th st, s s, 299.10 w 5th av, 24.1x94.9. George A. Baker to Stephen G. Williams. Deed of trust. Nov. 21.....	nom
Madison st, No. 77, n s, 122.10 e Catharine st, 25x100, two-story brick dwell'g with extension. William Foulke and ano., exrs. Cath. B. Fish, to Thomas Melville. Mort. \$6,000. Nov. 20.....	11,050
Nassau st, No. 61, w s, 51.10 n Maiden lane, 23.2x48.5x23.2x47, four-story brick store and office building. William Foulke and ano., exrs. Catharine B. Fish, to Joseph Kahn and Caroline Lichtenstein, widow. Nov. 18.....	49,250
Spring st, No. 22, s s, 71.3 e Moit st, 25.5x80x25.5x85.10, five-story brick store and tenem't. Charlotte wife of and Herman Hastorf to Anna Nicolini. Mort. \$14,000. Nov. 26.....	27,500
William st, No. 159. Permission to construct windows. Myrick Plummer to William H. Gleason, Newark. Nov. 18.....	400
William st, Nos. 159 and 161. Release of easement, &c. William H. Gleason, Newark, N. J., to Myrick Plummer. Nov. 18.....	nom
Waverly pl, n w cor 10th st, 19.5x75; No. 186, three-story frame (brick front) store and dwell'g; No. 159 West 10th st, three-story brick dwell'g. William Aukamp, Brooklyn, to William D. Koopmann. Nov. 21.....	14,500
3d st, No. 18 W., 20x75. Contract. Marx and Moses Ottinger to Louis Chardon. Nov. 24.....	12,500
6th st, No. 332, s s, 200 w 1st av, 25x97, five-story brick tenem't. Maria wife of and Martin Furchtenicht to George Pries. Mort. \$9,000. Nov. 21.....	26,000
9th st, No. 635, n s, 223 w Av C, 20x92.3, four-story brick store and tenem't and one-story frame stable on rear. Joseph Heclinger to Hannah Kahnemann. Mort. \$5,000. Nov. 20.....	9,250
9th st, No. 429, n s, 238 w Av A, 25x92.3, four-story brick tenem't. Charles P. Cocks, Brooklyn, Alfred and John H. Cocks and Caroline E. wife of Leonard Spangenberg, Plainfield, N. J., heirs J. S. Cocks, to Honorah wife of John Leahy. Nov. 25.....	16,000
Same property. Release dower. Caroline E. Cocks, widow, Plainfield, N. J., to same. Nov. 25.....	nom
10th st, No. 348, s s, 71 e Av B, 23x69.3, three-story brick dwell'g. Emil Forbrich and Pauline his wife, to John Eichler. All liens. Nov. 22.....	nom
Same property. John Eichler to Pauline wife of Emil Forbrich. All liens, Nov. 22.....	nom

11th st, No. 414, s s, 369 w Av A, 25x94.8, four-story brick store and tenem't and four-story brick tenem't on rear. Margrethe Krekeler, widow, Brooklyn, to Thomas Krekeler. Mort. \$4,500. Nov. 21.....	18,000
17th st, No. 622, s s, 338 e Av B, 25x92, five-story brick tenem't. Anna Kohbertz, widow, Wood Ridge, N. J., to Morris A. Myers. Q. C. Oct. 21.....	nom
18th st, No. 421, n s, 315 w Av A, 25x92, five-story brick store and tenem't. James T. Shipman, Brooklyn, to Catharine McGrath. Mort. \$9,000. Nov. 26.....	14,000
18th st, No. 419, n s, 340 w Av A, 25x92, five-story brick store and tenem't. Richard M. Berrian to Catharine McGrath. Mort. \$9,000. Nov. 26.....	14,000
18th st, No. 134, s s, abt 388 w 6th av, 23x92, two-story brick stable. Edward Winslow, East Orange, N. J., James N. Winslow, Bay-side, L. I., and Margaret L. Winslow, Poughkeepsie, N. Y., to Thomas Kelly. Nov. 20.....	12,000
20th st, No. 35, n s, 300 w 4th av, 25x92, three-story brick store and dwell'g. Franz Neumuller to Emil M. Perhaas, Brooklyn. Sub. to all liens, also to contract for sale. Oct. 23.....	1,750
23d st, No. 244, s s, 100 w 2d av, 20.10x98.9, three-story brick dwell'g. Cornelius S. Conklin to Julia M. Drake. Nov. 21.....	13,500
25th st, s s, (?) 160 w 6th av, 20.6x82.2x20.6x82.4. Henry Maillard, Jr., to Henry Maillard and Caroline his wife. C. a. G. Mort. \$12,500. Nov. 18.....	gift
Same property. Henry Maillard to Henry Maillard, Jr. C. a. G. Mort. \$12,500. Nov. 18.....	gift
25th st, No. 240 W. Release of contract. Elizabeth C. Fraser, Jacksonville, Fla., to Ferdinand G. Soper. Oct. 30.....	nom
26th st, No. 149, n s, 170 w 3d av, 25x98.9, three-story brick dwell'g and portion of three-story brick build'g on rear. Foreclos. Andrew S. Hamersley, Jr., to James J. Martin. Nov. 21.....	12,600
26 h st, No. 502, s s, 72 w 10th av, 23x148.1, four-story brick store and tenem't and two three-story brick dwell'gs on rear. Anna de Peyster Hunt, widow, Emily M. wife of and Edward C. Lord, Morristown, N. J., to James J. Byrne. 1/2 part. Nov. 20.....	8,000
Same property. Anna L. and Emily M. Petit, by Schuyler L. Parsons, guard., to same. Infant's share. Nov. 25.....	4,000
Same property. John J. Petit to James J. Byrne. 1/2 part. Nov. 24.....	nom
30th st, s s, 100 e 1st av, 100x98.9, brick stable and frame sheds. Elizabeth G. wife of and Edward Bussell to David J. Morton. Mort. \$10,000, taxes, &c. Nov. 22.....	14,000
30th st, No. 340, s s, 147.6 w 1st av, 22.6x98.9, four-story stone front tenem't. Frederick Muller to Theresa Sasserath. Correction deed. Q. C. Nov. 25.....	nom
30th st, No. 26, s s, 362.6 w 5th av, 12.6x98.9, five-story brick (stone front) dwell'g. Lucy G. Paine wife of Henry D. to Henry G. Paine. Morts. \$17,750. Aug. 20.....	nom
33d st, Nos. 134 and 134 1/2, s s, 300 e 7th av, 37.6x82, two four-story brick flats. John H. Morris, assignee J. D. Fish, to Bernard Cohen and Wolf Endel. M. \$27,500. Nov. 21.....	31,000
33d st, Nos. 130 and 132, s s, 337.6 e 7th av, 37.6x82, two four-story brick flats. John H. Morris, assignee James D. Fish, to Bernard Cohen. Mort. \$27,500. Nov. 15.....	31,000
34th st, No. 333, n s, 380 e 9th av, 15x98.9, four-story brick (stone front) dwell'g. William A. Pascal, Brooklyn, to Sarah J. Caldwell, Poughkeepsie. Nov. 19.....	nom
Same property. Sarah J. Caldwell, widow, and James M. Caldwell, Poughkeepsie, and Addie S. Pascal, Brooklyn, to William A. Pascal, Brooklyn. Nov. 19.....	nom
34th st, No. 444, s s, 460 w 9th av, 20x98.9.	}
Vandalia st, n s, 382 e Southern Boulevard, 325x80.	
106th st, n s, 150 w 9th av, 25x100.11. Mary A. wife of William B. Pettit to Thomas F. Murtha. B. & S. C. a. G. Nov. 19.....	nom
Same property. Thomas F. Murtha to William B. Pettit. B. & S. C. a. G. Nov. 22.....	nom
35th st, No. 231, n s, 240 w 2d av, 20x98.9, three-story stone front dwell'g. Partition. John J. Macilin to Catharine Traud, Newark, N. J. Nov. 20.....	11,000
35th st, No. 315, n s, 175 w 8th av, 25x98.9, five-story brick tenem't. Stephen Murphy to John F. Connor. Nov. 8.....	750
Same property. Joseph F. Connor to Catharine Murphy. Q. C. Nov. 8.....	750
35th st, No. 309, n s, 130.6 w 8th av, runs north 98.9 x east 9.6 x south 99 to 35th st, x west 19.6, three-story brick dwell'g. George W. Ludlum to James J. Thomson. 1/2 part. Nov. 25.....	2,700
36th st, No. 261, n s, 184.7 e 8th av, 16.10x98.9, three-story brick dwell'g. Addie wife of Max Borck, and one of the heirs of Marks Levy, to Leopold Levy. 1/2 part. Nov. 26.....	5,000

37th st, No. 128, s s, 19 w Lexington av, 18.9x 49.5, four-story stone front dwell'g. Sarah Y. wife of John A. Stewart to John A. Stewart, Jr. Nov. 25. 17,000

37th st, No. 320, s s, 500 e 9th av, 25x98.9, two-story brick dwell'g and two-story frame dwell'g on rear. Margaret C. wife of and Thomas Smith to John Stewart. Mort. \$20,000. Nov. 5. 31,150

40th st, No. 446, s s, 225 e 10th av, 25x98.9x25 x98.10, four-story brick store and tenem't. Av B, n e cor 8th st, 47x93; Nos. 127 and 129 Av B, two three-story brick stores and tenem'ts; No. 297 8th st, three story brick dwell'g.

Greenwich st, No. 810, w s, 83.4 n Troy st, 20.10x75, three story brick dwell'g.

Greenwich st, No. 799, e e, 51.6 n Troy st, 24.1x77.10x24x74.6, three-story brick dwelling.

Isaac Berdan, New Barbadoes, N. J., to Christiana Conklin. May 4, 1882. 50,600

41st st, No. 551, s w cor 10th av, 17x— on crooked line to 10th av, x32.5, gore, vacant. Patrick McIntyre to Gesche Muller. Q. C. Oct. 29. 750

Same property. Julia A. Morton, widow, to same. Nov. 24. nom

Same property. Harry Norton to same. Nov. 12. nom

Same property. James C. Norton to same. Nov. 19. nom

Same property. Samuel S. Carll, trustee Julia Palmer, dec'd, to same. Nov. 25. nom

45th st, No. 8, s s, 175 w 5th av, 17x100.5, four-story brick (stone front) dwell'g. William H. Morrison to Maretta W. wife of Frederick S. Howard. Morts. \$16,000. See 45th st, Leasehold. Nov. 17. 30,000

50th st, No. 548, s s, 601.1 w 10th av, 25.8x100.5, five-story brick (stone front) tenem't. Emily C. wife of Nelson H. North, Newark, N. J., to William F. Pitschke. Mort. \$17,000. Nov. 24. 22,250

52d st, Nos. 433-437. n s, 425 w 9th av, 75x100.5, three five-story brick (stone front) tenem'ts. Marshall D. Hall and Peter N. Ramsey to Patrick McKenna. 1/2 of morts. \$91,000. Oct. 17. 84,000

Same property Patrick McKenna to Marshall D. Hall and Peter N. Ramsey. Morts. \$49,500. Oct. 17. 84,000

Same property. Release mort. Morris Steinhart to Patrick McKenna. Oct. 17. nom

Same property. Release mort. Same to same. Oct. 17. 23,000

52d st, No. 437, n s, 475 w 9th av, 25x100.5. Marshall D. Hall and Peter N. Ramsey to Mary J. Warwick, widow. Mort. \$14,500. Oct. 18. 28,000

52d st, Nos. 114-122, s s, 150 w Lexington av, 90x100.5, five four-story brick (stone front) tenem'ts. Siegmund T. Meyer to Cornelia T. wife of Wellington Clapp. Morts. \$65,000. See 155th st. Nov. 24. 125,000

54th st, s s, 122.6 w 5th av, 162.6x100.5; No. 4, four-story brick (stone front) dwell'g; No. 10, two-story brick (stone front) stable. Arabella D. wife of and Collis P. Huntington to John D. Rockefeller. See 5th av. Nov. 24. nom

54th st, n s, 175 w 10th av, 100x9.11x100x7.5, portion of stone yard. Hopper S. and Alexander H. Mott to Morris Littman. Oct. 22. 5,000

Same property. Release mort. Hopper S. Mott to same. Oct. 22. nom

Same property. Release. Myndert Lucretia and Mary A. Van Buren to Hopper S. and Alexander H. Mott. Nov. 24. nom

Same property. Release, &c. Ruth A. Wallace to same. Nov. 22. nom

62d st, s s, extd'g from 10th av to 11th av, 800x 100.5, vacant. Eleanor E. Blodgett, heir W. T. Blodgett, dec'd, to George H. Morris, Brooklyn. Confirmation deed. Q. C. Nov. 17. nom

62d st, s s, 86.8 w 4th av, 30x100.5, vacant. Henry A. Cram to William H. Appleton. Nov. 15. 22,000

63d st, No. 107, n s, 175 e 4th av, 25x100.5, three-story brick stable. Amelia J. Purring-ton, widow, Washington, D. C., to Martha A. B. wife of Lucien H. Niles. Q. C. Nov. 17. nom

Same property. Jerome B. Chaffee, Denver, Col., to Martha A. B. wife of Lucien H. Niles. Morts. \$19,823. Nov. 17. 3,128

Same property. Ulyses S. Grant, Jr., Salem Center, N. Y., to Martha A. B. Niles. Q. C. Nov. 19. nom

64th st, No. 48, s s, 135 w 4th av, 15x100.5, four-story brick (stone front) dwell'g. Thomas Reid to Meta K. Bell, widow. Mort. \$17,000. Nov. 21. 30,000

64th st, No. 50, s s, 120 w 4th av, 15x100.5, four-story stone front dwell'g. Thomas Reid to Edith Kane widow. Mort. \$20,000. Nov. 21. 30,000

70th st, s s, 125 e Madison av, 100x100.5, vacant. Charles Duggin to John Graham. Morts. \$52,000. Nov. 24. 85,000

73d st, n s, 200 e 11th av, 25x56x25x50.8, vacant. George F. Crane to Francis M. Jencks. Nov. 24. 4,000

73d st, No. 107, n s, 117 e 4th av, 21x102.2, four-story brick (stone front) flat. Fanny Weinfeld to Ferdinand A. Straus. Mort. \$17,000. Nov. 22. 29,500

74th st, No. 126, s s, 150 w Lexington av, 18.9x 102.2, three-story brick (stone front) dwell'g. Rebecca F. wife of and Charles E. Thorburn, Ridgefield Park, N. J., to Charles Bernstein. Mort. \$10,000. Nov. 25. 18,500

75th st, No. 14, s s, 125.6 w Madison av, 25.2x 102.2, four-story brick (stone front) dwell'g. Bertha wife of John B. Smith to Louis Pinder. Mort. \$37,500. C. a. G. Nov. 20. 65,000

75th st, n s, 125 w 11th av, 150x102.2, two-story frame dwell'g. Contract. James Meagher to William A. Mitchell. Sept. 5. 26,500

76th st, No. 330, s s, 100 e 2d av, 25x102.2, four-story stone front tenem't. Caroline wife of and Wilhelm F. Kubler to William and Mina Bremer. Morts. \$9,500. Nov. 26. 13,500

76th st, No. 439, n s, 75 w Av A, 25x75, four-story brick dwell'g. Mary G. Barth to Benedict A. Klein. Nov. 17. 11,250

Same property. Benedict A. Klein to Jonas Weil and Bernhard Mayer. Mort. \$5,500. Nov. 17. 11,500

77th st, Nos. 117 and 119, n s, 275 e 4th av, 50x 102.2, two five-story brick tenem'ts. Patrick Kennedy to Thomas J. Dunn. 1/2 part. Nov. 21. 1/2 of liens. 9,000

79th st, No. 154, s s, 50 e Lexington av, 20x68, three-story brick (stone front) dwell'g. Marcella Keenan to Moritz Seckel. Mort. \$8,000. Nov. 24. 15,250

80th st, No. 214, s s, 200 e 3d av, 25x102.2, three-story brick store and dwell'g.

11th av, No. 501, w s, 74.1 n 39th st, 24.8x100, two-story brick stable and two one-story frame stables on rear.

40th st, n e cor 12th av, 200x98.9, one-story brick and frame slaughter house. 10 years lease with buildings and machinery. Also 3 shares of the capital stock of the Produce Exchange; 3 memberships of the same.

Charles White, recvr., to Charles White and Horatio Reed. Nov. 17. 25,975

81st st, Nos. 413, 415 and 417, n s, 231.6 e 1st av, 75x102.2, three five-story brick tenem'ts. Mathias H. Schneider to John Schnugg. Morts. \$30,000. Nov. 22. 64,500

81st st, No. 22, s s, 222.9 e 5th av, 20.5x102.2, four-story stone front dwell'g. Benjamin A. and George N., Jr., Williams to Margaret F. wife of Jacob Campbell. Mort. \$30,000. Nov. 19. nom

86th st, n s, 150 e Av B, 129.6 to East River, x abt 100.8x136x100, two-story brick building. Theodore Foulke to Gustavus F. Swift, Chicago, Ill., and Edwin C. Swift, Lowell, Mass. Nov. 22. 20,000

86th st, n s, 279.6 e Av B, runs north abt 100.8 x east into East River, land under water, vacant. Same to same. Nov. 22. nom

86th st, n s, 150 e Av B, 50x100.8.

86th st, n s, 200 e Av B, runs north 100.8 x east 86 to East River, x southerly along river to 86th st, x west to beginning, with wharf and riparian rights. Release mort. Daniel H. Smith to Theodore Foulke. Nov. 21. 6,900

86th st. Party wall agreement. Elizabeth wife of Joseph Hillenbrand with William Henderson. Nov. 20. nom

86th st, Nos. 429 and 431, n s, 257 w Av A, 50x 100.8, two five-story brick (stone front) tenem'ts. William Henderson to John W. Haaren. Mort. \$34,500. Nov. 21. 46,000

88th st, No. 427, n s, 282 w Av A, 25x100.8, four-story brick tenem't. Contract. Jacob Wick to Charles Graecmann. Nov. 21. 15,300

96th st, n s, abt 200 w 9th av, 50x100.11, vacant. Archibald Hall to Charles H. Hall. Nov. 24. 10,000

97th st, n s, 100 w 2d av, 100x100.11, vacant. Foreclos. Edward Sandford to George A. and Theodore F. H. Meyer, trustees, &c. Nov. 21. 9,000

99th st n s, 105 e 3d av, 25x100.11, vacant. Charles E. Miller to Smith Ely, Jr. C. a. G. Nov. 21. 2,500

107th st, No. 167, n s, 219 w 3d av, 17x100.11, four-story brick (stone front) dwell'g. Foreclos. Charles De Kay Townsend to Anna R. wife of George H. Gerken. Nov. 25. 8,000

107th st, No. 169, n s, 202 w 3d av, 17x100.11, four-story brick (stone front) dwell'g. Foreclos. Charles DeK Townsend to David Thornton, Brooklyn. Nov. 26. 8,000

107th st, No. 171, n s, 185 w 3d av, 17x100.11, four-story brick (stone front) dwell'g. Foreclos. Same to David Thornton, Brooklyn. Nov. 26. 8,000

107th st, No. 173, n s, 168 w 3d av, 17x100.11, four-story brick (stone front) dwell'g. Foreclos. Same to Lavinia E. Stuart. Nov. 26. 8,000

107th st, No. 175, n s, 151 w 3d av, 17x100.11, four-story brick (stone front) dwell'g. Foreclos. Same to Lavinia E. Stuart. Nov. 26. 8,000

108th st, n s, 68 w 4th av, 17x80, four-story stone front tenem't. Foreclos. Louis C. Whiton to Matilda J. Hamilton, Poughkeepsie. Nov. 10. 8,200

108th st, n s, 51 w 4th av, 17x80, four-story stone front tenem't. Foreclos. Same to same. Nov. 10. 8,000

108th st, n s, 34 w 4th av, 17x80, four-story stone front tenem't. Foreclos. Same to same. Nov. 10. 8,000

108th st, No. 182, s s, 73 w 3d av, 27x75, four-story stone front store and tenem't. Henry T. Gray to Charles Plundeke and Gustav Brandt. Mort. \$10,000. See 125th st. Nov. 12. 22,750

108th st, s s, 73 w 3d av, 27x100. Release morts. Therese Cohn to Henry T. Gray. Nov. 18. 1,791

112th st, n s, 350 w 8th av, 20x100.11, vacant. S. Morris Lewis, Philadelphia, Pa., to George H. Brodhead. Nov. 12. nom

113th st, s e cor 4th av, 185x100.10, new build-

ings projected. John B. Smith to William Henderson. C. a. G. Mort. \$22,500. Aug. 2. consid. omit

114th st, No. 436, s s, 193 w Av A, 25x107, four-story brick (stone front) dwell'g and two-story brick dwell'g on rear. Samuel D. Mack, admr. of Samuel A. and Elizabeth M. Mack, dec'd, to George A. Mack. All liens. Nov. 24. nom

115th st, No. 328, s s, 340 e 2d av, 20x100.11, four-story brick dwell'g. Foreclos. Hamilton Morton to Julius Katzenberg. Nov. 24. 8,800

116th st, s s, 400 e 8th av, runs south 111.6 x easterly 364.5 to s s 116th st, x west 347.1, vacant. James Anderson, Brooklyn, to John Anderson. Sept. 28, 1883. 55,000

119th st, No. 410 E., 17x100.10, three-story brick (stone front) dwell'g. Contract. Patrick H. McManus to John A. Linscott. Morts. \$6,500. Nov. 15. Exchange for frame house No. 1178 Railroad av, mortgaged for 2,800.

122d st, n s, 275 w 6th av, 75x100.11, vacant. Stephen Murphy to John F. Connor. November 8. 750

Same property. John F. Connor to Catharine Murphy. Q. C. Nov. 8. 750

124th st, No. 222, s s, 265 e 3d av, 19x100.11, three-story brick (stone front) dwell'g. Augusta Crakow, widow, to Louis Mahler. Mort. \$5,000. Nov. 21. 10,500

124th st, No. 100, s e cor 4th av, 30x100.11, five-story brick tenem't. George W. Rogers to Urcilla wife of Thomas Mackellar. Mort. \$40,000. Nov. 22. 65,000

125th st, No. 2, s s, 85 w 5th av, 16.8x100.11, four-story stone front dwell'g. Charles Plundeke and Gustav Brandt to Henry T. Gray. Mort. \$15,000. See 108th st. Nov. 25. 22,750

127th st, No. 248, s s, 383.4 e 8th av, 16.2x99.11, three-story brick (stone front) dwell'g. Clara D. Lynch to Anna B. Sheldon. Nov. 24. 13,000

128th st, No. 202, s s, 85 w 7th av, 20x99.11, three-story stone front dwell'g. Foreclos. Winthrop Parker to Benjamin Richardson. Nov. 19. 12,300

128th st, No. 204, s s, 105 w 7th av, 20x99.11, three-story stone front dwell'g. Foreclos. Same to same. Nov. 19. 12,200

128th st, No. 46, s s, 297.6 e 6th av, 26.6x99.11, three-story stone front dwell'g and two-story brick stable on rear. Martha wife of and William M. Newman to Maria wife of William P. Austin. Mort. \$7,500. Nov. 24. 14,100

128th st, Nos. 217-223, n s, 205 e 3d av, 77.10x 99.11, four four-story brick tenem'ts. Frank G. Swartwout to Enoch C. Bell. All morts. Nov. 24. nom

128th st, n s, 80 e 4th av, 100x99.11.

129th st, s s, 80 e 4th av, 100x99.11, two-story brick factory. The Farmer's Loan and Trust Co., trustees Andrew McGown, dec'd, and Eliza A. S. McGown, widow, to Adelbert S. Nichols. Oct. 1. 36,000

130th st, No. 233, n s, 400 e 8th av, 16.8x99.9x 16.8x99.11, four-story brick (stone front) dwell'g. Theophilus G. Smith to William M. Johnson. Mort. \$8,000. See Franklin av. Nov. 19. 14,000

134th st, No. 18, s s, 300 e 5th av, 100x99.11, one-story frame dwell'g. Philip Daly to Horace K. Doherty. B. & S. and C. a. G. Nov. 24. 14,000

155th st, n s, 100 e 12th av, runs northeast 459.8 to 157th st, x southeast 33 x southeast 295.3 to 156th st, at point 325 e 12th av, x southwest 60 to s s of 156th st, x east 12.6 x southwest 199.10 to n s 155th st, x northwest 237.6, four-story frame dwell'g and two-story frame stable. Cornelia T. wife of and Wellington Clapp to Siegmund T. Meyer. Mort. \$40,000. See 52 st. Nov. 24. 100,000

Av A, Nos. 1541 and 1543, w s, 51.2 s 82d st, 51.4 x106.6, two five-story brick stores and tenements. Francis J. Schnugg to Henry G. Leist. Nov. 24. 52,000

Same property. Henry G. Leist to Maria A. Koch. Morts. \$27,000. Nov. 24. 52,500

Lexington av, No. 849, four story brick (stone front) dwell'g; Nos. 857 and 859, two three-story stone front dwell'gs. Norma L. Nichols to William H. Reid. All title. Nov. 21. 500

Lexington av, s e cor 96th st, 100.8x110. } 96th st, s s, 110 e Lexington av, 50x100.8. } Shanties. John Vincent and ano., exrs. and trustees John McKeon, dec'd, to Charles R. Parfitt. Nov. 25. nom

Lexington av, No. 1741, e s, 63 n 111th st, 16.5x 100, three-story stone front dwell'g. Ward B. Chamberlain, assignee J. H. Deane, to Thomas J. Tobin. Nov. 22. 8,300

Lexington av, No. 1741, e s, 63 n 111th st, 16.4 x102.2. Thomas J. Tobin to Eliza E. wife of Thomas P. Doyle. Nov. 22. 9,000

Madison av, s e cor 95th st, runs east to 4th av, x south to 94th st, x west to Madison av, x north to beginning, the block, vacant. Pelham St. G. Bissell and Florence W. Bissell to the Mayor, &c., New York. Nov. 25. 350,000

Madison av, No. 1859, e s, 17.9 s 121st st, 16x83, three-story stone front dwell'g. John H. Morris, as assignee James D. Fish, to Elizabeth Rich. Mort. \$15,400. Nov. 22. 16,800

Madison av, No. 2110, w s, 99.11 s 133d st, 20x 80, three-story brick (stone front) dwell'g. Arthur L. Meyer to Siegmund T. Meyer & Son. L. Meyer, of Siegmund T. Meyer & Son. Mort. \$9,000. Oct. 20. nom

Same property. Siegmund T. and Arthur L. Meyer, of Siegmund T. Meyer & Son, to The

LEASEHOL. CONVEYANCES.

Broadway, cor 13th st, Germania Theatre. Assign. of lease, furniture and Fixtures. Adolph Neuendorff to Octavia A. wife of Theodore Moss. Dec. 23, 1882. val consid

KINGS COUNTY.

NOVEMBER 21, 22, 24, 25, 26, 27.

Adelphi st, w s, 92.7 s Fulton st, 22x100. William A. Miles and ano., exrs. W. B. Miles, to Henry D. Miles. C. a. G. \$5,000

Same property. Charles K. Barnum to Lizzie E. wife of William M. Whitney. nom Hoyt st, e s, 40 s Union st, 20x90, h & l. Charles E. Morris to Louis Schoenfeld. Mort. \$2,500. 4,500

Same property. James Armstrong to same. Q. C. 1879. nom Same property. Elizabeth R. Tompkins, widow, to Francis V. wife of James Armstrong. 1879. 50

40th st, s s, 250 w 3d av, 100x100.2. Robert W. Drummond to Richard H. Drummond. nom
 40th st, s s, 125 w 3d av, 125x100.2. Richard H. Drummond to Robert W. Drummond. nom
 56th st, n e s, lots 10, 11 and 12, and 55th st, n e s, lots 55, 56 and 57, indef. map. Thomas Davenport, Jersey City, to Calvin Corle, of Neshanic, N. J., recvr., &c. nom
 Buffalo av, s w cor Pacific st, 55x100. Alexander McCue and ano., exrs. and trustees E. Harvey, to Patrick J. Kenedy. 1,212
 Central av, south cor Himrod st, 75x100. Ann E. Kinsey and Andrew and Charles D. Stockholm, heirs A. Stockholm and Peter Kinsey, exr. A. Stockholm, to Allen Doderworth, New York. Q. C. and release of covenant. nom
 Central av, s w s, 50 s e Jefferson st, 50x100. Anna Lingner to Martin Beilstein. Life lease, per year, nom
 Gates av, n s, 380 w Patchen av, 20x100, h & l. Ramsay Crooks, trustee for Otard, Dupuy & Co., to Minnie C. wife of Albert Lucas. 3,400
 Gates av, n s, 43 e Patchen av, 19x90. William Godfrey to Franz Kneuer. Mort. \$4,000. 8,000
 Grand av, e s, 380 s Gates av, 20x101.6, h & l. James H. Dunham to Clinton W. and Edward M. Barlow. Mort. \$7,000, and taxes, 1884. 10,250
 Greene av, n s, 160 w Nostrand av, 20x100, h & l. Henrietta Lynn to Alexander Graves. nom
 Greene av, n s, 160 w Nostrand av, 20x100, h & l. Alexander Graves to Jeremiah B. Lyon. nom
 Greene av, n s, 200 w Patchen av, 40x100. The Greene av Presbyterian Church to Henry Davidson. 2,300
 Greene av, w s, 240 n Knickerbocker av, 20x68 x20x87. Alonzo W. Crowder to Joseph Hurych. 250
 Greene av, w s, 200 n Knickerbocker av, 40x67 x40x65. George H. Crowder to Joseph Hurych. 500
 Harrison av, n e s, 45 n w Gwinnett st, 22x100. Henry Menger to John Schaub and Victoria his wife. Mort. \$600. 2,400
 Henry av, e s, 100 s Atlantic av, 75x100, New Lots. Thomas Branagan to Catherine Molloy. 1,800
 Kent av, e s, 288.8 s Willoughby av, 18x207.1. Mary A. wife of Robert Johnson to William E. Johnson. gift
 Lafayette av, s s, 60 e Lewis av, 39.10x90. Asa A. Spear to Michael J. McLaughlin. Taxes 1884. 2,560
 Lafayette av, s s, 20.7 e Navy st, 20x85.10x20x86.8, h & l. Almira L. Church to Mary E. Charles. Correction deed. 7,800
 Lafayette av, s s, 230 w Reid av, 20x100. Herman E. and Louis A. Wagner to John P. Wagner. 5,000
 Park av, s e cor Graham st, 84.3x76.1x82.6x76.1. John Reiners to Gustav C. Weidig. Correction deed. Mort. \$1,500. nom
 Putnam av, s s, 40.3 e Tompkins av, 18.8x100. Howard M. Smith to Anna Donnelly. Mort. \$3,000. 7,500
 Ralph av, s e cor Monroe st, 20x80. Monroe st, s s, 80 e Ralph av, 20x100. Broadway, n s, 25 e Suediker av, 50x100, these in East New York. Daniel Kohn, New York, to Bally Cahen. Mort on Brooklyn property, \$4,500, taxes, &c. nom and assignment of judgment
 Ridgewood av, n w cor Seigel st, 50x50, New Lots. Madison st, e s, 325 s Union av, runs south to land William H. Cozine, x east to Monroe st, x north to point 325 s Union av, x west to beginning, New Lots. Caroline Claude to Isaac L. R. Hayes, Philadelphia. exch and 1,800
 Stuyvesant av, s e cor Macon st, 80x120, h s & ls. Charles H. Fancher to Sarah E. wife of William R. Wasson. Morts., &c. exch and 2,000
 Sumner av, w s, 50 s Hart st, 50x100. Elizabeth Vandervoort, Linden, N. J., to Ransom F. Clayton. Q. C. nom
 Union av, e s, 100 n Frost st, 25x100, h & l. William deFerran to John Murcott. Taxes 1884. 2,300
 Willoughby av, s s, 238.8 e Nostrand av, 19.4x100, h & l. Adaline wife of and Sidney W. Merritt, Tarrytown, N. Y., to Matthew Mickelborough. Mort. \$1,500. 7,250
 Willoughby av, n s, 140 e Nostrand av, 20x100. William Campbell to Fannie C. wife of Emanuel Burnham. nom
 Wyckoff av, west cor Suydam st, 75x96.3x75x92.11. Ann E. Crouse, widow, to Crawford Monds. Correction deed. 700
 Wyckoff av, north cor Starr st, 25x96.7x25x97.3. George Hallenbeck to Crawford Monds. Q. C. 300
 Waverly av, w s, 184.8 s Park av, 18.7x80. Anna M. Miller, widow, to Bertha A. Miller. Reserves life estate. Mort. \$2,500. nom
 3d av, e s, 75 n 18th st, 25x100. John C. Bushfield to Jacob Hartwig. Mort. \$1,300. 2,500
 5th av, w s, 75.2 s 19th st, 25x100. Foreclos. James B. Keyes to John Davis and Sarah his wife. 6,100
 6th av, n w s, 50 n e 23d st, 75x100. Emma Roberts and Anna L. Buell to Thomas Donehue. See 5th st. Mort. \$2,000. 3,500
 6th av, e s, 22.3 s St. John pl, 21x100, h & l. John Monas to Washington Force. 14,500
 6th av, s e cor 40th st, 100.2x100. Jacob Hartwig to John C. Bushfield. nom
 7th av, w s, 50 n 18th st, 25x60, h & l. Mary A. wife of Willis B. Goodsell to Anna M. Brown. Mort., &c., \$2,825. exch

7th av, w s, 75 n 18th st, 25x60, h & l. William Taylor to James H. Darrow. M. \$2,825. exch
 Gore comprising parts of lots 840 and 841, and part of Grove st in front thereof on map of property in 9th Ward, by A. Martin, 1836, which property is north of present centre line of Butler st. Peter V. Drake to Francis Boylston, South Norwalk, Conn. Taxes, &c. 125
 Lot No. 226 map of United Freemans' Land Assoc., South Greenfield. Alfred C. Chapin, State Comptroller, to James Dunphy, Gravesend. Tax deed. 18
 Plot at Coney Island with dwelling house, Gravesend. Lucy Vanderveer to Mary T. Devlin. Q. C. nom
 Agreement to associate for purpose of building and selling houses, &c., between James R. Robbins, Wm. Andrews and F. M. Delano. Certified copy of the last will and testament of Smith D. Stannard, dec'd, Westbrook, Conn.

MORTGAGES.

NEW YORK CITY.

NOVEMBER 21, 22, 24, 25, 26, 27.

Black, Mary E., mortgagor, with Christopher Moller, exr., &c. Agreement extending reduced mortgage. Nov. 17. nom
 Boyd, David, to Robert Boyd. Wooster st, No. 199, w s, 24.6x100. Nov. 30, 1883. \$6,000
 Back, George F., to Mary J. Van Blaricum. 166th st, s s, 125 e 10th av, 25x99x25.3x95.4. Nov. 10, due Sept. 1, 1889, 5%. 3,300
 Barth, John C., to Sigmund Schwarzkopf. 2d av, w s, 50.1 n 107th st. P. M. Nov. 15, 3 years, 5%. 5,000
 Same to same. 2d av, w s, 25 n 107th st. P. M. Nov. 15, 3 years, 5%. 5,000
 Boggs, William, to Caroline S. Brown, Yonkers. 86th st, n s, 100 e Av A, 28x100.8. Nov. 24, 1 year. 2,000
 Botts, Catherine M., widow, to James M. Brown, trustee. 64th st, No. 112, s s, 115 e 4th av, 17.6x100.5. Nov. 24, 1 year. 1,000
 Baker, George A., to Stephen G. Williams. Ludlow st, w s, and Bowery, e s. See Conveys. Trust deed given for indemnification. Oct. 31.
 Brown, Melvin, to Lyman Tiffany et al., trustees Mary P. Tucker. Stebbins av. P. M. Nov. 14, 3 years. 600
 Same to Isabel T. Perry. Tiffany st. P. M. Nov. 21, 3 years. 200
 Byrne, James J., to Anna de P. Hunt, New York, and Emily M. wife of Edward C. Lord, Morristown, N. J., and Schuyler L. Parsons, guard. of Anna L. and Emily M. Petit. 26th st. P. M. Nov. 25, 3 years, 3 bonds, aggregate 8,000
 Bremer, William and Mina his wife, to Caroline and Wilhelm F. Kubler. 76th st. P. M. Mort. \$7,000. Nov. 26, 3 years, 5%. 2,500
 Bornkamp, Henry, to Caroline Klebisch. Water st, No. 660, n s, 300 w Jackson st, 25x 1/2 block. Nov. 25, 1 year. 4,000
 Cornell, John B., to Sarah H. Cornell, widow. Centre st, Walker st, Elm st. See Conveys. Nov. 25, 5 years, 5%. 60,000
 Coates, Ann E., wife of James W., to THE MANHATTAN LIFE INS. CO. 104th st, s s, 300 w 9th av, 75x100.11. Nov. 21, 1 year, 5%. 6,000
 Camp, Norah L., widow, Bay Ridge, L. I., to Sarah I. Johnston, Brooklyn. 61st st, n s, 525 w 10th av, 25x100. Nov. 15, 5 years. 15,000
 Cohn, Bertha, widow, to THE CITIZENS' SAVINGS BANK. Eldridge st, w s, 125 s Grand st, 25x100. Nov. 20, 1 year, 5%. 20,000
 Connor, James, to THE MUTUAL LIFE INS. CO., New York. 105th st, s s, 200 e 5th av, 75x 100.9. Nov. 22, due Mar. 1, 1886. 15,000
 Cranitch, Jeremiah A., to Emma Gibson. 58th st, No. 233, n s, 145 e Broadway, 25x100.5. Nov. 19, 1 year. 3,000
 Crosby, Darius G., to Charles Frazier, Brooklyn. 3d av, w s, 76.3 n 114th st, 63.4x100. Nov. 1, 6 months. 7,500
 Crossley, Hannah L., to John F. and Jas. H. Pentz, trustees J. Pentz, dec'd. St. Nicholas av. P. M. Sept. 1, 3 years, 5%. 2,760
 Dennis, Frederic S., to THE EQUITABLE LIFE ASSURANCE SOC., of U. S. 55th st, s s, 303.1 e 7th av, 21.10x100.5. Nov. 19, due Jan. 1, 1887. 12,000
 Doyle, Eliza E., wife of and Thomas P. Doyle, to Mary E. Byrne, exr. J. McMenomy. Lexington av, e s, 65 n 111th st, 16.5x100. Nov. 22, 5 years, 5%. 6,000
 Dean, George W., to Eliza Dunche. 110th st, s s, 95 e 1st av, 50x100.11. Nov. 24, 3 years. 4,500
 De la Rua, Joaquin C., to Charles Coudert. 29th st, No. 305, n s, 112.6 w 8th av, 23x98.9. Nov. 13, 2 years, 5%. 10,000
 Dodd, Gertrude W. and Bethuel L., and Anne C. Ward to THE EMIGRANT INDUSTRIAL SAVINGS BANK, City New York. Bowery, Nos. 39, 41 and 43, e s, 125.1 n Bayard st, runs east 82.7 x north 20 x west 7.5 x northerly 40.1 x west 69.10 to Bowery, x south 60.6. Nov. 12, 1 year. 50,000
 Dannenfelser, Henry, to John Bussing, Jr. Courtland av, s w cor Denman st, 50x100. Nov. 25, 2 years. 3,500
 Edwards, James J., to Lyman Tiffany et al., as trustees Mary P. Tucker. Intervale av. P. M. Nov. 14, 3 years. 200
 Edwards, James J., to Isabel T. Perry, Short Hills, N. J. Bristow st, Tiffany st, 167th st. P. M. Nov. 14, 3 years. 700
 Edwards, John, to William J. Merritt. 124th st, s w cor Lexington av, 40x73; Lexington

av, w s, 73 s 124th st, 27.11x90. Aug. 15, due Apr. 1, 1885. 6,000
 Eimer, Sophia, with Clara Ottinger, both mortgagors. Agreement as to priority of mortgages. Nov. 21. nom
 Grieshaber, Herman, to Elizabeth L. Cooper. 145th st, s s, 225 e Willis av, 25x100. Nov. 5, 1 year. 500
 George, Louis, to William and August Zinsser, trustees for Julie Tourelle. 5d st, n s, 300 w 2d av, 25x83.9. Re-recorded. Oct. 27, 5 years, 5%. 6,000
 Graham, John, to Charles Duggin. 70th st, s s, 125 e Madison av. P. M. Nov. 24, due Jan. 1, 1886. 33,000
 Same to same. Same property. Nov. 24, due Jan. 1, 1886. 6,000
 Geisenheimer, Hermann, to THE GREENWICH SAVINGS BANK. 1st av, n w cor 79th st, 27.2 x100. Nov. 18, due Dec. 1, 1887, 5%. 17,500
 Gaffney, Bryan, to Rachel Purdy. Morris av, n cor 138th st, 28.10x36x31.9x38.3. Nov. 22, 3 years. 5,000
 Gibney, Thomas, to Joseph O. Nay. 9th av, n e cor 24th st, 24x100. Aug. 1, 10 years, or installs, 5%. 20,000
 Gore, Mary A., wife of and Augustus W., and Alice A. and John J. Ward, infants, by W. P. Parker, guard., to Susie S. Thompson, Newark, N. J. 47th st, No. 410, s s, 127.6 w 9th av, 22.6x100.2. Nov. 26. 3,000
 Hampe, Adolph, to Jacob Hoffmann. Broadway, No. 57, runs through to 95 Church st., basement and part cellar. Lease. Nov. 26, demand. 9,553
 Hedges, Catharine A., to Frederick W. Von Stade. East Broadway, s s, 164.6 w Pike st, 23.2x75; Hamilton st, s s, 133.7 e Catharine st, 25x103. Nov. 24, 3 years, 5%. 6,500
 Same to Frederick W. Von Stade and ano., trustees S. B. H. Judah, dec'd. Monroe st, n s, 186.8 e Clinton st, 46.9x100; Henry st, s w cor Clinton st, 23.9x100, 1/4 part of this. Nov. 24, 3 years, 5%. 8,500
 Hoffmann, Jacob, to Phineas Seldner, Brooklyn. 3d av, e s, 50.5 s 55th st, 25x100. P. M. Nov. 25, due Dec. 1, 1887, 5%. 25,000
 Holton, Frances K., widow, to Sophia B. Babcock. 149th st, n s, 175 w 8th av, 50x99.11. Sub. to mort. \$500. Nov. 21, 1 year. 1,000
 Halsted, James C. Waterloo, N. Y., to Wilber A. Bloodgood. Beekman st, No. 45, s w s, 23.8x109.4x23.1x103.5. Nov. 24, due Dec. 1, 1889, 5%. 25,000
 Hauschild, John P., to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. Franklin st, No. 14, n e s, 75 s e Centre st, 23x100 x22x100. Nov. 25, 1 year. 7,000
 Hershfield, Aaron, to William Foulke and ano., exrs. Cath. B. Fish. Catharine slip. P. M. Nov. 20, 5 years, 5%. 2,910
 Hoffman, Harriet B., mortgagor, with Charles Raht, exr. Julius E. Raht. July 5. nom
 Holske, Benjamin F., Brooklyn, to Lucy S. wife of John C. Ely. 11th av. P. M. Nov. 15, due Mar. 18, 1887. 12,000
 Hollister, George K., and Samuel A. Friedline to George C. Kip, trustee. 65th st, s s, 280 w 2d av, 25x100.5. Nov. 24, 3 years. 8,000
 Same to Gardner A. Sage. 65th st, s s, 280 w 2d av, 25x100.5. Nov. 24, 3 years. 15,000
 Same to Rosa A. Geissenhainer, Morristown, N. J. 65th st, s s, 230 w 2d av, 25x100.5. Nov. 24, 3 years. 5,500
 Same to George G. De Witt, treasurer of St. Nicholas Club. 65th st, s s, 255 w 2d av, 25x 100.5. Nov. 24, 3 years. 15,000
 Same to Mary A. Geissenhainer, Morristown, N. J. 65th st, s s, 230 w 2d av, 25x100.5. Nov. 24, 3 years. 1,500
 Same to Morris Steinhardt. 65th st, s s, 230 w 2d av, 75x100.5. Nov. 24, 1 month. 2,000
 Hsberman, Simon, Belleville, N. J., to Clara wife of Leopold Seldner. 113th st, s s, 130 w 4th av, 100x100.11. Nov. 23, demand. 2,000
 Hayes, Peter, to Daniel Flynn. Denman st, lot 164 map Melrose South, 25x100. Nov. 22, 3 years. 250
 Heidenreich, John, to Jacob Siegel. 53d st, No. 423, n s, 325 w 9th av, 25x143x25x141; also machinery, &c. Nov. 19, 1 year. 3,000
 Henderson, William, to John B. Smith. 4th av, s e cor 113th st. P. M. Aug. 2, demand. 27,500
 Same to same. Same property. Aug. 2, 7 months. 52,500
 Same to Gordon Norrie and ano., as trustees of Helen G. N. Moke, of London, Eng. 86th st, n s, 282 w Av A, 25x100.8. Sept. 25, 5 years, 5%. 13,000
 Same to Samuel W. Milbank. 86th st, n s, 257 w Av A, 25x100.8. Sept. 25, 2 yrs. 5%. 13,000
 Same to Cara E. Whiton Stone, Boston, Mass. 86th st, n s, 282 w Av A, 25x100.8. Sub. to mort. \$13,000. Nov. 20, due April 1, 1885, 3,650
 Same to same. 86th st, n s, 257 w Av A, 25x 100.8. Sub. to mort. \$13,000. 3,650
 Same to Mary T. Stone. 86th st, n s, 257 w Av A, 50x100.8. Morts. \$33,300. Nov. 20, due April 1, 1885. 1,200
 Same to John W. Haaren. 3d av, w s, extd from 100th st to 101st st, 201.10x125. Nov. 20, due Mar. 15, 1885. 9,000
 Same to Jane Ryan. 90th st, s s, 100 w 2d av, 100x100.8. Sub. to all morts. Nov. 20, due April 1, 1885. 500
 Hoyt, Emily A., and Josephine M. Howard, widow, New York, and Mary A. wife of Edward Laurence, Jersey City, mortgagors, with Emily P. Delafield. Agreement to extend mortgage. Nov. 20. nom
 Hume, Emma A., wife of Alexander W., to Mary Van Beuren. 92d st, s s, 275 w 3d av, 25x100. Nov. 20, 2 years. 3,000

av, s w cor 65th st, 25.5x90; 65th st, s s, 90 w 1st av, 135x100.5. Nov. 26, 1 month. 10,000
Same to Anna M. Brandes et al., exrs. Fredrick Brandes. 1st av, s w cor 65th st, 25.5x90. Nov. 25, 3 years, 5%. 20,000
White, Frank, to Alonzo Kimball. 81st st, No. 224, s s, 305 e 3d av, 25.10x102.2. Nov. 26, 5 years. 15,000
Whiteman, Mary, wife of and William B., to THE EAST RIVER SAVINGS INST. 10th av, s e cor 176th st, runs southeast along 176th st 138.3 x northeast on crooked line 384.7 x northwest 146.9 to e s 10th av, x southwest 386.3. Nov. 24, 5%. 5,000
Wissmann, Celine F., widow, to John H. Glover, guard. Clara R. Jenness. 1st av. P. M. Nov. 10, 3 years, 5%. 3,000
Whelan, Patrick, to John H. Hallenbeck and Richard Davis. 41st st, s s, 125 w 10th av, 25 x98.9. Aug. 29, 1883, note. 3,000
Whom, Albin, to Philip and William Ebling. Bowers, No. 29, and No. 35 Bayard st. Lease. Nov. 19, demand. 10,000
Willett, Edward M., to Mahlon Sands et al., exrs. A. B. Sands. Delancey st, No. 289, s s, 25 e Cannon st, 21x75; Delancey st, No. 333, s s, 100 w Tompkins st, 25x75. Nov. 18, due Nov. 19, 1887, 5%. 5,000
Williams, Mary M., to THE NEW YORK SAVINGS BANK. 82d st, Nos. 349-359, n s, 225 e 9th av, 6 lots, each 16.8x102.2. 6 mortg., each \$9,500. Nov. 22, due Dec. 1, 1885, 4 1/2%. 57,000
Same to same. 83d st, Nos. 350-360, s s, 225 e 9th av, 6 lots, each 16.8x102.2. 6 mortg., each \$9,500. Nov. 22, due Dec. 1, 1885, 4 1/2%. 57,000
Wright, Stephen J., to John Ross. 130th st, n s, 170 w 6th av, 55x99.11; 131st st, s s, 157.6 w 6th av, 67.6x99.11. Nov. 19, 4 months. 6,000
Same to same. 128th st, n s, 80 e 5th av, 20x84.11. Nov. 19, 6 months. 8,000
Whitney, Victoria, wife of Charles W., White Plains, to Sophia B. Lockwood, New Rochelle. 86th st, n s, 253 w 4th av, 51x100.8; 87th st, s s, 253 w 4th av, 51x100.8. See Lockwood. 1/2 part. Nov. 24, 1 year. 3,400

KINGS COUNTY.

NOVEMBER 21, 22, 24, 25, 26, 27.

Adamson, John, to George W. Chauncey, exr. David M. Chauncey. Liberty st, e s, 100 n Concord st, runs east 73 x south 10 x east 32 x north 40 x west 105 x south 30. Nov. 25, 5 years, 5%. \$6,000
Austin, Thomas P., to Mary J. Williams. Madison st, s s, 325 w Patchen av, 25x100. Nov. 24, 5 years. 1,500
Braxton, James R., to The Germania Life Ins. Co. 1st st, n s, 220 w 5th av. P. M. Nov. 21, due Nov. 30, 1885, 5%. 2,625
Burke, Richard, to The South Brooklyn Savings Inst. Columbia st, e s, 100 s Coles st, 25 100. Nov. 24, 1 year, 5%. 2,500
Cragg, Gowen H., to Eugene H. Richards, Boston, Mass. North Portland av, No. 101, e s, 541.8 n Myrtle av, 20x100. Nov. 22, demand. 1,000
Chapman, Edwin N., to Isabel M. Chapman. Atlantic av, s w s, 159 s e Clinton st, 22x80. July 1, 5 years, 5%. 6,000
Clark Samuel D., to James Hall, exr. and trustee Thomas C Moore. John st, n s, 216.8 w India st, 16.8x67.3x16.10x64.9. Nov. 22, 3 years, 5%. 2,000
Same to Daniel K. Hall, Jr. Glen Cove, L. I. India st, n s, 233.4 w Manhattan av, 16.8x69.8x16.10x67.3. Nov. 22, 3 years, 5%. 2,000
Same to same. India st, n s, 195 e Franklin st, 16.8x100. Nov. 22, 3 years, 5%. 1,500
Clayton, Ransom F., to Mary Rogers. Sumner av, w s, 73.4 n Pulaski st, 3 lots, each 17.9x82. 3 mortg., each \$4,000. Nov. 26, due Nov. 1, 1887. 12,000
Dan, William L., to Elizabeth W. Aldrich. Greene av, s s, 360 e Bedford av, 40x100. Nov. 26, demand. 11,000
Devine, Catharin, to Alexander De Groot. India st. P. M. Nov. 17, 1 year. 500
Duvall, William, to Mary A. Bodine, Bridgeport, Conn. Atlantic av, s s, 175 e Smith st, 25x90. Nov. 25, 2 years. 1,200
Enright, Catharine, widow, to The South Brooklyn Savings Inst. State st, s s, 95 w Columbia st, 20x70. Nov. 24, 1 year, 5%. 2,400
Everitt, Caroline L., to Susan E. Miller. Park pl. P. M. Nov. 25, 5 years, 5%. 2,500
Eddy, George M., to The East Brooklyn Savings Bank. Greene av, s s, 165 e Clason av, 20x100. Nov. 22, 1 year, 5%. 4,500
Edgar, Samuel, to The Mutual Life Ins. Co., New York. Sterling pl, s s, 315.5 w 6th av, 20x100, already mortgaged to said insurance company. Nov. 21, due Mar. 1, 1886. 2,500
Finn, Richard A., heir Jane Finn, to Thomas Martin. Magnolia st, s e s, 275 s w Knickerbocker av, 25x100. Nov. 26, due June 1, 1885. 60
Gane, William, to Richard W. Rhoades, Jamaica, L. I. St. Marks av, n s, 300 w Underhill av, 50x131. Nov. 20, 3 years. 2,000
Glover, William H. H., to Sylvester D. Tut-hill, Rocky Point, L. I. Van Buren st, s e s, 136 n e Broadway, 18x100. Nov. 22, due Oct. 1, 1887. 2,200
Hinsman, Rudolph, to Frederick Graf. Georgia av, e s, 300 s Fulton av, 25x100. Nov. 24, 2 years. 1,200
Hoffmann, Otto F., to George Loffler. Myrtle st. P. M. Sept. 18, 5 years. 4,500
Hughes, William, to William Henderson, Baldwin, L. I. North 2d st, s s, abt 60 e 2d st, 75 x88.10x75x86.2. Nov. 22, 3 years. 2,000
Harourger, Mary, to Emma wife of Nathan

Metzger. Powers st, s s, 82 e Humboldt st, late Smith st, 18x56. Nov. 20, 3 years, 5%. 600
Hayes, Isaac L. R., Philadelphia, Pa., to Caroline Claude, New Lots. Madison st. P. M. Nov. 18, 1 year. 800
Same to same. Ridgewood av, Seigel av. P. M. Nov. 18, 1 year. 1,000
Hunt, Anne, wife of and John, Fort Hamilton, L. I., to Franklin W. Taber. Stewart av, s e s, 50 n e Denyse st, 50x86.6. Nov. 22, 3 yrs. 500
Huryck, Joseph, to Philip Schmidt. Greene av, n w s, 200 n e Knickerbocker av, 60x69x60x65. Nov. 20, due Oct. 1, 1886. 1,000
Holden, Sarah C., wife of Edward J., Port Jervis, N. Y., to The Newell Universal Mill Co. Ainslie st, s s, 228.6 w Lorimer st, 22x100. Nov. 24, 1 year. 850
Hall, William D., to Stephen C. Williams, New York. 2d st, s s, 100 w Bond st, 20x100. Nov. 25, 3 years. 1,800
Same to same. 2d st, s s, 100 w Bond st, 20x100; also Troy av, s e cor Pacific st, 49x115. Nov. 25, 2 years, installs. 700
Same to same. Troy av, s e cor Pacific st, 49x115. Nov. 25, 3 years. 800
Holder, Alfred, to George Carpenter, Jamaica, L. I. Middagh st, n s, 100 e Hicks st, 25x100. Nov. 26, 3 years. 3,000
Hunter, Sarah, to The Mutual Life Ins. Co., New York. Ryerson st, w s, 40 s De Kalb av, 20x80. Sept. 1, due Mar. 1, 1884. 4,500
Jenkins, John A., to Robert Lewis. Milton st, s s, 788 e Franklin st, 42x100 x west 10.8 x north 0.6 x west 31.4 x north 99.6. Aug. 26, due Feb. 15, 1886. 2,000
Knappicann, William, to Rebecca S. Monfort, Oyster Bay, L. I. Willow st, s s, 100 w Cypress av, 100x100. Nov. 24, due Dec. 1, 1889. 900
Levy, Ludwig, to The Kings County Savings Inst. Broadway, s s, 125 e Lewis av, 25x91.10. Nov. 24, 1 year, 5%. 5,000
Long, Charles, to Ralph Pomeroy and ano., exrs. Michael P. Mason. 8th st, n s, 156.9 e 7th av, 17.4x100. Nov. 17, 1 year, 5%. 3,500
Levison, Elizabeth R., to The Long Island Bank. Myrtle av, s s, 73.4 e Adams st, 24.5x75. Nov. 22, note. 5,500
Lucas, Minnie C., wife of and Albert, to Ramsay Crooks, trustee for Otard, Dupuy Co. Gates av. P. M. Nov. 24, 5 years. 3,000
McCafferty, James, to The Williamsburgh Savings Bank. Manhattan av, e s, 150 n Meserole av, 25x105. Nov. 24, 1 year, 5%. 3,000
Molloy, Catharine, to Mary J. wife of Charles H. Wadsworth. Henry av. P. M. Nov. 22, due Dec. 1, 1887. 1,800
Moran, Michael, to Daniel J. O'Connor and ano., exrs. Daniel O'Connor. President st. P. M. Nov. 22, 3 years, 5%. 2,500
McCloskey, Julia A., wife of and John, to Sarah A. Peek, New York. Carroll st, n s, 199 w New York av, 76x127.9x47x131.6. Nov. 22, due July 1, 1889. 500
McNulty, Emily I. and Hannah M., to Michael Bennett and ano., exrs. Thomas Wheeler. Fleet st, s e s, 92.10 n e Lafayette st, runs southeast 50 x southwest 1.3 x east 26.9 to Debevoise st, x north 15.7 x west 13.7 x northwest 50 to Fleet st, x southwest 20. Nov. 17, 3 years. 3,000
Milea, Honora, to Bridget Hart. 18th st. P. M. May 16, due Nov. 1, 1887. 300
Mickelborough, Matthew, to Adeline wife of Sidney W. Merritt, Tarrytown, N. Y. Willoughby av. P. M. Nov. 17, due Dec. 1, 1887. 3,000
Merkle, John, to Gottfred Jager. Powers st, n s, 75 w Leonard st, 25x100. Nov. 20, 3 years, 5%. 500
Mohr, Barbara, wife of Jacob, to William and Margaretha Kolb. Hopkins st. P. M. Nov. 24, due Jan. 1, 1890, 5%. 2,800
Murcott, John, to William McFerran. Union st. P. M. Nov. 24, installs. 2,000
McCarren, Hugh, Jr., to Charles J. Patterson. Rapelyea st, s e cor Manhasset pl, 22x80. Nov. 5, due Mar. 25, 1885. 500
McGuigan, James, to Charles M. Earle, exr. Jonas W. Milspaugh. Smith av, n e cor Broadway, 100x75. Nov. 24, 1 year. 1,500
McLaughlin, Michael J., to Mary Boorman. Lafayette av, s s, 60 e Lewis av, 19.10x90. Nov. 20, 3 years. 3,500
Same to Catharine E. Waterbury, formerly Catharine E. Kohler, trustee John F. Kohler, dec'd. Lafayette av, s s, 79.10 e Lewis av, 20 x90. Nov. 25, 3 years. 3,500
Newcomb, Helen E., to Mary E. Lequin. State st, s s, abt 175 e Hicks st, 25.9x100x25.7x100. Nov. 25, due Dec. 1, 1887, 5%. 5,500
Oakley, Emma A., wife of and Edward F., to Horatio W. Oakley. 13th st, s s, 239.6 e 5th av, 16.8x100. Nov. 17, 5 years, 5%. 500
Oulton, Sampson B., to John R. Hughes. President st, s s, 225 w 3d av, 62x100. Nov. 24, due Dec. 1, 1885. 416
Pomeroy, Mary M., wife of Thomas S., to The Farmers' Loan and Trust Co., as guard. of Nathalie Nachtel. Macon st, s s, 45 w Tompkins av, 20x100. Nov. 19, due Nov. 1, 1887. 4,700
Post, Samuel W., to Phebe R. wife of George Kissam. Van Buren st, s e s, 118 n e Broadway, 18x100. Nov. 17, 3 years. 2,500
Same to Lucy A. Vanrein. Same property. Nov. 1, 5 months. 500
Peters, John T., to Charles Craske. Van Sinderen av, e s, 135 n Liberty av, 40x100. P. M. Nov. 1, 1 year. 900
Porter, John G., to Fanny Wahrenberger, admrx. Jacob F. Wahrenberger. Macon st, No. 798, s s, 118.6 w Hopkinson av, 16.1x100. Nov. 20, 1 year, 5%. 1,600

Same to same. Macon st, No. 794, s s, 150.8 w Hopkinson av, 16.1x100. Nov. 20, 1 year, 5%. 1,600
Post, Samuel W., to Lucy A. Vanrein. Van Buren st, s e s, 100 n e Broadway, 18x100. Nov. 1, 5 months. 500
Same to Louis D. Giroux. Van Buren st, s e s, 100 n e Broadway, 18x100. Nov. 15, due Nov. 1, 1887. 2,200
Same to William H. H. Glover, New York. Van Buren st, s e s, 244 n e Broadway, 156x100. Nov. 20, 1 month. 1,500
Roberts, Emma, and Anna L. Buell to Emeline A. wife of John P. Owen. 5th st, s s, 187.10 e 6th av, 17.9x100. Nov. 1, 3 years, 5%. 3,000
Redmond, William, to Emma L. Knight. Prospect pl, s s, 57.2 e Bedford av, 25x69.5x25.5x64.5. Nov. 22, due Dec. 1, 1887. 600
Rhodes, Lewis, Westbrookville, New York, to Sophie G. Parker, Hempstead, L. I. 11th st, n s, 95.9 w 5th av, 333.0x100. Nov. 22, demand. 1,500
Rudiger, Max, to Silas Ludlam. Livingston st, n w s, 42 n e Nevins st. P. M. Nov. 20, 3 years, 5%. 5,000
Rogers, Samuel B., Jersey City, N. J., to John W. Timpson, guard. of Bessie S. and Alice Hopkins. Livingston st. P. M. Nov. 20, 3 years. 4,500
Reichert, August, to Charles D. King and George W. Adams. Baltic av, s s, 25 w Snedeker av, 25x100. Nov. 24, 6 months. 185
Sherwood, Sallie, wife of and Charles K., to The Brooklyn Hospital. Greene av, n s, 20 e Vanderbilt av, 20x68.2. Nov. 25, due Dec. 1, 1889, 5%. 6,000
Streeter, Martin V. B., to The Dime Savings Bank, Brooklyn. Henry av, w s, 87.6 s Atlantic av, 50x200 to Snedeker av, x north 75 x east 100 x south 25 x east 100. Nov. 25, 1 year. 1,000
Shaw, Julia A., wife of James E., to The Mutual Life Ins. Co., New York. Harrison st, s w cor Court st, runs south 111.3 x west 112.6 x north 17.7 x east 8.11 x north 5 x east 83.10 x north 90.3 to Harrison st, x east 19.9. Nov. 24, due Mar. 1, 1886. 25,000
Same to John Stimmel. Same property. Nov. 24, 1 year. 4,500
Stewart, James W., to Sarah Donald, extrx. Robert Donald. Quincy st. P. M. Nov. 10, 1 year. 5,000
Same to William J. Sayres. Quincy st, n s, 775 e Bedford av, 100x100. Nov. 10, 1 year. 1,000
Storch, Amalia, to Karl and Augusta Enderle. Walton st, s s, 275 w Throop av, 25x100. Nov. 24, 4 years, 5%. 2,500
Sunderland, John, to Andrew D. Baird. Hooper st, n s, 85 w Harrison av, runs west 40 x north 87 x southeast 54 x northeast 3 x southeast 60. Nov. 25, 1 year. 2,000
Smith, George H., to William H. Caswell et al., trustees John Caswell, dec'd. Putnam av. P. M. Nov. 22, 1 year. 2,250
Same to same. Madison st. P. M. Nov. 22, 1 year. 2,250
Straub, Catharine, wife of and George, to The Williamsburgh Savings Bank. Stockton st, s s, 275 e Sumner av, 25x100. Nov. 12, 1 year, 5%. 2,700
Shehan, Thomas, and Catharine his wife, to James F. Murray. 5th st, n s, 390 e Smith st, 22x100. Nov. 22, 3 years. 500
Smith, Elizabeth J., to The Dime Savings Bank, Brooklyn. Joralenion st, s s, 77 e Clinton st, runs south 112.9 x east 32.8 x south 0.8 x east 16.8 x north 119.3 to Joralenion st, x west 49. Nov. 24, 1 year, 5%. 10,000
Ten Eyck, Blendenia S. C., Somerville, N. J., to Joseph Lee. Pulaski st, s s, 180 e Lewis av, 20x100. Nov. 22, due Nov. 1, 1885. 1,200
Thiel, Sarah, wife of William R., to Angelina Fisher, Bloomfield, N. J. Herkimer st, n s, 175 w Hopkinson av, 25x100. Nov. 1, 3 years. 400
Von Tagen, Susan A., Stratford, Conn., to Elizabeth Sands. Franklin st, e s, 25 n India st, 25x95; Franklin st, s e cor Huron st, 25x95. Aug. 30, 3 years, 5%. 3,000
Vrooman, Frederick C., to William J. Sayres. De Kalb av, n s, 225 e Lewis av, 20x100. Nov. 17, 3 years, 5%. 2,000
Webster, Frank D., to Maurice Fitzgerald. 19th st. P. M. Nov. 24, due Dec. 1, 1886. 450
Will, Martin, to Jeremiah Ervin. 17th st, n e s, 302.6 n w 5th av, 22x100.2. Nov. 24, 5 years, 5 1/2%. 1,700
Westberg, Mary A., Matteawan, N. Y., and William F. Hill to John Schofield, Matteawan, N. Y. Vermont av, e s, 225 n Virginia av, now Fulton av, 75x206 to Wyckoff av. Nov. 15, 1 year. 500
Wagner, John F., to Louis A. Wagner. Lafayette av, No. 1008, s s, 230 w Reid av, 20x100. P. M. May 1, 3 years. 3,000
Watson, William and Jennie, to Section Two First Union Co-operative Building Assoc. Palmetto st, No. 135, n w s, 200 s w Central av. P. M. Nov. 24, 10 years, installs. 2,581

MORTGAGES --- ASSIGNMENTS

NEW YORK CITY.

NOVEMBER 7 TO 20—IN PART.

Jackson, Townsend and Henry W., to Julia C. Putnam. \$8,074
June, George F., Monmouth Junction, N. J., to Jacob Rosenstein. 2,000
Knevals, Sherman W., to Sherman W. Knevals, exr. Henrietta J. Warner. 1884. 3,000
Kahneman, Hannah, to Lotte Newburger. 6,000

Kent, Annie J., wife of Frank W., Bay Ridge, L. I., and Henry G. Julian, Jr., Brooklyn, to Ellen F. wife of William E. Palmer. 2,950
Keyes, Maria D. and Wm. E., exrs. G. Keyes, to Maria D. Keyes. nom
Lambert, Garetta V., to Susan A. Reger, New Germantown, N. J. 3,000
Levin, Marks, to Ignatz Schultz. 3,150
Lowerre, Alfred W., Pleasant Valley, N. Y., to John S. Watkins, Fort Lee, N. J. 6,000
Laurence, Frank M., to Elizabeth R. Walsh. 4,043
Loew, Frederick W., presdt. Grand Central Bank, to Patrick Treacy. 1878. consid. omitted
Migel, Hannah, to The Mutual Benefit and Burial Soc. of the Congregation Gates of Prayer, City New York. 2,000
Munsell, Charles E., to Sherman W. Knevals. 1883 3,000
McManus, Patrick H., to Isaac Hochster. 1,600
Middlebrook, Frederic J., to Samuel S. Sands. 20,000
Monyea, Joseph, to John, John W. and George W. Nix, of John Nix & Co. 1,000
Mead, Cornelius, Greenwich, Conn., to Letitia King. 3,575
Noble, James C., Brooklyn, to Philip Kelland. nom
Neale, Mary J., and ano., admrs. G. T. Neale, to Jesse Neale, Brooklyn. 8,356
Nichols, Euphemia A., to Henry Midden-dorf. nom
Ott, John, to Louis J. Heintz. 1,000
Same to Robert R. Sherwood. 550
O'Brien, Agnes, to Ann Fraly. nom
Patterson, William T., et al., exrs. W. W. Crane, to Harold L. Crane. 4,500
Phillips, Jonas, exr. and trustee O. Fabbricotti, to Adele A. Fabbricotti, trustee. Platt, Louisa S., to Augusta M. Bibby. 4,490
Proctor, Arabella G., Centre Rutland, Vt., to Volney P. Slocum, Brooklyn. nom
Proctor, Redfield, Centre Rutland, Vt., to Volney P. Slocum, Brooklyn. nom
Pancoast, George W., and ano., admrs. T. Bale, Sr., to Sarah Bale, Stapleton S. I. Prime, Frederick, exr. Lydia H. Prime, to Emily P. Delafield. 8,516
Roe, Alfred, trustee Henry G. Griffen, to William H. Scott, exr., &c. 1,075
Reid, Thomas, to Samuel Riker, Newtown, L. I. 2,535
Roosevelt, James A., trustee for Chas. Y. Roosevelt, to Alfred Roosevelt and ano., guards. William O. Roosevelt. nom
Same to Alfred Roosevelt and ano., guards. of Cornelia C. Roosevelt. nom
Scanlon, Michael, to Jane Reilly. 900
Schwarzschild, Joseph, to The German Savings Bank, New York. 11,000
Slocum, Volney P., Brooklyn, to Anson P. Stokes et al., exrs. and trustees Caroline P. Stokes. nom
Same to same. nom
Smith, Bertha, to Arthur S. A. Keller. nom
Stern, Anna, to Joseph and Magdalena Koller. 2,000
Suter, Hales W., admr. Samuel D. Bradford, dec'd, to Adolph D. Straus. 9,500
Schuyler, Garret L., guard. Sarah L. E. Miller, now Preston, to Sarah L. E. Preston, formerly Sarah L. E. Miller. nom
Same to same. nom
Stagg, David J., and ano., exrs. Hannah Frye, to Minnie Frye. 7,500
The Bank for Savings, City New York, to William H. and Alfred N. Beadleston, Ernest G. W. Woerz and De Forest Fox, of Beadleston & Woerz. 8,000
Thorn, William K., Newport, R. I., to Letitia King. 1,532
The Bank for Savings in the City of New York to Harriette M. Boyd and ano., exrs. James M. Boyd. 8,500
The Bowery National Bank, New York, to Annie Duff. nom
The Dry Dock Savings Inst. to Gustavus Krebbiel. nom
The Eagle Fire Co., New York, to William Campbell. 7,815
Tufts, Lewis C., to Aaron Hershfield. nom
Timpson, Ann E., to Charlotte O. Austin, Philadelphia, Pa. 6,500
Van Wagenen, Bleeker, exr. Jane B. Fox, to Edward Colgate. 7,000
Von Natzmer, Hermann, to Michael Gies. 2,913
Vanderpoel, Aaron J., as admr. Jesse O. Vanderpoel, to Samuel O. Vanderpoel. 1,500
Van Dolsen, Iabella, widow, to S. V. Tripp. 5,000
Work, Cornelia A., widow, to Horace I. Morton and ano., exrs. Charles P. Hubbell. 5,000
Wagner, Frederick, to John L. Bruning. 2,000
Webster, Agnes M., wife of George P., to Henry W. Lee, as trustee Frederick R. Lee, dec'd. nom
Woodford, Julia E., wife of Stewart L., Brooklyn, to Freborn G. Smith. 3,000
Warner, Anne and Kate, to The Institution for the Savings of Merchant's Clerks. 31,000
Woolley, Oliver J., Eliza J. Reed, Mary A. Simmons, Sarah A. Jarvis and Phoebe A. Vermilye to Henry C. Woolley. 5,600
Wetmore, Edmund, trustee of Mary H. Spring, to Alexander Hamilton et al., trustees Liverpool & London Globe Ins. Co., &c. 6,250
Wiener, Eliza, Philadelphia, Pa., trustee of Amelia Dougherty, to Amelia Dougherty. 1878. Re-recorded. 7,500

NOVEMBER 21 to 27—INCLUSIVE.
Berrian, Anna L., to Robert Courtright. \$550
Bosworth, Juliet A., to Cordelia E. Macpherson, extr. G. G. Yvelin. nom
Churchill, Jane R., widow, New London, Conn., to William H. Philipset al., exrs. S. Philips. nom
Cronly, John E., to Phoebe Smith et al., exrs. I. H. Smith. 3,000
Chenoweth, Catherine R., to Augustus T. Gillender. 1,356
Danziger, Max, to Louis Bossert, Brooklyn. 4,000
Dimmick, Alice, admr., &c., J. C. Dimmich, to John A. C. Gray. nom
Fleming, Charles E., to Edward Brennen and Catharine his wife. 5,147
Fraser, George S., exr. of Emma B. Corning, to Ephraim L. Corning, admr. of Ephraim Corning. 1,000
Frisbie, Lottie R., formerly Handy, to Edward Winslow. 12,588
Gray, John A. C., to Alice Dimmick. nom
Gregor Charles R., to Mary Canis. 3,000
Henry, Sarah M., to Bernhard Beinecke. 5,000
Kingsland, George L., et al., exrs. A. C. Kingsland, to George L. Kingsland et al., trustees Cornelius F. Kingsland. nom
McManus, Patrick H., to Isaac Hochster. 1,000
Nichols, Emmeline S., to The German Savings Bank City New York. 8,000
Nichols, S. Eugene, to Euphemia A. Nichols. 8,000
Nichols, Richard M., to Emmeline F. Nichols. 7,000
Ohl, Mary, et al., exrs. E. Ohl, to Maria Furchtenicht. 12,225
O'Kane, Thomas J., to Patrick Havey. 1,000
Oppenheimer, Edward, and Isaac Metzger to Samuel D. Bussell, exr. C. Bussell. 11,000
Patterson, Samuel P., exr. W. C. Patterson, to Susan Westcott. 1,500
Same to Lucy Cornell. 5,000
Same to Sarah Archbold. 1,500
Pell, Orleans R. E., to Francis T. Garretson, trustee for Harriet S. Wetmore. 5,000
Purdy, Margaret D., to Sarah W. Howard, Utica. nom
Risdon, Richard P., to Joseph J. Carbery. 1883. 2,500
Roosevelt, James A., trustee for Frederick Roosevelt, to Alfred and W. Emlen Roosevelt, trustees. 12,262
Roosevelt, James A. and Alfred, trustees for Frederick Roosevelt, to Alfred and W. Emlen Roosevelt, trustees. 9,219
Same to same. 9,219
Robinson, Thomas W., to The J. L. Mott Iron Works. nom
Shedlinsky, Moses or Morris, to Simon Bing, Jr. 3,000
Sheldon, Anna B., to Clara D. Lynch. 1,009
Smith, John B., to Louis Linder. nom
Same to same. nom
Same to Michael C. Miller. 1,800
Stetson, Lucy A., extr. Melinda P. McCall, to Helen A. Stetson. 12,000
Stetson, Helen A., to Lucy A. Stetson. 12,000
Stickney, Mary E., et al., exrs. C. L. Stickney, to Sarah E. wife Daniel D. Youmans. 2,517
The Aetna Ins. Co., New York, to James Olwell. 619
The United States Trust Co., New York, to Emma A. Egan, Sing Sing. nom
Thomas, Deborah C., to Eliza Dean. 4,000
Wainwright, Margaret L., to Octavus I. Norris. 4,500
Weeks, Francis H., exr. J. J. A. Bristed, to William P. Stevenson, Roselle, N. J. 11,000

CHATELLES.

NEW YORK CITY.
NOVEMBER 21ST TO 27TH—INCLUSIVE.
SALOON FIXTURES.
Auerbach, H. 43 Suffolk...G. Ringler & Co. (R) \$350
B chold, J. 408 W. 41st...G. Ehret. (R) 200
Beuermann, L. F. 454 8th av...G. Ehret. 2,500
Bohl, H. 14 Av D...L Eppig. 250
Brucks, E., Jr. 433 W. 39th...A. Finck & Son. 250
Breunig, F. 194 William...W. Meyn. 1,100
Buel, A. 152 South...Bernheimer & S. 2,500
Buel, A. 136 South...Bernheimer & S. 500
Buel, A. 85 South...Bernheimer & S. 1,000
Busse, B. 13 Chrystie...Br waiser Brewing Co. 300
Curley, T. 441 W. 13th...M. Curley. 250
Davidek, P. 523 6th...P. Doelger. 450
Doyle, T. 61 4th av...J. Kress Brewing Co. 200
Fleming, McCloskey. 35 Oak...T. C. Lyman & Co. 100
Flemming, P. W. 35 Oak...F. & H. Fedderke. Pool Table. 100
Garvey, J. F. 1873 2d av...T. C. Lyman & Co. 454
Goettler, C. 49 Pitt...H. Kiefer. (R) 400
Hagen, P. 441 W. 39th...Shook & Everard. 165
Hampe, A. 57 Broadway...J. Hoffman. 2 morts., each 9,553
Hart, H. 215 Broome...F. Oppermann, Jr. 75
Herbst, F. and Bertha. 144 Elm F. Foehrenbach. 275
Houghtalin, F. 21 University pl...H. Vogel. (R) 105
Jaenicke, C. 102 Allen...F. Foehrenbach. 125
Johnson, Rachel. 412 7th av...J. Curry. Restaurant. 75
Kus, F. 1093 1st av...Schmitt & S. 150
Kelly, J. R. 167 3d av...U. S. Standard Billiard Co. Pool Table. 190
Kelley P. J. 110 W. 53d and 1237 Broadway...D. G. Yuengling, Jr. 10,000
Krone, H. 432 E. 17th...J. Eichler. (R) 250
Kuntz, A. 40 Wooster...Schmitt & S. (R) 400
Kuntz, A. 40 Wooster...Schmitt & S. (R) 80
Lallment, Maria. 235 W. 26th...H. B. Fehar-mann. 200
Lauermann, F. 256 W. 20th...J. Eichler. 600
Loringet, E. 7 Clinton pl...J. Eichler. 300
Meise, W. 235 E. Houston...A. & J. Doelger. 250

Meehan, Bridget. 2274 1st av...T. C. Lyman & Co. 750
Meinking, F. Boulevard, near 73d st...J. Hoff-mann. 190
Messemmer, Maria. 382 1st av...H. T. Lippe. 300
Messel, L. 113 Christopher...Bernheimer & S. 175
Mohlmann, W. 32 1/2 Carmine...J. & L. F. Kuntz. 200
Murphy, D. F. 1522 2d av...Bernheimer & S. (R) 1,000
Maas, H. 692 1/2 8th av...D. Mayer. 280
McDonald, M. 203 1st av...B. McQuade. 400
Nier, J., and C. Henrich. 101 3d av...G. C. En-gel. Restaur nt. 300
Richtberg, C. 561 W. 29th...Bernheimer & S. (R) 100
Roth, P. 48 Forsyth...Budweiser Brewing Co. 250
Ruf, H. 959 1st av...J. Ahles. 200
Ryan, M. E. 177 1st av...Brunswick B. C. Co. Billiard and Pool Tables. 400
Reiff, J. P. 157 6th av...P. Doelger. (R) 2,100
Schmitt, A. F. 14th st and Av C...Bernheimer & S. 400
Schmidt, C. 9 Battery pl...S. T. & E. J. Knapp. 613
Scherer, C. 300 W. 38th...C. Stein. 500
Schroeder, H. 175 Hester...Budweiser Brew-ing Co. 750
Stehn, H. A. 174, 175 and 187 South...J. H. Bearas & Co. 3,305
Stuhl, J. 28 Marion...Marie E. Laporte. 100
Stauch, L. 392 11th av...J. Bimmer. 1,000
Stefanatz, J. 132 1/2 Rivington Schmitt & S. 200
Tranfaglio & Cardello. 167 Elizabeth...Bern-heimer & S. 50
Ulrioi, O. 38 E. Houston...A. Greenebaum. 250
Wiborn, A. 29 Bowery...P. & W. Ebling. 10,000
Wichmann, J. 427 6th av...J. H. Bearas & Co. 2,000
Waite, C. B. 1425 Broadway...Metropolitan Improvement Co. Restaurant Fixtures, &c. 10,000
Wiborn, A. 29 Bowery...M. Herzberg. 3,600
Wicking, J. D. 179 W. Houston...Budweiser Brewing Co. 925

HOUSEHOLD FURNITURE.

Allen, J. H. 27 Stanton Epstein & K. 191
Anderson, J. G. 238 E. 87th...H. Spies. 115
Aldrich, E. Mrs. 95 Morton...J. Mullins. 106
Banagan, J. A. 144 W. 50th T. Leonard. 124
Benely, J. 207 E. 77th W. Dietz. 1,600
Bierstadt, H. C. 214 W. 50th...C. Weed. 815
Brower, Corie. 249 W. 17th T. Leonard. 193
Baker, C. 333 W. 11th S. Voisin. 470
Bibon, J. 198 3d av M. L. Abrams. 123
Bierstaad, H. L. 214 W. 50th C. Scofield. 152
Bicigliano, F. 181 Mott...T. Moriarty. 132
Brown, Edith A. 468 W. 64th...J. Mullins. Carp-et. 369
Bruce, E. Marie. 62 W. 35th...I. A. Whitman. 500
Cotchet, Annie. 226 W. 47th...T. Leonard. 408
Clough, Mrs. Anna P. 322 W. 18th...J. F. Ja-cob. Piano. 146
Carbonell, I. C. 357 W. 44th...C. L. Mon-tague. 100
Carmichael, W. N. 35 W. 22d...G. C. Flint & Co. 570
Chambers, Lizzie. 110 E. 27th...Jordan & M. 124
Conradi, J. 223 W. 40th...O'Farrell & H. 117
Corrigue, P. D. 313 W. 22d...J. W. Crossley. Carpets, &c. 1,077
Davis, J. H. 686 E. 158th...I. A. Graves. Piano. 50
Diehl, C. 10 Av C Epstein & K. 126
Davies, Maria. 243 W. 32d...O'Farrell & H. 104
De Comas, V. 346 E. 36th...Jordan & Mori-arty. 138
Duballe, G. H. 699 Greenwich...Jordan & Mori-arty. 261
Eisele, J. 441 W. 50th...T. Leonard. 143
Eschert, K. 25 E. 14th...W. E. Wheelock & Co. Piano. 220
Eagan, Margaret. 363 E. 69th...Fennell & Co. (R) 155
Engels, Ellen S. 258 W. 22d...Addie de L. Cybulska. 200
England, Sarah. 6 E. 130th...A. Baumann. 351
Farnham, Bessie. 1003 6th av C. Scofield. 298
Fleming, P. 35 Oak...T. C. Lyman & Co. 100
Florence, C. L. 162 W. 4th...J. Mullins. 175
Formel, Katie. 258 W. 18th...Fannie Osborne. 119
Fraser, B. A. 223 E. 120th...C. L. Montague. 100
Franck, F. A. 111 Essex...Jordan & Moriarty. 176
Garison, Kate. 156 W. 20th...Geo. Beck. 334
Greenfield, Lulu. 383 Grand...Epstein & K. 509
Guern, M. 136 Madison...L. Barnett. (Oct. 20, 1883.) 287
Gaffney, P. J. 233 E. 87th...F. J. Brechtel. 150
Gallagher, Dora. 54 Lexington av...J. Mori-arty. (Nov. 24, 1883.) 819
Giffen, Margaret. 167 E. Broadway...M. L. Abrams. 123
Hahn, Julie. 235 E. 81st...S. Heyman. 168
Hall, J. 230 E. 46th...Jordan & M. 112
Hannafor, Sarah. 157 E. 37th...J. Mullins. 103
Havens, Kate. 107 W. 45th...Cowperthwait & Co. 1,241
Hill, E. E. 403 W. 49th...O'Farrell & H. 167
Huber, J. 309 7th av...Epstein & K. 492
Harrison, C. 123 W. 51st...Jordan & Moriarty. 164
Hart, Mary E. 577 Washington...J. Mullins. Carpet. 102
Hoyt, Eliza J. 145 E. 2d...Jordan & Mori-arty. 123
Huxford, S. H. 217 E. 79th...J. Mullins. 204
Jordan, Estella. 51 E. 10th...M. Valentine. 4,706
Kenny, Julia. 51 Vandam...M. Donohue. 326
Kline, W. A. 8 Downing...M. Donohue. 146
Knight, C. B. Anderson av...J. Mullins. 214
Kubes, H. 33 Essex...Alexander Bros. (R) 110
Kares, M. 160 Allen...H. Schile. (R) 120
Kent, Julia. 237 W. 14th...Mary M. Williams. 700
Klubunder, W. 217 Bowery...M. L. Abrams. 117
Lackie, J. 180 E. 7th Epstein & K. 166
Levy, Philippine. 344 E. 57th...Jordan & M. Carpet. 197
Mack, Catherine. 143 W. 32d...Jordan & M. 139
Madden, W. H. 216 W. 13th...R. Bicket. 57
Mahler, Katharine. 417 E. 74th...H. S. Eisler. 180
McClelland, J. L. 112 E. 90th...J. Mullins. 107
McDonnell, Ellen. 308 E. 33d...Jordan & M. 134
McNulty, Mary. 175 E. 75th...S. Heyman. 123
Meagher, M. L. and T. F. 126 E. 19th...Anna M. Ruwe. 300
Merritt, J. D. City...J. Moriarty. (Nov. 23, 1883.) 117
Moinehan, J. F. 337 E. 42d...Epstein & K. 124
Moore, T. 142 E. Broadway...Jordan & M. 125
Moran, E. ta A. 41 W. 20th...C. Scofield. 160
Moretzky, L. 81 Ridge...H. S. Eisler. 616
Morse, E. R. 34 W. 14th st and 837 Broadway...W. H. Morse. 1,100
Moses, Julia. 412 E. 58th...Fennell & Co. (R) 118
Muller, C. 208 Grand...F. J. Brechtel. —

Manning, Catharine. 128 Henry...J. W. Sullivan.
Moss, H. M. 736 10th av...Elizabeth McCleery.
Mulcahy, J. D. 420 E. 79th...Jordan & Moriarty.

MISCELLANEOUS.

Andre, A. 513 E. 15th...H. Kolb. Bakery Fixtures.
Baecht, Mary. 247 E. 45th...J. T. Hildebrant.
Benedict, Anette C. 697 Broadway...W. E. Wording. Jewelry Fixtures.

Golder, D. C. 30th st and Broadway...Marvin Safe Co. Safe.
Gilbert, W. B. 216 Centre...J. W. Gilbert. Machinery.
Glass, J. A. 236 E. 114th...H. C. Newbury. Trucks, Horses, &c.

Potter, Elizabeth. 54 Vestry...J. Erskine. Wheelwright Shop.
Quimby, C. S. City...J. B. Tiffany. Horse, Wagon, &c.

N. Y. ASSIGNMENTS CHATEL MORTGAGES.

Appell, J., to G. Ehret. (C. & L. Gautier, Oct. 7, 1884.)
Becherer, L. M., to Elizabeth M Becherer. (L. B. Jacoby, Nov. 19, 1884.)

KINGS COUNTY.

SALOON FIXTURES.
Darde, Harry. 394 Grand st...M. Seitz.
Fitzgibbon, John...The Brunswick Balke Colender Co. Pool Table.

HOUSEHOLD FURNITURE.

Averell, Stephen. 841 Herkimer st...F. G. Smith. Piano.
Abberton, Rose. 256 Clason av...Jordan & Moriarty.
Bahler, Annie. 10 Cheever pl...Alexander Bros.

MISCELLANEOUS.

Bonaccesi, P. 63 De Kalb av...Archer Mfg. Co. Barber Shop.
Berggoetz, C. & Co. Miller & Flinn. Press, &c.
D'Andrea, P., and N. Molinari. 3 York st and 73 Fulton st...D. Fusaro. Barber Shop.

Table listing property owners and addresses, including Jenkins, Wm., and James Tregarthen, Foot of Gouverneur st and East River, New York.

Table listing property owners and addresses, including Dreyfuss, Bernard—M. F. Norton, Emerson, Warren—John Buckley.

Table listing property owners and addresses, including Malliet, Henry J.—Cora E. Malliet, Marshall, Joseph—G. A. Meyer.

BILLS OF SALE.

Table listing bills of sale, including Beckler, Daniel W., to Robert Roberts, Saloon, 130 Flatbush av.

Table listing bills of sale, including Dreyfuss, Bernard—M. F. Norton, Emerson, Warren—John Buckley.

Table listing bills of sale, including Malliet, Henry J.—Cora E. Malliet, Marshall, Joseph—G. A. Meyer.

JUDGMENTS.

NEW YORK CITY.

Table listing judgments in New York City, including Allen, George H.—Julia A. Allen, Atkins, Charles H.—Richard Malady.

Table listing judgments in New York City, including Dreyfuss, Bernard—M. F. Norton, Emerson, Warren—John Buckley.

Table listing judgments in New York City, including Malliet, Henry J.—Cora E. Malliet, Marshall, Joseph—G. A. Meyer.

Table of real estate records for Kings County, listing names like Shapiro, Meyer-Herman, Shalek, Frederick J., and amounts.

KINGS COUNTY.

Table of real estate records for Kings County, listing names like Alpers, Martin E., Anthony, Frank H., and amounts.

Main table of real estate records, listing names like Burger, Henry S., Behrens, William C., Bacon, Frederick E., and amounts.

SATISFIED JUDGMENTS.

NEW YORK
November 22 to 23-Inclusive.
Ahern, Timothy-Robert Weir (M. Toppin, by assign.) (1877). \$102 06

Table of real estate records for Kings County, listing names like Altmann, Ignatz, Andrews, Wm., Jr., and amounts.

KINGS COUNTY.

Table of real estate records for Kings County, listing names like Archer, Theodore F., Austin, Thomas P., and amounts.

MECHANICS' LIENS.

NEW YORK CITY.

Table of mechanics' liens for New York City, listing addresses like Forty-ninth st. Nos. 537-539 W., n s, 250 e.

131st st, No. 220, s s, 225 w 7th av, 15x99.11, three-story brick (stone front) dwell'g, by Fairchild & De Walltearss. (Amt due, abt \$7,750)..... 2
 Broadway, Nos. 311 and 311½, w s, 35.4x104.9, five-story stone front store and office building, by A. H. Muller & Son. (Amt due, abt \$8,450)..... 3
 70th st, Nos. 342-346, s s, 160 w 1st av, 84x100.4, three four-story brick (stone front) tenem'ts, by L. J. & I. Phillips (Amt due, abt \$6,350)..... 3
 3d av, s w cor 96th st, 100.8x100, vacant..... }
 96th st, s s, 100 w 3d av, 150x100.8, vacant..... }
 by P. F. Meyer. (Amt due, abt \$44,900)..... } 4
 111th st, No. 76, s s, 180.6 w 4th av, 16.2x100.11, three-story brick (stone front) dwell'g, by P. F. Meyer. (Amt due, abt \$4,850)..... 4
 107th st, No. 179, n s, 286 e Lexington av, 17x100.11, four-story brick (stone front) dwell'g, by J. L. Wells. (Amt due, abt \$7,700)..... 4
 70th st, Nos. 228-31, s s, 80 w 2d av, 100x100.4, four four-story brick (stone front) tenem'ts, by J. T. Boyd. (Amt due, abt \$6,700; prior mortg. of \$12,000 on each house)..... 4
 107th st, No. 231, n s, 185 w 2d av, 25x100.11, four-story brick tenem't..... 4
 107th st, No. 225, n s, 210 w 2d av, 25x100.11, four-story brick tenem't..... }
 by R. V. Harnett. (Amt due on No. 231, abt \$7,950; on No. 225, abt \$8,350)..... } 5
 Greenwich st, Nos. 261 and 266, w s, 53 n Murray st, 35.4x81, two three-story brick stores, with one story brick extension..... 5
 Greenwich st, No. 293, e s, 91.11 n Warren st, 13.3 x69.9x14 (1x79.8, three-story brick store..... 5
 Greenwich st, No. 297½, e s, 13.1x67.2x13.5x63.10, three-story brick store, with one-story brick extension..... 5
 25th st, n s, 300 w 9th av, 150x98.9, vacant..... 5
 26th st, s s, 225 w 9th av, 75x98.9, brick stable..... 5
 9th av, No. 249, n w cor 25th st, 16.8x100..... 5
 9th av, No. 253, w s, 16.8x100..... 5
 9th av, No. 257, w s, 16.8x100..... 5
 three four-story brick buildings with stores..... 5
 Washington av, s w cor Clay av, 100x100, vacant..... 5
 by R. V. Harnett. (Partition sale)..... 5
 104th st, No. 335, n s, 250 w 1st av, 25x100.11, four-story brick tenem't..... 5
 104th st, No. 333, n s, 275 w 1st av, 25x100.11, four-story brick tenem't, ½ of this..... 5
 by J. T. Boyd. (Amt due, abt \$1,575)..... 5
 Jane st, s e cor 13th av, 140x70.5, by P. F. Meyer. (Leasehold.) (Amt due, abt \$5,900)..... 6

KINGS COUNTY.

Troy av, e s, 63 s Pacific st, 14x abt 100x18x abt 100, h & l, by J. Cole, at 389 Fulton st..... Nov. 29
 South 2d st, No. 61, s s, 50 w 2d st, 25x75, h & l, by Cole & Murphy, at 379 Fulton st. (Partition sale)..... Dec. 2
 Front st, s e cor Jackson court, 40.8x100, irreg..... }
 Green lane, w s, 17.4 s Front st, 18.6x30, irreg..... }
 by L. E. Embree, ref., at Court House... } 3
 41st st, s s, 540 e 1st av, 20x100.2, by Cole & Murphy, at 379 Fulton st..... 5

LIS PENDENS, KINGS COUNTY.

Church st, n s, 100 w Smith st, 40x100, Edmund Gastineau agt Daniel Cunningham; att'y, John H. Kemble..... Nov. 19
 1st st, n s, 70.1 e Hoyt st, 20x81.5x20x80.5, Frederick C. Linde agt Ellen O'Keefe et al.; att'y, Edward S. C. Inch..... 21
 Clermont av, e s, 410 s Greene av, 20x100, also property in New York city, James R. White agt Eliza W. White et al.; partition; att'y, Bache McE. Whitlock..... 21
 Franklin st, e s, 500 n Vernon av, 54x508.3 to Bedford av, x51.6x513.4, Flatbush, Byron W. Cohen, assignee Elias G. W. Schmantz, agt Elias G. W. Schmantz and Josephine W. H. Schwaab; action to set aside deed; att'y, Sam'l H. Cohen..... 22
 Kosciusko st, s e s, 233.9 n e Broadway, 50x98.9, with machinery, Laura Brinckerhoff agt Chas. W. Cardwell and Henry S. Hawkins et al.; att'y, Samuel P. Potter..... 22
 Patchen av, e s, 56.3 n Monroe st, 18.9x60, Emma S. Kissam agt Catherine Kent and Watkins her husband and Lorenzo Hopkins; att'y, Brewster Kissam..... 24
 Devoe st, n s, 150 w Leonard st, 25x100, Levi Hutchins agt Mahlon B. Oakley, Sr., et al.; att'y, John M. Stearns..... 21
 Macon st, n s, 284.4 w Reid av, 16.8x100, Edward Olmsted and ano., trustees E. Chauncey, agt William R. Adams and Mary A. Donlon; att'y, S. F., F. H. and Harry Cowdrey..... 24
 Tillary st, s s, 106.6 w Bridge st, 25x100, Emma F. Laturen agt David McNamee et al.; partition; amended notice; att'y, Alfred G. Buell..... 25
 The entire property of the Brooklyn, Bath & Coney Island Railroad, including the line of railway, &c., of said Co. The Union Trust Co., New York, agt Brooklyn, Bath & Coney Island Railroad Co.; att'y, Miller, Peckham & Dixon..... 25
 Carroll st, s s, 123.2 w 7th av, 19.7x100, Robert Willets et al., exrs Saml. Willets, agt Thomas Reid et al.; att'y, Wilson M. Powell..... 26
 2d av, e s, 25.2 s 39th st, 25x100, Abraham Underhill, exr. A. L. Jordan, agt Margaret A. Austin et al.; att'y, Philip L. Balz, Jr..... 26

RECORDED LEASES.

NEW YORK. Per year
 Bowery, No. 29, and No. 35 Bayard st. Moritz Herzberg to Albia Wibom; 5 years and 6 months, from Nov. 1, 1884..... 3,800
 Essex st, No. 61, store and basement Simon Bing, Jr. to John Westrich; 2 years, from May 1, 1884..... 660
 Same property. Assign. lease. John Westrich to Obermeyer & Liebmann, Brooklyn Forsyth st, No. 43, store, cellar, &c. Adolph Sohst to Paul Roth; 2½ years, from Nov. 1, 1884..... nom
 Forsyth st, No. 13½, Leo Pinner, exr. S. Pinner, to Mary Falkenberg; 4 years, from May 1, 1883..... 444
 Forsyth st, No. 110, Leo Pinner, exr. S. Pinner, to Sarah Jam; 3 years, from May 1, 1884..... 780
 Greenwich st, No. 94, n w cor Rector st, store and back cellar. Thomas Cherry to James Cherry; 4 10-12 years, from July 1, 1884..... 1,000
 Orchard st, Nos. 43, 50 and 52, Elizabeth Herdfelder to Jacob Gutering; 3 years, from May 1, 1885..... 6,750

Rivington st, No. 357, Diedrich Runne to Henry Holler; 5 years, from May 1, 1885..... 1,020 and 1,680
 Washington Market, No. 250 stand. Jane A. Dorland to Edward Keehne and Robert F. Reed; 5 years, from Nov. 14, 1884..... 300
 Wooster st, No. 53, Ann Owens to Laurenz Demmler; 5 years, from Jan. 1, 1885..... 1,000
 27th st, No. 148 E. John Gill to Francis C. Bowman; 5 years, from May 1, 1882..... 1,000
 116th st, s s, 100 w 3d av, runs south 154.5 x west 61.8 x northwest 71.5 x east 33 x north 100.1 to 116th st, x east 75. Robert Huson to Jarvis B. Smith; 5 years, from May 1, 1884..... 3,000
 1st av, No. 66, n e cor 4th st, store. Morris Cohen to Charles Fitz; 3 years, from May 1, 1884..... 1,020
 1st av, s e cor 122d st, house and lot. Cornelia Austin to Henry Eichenhofer; 5 years, from Nov. 1, 1884..... 500
 2d av, No. 2354, James F. Martin to Peter Stieb; 5 years, from Jan. 1, 1883..... 804
 2d av, No. 1561, n w cor 81st st, John Schwegler to August Vollersten; 5 years and 5 months, from Dec. 1, 1881..... 1,400
 3d av, No. 394, n w cor 28th st, Mary E. Richardson to Herman and William Koellner; 3 years, from May 1, 1885..... 2,500 and 2,600
 4th av, No. 459, James McParlan to Edward Boland; 5 5-12 years, from Dec. 1, 1884..... 2,300
 5th av, No. 148, parlor floor. N. E. Mead & Son to H. Max Lazink; 4 years, from Feb. 1, 1885..... 3,000 and 3,310
 7th av, No. 353, Patrick McCabe, exr. and trustee, to Johnson & Banks; 5 years, from Sept. 15, 1884..... 1,100
 Same property. Assign. lease. C. M. Johnson and P. G. Banks to Albert Neumeyer..... nom
 9th av, No. 90, store and cellar also cellar of No. 92 9th av, and rear building. Filibena Keller to Caroline wife of Frederick Keller; 5 years, from Nov. 5..... 1,500

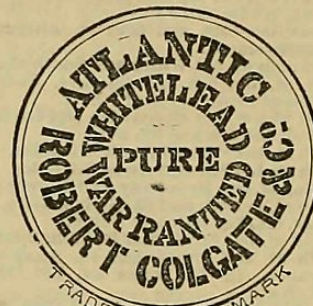
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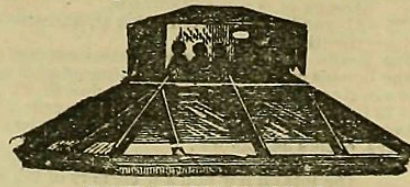
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