

# THE RECORD AND GUIDE.

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## TERMS:

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

J. T. LINDSEY, Business Manager.

DECEMBER 27, 1884.

What a change would come over the business situation if a stop was put to the payment of the public debt, and the surplus money in the Treasury was spent in constructing harbor defences, building a navy, encouraging lines of steamers to foreign countries, improving our water ways and harbors and erecting in the cities, where they are called for, new custom houses, postoffices and buildings for Federal courts. Such a policy would change as if by magic the whole business situation, for it would create a demand for iron, timber and building materials, and better than all for labor. It would be economy, for the government would then get the advantage of the prevailing low prices. It is so obviously the wisest thing to do that it is surprising there is not a general demand for the government to use its now worse than wasted funds to stimulate productive industries.

The press of New York seems determined not to emphasize the significance of the failures which occurred on the Vienna bourse immediately upon the announcement that Austria was about to resume specie payment on a gold basis. Items are given grudgingly of the suicides, failures and embarrassments; indeed there seems to be a "conspiracy of silence" touching the moral to be drawn from the attitude of Austria on the currency question. It is now repeating the history of Germany and the United States when they de-monetized silver in 1873. In addition to what it had previously published, the *Herald* of yesterday gave the following items in a quiet way:

VIENNA, Dec. 25, 1884.—The Discount Bank at Layback, Carinthia, has failed. Its liabilities are 1,500,000 florins. Two sugar factories at Sadsko have stopped work.

PRAGUE, Dec. 25, 1884.—The liabilities of the Bohemian Land Credit Company, which suspended recently, amount to 23,000,000 florins. The assets exceed that amount, but it will be difficult to collect them. Numerous small banks are involved in the failure, and some are ruined. The shareholders lose the whole amount of their investment.

Unless we are greatly mistaken there is a good deal more of the same kind of news to come from Austria. But the anti-silver papers will not see the point.

As we predicted some weeks ago the cattle ranch fever is developing itself into a widespread international speculation. The money for the purchasing of lands and cattle comes in great part from England and the continent. A railroad scheme has been evolved out of this land and cattle speculation. It is proposed to build a road from Cheyenne to Hudson Bay, by which route it was claimed 500 miles of water transportation to England can be saved and \$10 a head added to the value of the cattle. A dinner was given by George H. Stayner, of Brooklyn, on Wednesday evening, to ex-Secretary of War McCreary and Captain Bedford Pim, of the British navy, and others who represent an immense ranch company with stockholders on both sides of the ocean. We may expect this speculation to rage for a time to the ultimate loss of those who get in at high prices, but the meat consumers will probably be benefited by the increased attention given to the breeding of cattle.

Our Chamber of Commerce is a very curious body. It opposes every measure likely to help New York in its struggle for foreign trade. It antagonizes every measure on the part of the Federal government to aid New York capitalists in establishing steamship lines with foreign ports. The Chamber has also announced with emphasis against the treaties now before the country, the main object of all of which is to extend our commerce with other nations.

This would be a puzzling attitude for the Chamber of Commerce to assume, were it not explained by the fact that we really have no merchants, because we have no merchant marine. We have, it is true, shippers of goods, but they are Americans in partnership with foreign shipping lines. True, our navigation laws give a monopoly of the coasting trade to American ship owners, but the merchants who are engaged in that field do not seem to be influential in our chief commercial body. Foreign merchants and

steamship lines are better represented in the Chamber of Commerce than are the interests of American commerce proper. It is also a curious fact that the *Journal of Commerce* and the *Commercial Bulletin* bitterly oppose every effort on the part of the Federal government to give our ships foreign markets.

The Mackay-Bennett cable is now open for business. It is, it seems, the only direct cable between Europe and New York city. Although it has all the advantages of the recent inventions in cable telegraphy, yet it is doubtful if it will be a commercial success. The laying of the cable has, it is understood, taxed Mr. Bennett's resources very severely, and he has had to sacrifice a great deal of his property to make good the subscription to the shares which were in the name of his brother-in-law, Mr. Bell. A cable is at a disadvantage compared with other telegraph lines in that it can only transact business at either end. A line from New York to San Francisco gives and receives messages every few miles. Then the new cable is handicapped in another way. The old companies have direct business relations and prompt connections with every city in Europe, while on this side the Western Union can supply them with messages from every point in North America. The new cable will, it is true, have the service of the Baltimore & Ohio, the Postal Telegraph and the Bankers' and Brokers', but these cannot gather one-twentieth of the business at the command of the Western Union. Hence the new company will be forced to open offices in the large cities and will in every way be at a disadvantage with its old-established rivals. Mr. Bennett is plucky and Mr. Mackay is reputed rich, but they have yet to show that they possess any business faculty outside of mining and journalism. The probable fate of the new cable will be to fall into the hands of the old monopoly at much less than its original cost.

This cable experiment will probably repeat the old, old story. There is no such thing as permanent competition between natural monopolies such as railways, telegraph lines, cables and the supplying of water and gas and the like to municipalities. The cables of the world should really be owned by a syndicate representing the several commercial nations. Private persons should not have the reporting of market news, nor should they be the depositors of business and family secrets. It is this consideration which has induced every government save ours to incorporate the telegraph system into their postoffice machinery. The several governments should supply cable facilities to the people of all nations at a minimum charge. The final result of the Mackay-Bennett cable construction it is now probable will be to add just so much to the already large expense of telegraphing under the ocean.

How history repeats itself! When De Lesseps first suggested the building of a Suez Canal it was pronounced impossible, and even derided in England. The London journals declared that it was an impracticable project. Lord Palmerston, representing the official judgment of the nation, pronounced the scheme visionary. The great body of English engineers, with George Stephenson at their head, declared that the physical difficulties were insurmountable, and that what had been accomplished by the Pharaohs before the beginning of recorded history was an impossibility to the science of the nineteenth century. Nevertheless De Lesseps has lived not only to see his canal completed but all his English enemies confounded. Great Britain to-day has the most vital interest in this important artificial channel of trade. Americans are now assuming the same attitude toward the Panama Canal that England did to the Suez Canal. It is, we are told, a waste of money and time to even attempt it, the physical obstacles to be overcome being insuperable. From this time forth the difficulties in the way of De Lesseps will be the theme of tens of thousands of newspaper articles. The most experienced engineering experts in the country will pledge their professional reputation that the canal will never be built, and hundreds of speeches will be made in Congress showing up this latest French folly. But, notwithstanding, by 1890 the canal will be opened and will become the great channel of commerce for the shipping on the Atlantic Ocean which may have business with the ports on the east of Asia and in the Pacific Ocean. Then by the close of the century by an attraction as strong as that of gravitation the canal will fall under the control of the American government. The fact to be kept steadily in mind by all sensible men is that modern engineering science backed by sufficient money can overcome any ordinary physical difficulty in the way of constructing a canal.

The danger is that, prompted by this feeling of hostility, we may begin the construction of a Nicaraguan canal which will involve great cost, trouble with foreign nations, and in the end be a failure, not because it cannot be constructed but for the reason that a canal 170 miles long, with thirteen locks, will never be able to compete with a canal less than one-third the length and not having any locks. The building of a Nicaraguan canal to compete with the Panama Canal would be like starting a horse-



car to rival the speed of a locomotive. As a nation we are in danger of committing a similar folly and go ahead with this preposterous Nicaraguan scheme.

### Our Prophetic Department.

MR. HOPEFUL—It seems to me that the prevailing view of things is altogether too gloomy. Everybody one meets is in the dumps. Inquire of anyone in any business and you will find that the coming year is set down as promising more distress than any year we have had since the panic of 1873. Even your forecasts, Sir Oracle, are tinged with melancholy.

SIR ORACLE—Well, I confess to being something of a pessimist so far as the near future is concerned; not because matters are really so desperate, but on account of the general lack of comprehension of the cause of the trouble and the obliviousness of the government and financial authorities as to the proper means of bringing about a better state of affairs.

MR. HOPEFUL—It is not natural for the average man with healthful blood in his veins to be without hope. Americans, especially, are natural bulls. Now, whatever the natural advantages there may be in the situation will be dwelt upon by everyone in business. "Hope springs eternal in the human breast." On looking around us what do we see? To begin with, the most abundant crops ever grown on this planet. Wheat goes begging, corn is within a few cents of the lowest price ever known. Oats and the other small grain were never so plentiful. Cheap corn is going to give us by and by more hogs and lard than we can consume. Meat, for the first time in many years, is actually being reduced in price. Then the machinery for supplying all human wants in the way of raiment was never so efficient. Now, with these general conditions I cannot believe that the world is going to suffer. Surely, it is not scarcity and high prices, which in the long run are a benefit to mankind.

SIR O.—You are quite right in supposing that good crops and cheap production are in the long run a good thing, but certainly the course of prices for the last four years on the downward track has impoverished the rich and brought suffering to the poor. Producing on a falling market necessarily causes loss to all who grow, manufacture or sell. With you I am inclined to believe that early next year there will certainly be a better feeling in the stock market. But I see no hopeful sign in the general trade of the country; the shrinkage in prices must go on. A good summary of the situation is contained in the following extract from a recent circular of John A. Davis & Co., every word of which is true:

The purchasing power of money, as applied to breadstuffs, has increased to such an extent as to throw the ordinary relations of trade out of gear. The farmer gets but little more than half as much for a bushel of wheat as he got a year ago. It is clear that he cannot pay as much for labor, for freights, for groceries, for luxuries as he paid a year ago. He can bring down the price of what he buys most effectually by going without it. Going without on a large scale reduces the demand; supply presses and prices fall. This is the nature of the great readjustment in progress. The purchasing power of money has risen rapidly on breadstuffs. It is rising slowly on everything else, and the movement will continue until equilibrium has been restored. The price of anthracite coal must fall; the wages of labor must be lowered in the mill, at the workshop and on the farm. Rents must be reduced to meet lessened incomes; lower rents will bring a fall in real estate. Railroad freights must be lowered; dividends must be cut down and capital must be satisfied with smaller returns on investments. Just when and where the balance will be restored is not clear, but we fear the year 1885 will not see the end.

The significance of the above is the admission that the prime cause of the depression is the increased purchasing power of money. The financial and commercial worlds have agreed that silver must be discarded as a money metal and that gold, which is diminishing in quantity, shall be the sole measure of value. This augments the purchasing power of this one metal and hence the distress in trade over the whole surface of the planet. This is a splendid thing for those who control the gold or are in possession of all forms of debt, government, corporate and individual, for they must be paid in a metal which has immensely increased in value since the debts were contracted. Yet nearly every daily and financial paper in the East practically upholds this gold mono-metallism, which is the cause of nearly all our woes, and never tire of ringing the changes upon the wickedness of coining or using silver. Nearly all these papers have been half ruined by the shrinkage in prices, which extends to their own issues and their advertising columns, yet the howl against silver is kept up unceasingly. What disheartens me is the utter incapacity to appreciate the prime cause of our troubles by the classes most injuriously affected by it, which includes every business man, producer, debtor and laborer.

MR. HOPEFUL—But surely low prices are not bad things in themselves? Does it not teach every one the lesson of economy and prepare business for a new departure because of the decreased cost of production?

SIR O.—Well, we may console ourselves in that way perhaps, but you have read the history of prices in vain if you have not found out that the bulk of the race is always happier when prices are ad-

vancing than when they are declining. In the one case the wheels of commerce are kept in motion, in the other they are checked or stopped. Show me a nation where wages are low and prices cheap and it will prove to be a backward one, lagging in the rear of civilization, but a well-paid laboring class and high prices is an assurance of prosperity and a superior civilization.

MR. HOPEFUL—What other discouragements do you experience?

SIR O.—Well, look at this matter of our commercial treaties. Their object is to extend our commerce and open new markets for our surplus goods. A few selfish interests object and the negotiations come to a standstill. The very representatives of our commerce in New York are the most bitterly opposed to anything that will give us foreign markets or create a demand for new ships. We are without a navy, and the Senate justly thinks that new cruisers should be built and that some guns should be constructed for the defence of our seaports; but a Democratic House objects, and, so far as the press is concerned, it seems to endorse the do-nothing policy of the Representatives. Yet any tenth-rate naval power could inflict damage upon us of fifty times the pecuniary value of the cruisers proposed. Public works of all kinds are needed for the defence of the nation and the improvement of its harbors and waterways and incidentally to employ labor now in distress. Yet where is the popular demand to put a stop to our preposterous debt-paying policy and the using of the money so wasted in productive outlays for needed improvements? Yes, I confess to being discouraged.

The House of Representatives has passed a bill making the head of the Agricultural Bureau a cabinet officer. This is in response to a demand from the South and West. The Eastern press object, but it is hard to see upon what ground. Indeed there is very little reason in their arguments, the proposed new department being rather an object of ridicule. But there does seem many substantial reasons why the greater interests of the country should be represented in what is really the chief executive council of the nation. The trade and prosperity of the United States depends primarily upon its agricultural productions. We give a seat in the cabinet to a Secretary of the Navy; but we have no navy, nor shall we have anything worthy of the name for ten years to come. Then our trivial military force is the merest apology for an army, and yet we give this smallest of interests a seat in the cabinet, with the title of Secretary of War. Now in times of civil strife or foreign war it is quite right that the President should have advisors and helps in managing the army and navy. But we have not made a business in this country of war, nor are we likely to do so. With us everything depends on agriculture. A really ideal cabinet would include a Secretary of Labor, one of transportation, another of commerce, one of manufactures and mining, as well as a minister of education. But the War and Navy Departments could with advantage be consolidated into a Department of Public Defence, with two bureaus.

In other words, as this is an industrial age, the chief executive council of the nation should represent all its larger interests. This is in the line of the development of modern communities. There was a time when kings endeavored to perform all the functions of modern cabinet ministers, but in the evolution of nations ministers of State, financial ministers, ministers of justice, of war and the like made their appearance, thus following the well known law of differentiation. Compare the cabinet of Queen Victoria for instance with that of Harold or Canute, and it will be seen how much more representative of the powers and industries of the nation is a modern cabinet compared with ancient kingly rule.

Some time since we ventured an estimate that the depressed times would lower the means of the consuming classes by some \$60,000,000 per week—that is over \$3,000,000,000 per annum. We argued that there are at least 12,000,000 persons whose incomes would be lessened in the aggregate one-third by the shrinkage in prices, the smaller demand for labor and the reduction of compensation. We made this estimate to show what might be expected by the wholesale trade of the country until business revived. *Bradstreet's* has been collecting statistics showing how many people have been deprived of all employment throughout the manufacturing district of the country. Its figures are to the effect that some 350,000 of the wage-receiving class in the manufacturing regions are entirely out of work. Of course this cannot be half the real number, for this estimate does not take into account the workmen in smaller establishments. Calling these 150,000, we have 500,000 entirely out of work in manufacturing alone. Estimating their wages at \$10 a week, and the average must be higher, we have a total of \$5,000,000 which these unemployed workmen no longer spend in the retail trade establishments. This would be at least \$250,000,000 per annum, without taking into account the lack of employment in other than manufacturing businesses and the



reduced wages of those who are kept at work. How strikingly these figures show the falling off in the wholesale trade of the country, due to the decreased purchasing power of the working classes. Every interest in the State depends upon the employment of the laboring people at fair wages.

And this suggests a new field for our government statisticians. The returns collected by Mr. Nimmo are exceedingly useful, but how much more valuable would be a knowledge of the condition of the working classes, for instance, than the number of hogs produced or the bushels of grain exported. The consuming power of the nation is a vital matter, and figures showing how much the working people make and spend would furnish data for manufacturers and producers such as they have never had before. Our statistical bureaus, that of the Agricultural Department especially, have done us excellent service, but the field is not by any means occupied as yet.

#### Dr. Adler on Tenement House Reform.

In a further interview on the above subject with a representative of THE RECORD AND GUIDE Dr. Adler said:

"One of the difficulties which Octavia Hill was obliged to meet was that of securing the prompt payment of rent in times of industrial distress. Now this is one of the sorest points in the tenement house problem. There is a class of tenants of whom it might almost be said that they live by not paying their rent—a migratory class, who wander from house to house, from quarter to quarter. The landlord, indeed, being forewarned, endeavors to recoup himself for the threatened deficiency of income by raising the rent somewhat of those tenants who do pay.

As the frugal, the steady tenants, are made to pay for the thriftless and the unreliable.

"At the same time we must not use too severe language of those who do not pay their rent. Very often they cannot pay, especially in hard times, when the factories are shutting down everywhere, and thousands of men who would be glad to work cannot find employment. Miss Hill (see 'Homes of the London Poor' published by Macmillan) tried to remedy this state of things by finding work among her friends for the tenants under her charge. But it is evident that such a plan could not be pursued on a large scale. When there is no work to be had it is useless to look for work. The margin of unemployed labor is determined by the working of the general laws of trade, and private philanthropy cannot alter the facts. We may be able to take one or the other person out of the ranks of the unemployed, and may delude ourselves into the belief that we have done a good deed, but we are only pushing someone else into the same ranks from which we take our protege. The thing to do is to devise a plan whereby the payment of rent can be secured in hard times, and to this end I suggest the application of the *insurance idea* to the rent problem of the poor. It has been proved that very decent and comfortable accommodations can be supplied even to the very poor which shall net a return of about 6 per cent. Let a company of capitalists be formed who will content themselves with 4 per cent. This is surely not an unheard of proposition, since the bonds of the government do not return more, nor indeed as much. Then there would remain a margin of 2 per cent., which might be used as an insurance fund for deserving and industrious tenants in times of general depression. Take the case of the man who pays \$7 rent per month, that is \$84 a year. Deduct one-half to represent taxes and the cost of maintenance. The \$43 remaining represents the 6 per cent. profit. Deduct therefrom \$14, or enough to pay two months' rent, and you would have the insurance fund. This fund would only be touched in cases of necessity, and would therefore go on accumulating. The result, I imagine, would be of great benefit to the landlords as well as the tenants. The interest on the investment, it is true, would be less, but the flow of income would be steady, where it is now liable to frequent interruptions. Much of the wear and tear caused by frequent change of occupancy would be saved, and if the return on the capital would be small the element of greater security would come in as a compensating advantage.

"Perhaps it may be said that the landlords of their own accord will never consent to take 4 per cent. if they can make 6, 8 and 10 per cent. I therefore return to the proposition already made, that a company of capitalists be formed who shall agree to content themselves with 4 per cent. and who shall raise an initial fund of say \$500,000 as a guarantee of their good faith; and who shall then receive a large loan from the public treasury, city or State, in order to carry out their operations on a large scale. The government must take an interest in the housing of the poor. Something must be done to alleviate the terrible evils from which they now suffer, and suffer unnecessarily. The poor of the great cities are daily becoming more restive under the present state of things. Those who have the means should extend to them a helping hand, or the time may come when they will take matters into their own hands."

The daily press seems delighted with the discomfiture of Mr. Kane, the manure contractor, by the ladies of Beekman Hill. But is there not another side to this question? Manure must be removed from New York, and the docks where the vessels come to take it away must necessarily be offensive to people who live near by. This is a matter for municipal regulation, and if we had a responsible city government docks would be set apart for this necessary work. Rightly considered, the contractors who remove offensive manure heaps from New York are public benefactors. The denunciations of Mr. Kane by the press are quite uncalled for.

The report that the new Produce Exchange is to be changed into a trading mart is understood to be premature.

#### The New Administration.

[From an Occasional Correspondent.]

WASHINGTON, December 24, 1884.

Editor RECORD AND GUIDE:

The cabinet of President Cleveland is as good as settled. There may be changes, but once Mr. Cleveland has made up his mind he is a very difficult man to move. The following is the slate: Secretary of the Treasury, Thomas M. Bayard, of Delaware; Secretary of State, General Lamar, of Mississippi; Secretary of the Interior, William C. Whitney, of New York; Secretary of War, Geo. B. McClellan, of New Jersey; Attorney-General, Senator Garland, of Arkansas.

The Secretary of the Navy and the Postmaster-General have not yet been determined upon, but will be given to the South, and there may be changes in the above; but I have reason to believe that there will be no alteration in the nominees for Secretary of the Treasury and Secretary of the Interior. A perfect shower of remonstrances have been sent to Mr. Cleveland against putting Bayard in the Treasury Department. The Greenback men object to him because he is an avowed enemy of the paper money, which brought the Civil War to a successful issue. The advocates of silver detest him because he is a fanatical gold mono-metallist. His personal enemies say that August Belmont will be the real Secretary of the Treasury in case Mr. Bayard is appointed, and that the financial policy of the United States will be controlled by a syndicate of European Hebrew bankers, with the Rothschilds and others at their head.

The appointment of Whitney to the Interior Department would be a triumph for the railroad corporations. Whitney is very wealthy and has been backed by his father in law, Senator Paine, of Ohio. The corporate interests of the nation will be safe, and there will be no raids on the land grants with Mr. Whitney at the head of the Interior Department. The appointment of Allan G. Thurman would have caused a panic in Union Pacific, Northern Pacific and the other subsidized railroads. The railway magnates, by the way, have great confidence in Mr. Cleveland. He made most of his money as a railway lawyer, and all his vetoes as Governor were in their favor.

The Parsee merchant, J. S. Moore, who is here in Washington, reports that Horace White, of the *Evening Post*, was asked by the President-elect whom he should select for members of the cabinet. Mr. White replied that in his judgment the Independents should not be recognized, and that it would be policy for Mr. Cleveland to surround himself with the ablest leaders in the Democratic party. There must, said Mr. White, be no surprises. It is further understood that the Independents to please Charles Francis Adams and the great corporate railway magnates in Boston and New York have joined in recommending Whitney for the Interior Department.

THE RECORD AND GUIDE has so often protested against exclusive lawyer rule that its conductors will be pleased to learn that the present Senate, for the first time in its history, is not entirely dominated by lawyers. Twenty-five of its members are business men of the first class, and practically control that body. The Senate consequently transacts its business with far more promptness than the House, and is never behind in its appropriation bills. On all national questions, such as the need of a navy, it is always right. The pottering, delaying and inefficiency complained of is confined to the popular branch of the Legislature, nine-tenths of whom are lawyers.

SPECTATOR.

#### Decision Affecting Judicial Sales.

Judge Truax in the New York Superior Court has just rendered a decision of great interest to purchasers buying real property at auction at judicial sales.

In the partition suit of Frederick Lewis, as assignee of Simon Mack, against Thomas L. James, as assignee of Ferdinand Mayer, the property on the southerly side of Hester street, running from Bowery to Elizabeth street, was sold on October 16 last at the Exchange, and Lewis Ash became the purchaser of the factory building on the southeast corner of Elizabeth and Hester streets for \$42,850. At the sale, the posters and advertisement of the building purchased by Ash described the same as being a factory six stories high on the entire plot, and having independent walls on all sides. Upon examining the title and causing a survey of the premises to be made, it was discovered that a portion of the factory, 25 feet square, was only five stories high, and, furthermore, that the easterly wall of the building was not an independent wall, but had the beams of the tenement adjoining on the east resting in it. Among other objections to the title urged by Mr. Ash on his application to the court to be relieved from his purchase, he contended that no notice was given at the sale of this easement of the adjoining house to insert beams in the factory. In opposition it was claimed that both buildings having been built simultaneously by the same owners (Mack and Mayer), the wall was a party wall and no incumbrance but a benefit. Counsel for Ash while conceding this general principle, contended that inasmuch as the party wall stood wholly on the land his client bought, the ordinary rule did not apply for the reason that such a party wall was subject to appropriation and use by the proprietor of the adjoining premises, and therefore impaired the use and enjoyment of the wall without imparting any corresponding benefit or advantage. This case was entirely different from the usual party wall standing equally on both lots of land covered by the buildings of which it forms a wall for each, each tenement then being dominant over and servient to the other in equal degree.

Judge Truax sustained this view, saying that he was "of the opinion that a party wall which stands wholly on the land bought by the petitioner Ash constitutes an incumbrance upon and a defect in the title of the land on which it stands, and that Ash should not be compelled to take such title."

Mark Ash appeared for the purchaser; Herman Frank, Stern & Myers and R. S. Newcombe, attorneys in sui partition suit, opposed.



### Home Decorative Notes.

—Recent embroidery in sheer material is exquisite and tempts many idle hands. A new design for work in darned stitch on such stuff is groups of crescent moons in favorite colors—amber, blue and pink.

—A very elegant wine-set is of cut-glass, which catches and reflects the light in a fairly dazzling way; the bottles are enclosed in a patent case and cannot be opened except by a secret spring.

—The Bevington pottery in the barbotine style is quite attractive, with raised fruit and flower decorations on olive, gold and shaded green ground; it comes in vases, jardiniere, baskets, etc.

—For choice Christmas decoration the asparagus vine is much used; most exquisite designs are wrought with this fragile looking green; it will hold its color for several weeks, and when it fades it is still beautiful.

—A unique pen-rack and inkstand combined is a huge brass pen mounted on invisible feet at one end, the point, and at the other are two enclosed cells for stamps and an inkstand, the open point forming the tray for a pen-receiver.

—India silk scarfs and easel draperies are in clear deep reds, greens, orange and other shades stamped with delicate tracteries; they are as fine and delicate as lace.

—A charming easel drapery is of pure white China silk the ends embroidered with open disks, the background of broken cross bars in lemon yellow silk; each disk shows a flower form in outline, the ends are finished with the ravelled white silk in which are knotted bunches of lemon yellow silk.

—Three gilded fans tied together with pink and olive satin ribbons are much used for wall decorations.

—A pretty little toy for the useful purpose of lighting a match is an oxidized nutmeg in a hollow blue oxidized grater.

—Among the rubber novelties which are to be found this season is a cooing pigeon which simulates the real bird to perfection.

—The drapery over the toilet table is a scarf of madras muslin or any fancy material measuring from a quarter to half a yard wide, falling just below the sides of the top of the table, it passes over a peg fixed in the wall at a short distance above the mirror, then over two others placed some distance off and rather lower, but just above the sides of the mirror, thus forming a canopy over it.

—Gilded wood baskets have in addition to the generous bow of velvet or ribbon on the side a bunch of long natural cones.

—Gold enters more or less into the composition of all the styles of faience and pottery; glass, which was so much used last winter for both table and house decoration is not so much sought after this present season, owing principally to the fact that all the higher grades of glass are so quickly duplicated in cheap imitations.

—The newest waste-paper baskets are of bright yellow, blue or pink straw and decorated with bunches of flowers, artificial fruit or extremely generous bows of ribbon.

—Dainty little bonbon boxes are of hammered silver, with a butterfly on a spray of leaves in repousse.

—Brass is seen as much in ornamental and useful decorations as it has been for the past few seasons, new pieces constantly appearing in lamps, the newest are of different kinds of faience of the same shade as the globe, pale yellow makes a very handsome shade at evening, so also a transparent glass in shaded ruby with a vase in a similar tint; particularly effective cabinet pieces of Italian pottery come in queer looking greens and reds; a hundred conceits in china and glass are shown by Cezilly of 1208 Broadway.

—New cameo glass pungents are out in the pattern of a net-work of opal ferns over a sapphire blue surface, or a roseate glass is wreathed with fine white hawthorne blossoms.

—Chrysanthemums make a lovely decoration in painting for brass plaques, vases and various fancy articles of satin, such as wall hangings, monchoir cases, fans and screen panels.

—Rattan grows in popularity, and is now more than ever being utilized in the construction of graceful pieces of furniture; among new adaptations of this material are beautiful open-work screen frames, single, two-leaved or three-leaved; among other novelties of this style offered by F. W. Richardson & Co., 28 East Fourteenth street, are book-racks, music-racks, hanging book-shelves, tables and standing book-shelves.

—The American Specialty Co., of Union square and Twenty-third street, are to be congratulated on the beauty and worth of their exhibit of novelties for Christmas gifts.

—A gilt vase filled with pink pampas plumes, shaded pink milkweed pompons, Hartford pressed ferns and fairy grasses is a beautiful object of preserved growth.

—For dining-room ornamentation, there are game pieces done in repousse brass and copper which are handsome adjuncts to the finest painted pieces; Rembrandt and Henry IV. heads come for dining-room or study.

—The demand for bric a-brac and novelties in household decoration does not abate, and botany as well as zoology is ransacked for designs, and all the combinations apparently possible are made, every animal in the menagerie is employed for a bonbon case; an elephant of porcelain has an opening in its back for begonias; curiously twisted ram's horns are elegantly mounted in gold for smoking and liquor sets, a stork extending itself within a lotus thicket to seize a frog supports a thermometer, and a setter dog with a bird in his mouth holds up a barometer, a half open fan of gold and studded with jewels contains a picture, a swarm of grasshoppers in bronze constitutes a paper weight and so the variety and oddity of designs increase.

### Financial Points.

This journal was not mistaken in anticipating lower prices in the stock market towards the close of the year. It now looks as if the dullness and depression may be prolonged into January.

The suspension of the dividend by Lake Shore was a good policy. It may and did hurt the price of the stock, but the property is better when dividends are not declared when they have not been earned.

When the time comes, as it will some time in 1885, the Michigan Central and Canada Southern will be good stocks] to have in one's safe.

The liquidation in the coal stocks is not yet over. They will all see lower figures, but the cheapening of coal will eventually have a good effect on manufacturing.

The signal for a rise will be when the New York Central comes to terms with the West Shore. The upward movement will probably be preceded by a heavy break in the price of West Shore bonds.

### Long Undisputed Possession a Good Title.

The law of adverse possession of real estate is so clearly set forth in the opinion of Mr. Justice Daniels, concurred in by Judges Davis and Brady, of the Supreme Court, in the case of Ottinger against Strasburger, just decided, that we cannot do better than give some extracts from it. Judge Daniels says:

"The appeal has been taken from a judgment denying the right of the plaintiffs to a specific performance of a contract entered into between themselves and the defendant for the sale of a lot of land on the corner of Baxter and Hester streets, in the city of New York. The contract was entered into on the 15th of February, 1882, and the plaintiffs covenanted therein to execute, acknowledge and deliver to the defendant or his assigns 'a proper deed containing a general warranty and the usual full covenants, for the conveying and assuring to him or them the fee simple of the said premises, free from all incumbrances except a lease, &c. The plaintiffs were ready and willing to deliver the deed to the defendant in the form mentioned in the contract, but he refused to accept and receive it for the reason that the title of the plaintiffs to the land was deemed to be defective. They received their title from Samuel Hall, as the executor of the last will and testament of Robert Thompson, who died in or about the year 1870. The deed to the plaintiffs was given on or about the 28th of February, 1881, and in form conveyed to them the title to the property in dispute.

"But it was made to appear that Thompson, the testator, had no record title whatever to the property, and to establish his right to the premises proof was given of their possession by him commencing about the year 1821. Before that and on the first of April, 1788, it was shown that the premises had been conveyed by a sheriff's deed to Abraham Beekman, who did not appear to have disposed of them in any form during his lifetime. He left a will at the time of his decease, which occurred in or about the year 1789, by which these premises were devised to Abraham K. Beekman. The latter died in or about the year 1816, also leaving a will by which this and other property was devised to his executors in trust to collect rents, pay outstanding debts and divide the real estate not sold into seven equal parts, with full power of sale and conveyance. Whether his executors ever in fact conveyed this property under this power of sale was not positively shown, but, from the history given of it, it appears to have been next found in the possession of Robert Thompson. And that possession was proved to have continued either by the actual occupancy of Thompson, or the renting of the property under his authority, from the year 1821 to the time of Thompson's decease, which was about the year 1870. After that it was in like manner rented and the rents collected by the executor of his estate, the grantor in the deed to the plaintiffs. This long and continuous occupancy of the property prior to the conveyance by Thompson's executor extended through the period of sixty years, and it was further shown that while Thompson was in possession he claimed to own the property, and in addition to that his acts were those of an asserted ownership.

"This continued possession was all that could be required to vest a title in the property by means of an adverse holding. And from it and its long continuance a presumption arises that the property was in fact conveyed under the power of sale contained in the will of Abraham K. Beekman, by his executors, to Thompson, for so long a possession creates the presumption of a grant to the person holding the property.

"And the fact that such a conveyance of the property had been actually delivered by these executors to Thompson is confirmed by an action of partition commenced in 1836 and terminated in 1839, between James Beekman and another as plaintiffs against Stephen Van Courtlandt and others, who were all the heirs, devisees and their descendants of Abraham K. Beekman. By the judgment in this action all the real estate which had not been disposed of or distributed by the executors of Abraham K. Beekman was partitioned between his heirs, devisees and their descendants. But this judgment in no manner referred to these premises, and that omission indicates a very strong probability that they had been previously conveyed and disposed of, for otherwise they would have formed a necessary part of the subject of that action. And as no other person than Thompson appears to have claimed any title to the property, it is to be presumed that in their disposition the premises had been conveyed to him. And that presumption was rendered entirely controlling by the long possession of himself, his agent and his executor, and left no reason for doubting his ownership of the property. If a title by means of such a possession, fortified by the presumption arising from the form of the judgment in partition, can ever become absolute and capable of being conveyed in fulfillment of a contract of this description, this was such a title. For it enabled the plaintiffs as the grantees of the executor of Thompson to do what they had covenanted should be done by their contract, which was to convey to the defendant the fee simple of the premises free from all incumbrances except a lease."

"The proof of this long continued possession and use of the property establishes the further fact that no heir of Abraham K. Beekman could, by the addition of any period of infancy, entitle himself to a recovery of this estate. What the law required at the time when Thompson's possession commenced for the acquisition of a title by means of adverse possession was the continuation of that possession for a period of twenty-five years.

"Abraham K. Beekman died, as already stated, in the year 1816. If he left infant heirs they were in being at that time, and whatever the period of minority may have been would have lapsed after that time. And in addition to that the twenty-five years of continued possession required by the statute then in force would also have expired prior to the time when the executor of Thompson conveyed the property to the plaintiffs. And that was clearly sufficient to extinguish all claims of all infant heirs of this owner, if any had been left by him at the period of his decease, and to perfect title by possession in Thompson. The statute in cases of this nature do not, and did not, permit to cumulate disabilities.

"The consequence, therefore, is that if either of the heirs of Abraham K. Beekman was an infant child, the suspension of the application



of the statute would not be permitted to extend beyond the completion of his or her minority. But it would begin to run as soon as the infant heir or heirs of Abraham K. Beekman attained the age of twenty-one years, and would then continue, as the party in possession of the property was undisturbed, until the statutory period had expired. And that would operate as an extinguishment of every possibility previously existing upon which Thompson's title could have been questioned or disturbed. This possession, together with that of the executor, did continue for so long a period as to exceed any possible minority and the statutory time required to complete an adverse possession. There was not even a bare possibility, therefore, that the right of the plaintiffs to this property could be in any form questioned. It has become fixed and determined as any title well could be depending on long continued possession and the presumption of the law arising from it that the possession had originated in a grant of the property. It further appeared that the property had been assessed to Thompson as the owner from the year 1824, and that he had paid the taxes upon it, which is an additional circumstance confirmatory of the conclusion that his title was entirely indefeasible. It had become all that the plaintiffs had obligated themselves to convey, and the defendant should have been required to accept it and pay the purchase price. And as these facts were all found by the learned justice before whom the trial took place, and are completely sustained by the evidence, the judgment entered upon his direction should be modified so that judgment will be directed in favor of the plaintiffs, requiring the defendant to receive and accept the property in controversy. The plaintiffs should also have their costs upon this appeal."

F. R. Minrath, counsel for appellants; David S. Walter for respondent.

## The World of Business.

### Increase of Municipal Indebtedness.

It is a fact, not without curious interest, that while the national government nearly always has more revenue than it needs, and the States find it expedient frequently to reduce their tax rates, nearly all the large cities in this country are continually straitened in their resources. They never have an income large enough. They tax lands and buildings; they tax stocks, bonds, money and franchises; they tax furniture, plate, carriages, drays, mules and horses; they even tax dogs; they tax various kinds of licenses—water licenses as well as liquor licenses; they levy special taxes on railroads, steamboats, horse-cars, telegraphs and telephones; and yet, after having tapped and exhausted all these sources of revenue, they are forever in want, and many of them are compelled to issue bonds and mortgage their future to supply their immediate need. The New York city government costs as much per annum as the United States government cost under Polk's administration, and it has a debt greater than the national debt was at any time down to 1861. The city government of St. Louis costs three times as much as the State government, and the city debt is two and a half times as large as that of the State. The explanation of this increasing cost of municipal government is to be found partly in the multiplying needs which civilization brings with it. A municipal population cannot have an abundant supply of good water and light, parks, smooth, clean streets and wharves, capacious public buildings, an elaborate fire department, hospitals, schools, courts, asylums and prisons; that underground apparatus of sewers, water-pipes, steam-pipes and electric wires which is indispensable to modern business and comfort, and the system of amusements, pageants and shows that the people demand, without paying for them, and the price to be paid is steadily increasing as the things demanded grow more complex and elaborate. The main question is, therefore, not how to reduce a municipal community's wants, and thereby its expenses; for repeated efforts followed by repeated failures in this direction serve to show that only fitful and temporary retrenchments are practicable, and almost invariably these are followed by periods of still more excessive expenditure. The problem is to discover new sources of revenue. It will not do to levy higher tax rates on property, or to make the valuations of property higher. In most cities property is already carrying all the weight it can bear, and in not a few taxes are impairing its value. The internal revenue system of the national government has revealed the marvellous revenue-yielding capacity of spirits, beer and tobacco, and as the national government is gradually loosening its hold on these articles, and will probably let go two of them entirely in a few years, it is probable the municipal governments will have to take them in hand and make them permanent sources of income. Spirits, beer and tobacco are capable, under a simple and effective system of excise, of yielding in St. Louis \$1,000,000 a year without hardship either to those who deal in or those who consume them.—*St. Louis Republican*.

### Why Americans Succeed.

The English trade papers are devoting a great deal of attention to the question of the American competition in Australasia. Mr. Arthur Clayden furnishes the *Ironmonger* with a number of interesting facts relating to our trade with New Zealand. He says: "The great secret of American success is the enterprising manner in which they conduct their business. Shall I say that it comes from their appreciation of the colonial or pioneer spirit, and of the wants of such a people? Yet, whatever be the reason, the fact remains that there the Americans are, and are not only likely to continue, but also to rapidly extend their connections. The characteristics of American imports into that colony are that they are tasteful, light and cheap. \* \* \* If there is one thing more than another that the New Zealanders abhor it is to be behind the times, and they feel that the English manufacturers are inclined to lag behind; or, if they attempt to take to the track with the Americans, then they go to the other extreme, and send out stuff that can only be considered a disgrace to the country. It seems a remarkable thing. I cannot in the least account for it; but the impression has somehow got abroad that anything will do for the colonies. Anything will not do; it is an insult to the intelligence of the people; and the sooner the English makers disabuse their minds of that idea, so much the better. On all hands it is 'American,' 'American,' 'American,' and to my certain knowledge several good firms stood out against American hardware and fittings until they could endure no longer."

### Relighting Furnace Fires.

According to a dispatch from Pittsburg, a number of iron furnaces that have been lying idle will resume operations during next month, notwithstanding the complaints of dull trade and low prices. This would appear an unwise proceeding, but perhaps it is not so much so as it seems. The demand has been so greatly restricted for some time past, owing to consumers confining their orders to the barest needs, that increased supplies will soon become an actual necessity. The stock of pig iron now piled up may, when the increased orders come, be insufficient for the immediate wants, and in view of that possibility the furnaces are resuming operations. It may be that there is still another reason. During the practical cessation of iron making in a part of the Northern iron districts the new Southern iron furnaces have been busily at work, and the owners have seized the opportunity for introducing their product into the Northern markets. Considerable shipments have been made to all the Northern Atlantic States at prices lower than the Northern iron makers east of the Alleghanies could offer with any hope of profit. Several ship-

ments of Southern iron to the West and Northwest have been reported, though not with equal success in competing against the iron of Ohio manufacture. There are conflicting statements as to the ability of the Southern iron makers to maintain themselves at the prices obtained for their product, there being more than a suspicion that the exceptionally low rates asked are merely for the purpose of introduction. It may be that the fear of being crowded out by Southern competition has had something to do with the starting up of idle Northern furnaces. Unexpected orders for iron have been received at Ohio establishments within the past week or two, some of these works being in Cleveland. The orders, as a rule, are not large and the prices in some classes of work are lower than can be filled at a profit. But in accepting these orders, entailing an actual loss on every ton delivered, the proprietors have acted on the principle that it is better to hold their customers and keep their men at work, even at a sacrifice, than to be without both when trade revives and remunerative prices again rule. To shut down altogether at this time, refusing orders that can only be filled at a loss, would be to drop out of the run of business. The customer who has been compelled to go elsewhere to get his present small and unprofitable order filled may not come back when business is brisk and profitable. It is this consideration that keeps so many establishments running at an actual loss, and that may have had something to do with the starting up of furnaces which have been allowed to grow cold.—*Cleveland Herald*.

### Shall the Amazon be Opened?

There are some in Peru who are wise enough to recognize that the interior of Peru is destined to play an important part in the future of the country. They know that however many Chinese may be introduced under a more liberal system than that adopted in past years, the Chinese are not colonizers, any more than they are improvers. Their older civilization objects to improvement, even though coast mandarins willingly trade men off to Macao or other similar ports, and Hong chiefs deal in the commodity furnished. These euphuisms are employed to cover the former slavery under the cloak which has been deliberately stripped from it in the Western States by the *Argonaut* and other writers, who applaud the law prohibiting the entrance of the Chinese into the United States, as distinctly as they denied recognition to the Sand-Lotters. If the members of the "Future of the Amazon Society," recently formed, meet good recognition in their own country, they will be able to achieve great results. If they even prove unsuccessful they will be able to show they have attracted attention in the world of science. For this reason we append a translation of a portion of a speech delivered by Dr. Pedro de Solar, president of the Amazon Society already referred to and which we are convinced will be widely copied by geographical journals the world over. Dr. Solar spoke as follows: "Time, money and lives are required to study the Amazon regions and the principal rivers which traverse them. Yet we are as convinced our great object can be achieved as we are that it is of incalculable importance. There are three routes which appear necessary and practicable at present. The Southern, following the Mollendo and Puno railroad, already built, and carrying it on to Cuzco, thence by Paucartambo to the Madre de Dios, a tributary of the Purus; and thence through the valleys of Ollaitambo, Vilque, Guadalupe, and the splendid plantations of Santa Ana would arrive at Port Mainique, on the River Urubamba, whence navigation is open to the mouth of the Amazon by way of the Ucayali River. The adoption of this route would enable the numerous affluents of the Ucayali to be thoroughly explored, as also the vast Sacramento plains, which embrace an extent of rich agricultural ground which is much greater than the whole of that under cultivation on the coast. There is also the central route which commences at Callao and follows the railroad to Chicla, and which is to be prolonged to the Oroya. At this point it would bifurcate. One line would run northwards to Cerro de Pasco and thence to the German colony at Pozuzo, from which it is only distant twenty-five leagues, and thence eight leagues farther to a point on the Mayro River, at which port navigation commences, and whence the Amazon can be reached by way of the Pachitea and Hualaya. The other route would be following the present route from Oroya to Tarma, thence to the colony at Chanchamayo, thence following the banks of the Paucartambo or Perene to its confluence with the Ene, where it takes the name of Tambo, and whence steam navigation is practicable by the Ucayali to the Amazon. The route by Chanchamayo possesses the advantage of already being in communication with the coast by rail, cart and mule roads, all of which can easily be improved. This route embraces the valley of the Ucayali and the Sacramento. The distance between Callao and the Oroya is 210 kilometres; between Oroya and Tarma thirty; between Tarma and Paucartambo and a port on the Tambo, 120; or in all 455 kilometres from Callao to the headwaters of navigation, which could easily be traversed in two days were a railroad constructed. No railroad at present exists beyond the 210th kilometre, therefore the remaining 245 kilometres or 153 English miles would have to be effected on horse back. To do this roads would have to be made from Paucartambo to Ene. Thus without the construction of a railroad over the unfinished section the journey could be made in five days from Callao to a navigable point on the Tambo, which is an affluent of the Ucayali. The northern route can be commenced at any of the ports between Pacasmayo and Pacasmayo, which are in connection with the Pacasmayo & La Vina Railroad. Thence runs a mule road, which passing by Cajamarca goes to Chachapoyas, and over which cargo mules easily carry two hundred pounds. From Chachapoyas, running in the direction of Cahuapanas, there is a road 16 kilometres in length which ranches to Chisquilla. To the upper lands of Cahuapanas there is a distance of almost 90 kilometres. The river of the same name, and which here becomes navigable, runs through the town. The work which has to be effected then is reduced, firstly, to the opening of a clearing through the forest from Chisquilla to the port which has to be founded at the town of Cahuapanas, on the river of the same name; and, secondly, to the construction of a bridge over the Maranon between Cajamarca and Chachapoyas, at Balzas. The opening of this road to Cahuapanas is neither an unknown nor difficult task. It is now upwards of twenty-five years since a society was formed under the name of the "Patriots of the Amazon," and which has now been renamed the "Laborers of the Future of the Amazon." During this period numerous exploring parties have visited Cahuapanas. The last was under the orders of the engineer, Mr. Arthur Wertheman, who entered the river at its confluence with the Maranon, and went up stream until he reached the before mentioned town of Cahuapanas. From these expeditions we have acquired a knowledge of the wealth contained in those regions and the facility with which communication can be established with them. The route by Pacasmayo to the Amazon possesses among other advantages that of being nearer the outlet of the Panama Canal, and being from 10 to 15 per cent. shorter than the others, a great impulse would consequently be given to Amazon and Cajamarca, which would then powerfully contribute to the aggrandisement of Peru. There is one point of importance to which I wish to call your attention, and in the decision of which the patriotism of all and the intelligence of our public men are deeply interested. Our political relations with our Amazon territories have always been slight. To day they scarcely exist, and their commerce and industry with the rest of Peru amount to next to nothing. Even family connections are gradually leading the natives of Amazon and Loreto towards Brazil. What can we expect to result from this state of affairs? Our culpable want of foresight has caused us to lose a portion of our territory, our public and private fortunes, and our honor. Shall we allow carelessness to bring about the loss of what remains? Let us promote the navigation of the Amazon and the opening up of its resources, and thus peacefully and efficaciously work for the regeneration of our country. I know we shall meet only obstacles and difficulties, but



by overcoming these we shall only prove the excellence of our work." —The Daily Star and Herald.

Token Coinage in Europe.

The gentleman who are so sensitively desirous that our metallic coinage shall be brought up to a level with that of Europe, and especially of England, are referred to an article in the London Economist of May 3, 1884, in which the writer says:

It can be proved that as matters now stand there are already more tokens, or base money as they would have been called in old times, in the metallic circulation of England than in that of any other country in the world. The eighteen or twenty millions' worth of token silver coin, added to the pence, halfpence, and farthings in circulation, completely answers the proved demands of the public. As silver and brass token coins are constantly being added whenever the call for them arises—the government being a willing manufacturer, as it always gains by the seigniorage on such coins—it may be stated without fear of contradiction that the metallic circulation of England has, from 1811 down to our own times, been always kept in a state of saturation, so far as concerns the amount of limited tender tokens kept up for internal use in the country.

The fact is that England is not content with having a token coinage of silver, but is moving, through Mr. Childers, to substitute for the present half sovereigns, containing a metal value equal to their par value, a new debased or token coin, partly of gold, which is to circulate as ten shillings without containing ten shillings' worth of gold, but containing about 10 per cent. less. So far from dreading such a contingency, the English government deliberately prefers it, partly for the expected profit or seigniorage it will make on the new coinage, and partly, perhaps, because the recoinage would secure a supply of metallic currency for home use more certain because non-exportable.—The Inter-Ocean.

The Wealth of London.

The London Review has presented a statement of the amount of business done in the year 1883 by the various insurance companies in the metropolitan district of London, whereby some estimate may be formed of the value of the insurable property in this great capital. According to this statement, the companies took risks within the London area last year to the value of \$3,655,362,935. This represented the value of property susceptible to damage by fire. In order to obtain a comparative idea of the wealth of London, it may be well to say that the amount of insurance carried in Boston is not over \$250,000,000. As our population is about one-tenth of that of London, and as it is presumable, in consequence of our greater liability to loss by fire, that property owners in Boston insure their buildings and goods quite as much as the dwellers in London, it will be seen that the wealth per capita of London is probably considerably larger than that of this city. As the taxes in London are not assessed as those in this city are, it is impossible to obtain an accurate valuation, but, on the basis just given, London, in proportion to her inhabitants, would seem to be about 40 per cent. wealthier than Boston.—Boston Herald.

Real Estate Department.

As might have been expected the real estate market has been very dull during the past week and will probably be still worse next week. There is little or nothing doing at the Exchange Salesroom. The conveyances have fallen off for the past two weeks nor will there be much activity until toward the end of January. Plans for new buildings kept up pretty well until last week when they, too, showed a falling off. The opening of the new Exchange will undoubtedly mark a new departure in transactions, but the market will be a listless one until this event takes place.

CONVEYANCES.

Table with 2 columns for years 1883 and 1884, and rows for Number, Amount involved, Number nominal, and Number 23d and 24th Wards.

MORTGAGES.

Table with 2 columns for years 1883 and 1884, and rows for Number, Amount involved, Number 5 per cent, Amount involved, Number at less than 5 per cent, Amount involved, Number to Banks, Trust and Ins. Cos., and Amount involved.

BUILDINGS PROJECTED.

Table with 2 columns for years 1883 and 1884, and rows for No. buildings and Cost.

Gossip of the Week.

Messrs. F. W. Haynes and J. M. Dunbar have sold the six-story and basement brick building on the northeast corner of Franklin street and West Broadway, covering the entire lot, 60x50.8, for \$100,000.

George Bliss has sold the four-story stone front dwelling No. 385 Fifth avenue, 24.6x125, to Samuel S. Sands, of No. 63 Cedar street.

Thomas Thacher has sold the four-story stone front dwelling No. 108 East Thirty-sixth street, 25x92.9, to Samuel Glover, for \$42,500.

George B. Christman has sold the five-story brown stone flat No. 80 Morton street, between Hudson and Greenwich streets, 25x85x100, to J. Berger, for \$35,000. Broker, M. W. Woolley.

Eight lots, with the old residence thereon, on the south side of One Hundred and Fifty-second street, between St. Nicholas and Tenth avenues, have been sold by Baker & McKenny to the vice-president of the Kress Brewing Co., Henry M. Haar, for about \$36,000.

Wise & Rosenblatt have sold for Dr. Searle the northwest corner of Third avenue and Thirty-second street, being a four-story brick store and dwelling on the avenue, 25x57x75, and a four-story brick apartment house, 25x50, on the street, for \$47,500, to a Mr. Walker.

Randolph Guggenheimer and Sol. Mark have sold to S. A. Walker the

three-story and basement brown stone house, No. 179 East Eightieth street, 16.8x45x100, for \$12,350. John Gorman, broker.

W. B. Williams has sold the lot 11.1x100.8, on the southeast corner of Ninety-third street and Madison avenue, to John T. Farish, for \$9,000.

The two-story houses Nos. 221 to 225 Thompson street have been sold during the week.

The Armory Board has decided not to purchase the plot bounded by Eighth and New avenues, One Hundred and Fourth and One Hundred and Fifth streets, the price asked for it being considered too high.

J. Wick, Jr., has sold the two four-story brick stores and tenements Nos. 1255 and 1257 First avenue, each 25x75, for \$34,000.

S. M. Brown has sold for A. V. Stout ten lots on the northwest corner of Sixth avenue and One Hundred and Twenty-third street to the Reformed Dutch Church of Harlem, of which the Rev. G. Hutchinson Smyth is the rector, for \$65,000.

P. A. H. Jackson has, it is reported, sold five lots on the southwest corner of Ninth avenue and Fifty-sixth street to Morris Steinhardt for \$50,000.

E. H. Ludlow & Co. have sold for Wm. F. Morgan the four-story stone front dwelling No. 178 Madison avenue, 24.8x60x95, for \$55,000.

Owen Donohue has purchased from Guggenheimer & Marx five lots on the north side of Seventy-first street, 500 feet west of Central Park West.

Brooklyn.

W. F. Corwith has sold the lot on Diamond street, west side, 309 north Van Cott avenue, to Patrick Davan, for \$700.

BUILDINGS PROJECTED.

Table with 2 columns for years 1883 and 1884, and rows for No. buildings and Cost.

Out Among the Builders.

A new church and chapel is to be erected on the corner of Sixth avenue and One Hundred and Twenty-third street. The chapel will be commenced as early as possible and the church later on. The Rev. G. Hutchinson Smyth, the pastor, informed our reporter that a building committee has been appointed to obtain plans and specifications for the new structures. The church has adequate funds in hand for the improvement.

Owen Donohue has commenced the excavations for the erection of six four-story and basement brown stone dwellings on the north side of Seventy-first street, 500 feet west of the Central Park West.

Babcock & McAvooy have the plans under way for two five-story brick tenements, with the first story and basement of brown stone, 26.6x70 each, to be built on the west side of Madison street, commencing 75 feet south of Gouverneur street, for M. J. & D. F. Malony, to cost \$30,000.

Brooklyn.

The Morris Building Company contemplates improving thirty lots on Ralph avenue, Jefferson and Hancock streets early in the spring by the erection of two-story and basement brick dwellings.

Contractors' Notes.

Bids for furnishing lumber, doors, sashes, hardware, iron, lime, cement and brick for new pavilion, Hart's Island, all the materials is to be of the best quality of their kind, and to be delivered, with the exception of the hardware and iron, at Hart's Island, will be received at the Department of Public Charities and Corrections until Tuesday, January 6.

Special Notices.

R. M. Walters, manufacturer of the Narvesen piano, of University place, corner Twelfth street, is offering some very handsome cabinet upright pianofortes of beautiful design, in French walnut, rosewood and mahogany, especially suitable for holiday presents. Mr. Walters has been very successful in introducing his Narvesen piano to the public, and during the past year it has been adopted by the Board of Education for use in the public schools of this city after a severe competitive test with other makes. He has a large assortment of new and second-hand pianos of all makes always on hand for cash, credit or rent.

A reporter of THE RECORD AND GUIDE called the other day at the timber yards of T. H. Simonson & Son, at the foot of East One Hundredth street. They extend the entire block from First avenue to the East River and from One Hundredth to One Hundred and First street. They have docking facilities for handling lumber unsurpassed by any yard in the city. They have a slip on the river front 200 feet wide, 60 feet deep and containing over 1,130 square feet of dock room. Their property comprises some fifty or sixty lots in all, and their two-story shed has a storage capacity for about a million feet of lumber. Their specialty is hemlock, though they deal principally in pine and spruce, and partly in hardwoods. The firm was established by the late Mr. Simonson nearly half a century ago.

The patent automatic elevator hatchway guards and gates, covers and safety attachments manufactured by W. R. Stearns & Co. are simple, practical, durable and convenient, and are applied both single and double as required. They have been supplied to numerous buildings in this and other cities, including Boston, Chicago, Philadelphia, &c. Prices and estimates can be obtained at Messrs. Stearns' offices, No. 145 Broadway.

The Manhattan Automatic Anti-Freezing Valve Co., of No. 52 Broadway, has perfected an invention the value of which to all house owners and builders will be perceived at a glance on an examination of their circular, which is sent on application. The device is a very simple one, consisting of a copper wire on the outside of the house, which, when there is liability of frost, contracts, opening a valve in a joint of the water pipe inside the house, which causes a slight running stream to discharge into basin or sink from a small pipe attached for the purpose, and thus guarantees positive safety from bursts in any part of the building; the water continuing to run while the copper rod remains contracted, which is as long as the temperature is below the freezing point. The invention is readily attached to buildings of every description.



The commissioners appointed to assess the damages for private property taken for new parks and parkways in the Twenty-third and Twenty-fourth wards, will meet at the office of the Aqueduct Appraisal Commission, Room 303, in the Mutual Life Insurance Company's building at No. 32 Nassau street, on December 30, at 1 P. M.

The consolidation of the Coffee with the Importers' and Grocers' Exchange is a step in the right direction. There are more exchanges to-day than there is business for them to do, and there are altogether too many brokers. It is safe to predict that the ranks of the latter will be seriously thinned during the coming year.

Dr. Otto Fullgraff, of Irving place, has succeeded in adapting electricity to the wants of the laryngoscope. The improvement consists of an electric light, with a tiny glass globe and carbon loop fitted on a handle the exact counterpart of a street lamp-post in miniature. The illumination produced by the electric light in question enables him in all laryngeal and nasal diseases to perfectly view the part or parts affected, and by an application of medicated spray afford early, if not instant relief. Dr. Fullgraff was not only one of the first in New York to use the laryngoscope, but improved it vastly. The insufficiency of ordinary gas light led him to construct an oxy-calcium laryngo-vaginoscope to which he will now, no doubt, apply electricity. Dr. Fullgraff has treated for laryngeal disorders almost every celebrated operatic singer who has appeared in this country during the last quarter of a century, and was the founder and for twenty years the director of the old Bond Street Dispensary.

Carefully conducted experiments have demonstrated the fact that seasoned wood, well saturated with oil when put together, will not shrink in the driest weather. Wheels have been known to run for many years, even to wearing out the tires. Very many dollars might be saved annually if this practice were adopted. Boiled linseed oil is the best for general use, although it is now known that crude petroleum, on even old wheels, is of great benefit.—*Exchange.*

Another illustration of the rapidity with which lawyers and judges dispatch business is presented in the history of the suit of Benhard & Hut-ton vs. Aug. Schell, collector of customs, in the United States Circuit Court, New York city. The case was begun in 1859. The first trial was in that year. The jury disagreed. It was tried again fourteen years afterward, and the jury disagreed the second time. After the lapse of six

years it was tried a third time; verdict for plaintiff. Then it was put to sleep in a way known only among the mystics of the legal profession till another case involving similar issues was tried. On the 16th of December, 1884, the judgment was affirmed, and the litigation finally ended. All this happened within twenty-six years! The original parties to it are all dead. Only one of the lawyers who started in with it survives. Moral: If anybody engages in a controversy that is to be submitted to the courts for settlement he had better begin early in life if he hopes to see the end of it.—*Exchange.*

A recent German invention composed of pulverized iron and linseed var-nish is intended for covering damp walls, outer walls, and, in short, any place or vessel exposed to the action of the open air and to the weather. Should the article to be painted be exposed to frequent changes of temperature, linseed oil varnish and amber varnish are mixed with the paint intended for the first two coats, without the addition of any artificial drying medium. The first coat is applied rather thin, the second a little thicker, and the last in rather a fluid state. The paint is equally adapted as weather-proof coating for wood, stone and iron; nor is it necessary to previously free the latter from rust, grease, etc., a superficial cleaning being sufficient. This paint will prove a valuable auxiliary to manufacturers.—*Exchange.*

Work has been closed upon the lower levels of the Comstock mines, and all the machinery is to be removed. There is occupation for years in the low-grade ores of the upper levels, but the great fissure, in many respects the most remarkable mine in the world, can hold no more "bonanzas," and "prospecting," which has caused an expenditure of \$120,000 per month, all raised from the stockholders, is at an end. The Comstocks have yielded such enormous sums of money that unity of action and avoidance of litigation would have made all their shareholders millionaires. As it is, five or six men have made large fortunes and thousands have lost their little all.—*The Hour.*

An exchange says large articles of brass and copper which have become very much soiled may be cleaned by a mixture of rottenstone (or any sharp polishing powder) with a strong solution of oxalic acid. After being thoroughly cleaned the metal should be wiped off with a cloth moistened with soda or potash, and a very light coating of oil should be applied to prevent the further corroding action of the acid. A more powerful cleaning agent, because more corrosive, is finely powdered dichromate of potash mixed with twice its bulk of strong sulphuric acid, diluted (after standing an hour or so) with an equal bulk of water. This will instantly clean the dirtiest brass, but great care must be taken in handling the liquid, as it is very corrosive. Brass which has been lacquered should never be cleaned with polishing powders or corrosive chemicals. Wiping with a soft cloth is sufficient, and in some cases washing with weak soap and water may be admissible. Dry the articles thoroughly, taking care not to scratch them, and if after this they show much signs of wear or corrosion send them to the lacquerer to be re finished.

**BUILDING MATERIAL MARKET.**

**BRICKS.**—About the only noticeable feature on the market for Common Hards during the week has been the extreme dull tone and general absence of change. Light trading might of course be looked for under the influence of the holiday feeling, but considering the condition of the weather, the check to navigation and the consequent reduced offerings it is a little surprising that cargo rates did not make a positive advance. They have suffered somewhat to be sure, and outside figures are more frequently heard of, but when a higher range was talked buyers declined to continue negotiations. This is attributed in part to the light and uncertain consumption at present taking place and in part to full supplies in the hands of a great many who would under ordinary circumstances be considered buyers. It is generally understood that the Long Island manufacturers are in a position to ship and will do so as soon as there is any demand for the stock, and receivers say they do not imagine the supply will come in very heavily. They also find some comfort in the fact that "Up River" points are about all shut. Sail shipments have ceased from Haverstraw Bay, and Jersey is to a certain extent blocked out, and these features are not likely to change except under very mild weather. There is one portion of the market at least showing greater firmness and that is on deliveries made from yard, the heavy condition of the streets adding to the difficulties and expense of placing goods in the hands of customers, and dealers naturally and generally insisting upon somewhat increased rates.

**LUMBER.**—The week has been a broken one and the desire of all hands appears to have been in favor of doing as little business as circumstances would admit. Buyers do not care to increase their indebtedness or even make any additions to cash expenditures and sellers having become so accustomed to a dull market would now prefer to stand it a week or two longer in order to have more favorable opportunity for straightening out affairs against the passage from one year into another. The holding in the meantime is upon a comparatively steady basis as stocks here are fairly controlled and there is no probability that much competition between sellers will take place on a market lacking elements to resist any direct pressure. Advices at hand are still more or less uncertain respecting the probable result of work in the woods this winter, but there is a great deal of testimony to indicate that a strong effort will be maintained to keep the log-cut within narrow bounds.

Eastern Spruce shows a certain degree of firmness on the general tone of the market owing to the probability of continued small offerings. Randoms can hardly be expected and the manufacturers to whom special bills could be offered are so few that they have very few engagements against the capacity of their saws, and buyers in consequence labor under more or less disadvantage. Values, therefore, are very well maintained and the selling side of the market loses no ground though there is no special effort made to secure an advance. Probably \$3.50@15.00 per M is about as fair as can be quoted on randoms, and on specials the range will go up to \$17 per M.

White Pine presents much the usual slow features. Here and there an operator may be found who refuses to admit any more than reasonable dullness and predicts considerable life as the new year gradually opens, but in general the market is not satisfactory, and it is only on the best of stock that a showing of steadiness can be made. Supplies are holding out very well, and in case of shrinkage dealers know where they can get more. The export trade has been very good this month, and dealers who cater to the foreign outlet appear to be in the best humor. We quote at \$16@17 for West India shipping boards; \$18@19 for South American do.; \$12@14 for box boards, and \$16@18 for extra do.

Yellow Pine is still open to a great deal of improve-

ment. Continuous efforts are making on the part of many of the trade to work the market around into a healthier form, and they speak more or less hopefully of ultimate success, but as yet a great deal of the old drag remains and the selling interest finds no special reason to rejoice. Locally occasional good showings have been made during the past month on 1 1/4 inch flooring boards, but not enough to invite any materially increased supplies. Contracts find plenty of bidders and on an easy basis, though no lower. Within a few weeks arrivals have been pretty full, and we are informed that a number of them were simply pushed forward for a market and have gone into basin to await sale. We quote as follows: Randoms, \$17@19.50 per M; Specials, \$19.50@21 do.; Green Flooring Boards, \$2@22; Dry, do., do., \$22@23; Siding, \$20@22 do.; Cargoes f. o. b. at Atlantic ports, \$18@15 for rough, and \$18@20 for dressed. Cargoes f. o. b. at Gulf ports, \$12@14 for rough, and \$21@21 for dressed.

Hardwoods are all right if quality is high and uniform. It is, however, useless to attempt forcing trade on anything faulty, as buyers insist upon making the business themselves, and even at modified cost will not lay up stock against future wants. The export movement of walnut has been smaller for a week or two, but a number of small lots of oak, poplar and ash have gone forward. 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.; elm, \$22@25; hickory, \$45@50 do.

**LATH.**—No change has taken place in the general features of the market. We find some of the leading dealers with a better supply in hand than they have been credited with, but there appears to be enough who want stock to afford an outlet for the continued moderate arrivals and few if any objections are made to about former cost. Receivers claim very limited amounts on the way and predict small offerings for a considerable time, and if they are not misinformed the general prospects for the market are very good.

**LIME.**—Not much stock came in and all the arrivals were wanted, so that cargoes found quick sale. This was an ample support to values and the general line of cost remains without change.

**GENERAL LUMBER NOTES.**

**STATE.**

**ALBANY MARKET.**

The *Argus* reports for week ending December 22, as follows:

The extremely cold weather has restricted trade during the week. A few car loads have been shipped to the East, and sales will probably be small for the winter months, as generally a pretty full stock has been put in by the retail yards South and East. Should they want replenishing, the large and well assorted stock in the district will enable the dealers to accommodate them.

**THE WEST.**

**LUMBERMAN AND MANUFACTURER, } MINNEAPOLIS, MINN. }**

The extreme cold weather of the week has almost suspended shipments and orders for lumber in the Northwest. With mercury 30 degrees below zero there is no such thing as doing any business among lumbermen. The blizzard is not yet finished. News from all the markets to be found in our columns show that the Northwest is not alone in her winter dullness, Saginaw, Toledo, Chicago, St. Louis, and the river cities to Minneapolis are equally afflicted while the interior of Wisconsin mills are neither doing nor expecting anything.

The stocks of lumber on hand are not proving so

large as expected, but great difficulty is experienced in ascertaining the proper figures. All interest centres in logging operations for this winter. Reports agree that many more concerns are in the woods than were expected to operate this season, and the cut will be correspondingly larger on all the streams. There has been so much infernal nonsense about reduction of the cut that about all the tailors, blacksmiths, and homesteaders are yoking up their cows and starting for the woods to cut logs without a dollar and only a sled load of provisions.

Wages range from 10 cents a day down in Michigan, to \$18 a month in Minnesota, and hundreds of idle men ready to go at these figures. The outcome of this will be a stock of logs for 1895 nearly corresponding to 1894.

**ENGLAND.**

**The London Timber Trade's Journal says:**

The Oregon pine planks ex Princess Royal, to which we alluded last week as being a novelty in the wood trade, seemed hardly so well appreciated as the equilo wood sold at the previous sale of this firm. There is, however, nothing in common between the two, one being an especially soft description, and the other a very tough wood for carpentering. The Oregon planks answered to their description, clean and free from knots, being, we understand, cut from the prime parts of well-selected logs, and will doubtless fetch their price sooner or later, especially now that high-class stuff is at such a premium in the market. It was undoubtedly a disadvantage being submitted at a private wharf instead of at the docks, as there is a certain disinclination amongst big houses to purchase goods offered in this manner, especially so with the dealers who sell by specification from stocks in the docks, and who probably would not care to introduce their customers to a rival in the trade. A lot or two of the broad planks (4x24) were sold to a country buyer at 3s. 9d. a foot cube, being 3d. on the upset price. This would equal about 29 per load, at which, prior to the sale, we understand some of the planks were turned over. There is to be said that, if wood of the kind is slow of sale, it fetches its price in the end, and perhaps is, after all, more profitable in the long run than stuff that is turned over much more rapidly.

**METALS.**—**COPPER.**—Ingot has continued very dull and generally quite tame in tone, with operators indeed at times talking more or less demoralized. Foreign advices have afforded no encouragement, and in some respects appear to be worse off than our own, while home outlets are of the most indifferent character, and have to be constantly forced to lead them into the absorbing of even a moderate amount of stock. Low and weak prices are the natural sequence of such conditions, but do not appear to be appreciated by buyers. Nominally 1 1/2c. is about the top for Lake, with no fair indication of value for other descriptions. Manufactured copper is dull for all kinds and valuations still made from a nominal basis. We quote as follows: Brazier's Copper, ordinary size, over 16 oz. per sq. foot, 20c. per lb.; do. do. do., 16 oz. and over 12 oz. per sq. foot, 22c. per lb.; do. do., 10 and 12 oz. per sq. foot, 24c. per lb.; do. do., lighter than 10 oz. per sq. foot, 26c. per lb.; circles less than 54 inches in diameter, 28c. per lb.; 84 inches in diameter and over, 26c. per lb.; segment and pattern sheets, 28c. per lb.; locomotive fire-box sheets, 21c. per lb.; Sheathing Copper, over 12 oz. per sq. foot, 18c. per lb., and Bolt Copper, 21c. per lb. Iron—Scotch Pig has found sale on a few small orders, but generally the demand was slow, the offering plentiful and the market weak for all grades. We quote at \$18.50@21.75 per ton, according to brand, etc. American Pig has benefited by the recent decline, and more especially the product of the companies first making the reduction, a large proportion of the output being sold ahead, with the feeling steadier. There is no reaction on value, however, except that...



made over wholesale rates for small orders. "Outside" irons are not finding much favor on this market at the moment. We quote \$18.00@18.50 per ton for No. 1 X foundry, \$17.00@17.50 for No. 2 X do. do., and \$16.00@16.50 for gray forge. Old material of all kinds has secured but moderate attention, and the call when made was generally found to be against some urgent and unexpected necessity. Offerings fair and prices nominally unchanged. We quote at \$16.50@17.50 for old tee rails, \$18@19 for double-heads, \$17.50@18.00 for No. 1 wrought scrap ex ship, \$18.50@19.50 for selected do., \$16.25@16.50 for old car wheels, and \$18.50@19.00 for crop ends. Steel rails not very active, but sellers have shown a fairly confident tone and generally refused to enter upon negotiations at any modification of former values. We quote at \$27.00@29.00 per ton for heavy sections. Manufactured Iron aside from an occasional store order has been very dull, and prices remain nominally unchanged. We quote Common Merchant Bar, ordinary sizes, at 1.70@2c. from store and refined at 1.90@2.40c.; Rods, round and square, 2.00@2.30c.; Bands, 2.30@2.50c.; Norway Nail Rods, 5/4@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 has remained slow and the business confined almost wholly to jobbing orders. Cost does not vary much, but generally the tone is easy and extreme figures difficult to realize. We quote at about 3 1/2 @ 3 3/4 c. per lb., according to brand and the size of invoice handled. The manufactures of lead are steady and quoted: Bar, 4 1/2 @ 4 3/4 c.; pipe, 5 1/4 c.; and sheet, 6 1/4 c., less the usual discount to the trade; and tin-lined pipe, 10c.; block tin pipe, 40c., on same terms. Tin—Pig fluctuated more or less in tone, but mainly in sympathy with the foreign advices, as the home trade is indifferent beyond the handling of a few jobbing parcels. We quote at 16 1/2 @ 16 3/4 c. for Straits, 16 1/4 @ 16 1/2 c. for Australia, 17 @ 17 1/4 c. for English, and 19 @ 19 1/4 c. for Banca. Tin Plates continue to sell moderately, and the market without much character at the moment. More or less weakness is shown on prices for all kinds of stock. We quote I. C. Charcoal, third-class assortment, \$5.00@5.05 for Allaway grade, and \$5.50@5.6 for Melyn grade; for each additional X add \$1.25 and \$1.50 respectively; I. C. Coke, \$1.50@4.52 1/2 for B. V. grade; \$4.62 1/2 @ 4.65 for J. B. grade; Charcoal terne, \$4.40@4.57 1/2 for Allaway and Dean grades 14x20; \$9.00@9.30 for do. 20x28; Coke terne, \$4.30@4.35 for Glais grade 14x20, and \$8.75@8.87 1/2 for do. 20x28—all in round lots. Spelter in light demand, but offered less freely and is possibly a shade firmer in tone. We quote at 4 1/2 @ 4 3/4 c. for domestic and foreign, according to brand, quantity, etc. Sheet Zinc in moderate demand at about 5 1/4 @ 6 1/4 c., according to quality, quantity, etc.

Trade has been erratic and unsatisfactory in the majority of cases. Occasionally an operator insists that reports should assume a cheerful tone in the face of current evidences, but the majority confess to a dull market, with no indication of immediate improvement. Such conditions, however, are more or less seasonable, and complaints are not as serious or positive as they would be at a time of the year when the attendance of buyers might naturally be expected to show much larger. Supplies are ample and values slightly nominal, though quoted at \$2.05@2.10 per keg for 10d. to 60d., with a shading on large parcels.

Demand for all kinds of paints, colors, etc., continues to be limited somewhat closely to the most binding necessities of the moment, and business has a dull tone. It is expected that after taking inventories deficiencies in assortments will be found among both retailers and jobbers, and a call sufficient to "fill up" follow. First hand supplies are in fair shape for carrying, and owners very generally look for about old rates, especially on standard goods. Linseed Oil has sold slowly and closes at about 5 1/2 @ 5 3/4 c. for domestic, and 5 1/4 @ 5 1/2 c. foreign. Spirits Turpentine has further slightly shaded, with the market a shade steadier at the close at 31 @ 33c., according to size of invoice, style of package, etc.

Dealings are moderate and unimportant, and the market as a whole without features of special interest at the moment. We quote Pitch \$1.75@2.00 per bbl., Tar \$2.00@2.25 do., according to quantity, quality and delivery.

MARKET QUOTATIONS.

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

BRICK.	Cargo at foot
Pale.....	\$2 50 @ 3 25
Jerseys.....	4 50 @ 5 50
Up River.....	4 75 @ 5 50
Haverstraw seconds.....	5 50 @ 5 75
Haverstraw firsts.....	6 00 @ 6 12 1/2
Choice cargoes.....	6 25 @ —
Hollow Fire Clay Brick.....	11 00 @ 13 00

FRONTS.	
Croton and Croton Points—Brown	\$13 00 @ 14 00
Croton " " —Dark	14 00 @ 15 00
Croton " " —Red	14 00 @ 15 00
Wilmington.....	22 00 @ —
Philadelphia, alongside pier.....	22 50 @ 23 00
Trenton, do.....	22 50 @ 23 00
Baltimore, on pier.....	37 00 @ 41 00
Baltimore, moulded.....	50 00 @ 80 00

FIRE BRICK	
Welsh.....	30 00 @ 35 00
English.....	25 00 @ 30 00
English, choice brands.....	40 00 @ 45 00
Scottish.....	35 00 @ 40 00
N. westale.....	25 00 @ 30 00
Silica, Lee-Moor.....	30 00 @ 40 00
Silica, Dinass.....	55 00 @ 65 00
White Enamelled, English size, per M.	95 00 @ —
do do domestic size.....	85 00 @ —
Warm Buff facing, domestic size.....	45 00 @ 50 00
American, No. 1.....	38 00 @ 37 50
American, No. 2.....	25 00 @ 30 00

CEMENT.	
Rosendale.....	\$1 bbl. \$ — @ 1 00

Portland (English), ordinary.....	2 50 @ 2 85
Portland Burham.....	2 70 @ 2 85
Portland K. B. & S.....	2 85 @ 3 00
Portland, J. B. White & Bro.....	2 75 @ 3 20
Portland, Hanover.....	2 60 @ 2 70
Portland German.....	2 40 @ 2 60
Portland, Saylor's American.....	2 15 @ 2 50
Roman.....	2 75 @ 3 50
Keene's coarse.....	5 00 @ 6 10
Keene's fine.....	9 50 @ 10 06

DOORS, WINDOWS AND BLINDS.		
DOORS, RAISED PANELS, TWO SIDES.		
2.0 x 6.0.....	1 1/4 in.	\$1 04
2.0 x 6.6.....	1 1/4	1 35
2.6 x 6.8.....	1 1/4	1 44
2.8 x 6.8.....	1 1/4	1 50

DOORS, MOULDED.			
Size.	1 1/4 in.	1 1/2 in.	1 3/4 in.
2.0 x 6.0.....	\$1 70	—	—
2.0 x 6.8.....	1 79	2 24	—
2.6 x 6.8.....	2 07	2 62	—
2.6 x 6.10.....	2 11	2 68	—
2.6 x 7.0.....	2 27	2 71	—
2.8 x 6.8.....	2 16	2 75	3 84
2.8 x 7.0.....	2 35	2 83	3 99
2.10 x 6.10.....	2 28	2 92	4 09
3.0 x 7.0.....	2 54	3 09	4 37

cc. means counted checked—plowed and bored for weights.  
Hot Bed Sash Glazed..... 3.0 x 6.0... 2 42  
Hot Bed sash Unglazed..... 3.0 x 6.0... 92

OUTSIDE BLINDS.	
Per lineal foot, up to 2.10 wide.....	\$ — @ \$ 20
Per lineal foot, up to 3.1 wide.....	— @ 22
Per lineal foot, up to 3.4 wide.....	— @ 24

INSIDE BLINDS.	
Per lineal foot, 4 folds, Pine.....	— @ 90
Per lineal foot, 4 folds, Ash or Chestnut.....	— @ 10
Per lin. ft., 4 folds, Cherry or Butternut.....	— @ 1 30
Per lineal foot, 4 folds, Black Walnut.....	— @ 1 50

GLASS.

WINDOW GLASS, Prices Current per Box of 50 feet.				
SINGLR				
Sizes.	1st.	2d.	3d.	4th
6x 8—10x15.....	\$9 50	\$8 50	\$7 50	\$7 00
11x14—16x24.....	10 50	9 50	8 75	8 00
18x22—20x30.....	12 50	11 00	10 25	9 50
15x36—24x30.....	14 00	12 75	11 00	—
26x28—24x36.....	15 00	13 50	11 75	—
26x36—26x44.....	16 00	14 50	12 25	—
26x46—30x54.....	17 50	16 25	13 75	—
30x52—30x54.....	19 00	17 00	15 00	—
30x56—34x56.....	20 00	18 00	16 00	—
34x58—34x60.....	22 00	20 00	18 00	—
36x60—40x60.....	24 00	22 00	20 00	—

DOUBLE.				
6x 8—10x15.....	12 00	10 75	10 00	\$9 00
11x14—16x24.....	14 00	12 75	11 75	10 75
18x22—20x30.....	17 00	15 50	14 50	—
15x36—24x30.....	18 50	17 00	15 00	—
26x28—24x36.....	20 00	18 00	16 00	—
26x36—26x44.....	21 25	19 75	17 00	—
26x46—30x54.....	23 50	21 25	18 75	—
30x52—30x54.....	24 50	22 25	20 25	—
30x56—34x56.....	26 50	24 50	22 25	—
34x58—34x60.....	29 00	27 00	25 00	—
36x60—40x60.....	32 00	30 00	28 00	—

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. All sizes above 52 inches in length, and not making more than 81 inches will be charged in the 84 united inches' bracket. Discount 60 and 20@70 per cent. single thick on French; 70@70 and 5 per cent. on American.

Per square foot, net cash.

GREENHOUSE, SKYLIGHT AND FLOOR GLASS.			
1/8 Fluted plate.....	18@20	1/8 Rough plate.....	27@30
1/16 Fluted plate.....	20@22	1/8 Rough plate.....	33@30
1/4 Fluted plate.....	22@25	1/4 Rough plate.....	60@70
1/4 Rough plate.....	22@25	1/4 Rough plate.....	70@80

HAIR—Duty free.	
Cattle.....	1/2 bushel of 7 D. 21@25
Goat.....	30@35

IRON.	
Fig. Scotch, Coltness.....	1/2 ton \$21 75 @ 22 00
Fig. Scotch, Glengarnock.....	19 00 @ 20 00
Fig. Scotch, Eglinton.....	18 50 @ 19 00
Fig. American, No. 1.....	18 00 @ 18 50
Fig. American, No. 2.....	17 00 @ 17 50
Fig. American, Forge.....	16 00 @ 16 50

BAR IRON FROM STORE.			
Common Iron.			
3/4 to 1 in. round and square.....	1/2 lb	1 70 @ 2 00	
1 to 6 in. x 3/4 to 1 in.....		1 90 @ 2 00	
Refined Iron.			
3/4 to 2 in. round and square.....		1 90 @ 2 02	
1 to 6 in. x 3/4 to 1 in.....		1 90 @ 2 02	
1 to 6 in. x 3/4 and 5-16.....		2 10 @ 2 40	
Rods—3/8@11-16 round and square.....		2 00 @ 2 30	
Bands—1 to 6x3-16 No. 12.....		2 30 @ 2 50	
Norway nail rods.....		5 1/2 @ 6	
Sheet.			
Nos. 10 to 16.....	1/2 D	2 70 @ 3 00	3 1/2 @ —
Nos. 17 to 20.....		3 00 @ 3 12 1/2	3 1/2 @ —
Nos. 21 to 24.....		3 00 @ 3 12 1/2	3 1/2 @ —
Nos. 25 to 26.....		3 25 @ 3 37 1/2	4 @ —
Nos. 27 to 28.....		3 50 @ 3 62 1/2	4 @ 4 1/4
Galvanized, 10 to 20.....			
" " 21 to 24.....		5 1/2 @ —	5 1/2 @ —
" " 25 to 26.....		6 1/2 @ —	6 1/2 @ —
" " 27.....		7 1/2 @ —	7 1/2 @ —
" " 28.....		7 1/2 @ —	7 1/2 @ —
Patent planished.....	1/2 D A, 10 1/2 c; B, 9		
Russia.....		11 @ —	12
Rails American steel.....		27 00 @ —	29 00

LABOR.	
Ordinary, per day.....	\$2 00 @ 2 50
Masons, ".....	4 00 @ —
Plasterers, ".....	4 00 @ —
Carpenters, ".....	2 75 @ 3 50
Plumbers, ".....	3 50 @ —
Painters, ".....	3 00 @ 3 50
Stone-setters ".....	3 50 @ 4 00

LIME.	
Rockland, common.....	1 00 @ —
Rockland, finishing.....	1 20 @ —
State, common, cargo rate.....	1/2 bbl. 80 @ —
State, finishing.....	1 00 @ —
Ground.....	95 @ 1 00

Add 25c. to above figures for yard rates.  
LATH—Cargo rate..... 1/2 M 2 50 @ 2 60

LUMBER.			
Prices for yard delivery, average run of stock. Allowance must be made on one side for special contracts, and on the other or extra selection.			
Pine, very choice and ex. dry, 3/4 M ft.	\$35 00 @	\$75 00	
Pine, good.....	55 00 @	60 00	
Pine, shipping box.....	21 00 @	22 50	
Pine, com mon box.....	18 00 @	20 00	
Pine, common box, 5/8.....	16 00 @	18 00	
Pine tally plank, 1 1/4, 10 in., dressed ea.	44 @	50	
Pine, tally plank, 1 1/4, 2d quality.....	35 @	38	
Pine, tally planks, 1 1/4, culls.....	30 @	32	
Pine, tally boards, dressed, good.....	32 @	35	
Pine, tally boards, dressed, common.....	29 @	30	
Pine, strip boards, m'ch'able, dress d.....	20 @	22	
Pine, strip boards, culls.....	18 @	20	
Pine, strip boards, clear.....	25 @	26	
Pine, strip plank, dressed clear.....	33 @	35	
Spruce boards, dressed.....	25 @	28	
Spruce, plank, 1 1/4 inch, each.....	28 @	30	
Spruce, plank, 2 inch, each.....	38 @	40	
Spruce plank, 1 1/4 in., dressed.....	28 @	30	
Spruce plank, 2 in., dressed.....	43 @	45	
Spruce wall strips.....	16 @	18	
Spruce timber.....	20 00 @	2 00	
Hemlock boards.....	each	18 @	20
Hemlock joist, 2 1/2 x 4.....		17 @	19
Hemlock joist, 3 x 4.....		18 @	20
Hemlock joist, 4 x 6.....		40 @	44
Ash, good.....	3/4 M ft.	55 00 @	—
Oak.....		65 00 @	65 00
Maple, cull.....		25 00 @	30 00
Maple, good.....		45 00 @	50 00
Chestnut.....		45 00 @	52 00
Cypress, 1, 1 1/2, 2 and 2 1/2 in.....		35 00 @	40 00
Black Walnut, good to choice.....		140 00 @	160 00
Black Walnut, ordinary to fair.....		100 00 @	120 00
Black Walnut, 5/8.....		85 00 @	100 00
Black Walnut, selected and seasoned.....		150 00 @	175 00
Black Walnut counters.....	3/4 ft.	22 @	28
Black Walnut, 5x5.....		150 00 @	160 00
Black Walnut, 6x6.....		160 00 @	170 00
Black Walnut, 7x7.....		175 00 @	180 00
Black Walnut, 8x8.....		175 00 @	180 00
Cherry, wide.....	3/4 M ft.	100 00 @	120 00
Cherry, ordinary.....		70 00 @	80 00
Whitewood, inch.....		45 00 @	50 00
Whitewood, 5/8 in.....		35 00 @	40 00
Whitewood, 3/4 panels.....		45 00 @	50 00
Shingles, extra shaved pine, 18 in. 3/4 M		— @	—
Shingles, extra sawed pine, 18 in.....		5 75 @	6 00
Yellow pine dressed flooring, 3/4 M ft.		30 00 @	40 00
Yellow pine girders.....		26 00 @	35 00
Shingles, clear sawed pine, 16 in.....		4 50 @	5 00
Shingles, heart, cypress, 24x7.....		22 00 @	24 00
Shingles, heart, cypress, 20x6.....		— @	14 00

PLASTER PARIS			
Calcined, ordinary city.....	1/2 bbl.	1 20 @	1 25
Calcined, city casting.....		1 30 @	1 35
Calcined, city superfine.....		1 45 @	1 50

PAINTS AND OILS.			
Chalk block.....	1/2 ton	\$1 75 @	\$2 10
Chalk in bbls.....	100 lb	35 @	40
China clay.....	1/2 ton	14 00 @	16 00
Whiting, gilders, &c.....		60 @	65



# REAL ESTATE RECORD

## AND BUILDERS' GUIDE.

Vol. XXXIV.

NEW YORK, DECEMBER 27, 1884.

No. 876

### SALES OF THE WEEK.

The following are the sales at the Exchange Sales room for the week ending December 26:

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

#### R. V. HARNETT & CO.

Elizabeth st, s e cor Hester st, 50x50 and 25x75; Nos. 60 Elizabeth st and 146 Hester st, six-story brick factory. Jacob Bookman. 37,000  
Hester st, No. 144, s s, 25x75, five-story brick store and tenem't. J. D. Wendel. 20,250

#### E. H. LUDLOW & CO.

3d st, late Amity st, s e cor Thompson st, 75x106.3x76.8x92; No. 72, three-story brick dwell'g; No. 74, two-story brick dwell'g; No. 76, two-story brick store and dwell'g and two-story brick stable. Edward Mitchell. 37,150

#### JOHN F. B. SMYTH.

Pearl st, No. 478, n s, 27x120x25x115, three-story frame (brick front) store and dwell'g and three-story brick tenem't on rear. T. R. Jackson. (Amt due, abt \$7,500; sold Aug. 6, 1879, for \$10,000.) (Rent \$1,800).... 15,100  
6th st, Nos. 337 and 339, n s, 125 w 1st av, 50x90.10, two five-story brick stores and tenements. Levi Samuels. (Amt due, abt \$23,500)..... 50,000

#### L. J. & I. PHILLIPS.

\*70th st, s s, 244 w 1st av, 50x100.4, two four-story stone front tenem'ts. Max Danziger. (Amt due on each, abt \$3,125)..... 26,700  
\*107th st, Nos. 214 and 216, s s, 200.8 e 3d av, 48.8x100.11, two four-story brick dwell'gs. Meredith Howland, trustee. (Amt due on each, abt \$8,300)..... 14,000

#### OTHER AUCTIONEERS.

81st st, No. 215, n s, 175 w 7th av, 25x98.9, three-story brick store and dwell'g and three-story brick dwell'g on rear. Henry D. Plate. 10,750  
33d st, No. 336, s s, 224 w 1st av, 18x98.9, three-story brick store and dwell'g. Francis Gallagher. 6,000

#### LOUIS MESIER.

123d st, n s, 100 w 10th av, 100x100.11. }  
124th st, s s, 100 w 10th av, 100x100.11, vacant. }  
J. H. Hankinson, defendant. (Amt due, abt \$10,175)..... 10,000  
Total..... \$226,950  
Corresponding week 1883..... \$235,403

### BROOKLYN, N. Y.

In the City of Brooklyn Messrs. J. C. Eadie and others have made the following sales for the week ending December 26:

Park pl, s s, 300 w Vanderbilt av, 60x162. Paul C. Grening. \$8,850  
\*South Oxford st, e s, 285 s Hanson pl, 25x110. Frederick J. Kingsbury. 5,750  
\*North 11th st, s w s, extd from 5th to 6th st, 400x100. Williamsburgh Savings Bank. 8,000  
3d av, e s, 25 n 17th st, 25x100. D. J. Noyes. 3,370  
Total..... \$25,900  
Corresponding week 1883..... \$13,335

## CONVEYANCES.

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

### NEW YORK CITY.

DECEMBER 19, 20, 22, 23, 24, 25.

Bank st, n s, 268.10 w Greenwich st, 0.4x95. Richard Davies to John Schreyer. Dec. 19. \$128  
Same property. Release mort. John Davies to same. Dec. 20. nom  
Bloomingdale road, east 1/2, between 102d st and point 91.2 s of 102d st. William H. Hicks to Edward W. Sheldon. Q. C. April 27, '82. 250  
Same property. Cleveland K., Lucy V. and Julia M. Benedict, by W. C. Hicks, guard., to William A. W. Stewart and Albert B. Boardman. All title. Aug. 8, 1884. 12  
Same property. George A. French, by William C. Hicks, guard., to same. All title. Aug. 8, 1884. 31  
Same property. Catey C. wife of James N. Willard, Jr., to William A. W. Stewart. All title. Aug. 1. nom  
Same property. Charles O. French, Summit, N. J., to same. Aug. 1. nom  
Same property. John A. Benedict to same. All title. Aug. 1. nom  
Same property. Samuel C. Benedict to same. All title. Aug. 1. nom  
Same property. George E. and Ernest M. Benedict to same. All title. Aug. 1. nom

Same property. Samuel and Samuel C. Benedict, Emily C. wife of Robert Zahner, John A., George E. and Ernest M. Benedict, Mariette K. Johnson, James M., William C. and George C. Hicks, Charles O. French, John A. Hicks, Catey C. wife of James N. Willard, and Oliver H. Hicks to same. All title. May 1. 233

Canal st, No. 83, n s, 34.4 e Eldridge st, 25.8x50, four-story brick store and tenem't. George F. Luerssen to Louisa Schmidt and Mary A. wife of Edward Schickhaus, Newark, N. J. C. a. G. 1/2 part. Dec. 9. 4,000  
Cherry st, No. 150, n s, 416 e Catharine st, 25.4x127, five-story brick store and tenem't and six-story brick tenem't on rear. Bernard Isaacs to Samuel Cohen. Morts. \$15,000. Dec. 17. 20,000

Division st, No. 184, n s, runs north 78 to alley leading to Norfolk st, x east 13.4 x north 3 x east 11.9 x south 3 x west 3.3 x south 70 to Division st, x west 22, two-story frame store and dwell'g.  
Division st, No. 136, n s, 20.4x62x18.4x70, three-story frame store and dwell'g. Nathan Lieber, Pittsburgh, Pa., to Louis Krawlewitch. Mort. \$11,000. Nov. 23, 1883. 18,000

Same property. Lewis Krawlewitch to Jerome L. Renner. Mort. \$10,500. Dec. 18. 18,000

Same property. Jerome L. Renner to Adam Munch and Lewis Krawlewitch. All liens. Dec. 18. nom

Division st, Nos. 17 and 17 1/2, s s, 191.3 e Catharine st, 25x 1/2 block, three-story brick store and dwell'g. Louis Stern to Nathan Magen. C. a. G. Aug. 1. 17,500

Elizabeth st, Nos. 113, 115 and 117; w s, 50.10 n Grand st, 74.2x94, three five-story brick stores and tenem'ts. John Muller to Abraham Jacobs and Isaac Bernstein. Morts. \$31,000. Dec. 15. 75,000

Grand st, No. 159, s s, 52 w Centre st, 25.6x80, two-story frame (brick front) store and dwell'g and two-story brick shop on rear. Partition. Jacob F. Miller to William H. Ball, Yonkers. Mort. \$5,290. Dec. 18. 22,300

Howard st, No. 17, s s, 75 w Elm st, 25x100, three-story brick store and dwell'g. Partition. Jacob F. Miller to Loring P. Hawes, Brooklyn. Mort. \$13,000, which is part consid. Dec. 18. 25,100

Same property. William H. Ball to same. Dec. 18. nom

Hamilton st, No. 21, n s, 244.2 e Catharine st, 19.9x62.10 x west 12.2 x north 4 x west 6.9 x south 65 to beginning, two-story brick dwell'g. Joseph P. and Nellie N. Hughes and Rosie M. Moon to John R. Wood. 3/4 part. Dec. 13. 605

Irving pl, No. 65, n w cor 18th st, 23x85.6, four-story brick dwell'g. James Ennis to Jane E. Ennis, daughter of Jas. and Eliz. Ennis. Dec. 15. gift

Livingston pl, No. 8, e s, 17.6 s 16th st, 17.2x84, four-story stone front dwell'g. James Campbell to Harriet F. S. Wheeler, New Rochelle. Mort. \$10,000. Jan. 25. 18,750

Mott st, No. 32, e s, 56.9 s Pell st, 24x94.8x24.8x94.6, three-story brick store and dwell'g. James Poggi to Antonio Poggi. 1/2 part. Mort. \$6,000. Dec. 24. nom

Mott st, s s, abt 175 n Hester st, 25x94. Bernard Galewski to Joseph Rosenthal. Mort. \$12,840, and taxes 1884. Dec. 15. 14,750

Perry st, Nos. 80 and 82, s s, 101.8 e Bleeker st, 40x95.1x40x95.2, vacant. Benjamin B. Johnston, Brooklyn, to James Meagher. Dec. 24. 17,000

Sullivan st, No. 29, rear of premises, beginning on alley leading to Sullivan st, 70 northeast Grand st and 70 e of Sullivan st, runs southeast 20 x northeast 33.4x20 to alley, x33.4, two two-story brick dwell'gs. Foreclos. John L. Davies, Jr., to Josephine L. Sherman. Dec. 19. 2,700

Sullivan st, No. 31, e s, 83.4 n Grand st, 20x60 to alley, with use of alley, three story brick shop. Foreclos. Same to same. Mort. \$2,500. Dec. 19. 3,400

Walker st, No. 117, s s, 66.4 e Centre st, 25x80.2, five-story brick factory. Foreclos. John E. Ward to Elleonor W. Hassell. Dec. 18. 17,700

Waverly pl (No. 19 North Washington sq), n s, 168.2 w 5th av, 28.2x143.9 to alley, x28.1x141.10, with use of alley or carriage way, three-story brick house. Frederick Chauncey to George P. Wetmore, Newport, R. I. Dec. 3. 50,000

West st, all wharfage rights south of Hubert st. Release mort. Seamen's Bank for Savings, City New York, to John L. Brower and ano., exrs. J. L. Brower. Dec. 16. 1,450

West st, at s s of North Moore st, 87.6, all rights of wharfage appertaining to same. Charles F. Southmayd to The Mayor, &c., New York. Dec. 16. 55,462

West st, foot of Franklin st, north 1/2 of pier and bulkhead, with rights of wharfage,

&c. William L. Lemuel, and William B. Skidmore and Harriet Skidmore, widow, to The Mayor, &c., New York. Dec. 11. 52,500  
West st, w s, 100 n Beach st, prolongation dock property, 50 feet front. Ogden Brower and ano., exrs. and trustees of Eliz. O. Brown, to The Mayor, &c., New York. C. a. G. Dec. 15. 30,000

Same property. John L., Elizabeth M. T., Abraham T. H., Ogden, Charles D. H. and Florence Brower and Effie A. Brown to same. Dec. 13. nom

Washington st, Nos. 528-532, s w cor Charlton st, 104x69, three-story brick factory. Foreclos. John Whalen to John C. Spence. Dec. 24. 22,000

7th st, No. 217, 13.7x97, five-story brick store and tenem't. Contract. Joseph Hechinger to Johann G. Schmiedel and Adaline his wife. Nov. 29. 10,000

10th st, n s, 100 e 5th av, 49x94.9. Release. Sarah E. Carter, Tarrytown, N. Y., to Mary wife of Elakim Bolles. Nov. 5. nom

10th st, No. 258, s s, 82.8 e Greenwich st, 26.1x108.10x26.6x108.1, one-story frame shop and two three-story brick shop in rear. Frederick G. Gedney to Ida J. Phillips. Dec. 17. 500

14th st, No. 327, n s, 302.11 e 2d av, 23.1x103.3, four-story brick (stone front) dwell'g. William Radde to Elijah H. Austin. All liens. May 1. nom

20th st, No. 135, n s, 308.8 e 7th av, 22.6x99.11, three-story brick dwell'g. Rudolph Sampster, exr. Adeline Kohlberg, to John T. Monypenny. Dec. 20. 13,100

23d st, No. 244, s s, 462.6 w 7th av, 18.9x98.9, three-story brick (stone front) dwell'g. Paul W. Ledoux, Brooklyn, to Eliza I. Burdett, Newark, N. J. 1/2 part. Morts. \$14,000. Feb. 11, 1873. Re recorded. exch

24th st, n s, 175 w 1st av, 25x98.9, new building projected. Thomas T. Hendlen to John Fish. Dec. 19. 8,700

25th st, No. 47 E.  
129th st, Nos. 34 and 36, bet 5th and 6th avs. 46th st, Nos. 511 and 513 W.  
Also 11th av, cor 43d st, one house and lot, with one house adj on south, and one lot adj last on south.

Also 6 lots on 10th and 11th sts, bet Av C and Dry Dock st, and one lot on 10th st, bet same streets.

Also grantors' title to all real estate wherever situated, of the late Carlos C. French. Samuel L. French, Boston, Mass., to Thomas J. French, Hardwick, Vt. 1/2 part. Jan. 10, 1878. nom

23th st, No. 251, n s, 354.6 w 9th av, 20.6x98.9, three-story brick dwell'g. Jeannette Joel, San Francisco, Cal., to Mariechen and Hanchen Moral. Q. C. Oct. 8. 7,900

Same property. Jeannette Joel et al., exrs. Albert M. Joel, to same. Oct. 8. 7,900

30th st, s s, 100 e 1st av, 100x98.9, brick stable and frame sheds. David J. Morton to Jacob Doll. Nov. 25. 15,000

31st st, No. 106, s s, 100 w 6th av, 20.10x90.6x abt 21.4x86.4, three-story stone front dwell'g. Margaret L. Baker, widow, to Lewis B. and Emma R. Sturges. M. \$10,000. Dec. 22. 17,000

31st st, No. 140, s s, 475 w 6th av, runs west 25 x south 90.5 x southeast to centre of block x east 20.8 x north 98.9, four-story brick stable. Henry McCann and ano., exrs. J. Devlin, to William Padian. May 9. 17,000

Same property. William Padian to Alice A. McCann. May 9. 17,000

Same property. Arthur Devlin, Ireland, to same. Q. C. Oct. 27, 1883. nom

Same property. Bernard Devlin, Australia, to same. Q. C. Oct. 17, 1883. nom

Same property. James Devlin, Ireland, to same. July 18, 1883. nom

Same property. Three powers of sale. Bernard Devlin, Arthur Devlin and James Devlin, to Henry McCann and ano., exrs. J. Devlin.

33d st, Nos. 134 and 134 1/2, s s, 300 e 7th av, 37.6 x82, two four story brick flats. Bernard Cohen to Wolf Endel. 1/2 part. Morts., &c. Dec. 19. nom

35th st, No. 256, s s, 170 e 8th av, 25x98.9, three-story frame store and dwell'g, one-story brick stable and three-story frame dwell'g on rear. Valentin Schuster to Laurence Curnen. Morts. \$3,100. Dec. 20. 10,400

50th st, No. 554, s s, 100 e 11th av, 28.2x93.6, six-story brick store and tenem't. Rosalie Steinhart to Sarah J. Lozier. Morts. \$19,000. Dec. 19. 32,000

Same property. Contract. Same to A. W. Lozier. Contains agreement as to heating and water. Sept. 18. 27,500

Same property. Supplementary contract setting aside 10 years' clause as to water, &c., in above contract. Same with same. Dec. 16. nom  
51st st, s s, 75 w 4th av, 75x100.5, vacant. Robert C. Hine to Robert W. Taler. Dec. 20. nom  
Same property. Release mort. The Mutual



Life Ins. Co., New York, to Robert C. Hine. Dec. 20. 41,498  
 Same property. Three release mortgages. Simon Sterne to same. Dec. 20. nom  
 Same property. Release judgment. Samuel Oppenheim to same. Dec. 18. nom  
 53d st, Nos. 43-431, s s, 425 w 9th av, 75x100.5, three five-story stone front tenem'ts. Marshall D. Hall and Peter N. Ramsey, Newark, N. J., to Patrick McKenna. Mort. \$45,000. Dec. 23. 84,000  
 Same property. Patrick McKenna to Marshall D. Hall and Peter N. Ramsey, Newark, N. J. Mort. \$51,000. Dec. 24. 84,000  
 54th st, Nos. 146 and 148, s s, 157.1 w 3d av, 37.9x100.5, two four-story stone front dwellings. William C. Flanagan and ano., exrs. Sarah Parkhurst, to John Muller. Mort. \$15,000. Dec. 23. 24,900  
 56th st, No. 151, s s, 178.4 w 3d av, 16.8x100.5, four-story brick (stone front) dwell'g. Max H. Raubitschek to Katti Raubitschek. Mort. \$0,000. Dec. 19. 18,000  
 57th st, n s 75.5 e 6th av, 69.7x100.5x70x100.5. Isaac N., George W., Edwin R. A. and Alfred L. Seligman, Pelene wife of Emanuel Spiegelberg and Frances wife of Theodor Hellman to Jacob B. Tallman, Jamesburg, N. J. Release and confirmation deed. Dec. 9. nom  
 57th st, No. 155, n s, 205 e 7th av, 20x100.5, four-story brick dwell'g. Richard Sidenberg to Henrietta Sidenberg, widow. Dec. 23. nom  
 57th st, Nos. 320 and 328, s s, 275 w 8th av, 100x100.5, two seven-story brick flats. David Lamb to Hugh Lamb and John J. Brown. All liens. May 10. 392,000  
 58th st, No. 124, s s, 250 w 6th av, 16.8x100.5, four-story stone front dwell'g. Alexander Marshall to Mary J. wife of John Coar. C. a. G. Sept. 10. 25,000  
 58th st, s s, 475 w 6th av, 80x100.5, four-story stone front dwell'g.  
 58th st, s s, 403 w 6th av, 55x100.5, four-story stone front dwell'g. Alexander Marshall to Mary J. wife of John Coar. C. a. G. Sept. 10. 235,000  
 61st st, Nos. 351 and 353, n s, 60 w 1st av, runs north 60 x west 10 x north 65 x west 42 x south 24.7 x east 3.4 x south 100.5 to 61st st, x east 48.8, subject to easement over following: beginning on e s of said premises 125 n 61st st, runs west 15x25x15x25, five-story brick factory. Richard W. Myers to Leo Schlesinger and Joseph Hecht. Mort. \$15,500. Dec. 22. 26,000  
 61st st, Nos. 342 and 344, s s, 175 w 1st av, 40x100.5, two two-story frame dwell'gs. Marie Staats, formerly Dilger, individ., and guard. of Emma, August and Birdie Dilger, Abraham L. Jacobs, as special guard of same, and William Dilger to Julius Katzenberg. Mort. \$4,000. Dec. 17. 6,800  
 Same property. Julius Katzenberg to Margaret O'Sullivan. Mort. \$4,000. See 69th st. Dec. 15. 13,000  
 61st st, No. 421, s s, 281.5 e 1st av, 25x100.5, five-story brick tenem't. Patrick Nolan to Anthony McOwen. Mort. &c. Dec. 15. 19,500  
 67th st, s s, 350 w 8th av, 75x100.5.  
 66th st, n s, 375 w 8th av, 50x100.5, vacant. Frederick Correll to John M. Ruck. See 71st st. Mort. \$37,000. Dec. 20. 50,500  
 69th st, No. 337, n s, 225 e 2d av, 17x100.5, five-story brick tenem't. Margaret wife of John O'Sullivan to Julius Katzenberg. Mort. \$12,000. See 61st st. Dec. 19. 18,000  
 69th st, No. 366, s s, 291.8 e 2d av, 16.8x77.4, three-story stone front dwell'g. Thomas S. Jube to Evangeline Schwarz. Dec. 24. nom  
 69th st, No. 340, s s, 3.5 e 2d av, 16.8x77.4, three-story stone front dwell'g. Evangeline wife of Alonzo Schwartz, Thomas S. Jube, Jr., and Leonora wife of Eugene G. Gwyer to Josephine A. wife of Edgar C. Riker. Q. C. Dec. 24. nom  
 69th st, No. 343, s s, 341.8 e 2d av, 16.8x77.4, three-story stone front dwell'g. Josephine A. wife of Edgar C. Riker, Thomas S. Jube, Jr., and Evangeline wife of Alonzo Schwartz, to Leonora wife of Eugene G. Gwyer. Q. C. Dec. 24. nom  
 71st st, n s, 200 w 1st av, 125x102.2, vacant. Max Danziger to Jennie S. Macdonald. Mort. \$12,000, taxes, &c. Dec. 1. 35,000  
 71st st, Nos. 403 and 405, n s, 20 w 9th av, 32x74, two three-story stone front dwell'gs. John M. Ruck to Frederick Correll. See 67th st. Mort. \$30,000. Dec. 15. 34,000  
 71st st, No. 414, s s, 133.1 w 9th av, 19x100.5, four-story stone front dwell'g. Charles S. Van Loon to John I. Holly. Mort. \$21,750. Dec. 23. 32,500  
 72d st, No. 425, n s, 200 w Av A, 25x102.2, four-story brick (stone front) tenem't. Foreclos. Augustus C. Brown to John Schnoering. Dec. 19. 12,000  
 72d st, No. 427, n s, 225 w Av A, 25x102.2, four-story brick (stone front) tenem't. Foreclos. Same to same. Dec. 19. 12,000  
 72d st, Nos. 425 and 427, n s, 200 w Av A, 50x102.2, two four-story brick (stone front) tenem'ts. John Schnoering to Charles S. Kendall. C. a. G. Mort. \$21,600. December 19. nom  
 74th st, s s, 275 e 11th av, 50x144x50.1x146.2, vacant.  
 11th av, s e cor 74th st, 50x100, vacant. Max Weil to Jacob Lawson, Brooklyn. Dec. 19. 24,000  
 75th st, n s, 186.10 w Boulevard, 78x100, new dwell'gs projected. Francis M. Jencks to Daniel D. Brandt. C. a. G. Nov. 1. 8,100  
 76th st, Nos. 46-44, s s, 100 e Madison av, 100x

102.2, five four-story stone front dwell'gs. The New York Life Ins. Co., New York, to William Noble. Re-recorded. January 9, 1881. 52,000  
 77th st, No. 419, n s, 169 e 1st av, 25x102.2, two-story frame dwell'g. Augustus J. Requier, ref., to Joseph Moore. Dec. 22. 4,225  
 Same property. Joseph Moore to Michael Nolan and Michael McGrath. Dec. 24. 5,000  
 77th st, No. 76, s s, 60 w 4th av, 20x51.1, four-story stone front dwell'g, with furniture. Louise wife of and Henry L. Phalon to John B. Radley. Mort. \$17,669, taxes 1883 and 1884. Dec. 24. 20,169  
 77th st, No. 59, n s, 143.9 e Madison av, 18.9x102.2, three-story stone front dwell'g. Francis A. Reilly, Newark, N. J., to Clarence V. Reilly. Dec. 20. nom  
 Same property. Clarence V. Reilly to Mary K. wife of Francis A. Reilly. Dec. 22. nom  
 79th st, No. 225, n s, 300 e 3d av, 25x102.2, four-story brick (stone front) dwell'g. John J. Jones and ano., exrs. and trustees D. Jones, to Jacob Uthink. Oct. 26. 17,950  
 Same property. Jacob Uthink to Jacob Cohen. Mort. \$16,000. Oct. 26. 40,000  
 88th st, n s, 171.5 e Riverside Drive, 50x100.8, vacant. Henry D. Townsend, Clifton, S. I., to Michael Friedsam. Q. C. Dec. 19. nom  
 Same property. James J. Nealis, recvr. of H. D. Townsend, to same. Dec. 23. 8,000  
 Same property. Henry D. Townsend to James J. Nealis, recvr. Dec. 18. nom  
 88th st, n s, 475 w 11th av, 50x100.8, Release judgment. Nathaniel W. Hooker to Henry D. Townsend. Dec. 10. nom  
 88th st, n s, 221.5 e Riverside Drive, 200x100.8, vacant. Henry D. Townsend, Clifton, S. I., to James Mulry. Q. C. Dec. 23. nom  
 Same property. James J. Nealis, recvr. H. D. Townsend, to same. Dec. 23. 21,600  
 Same property. Release judgment. Nathaniel W. Hooker to Henry D. Townsend. Dec. 10. nom  
 92d st, n s, 130 w 4th av, runs west 105.7 x north 63.5 x northwest 50.1 to centre of block, x east 138.1 x south 100.8 to beginning, vacant. Daniel H. Watson to Jacob Wick, Jr. Mort. \$20,500. Dec. 19. 37,000  
 95th st, s s, 155 e 3d av, 50x100.8, vacant. Foreclos. J. Talman Walters, Jr., to The Farmers Loan and Trust Co., substituted trustee of Andrew McGown, dec'd. Dec. 22. 5,100  
 98th st, n s, 100 e 5th av, 100x100.11, shanties. George H. Scott and Sinclair Myers to Bertha Smith. C. a. G. 1/2 part. Mort. \$20,000. May 1, 1884. nom  
 98th st, n s, 100 e 5th av, 50x100.11, Bertha wife of and John B. Smith to George H. Scott and Sinclair Myers. C. a. G. 1/2 part. Mort. 1/2 of \$10,000. May 4, 1881. 7,000  
 98th st, n s, 150 e 5th av, 50x100.11, Same to same. C. a. G. 1/2 part. Mort. 1/2 of \$10,000. May 9, 1881. 7,500  
 98th st, n s, 100 e 5th av, 25x100.11, vacant. Bertha wife of John B. Smith to Miln P. Palmer. C. a. G. Mort. \$5,000, taxes, &c. July 18. 300  
 Same property. Miln P. Palmer to Nicholas F. Palmer. Sub. to mort. July 18. nom  
 102d st, s s, 93.4 w 10th av, 36.6 to centre old Bloomingdale road, x southeast 91.2 x east 33.4 to e road, x northwest to beginning, vacant. Edward W. Sheldon to William A. W. Stewart, New Brighton, S. I. 1/2 part. April 7, 1883. nom  
 Same property. Edward W. Sheldon to Albert B. Boardman. 1/2 part. Apr. 7, '83. nom  
 104th st, No. 123, n s, 200 e 4th av, 20x101.1, four-story stone front flat. Ward B. Chamberlain, assignee J. H. Deane, to Mary B. Cauldwell, widow. Liens \$12,800. Dec. 16. 25  
 Same property. John H. Deane to Mary B. Cauldwell. Dec. 16. nom  
 107th st, No. 181, n s, 303 e Lexington av, 17x100.11, four-story stone front dwell'g. Foreclos. John B. Whiting to W. Allston Whaley. Dec. 11. 8,000  
 107th st, No. 179, n s, 286 e Lexington av, 17x100.11, four-story stone front dwell'g. Foreclos. Chauncey S. Truax to W. Allston Whaley. Dec. 11. 7,000  
 107th st, n s, 286 e Lexington av, 34x100.11, W. Allston Whaley to Anthony A. Hughes. Dec. 15. 17,000  
 108th st, n s, 125 w 2d av, 25x100.11, four-story stone front tenem't. Morris Keller to William Browning. Mort. \$12,000. Aug. 11. 17,000  
 109th st, No. 123, s s, 176.6 w Lexington av, 19x100.11, four-story brick tenem't. Foreclos. Benjamin F. Edsall to Virginia Clark, Samuel H. Seaman and John E. Parsons, joint tenants. Dec. 20. 8,100  
 109th st, No. 124, s s, 158 w Lexington av, 18.6x100.11, four-story brick tenem't. Foreclos. Same to same. Dec. 20. 7,900  
 110th st, No. 245, n s, 150 w 2d av, 16.8x100.11, three-story brick dwell'g. Jane L. wife of Henry Y. Satterlee to Alexander G. Johnson, Jr. Dec. 19. 5,750  
 114th st, No. 324, s s, 281.3 e 2d av, 18.9x100.11, four-story brick tenem't. William Fernschild to Benjamin Epstein. Mort. \$9,000. Dec. 22. 12,000  
 114th st, No. 327, n s, 325 w 1st av, 25x100.11, five-story brick tenem't. Abraham W. Lzier to Clemence S. Lzier. Mort. \$11,000. Dec. 18. 20,000  
 118th st, No. 535, n s, 438.8 e Pleasant av, 20.5x100.11, four-story brick dwell'g. Foreclos. Daniel J. Noyes to Jennie H. Butt. Mort. \$3,000. Nov. 29. 2,100

121st st, Nos. 66 and 68, s s, 150 w 4th av, 50x100.11, two five-story stone front dwell'gs. Foreclos. Henry Wood to Stephen J. Wright. Dec. 22. 24,000  
 121st st, Nos. 70 and 72, s s, 100 w 4th av, 50x100.11, two five-story stone front dwell'gs. Henry Wood to Samuel O. Wright. Foreclos. Dec. 22. 24,000  
 122d st, n s, 225 w Pleasant av, 50x100, vacant. Bernard S. Levy to George J. Cchen. Mort. \$3,000. Dec. 18. 9,500  
 124th st, No. 132, s s, 56.8 w Lexington av, 16.8x73, three-story stone front dwell'g. John V. Tunnell to Augusta Filer. Mort. \$6,500. Dec. 18. 10,150  
 124th st, No. 66, s s, 280 e Madison av, 18x100.11, three-story stone front dwell'g. Wesley R. Davis to Clarence F. Betts. Mort. \$7,000. Dec. 19. 12,000  
 127th st, s s, 150 w 8th av, 50x99.11. Minna Klebisch to Thomas McCarty, Albany, N. Y. Sub. to mort. Dec. 20. 4,000  
 127th st, No. 112, s s, 141.8 w 6th av, 16.8x99.11, three-story stone front dwell'g. William H. McShane to Theresa wife of Samuel Friedberg. Mort. \$10,000. Dec. 12. 11,750  
 127th st, No. 18, s s, 235 w 5th av, 18.9x99.11, four-story brick (stone front) dwell'g. Isaac E. Wright to Kate E. Pinckney. Mort. \$7,000. Dec. 16. 25,000  
 Same property. Release mort. John Ross to Isaac E. Wright. Dec. 16. nom  
 127th st, Nos. 241 and 243, n s, 130 w 2d av, 50x99.11, two four-story brick tenem'ts. Charles H. Barton to Outerbridge Brown. Oct. 30. nom  
 180th st, n s, 90 w 6th av, 40x99.11. Release mort.  
 180th st, n s, 150 w 6th av, 75x99.11. John Ross to Samuel O. Wright. Dec. 12. nom  
 180th st, n s, 90 w 6th av, 135x99.11. Release mort. William H. De Forest to Samuel O. and Stephen J. Wright. Dec. 17. 15,000  
 180th st, No. 101, n s, 90 w 6th av, 20x99.11, three-story brick (stone front) dwell'g. Samuel O. Wright, Rockville Centre, to Isidor Stern. Mort. \$10,500. Dec. 17. 18,000  
 180th st, n s, 90 w 6th av, 135x99.11. Release mort. The Mutual Life Ins Co., New York, to Samuel O. Wright, Rockville Centre, L. I., and Stephen J. Wright. Dec. 19. 17,500  
 182d st, No. 256, s s, 217 e 8th av, 17x99.11, three-story stone front dwell'g. John J. Hughes, Brooklyn, to Anna Caulfield, Greenwich, Conn. M. \$10,000. Dec. 24. 16,000  
 182d st, No. 240, s s, 357 e 8th av, 18x99.11, three-story stone front dwell'g. Curtis P. Harmon to William McShane. Mort. \$13,500, of which grantee assumes \$1,700, and taxes, &c., 1884. Dec. 3. nom  
 184th st, No. 214, s s, 207 w 7th av, 18x99.11, three-story brick dwell'g. Herbert Carpenter to Nellie C. Carpenter. Mort. \$9,500. Dec. 22. 11,000  
 185th st, Nos. 6 and 8, s s, 110 w 5th av, 50x99.11, two four-story brick dwell'gs. Edwin A. Bradley and George C. Currier, of Bradley & Currier, to Ferdinand J. Niemann. All liens. Dec. 22. 32,000  
 149th st, n s, 150 w 8th av, 25x99.11.  
 149th st, n s, 100 w 8th av, runs 9.11 x east 49.9 x south to point 66 w of 8th av, x again south 75.11 to 149th st, x west 8.6, vacant. Frances K. Holton, widow, to Susan A. King. Taxes and asmts. Dec. 15. 750  
 Madison av, No. 328, w s, 30.9 s 43d st, 25.4x76.2, four-story stone front dwell'g. James A. Beall to James A. Pateson, Jr. Mort. \$34,800. Dec. 23. nom  
 Same property. James A. Pateson, Jr. to Ada S. wife of James A. Beall. Mort. \$34,800. Dec. 23. nom  
 Madison av, No. 778, w s, 60.5 n 66th st, 19x80, four-story brick (stone front) dwell'g. Sarah P. wife of and James H. Rutter to Horace C. Duval, Brooklyn. Dec. 16. nom  
 Same property. Horace C. Duval, Brooklyn, to James H. Rutter. C. a. G. Dec. 16. nom  
 Riverside av, e s, 75 s 122d st, 25x100, vacant. John A. Post to John J. Gibbons. Nov. 19. 8,025  
 Riverside av, e s, 25 s 122d st, 50x100, vacant. Same to Joseph J. Kittel. Nov. 19. 16,050  
 St. Nicholas av, s e cor 127th st, 75.9x85.4x74.11x74.2, Henry Borkamp to Thomas McCarty. Sub. to mort. Dec. 19. 8,000  
 1st av, Nos. 51-514, s e cor 30th st, 74.1x100, three-story brick planing mill. Frederick W. Reimler to Jacob Doll. Dec. 22. 30,000  
 3d av, w s, 77.8 n 14th st, 25.7 x west 79.8 x northwest 29.8 x south 46.4 x east 100.  
 48th st, No. 112, s s, 145 w 6th av, 20x100.5. James H. Briggs to Charles A. Runk. All title. Nov. 1. 6,000  
 Same property. Charles A. Runk to James H. Briggs, as trustee for James H., Jr., Sophia J. and Caroline D. M. Briggs. All title. Nov. 1. 6,000  
 5th av, No. 23, n e cor 9th st, 52.8x100, four-story brick store and dwell'g. Mary L. March, widow, to Alexander Hamilton, Irvington, N. Y., as trustee under deed of trust. Release. Dec. 18. nom  
 Same property. Alexander Hamilton, Irvington, N. Y., as trustee under deed of trust, to Daniel E. Sickles. Dec. 18. 13,000  
 9th av, w s, 50.2 s 48th st, runs west 100 x south 0.11 to centre Verdant lane, x southeast 105.3 to w 9th av, x north 32.8, new buildings projected. Francis Woodruff, Daniel, Robert, Francis and Cornelius Greenleaf to William C. Morgan. Q. C. Dec. 23. nom



6th av, n w cor 126th st, original line, runs west 150 x north 77 x northwest to centre line of block at point 175 w 6th av, x west 25 x north 99.11 to 127th st, x east 51 x south 99.11 x east 150 to 6th av, x south 99.11. 127th st, s s, 141.8 w 6th av, as widened, 8.4 x 99.11.

James D. Butman, individ., and as exr. Eliz. D. Butman, to William H. McShane. Release, &c. Dec. 19.

9th av, e s, 75.8 n 98th st, 25x100, vacant. Esther wife of Jonas B. Jacobs, Newark, N. J., and Myer S. Isaacs to James M. Horton. 7-16 part. Dec. 16. 1,750

Same property. Charles J. Ella and Gertrude Cohen, by A. L. Sanzer, guard., to same. 3-16 part. Dec. 17. 750

10th av, e s, 50 n 157th st. Agreement as to existence of wall. William Drennan with Charles A. Briggs. Dec. 17.

11th av, s e cor 17th st, 95x100.

173d st, s s, 10 e 11th av, 75x95.

Audubon av, s w cor 173d st, 95x100. Vanderbilt Spader to R. Clarence Dorsett. Dec. 23. 4,500

12th av, w s, 25.2 s 94th st, 30.5x100 to bulkhead, with all title in land under water, &c. Marie L. wife of William V. Carolin and Valentine Mott to Anna wife of Bernard Fellman. Q. C. Dec. 13. nom

Same property. William V. Carolin, trustee for Thaddeus P. Mott et al., to same. Dec. 13. 1,000

Interior lot, 70 w 1st av and 100 n 61st st, runs west 30 x north 5 x west 12 x north 24.7 x east 42 x south 25. Release mort. Donald Mackay, exr. and trustee of Eliz. R. B. King, to Richard W. Myers. Dec. 19. 1,500

MISCELLANEOUS

All grantor's title in estate of his father and mother, William J. and Eleanor McFadden, dec'd. Alexander McFadden to Mrs. Jane McGregor. Dec. 6. val. consid

All property in city of New York mentioned in mortgage by C. T. Corning to E. Corning. Release mort. Edward Corning to Charles T. Corning et al. Mar. 2, 1871. 2,453

All property not disposed of which was conveyed to grantor under general assignment. Solomon H. Kohn, assignee of Samuel, Julius and Augustus H. Levy, of Levy Bros. & Co., to said Samuel, Julius and Augustus H. Levy. Dec. 23. nom

Certificates of release to Adolphus Koffman, as exr. of Saml. Koffman, dec'd. upon payment of legacies: by Mary A. King \$6,000, by Eleanor Koffman \$5,000, by Clara Bloomingdale \$5,000, by Sarah Koffman \$5,000, by Pauline Steinhardt \$1,000, by Sarah Rosenthal \$1,000.

Exemplification of the last will and testament of James E. Craig, dec'd.

Exemplified copy of the last will and testament of Helen M. Fiedler, dec'd.

Exemplified copy of the last will and testament of Christian Wentz, dec'd.

Ten thousand full paid shares, par value \$100 each, of The American Cable Railway Co. Marcia A. Thompson, individ., and as admr. of A. Thompson, dec'd, and Mary L. and Josephine Thompson to Arthur F. Willmarth. In trust. Dec. 18. nom

23d and 24th WARDS.

Bayard st, s e cor Delancey pl, 925 to Hoffman st, x 3 to Jacob st, x 746x156.6x175 to Delancey pl, x156.6, excepting plot on s w cor Bayard and Lorillard sts, 1.0x106.6, and another plot on s s Bayard st, 225 e Delancey pl, 200x156.6. Frederick Specht, Brooklyn, to Richard W. Robinson, Brooklyn. Sub. to proportion of morts. \$18,420. Dec. 9. nom

Grove st, e cor John st, 66x160. William H. Brahe, Brooklyn, to Thomas Garnar. Recorded. July 31, 1868. 400

Lorillard st, s e cor Bayard st, runs east 200 to Hoffman st, x south to Jacob st, x west 20 to Lorillard st, x north to beginning.

Lorillard st, n w cor Jacob st, 206.6x110.

Jacob st, n s, 250 w Lorillard st, 100x156.6.

Richard W. Robinson, Brooklyn, to Peter B. Ross, Brooklyn. Morts. \$7,276, taxes, &c. Dec. 9. 15,684

137th st, s s, 255.5 e Southern Boulevard, runs south 100 x east 31 x south 100 to 136th st, x east 45 x north 200 to 137th st, x west 75.

137th st, n s, 199.8 e Southern Boulevard, 25 x100.

Robert Hall and Samuel H. Merritt to Charles H. Merritt. All liens. Dec. 13. nom

137th st, s s, 270.5 e Southern Boulevard, 60 x 00.

137th st, n s, 203.2 e Southern Boulevard, 12.6x100.

Charles H. Merritt to Mary J. Hall. Dec. 15. nom

137th st, n s, 199.8 e Southern Boulevard, 12.6x100.

136th st, n s, 401.10 e Southern Boulevard, 15x100.

136th st, n s, 431.10 e Southern Boulevard, 15x100.

Charles H. Merritt to Rushanna Merritt. Dec. 15. nom

137th st, s s, 255.6 e Southern Boulevard, 15 x100.

137th st, n s, 416.1 e Southern Boulevard, 15 x100.

Charles H. Merritt to Samuel H. Merritt. Dec. 15. nom

142d st, e s, lots 295 and 298 map Mott Haven, 100x100. Ann wife of George Smith to John M. Smith, Margaret wife of Frederick Hitchcock, Ann and Samuel Smith, New York, and David M. Smith, Penn Yan. December 15. nom

142d st, n s, 106.6 e Alexander av, 25x100, h & l. George Smith to Margaret wife of Frederick Hitchcock. Dec. 15. nom

Same property. Margaret wife of Frederick Hitchcock to Ann wife of George Smith. Dec. 15. nom

142d st, n s, 156.6 e Alexander av, 25x100, h & l. George Smith to Margaret wife of Frederick Hitchcock. Dec. 15. nom

Same property. Margaret wife of Frederick Hitchcock to Ann wife of George Smith. Dec. 15. nom

151th st, n s, 250 e Courtland av, 50x100. Maria M. Ludwig, formerly Koestner, individ., and as extrx. Joseph Koestner, to Anthony Westphal. Dec. 1. nom

151th st, n s, 250 e Courtland av, 50x100. Anthony Westphal to Joseph Ludwig. Dec. 24. nom

Alexander av, s e cor 135th st, 20x75. Moritz Derleth to Margarethe Jordan. Mort. \$4,000. Nov. 29. 7,000

Concord av, s w cor 165th st, 145.6x250. William B. Welles, Brooklyn, to Ludolph A. Fullgraff and Eli Baldwin. Dec. 20. nom

Morris av, w s, 50 s 134th st, 5x100. Release mort. William R. Brown, England, to Thatcher M. Adams. Nov. 18. nom

Sedgwick av, n w s, lot 17 map L. G. Morris property, near Morris Dock Railroad Station, 24th Ward, 25x100. Lewis G. Morris to Martha T. Bodden. Dec. 17. 700

3d av, e s, 163.1 n 144th st, 28x65.10x25x78.8. George Smith and Ann his wife to John Smith, Margaret wife of Frederick Hitchcock, Ann and Samuel Smith, New York, and David M. Smith, Penn Yan, N. Y. Mort. \$2.50. Dec. 15. nom

West Farms to Hunts Point road, n w s, adj land late of A. Guterez, 26 1x42 4x33x16.1x 74 6 h & l. Ephraim Seaman to John M. Phillips. Dec. 20. 1,500

LEASEHOLD CONVEYANCES.

Broadway, e s, 133.5 n Grand st, 16.8x100. Crosby st, w s, 100 n Grand st, 100x100. Assign. lease. Samuel Shehar and Charles Sternbach, trustees, to The Mutual Real Estate Co. 100,000

Same property. Assign. lease. The Mutual Real Estate Co. to Henry and Abraham Herрман and Charles Sternbach. Secures note. Dec. 17. 100,000

Norfolk st, e s, 200.8 s Rivington st, 25.1x100. Assign. lease. Rudolph Bohm to Henry Peters. 1,000

Norfolk st, e s, 175.7 s Rivington st, 25.1x100. Assign. lease. Rudolph Bohm to Henry Peters. 1,000

110th st, No. 207, n s, 110 e 3d av, 25x100.11. 3d av, No. 2009, e s, 50 n 110th st, 25x110. Henry Budelman, Sr., to Henry Budelman, Jr. 20 years, from May 1, 1884, per year 600

9th av, n e cor 30th st, 24.8x61. The New York Life Ins. and Trust Co., exrs. and trustees of R. Ray, to Margaret wife of Robert T. Middleitch. 21 yrs, from Dec. 1, 1871, per yr 400

KINGS COUNTY.

DECEMBER 19, 20, 22, 23, 24, 25.

Bainbridge st, s s, 525 e Stuyvesant av, 50x200 to Chaucey st. Release from his pendens, attachment and judgment. John W. and Avon C. Burnham and George Cowen to Harriet Cowen, widow. nom

Butler st, s s, 125 w Bond st, 2 houses and lot. Release mort. John T. Hall, exr. V. G. Hall, certifies to above release.

Butler st, s s, 300 e Smith st, 25x100. Robert B. Thompson to Orson W. Sheldon, Fort Ann, N. Y. Mort. \$1,800. \$3,700

Bond st, e s, 40 s Baltic st, 20x75, h & l. The Long Island Savings Bank to Ida R. wife of George T. Musson. 2,000

Charles pl, e s, 175 n Myrtle st, 25x100.

Myrtle st, n s, 150 e Charles pl, 50x191x50.9x 199.5.

Elm st, s e s, 225 s w Evergreen av, 25x97.6. Foreclos. Robert Merchant to Theodore F. Jackson. 700

Charles pl, w s, 115.6 n Myrtle st, 25x114.10.

Elm st, w cor Evergreen av, 25x95.

Bushwick av, e cor Elm st, 121.4x61.5x97.6x 88.4.

Myrtle st, s s, 325 n Evergreen av, 20x95. Foreclos. Robert Merchant to Cornelia B. wife of Theodore F. Jackson. 650

Court st, n e cor Butler st, runs east 109.10 x north 40 x west 20 x south 10 x west 91.6 to Court st, x south 23.5, house, lot and stable. David B. Williamson, Dobbs Ferry, N. Y., heir Mary Williamson, to Ann wife of Michael Toomey. Q. C. 30

Chaucey st, n s, 525 e Stuyvesant av, 50x 100. Harriet Cowen, widow, to Daniel Lauer. 1,350

Diamond st, s s, 548.4 e Main st, 50x161x50x 160.9, Flatbush. Margaret J. wife of Henry L. Cranford, Washington, D. C., to William J. Graynor. 2,000

Dean st, s s, 225 w Rockaway av, 50x107.2. William Pearce to James McDonald. 600

Dean st, s s, 200 e Carlton av, 25x110. Daniel O'Connell, heir D. O'Connell, to Ellen wife of Thaddeus K. Marun. All title. nom

Floyd st, s s, 109 e Throop av, 25x100, h & l.

Paul Koch to William Stern and Yetchen his wife, joint tenants. 8,300

Front st, No. 59. Release mort. Thomas C. Gourlay, Sr., to Eliza Hamilton. nom

Front st, s s, 17.4 w Green lane, runs west 49.8 to Jackson court, x south 100 x east 37 x north 36.6 x east 30 to Green lane, x north 18.6 x west 17.4 x north 45 to beginning. Foreclos. Lawrence E. Embree, Flushing, L. I., to George E. Wheeler. 7,450

Fulton st. Party wall agreement. Annie Y. Fowler with Charles W. Betts.

Fulton st, n e cor Tompkins av, 95x49.9 to Decatur st, x 103.7 to Tompkins av, x 27.9. Lefferts Millard to Bernhard Schumacher. 7,400

George st, s e s, 100 n e Central av, 25x100. Adolph Pfaendler to Samuel M. Meeker, Jr. Mort. \$3,000. nom

Same property. Samuel M. Meeker, Jr., to Maria wife of Adolph Pfaendler. nom

Hebert st, s s, 25 e Monitor st, 25x100, h & l. Julia J. McTighe to Michael McCusker. Correction deed. 400

Herkimer st, s e cor Buffalo av, 50x90. Dennis Sheban to George R. Waldron. All liens. nom

Herkimer st, n s, 75 w Ralph av, 25x100, h & l. Samuel Parsons to William Hayes. Q. C. nom

Hancock st, Bedford av. Agreement as to position of new wall. Russell O. Frost with Andrew F. Carpenter et al. 1,500

Hooper st, s s, 220.7 w Bedford av, 18x100. Charles B. Weczerzick to Josephine Weymann. Morts. 44,000. 5,500

Hart st, n s, 446 w Lewis av, 16x100, h & l. John Moadinger to Jerome L. Renier, New York. Mort. \$4,000. 6,500

Hewes st, n s, 245.6 e Wythe av, 23.2x200 to Hooper st. Edmund Lawrence to Julius Bindrim, Newtown, L. I. Mort. \$6,500. 11,000

Heyward st, s s, 147 e Lee av, 18x100, h & l. Julius Bindrim, Newtown, L. I., to Edmund Lawrence. Mort. \$2,700. 6,000

Hicks st, n e cor Pineapple st, runs east 100.9 x north 25.9 x west 40.5 x south 0.9 x west 60 to Hicks st, x south 25, h & l. Richard Dudgeon, Oyster Bay, L. I., to Edwin D. Phelps. 10,500

Hicks st, e s, 48.8 s Pineapple st, 19.2x100, h & l. Horace W. Fowler to Kate C. Henderson. 12,625

Madison st, n s, 296 e Bedford av, 20x107.7x 21.1x105.7, h & l. Ann S. wife of Jeremiah V. Meserole to Israel S. P. Lord, California. Release dower. nom

Same property. Israel S. P. Lord, South Pasadena, Cal., to Benjamin Hinckman, Jr. Mort. \$3,500. 4,900

Magnolia st, s e s, 275 s w Knickerbocker av, 25x100. Abram Van Nostrand to Jane Finn. 1870. 175

Macon st, n w cor Throop av, 20x100. Julia A. Stebbins, New York, and Augustus V. C. Stebbins, Bergen, N. J., to Edward B. Dickinson. 5,000

Macon st, s s, 360 w Stuyvesant av, 40x100. Charles Frazier to James A. White. 5,500

Macon st, s s, 166.10 w Hopkinson av, 50.8x 110. Release mort. Benjamin Collins, New York, to John G. Porter. nom

Same property. Release mort. John M. Quackenboo to same. 400

Macon st, s s, 118.6 w Hopkinson av, 16.1x100. John G. Porter, New York, to Charles Collins. Mort. \$1,600. 3,100

Macon st, s s, 245 w Tompkins av, 20x100, h & l. Samuel C. Wilcox, Berlin, Conn., to S. Howard Wilcox. nom

McDonough st, s s, 240 w Saratoga av, 40x100. Jeremiah O'Sullivan to George Covert. 1,500

Margaretta st, s s, 213.8 e Broadway, 8x100. Contract. John H. Ross, trustee, to James Sweet. 1,500

Nassau st, n s, 120 e Jay st, runs north 106.8 x west 20 x south 51.6 x east 16x53 to st, x east 4, also all land in block bet Jay, Bridge, Nassau and High sts, conveyed by J. B. Clark and ano., exrs. S. Sackett, to Wm. Winslow, dec'd, and Jos. Johnson. Margaret Winslow, widow, and the heirs of S. and W. Winslow, and of J. Johnson, to Isaac H. Cary. nom

Pacific st, n e cor Franklin av, runs southeast 80 x northeast 100 x northwest 20 x south west 51.10 x west 74.4 to Franklin av, x south 19.6. John J. Drake to Ella E. wife of Bernard Fowler. Mort. \$1,600. 3,150

Pacific st, s s, 133.4 w Troy av, 16.8x107.2, h & l. George R. Waldron to John W. Niles. Mort. \$1,700. 2,700

Pacific st, centre line, ss, 114.1 w Troy av, 85.11 x153.7x143.11x142.2. Dennis Sheban to George R. Waldron. All liens. nom

Pacific st, n s, 45 w Bond st, 20x90, h & l. George W. Berrian, heir S. U. Berrian, to Thaddeus K. Chutkowski. Q. C. nom

Park pl, n s, 73.10 e 5th av, 55x100. John V. Porter to John H. Porter. Morts. \$4,460, taxes, &c. 200

Park pl, n s, 131.10 e 5th av, 36x100. John V. Porter to Jacob Morgenthaler. Morts. \$10,246. 907

Park pl, s w s, 374.7 s e 6th av, 20x100. William E. Hines to William E. Hastings. 1,000

Same property. William E. Hastings to Priscilla J. and Mary A. Hines, as joint tenants. 1,000

Park pl, s s, 300 w Vanderbilt av, 60x162. Foreclos. Lewis R. Stegman to Paul C. Grening. Mort. \$5,550 and int. Sept. 1, 1882, being now foreclosed. 3,300

Rutledge st, s e s, 500 n e Marcy av, 25x100. Jacob Bossert and John Auer to Louis Bossert. 1,700



Schaeffer st, n ws, 175 n e Bushwick av, 25x100. John Webb to Frank E. Butcher, New York. 400

Steuben st, e s, 85 s De Kalb av, 124.9x200 to Schenck st, x north 100 x west 100 x north 27.5 x west 100 to beginning. Maria wife of John V. Brush to Jane Mayhew, Hempstead, L. I. exch

Same property. Jane Mayhew, widow, to Thomas H. Brush. exch

Steuben st, ws, 350 n Myrtle av, 25x100. Margaret Sullivan to Michael Ryan and Johanna his wife. 700

St. Johns pl, s s, 194.4 w 8th av, 18.9x100, h & l. Henry Lansdell to Jacob T. E. Litchfield. Sub to mort. \$9,000 and part of \$8,500. 16,000

Stockholm st, s s, 275 e Evergreen av, 25x100. Adam Krebs to Paul Koch. Mort. \$2,000. 4,600

Sumpter st, n s, 125 w Hopkinson av, 25x100. John Crawford to Alexander Buderus, New York. All liens. nom

Sumpter st, n s, 50 e Hopkinson av, 50x75. Annie J. Dynes, New York, to Darius C. Davison. exch

Truxton st, s s, 130 e Sackmann st, 20x75. John Pilster to Joseph Peter. Mort. \$1,000. nom

Vasquez st, s e cor Denton st, centre lines, 130x130, on old map.

Hicks st, n w s, 100 n e Huntington st, 25x102.6.

Huntington st, n es, 220 s e Hicks st, 18.6x87.

St. Marks av, s s, 288.9 e Vanderbilt av, 130.10x131.

Charles H. Christmas, New York, to Elizabeth A. Gignoux, Paris. 1/2 part. 5,500

Van Buren st, s s, 300 w Patchen av, 35x100. James S. and George F. Simpson to George Covert. Q. C. 100

Van Buren st, s s, 317.6 w Patchen av, 17.6x100, h & l. George Covert, Maspeth, L. I., to Jeremiah O'Sullivan. Mort. \$3,250. 5,000

Same property. Release mort. Cord Meyer, Jr., to George Covert. nom

Vanderveer st, s e s, 101.8 n e Broadway, runs southerly 200 to Stewart st, x north-east 154.8 x north 224.9 to Vanderveer st, x southwest 188.10 x southeast 100 to centre block x southwest 25 x northwest 100 to Vanderveer st, x southwest 50.

Bushwick av, s cor Vanderveer st 150 x southwest 100 x southeast 50 to Stewart st, x southwest 146.10 x north 224.9 to Vanderveer st, x northeast 139.6.

Elizabeth Furman, widow, to Alfred Ogden. Mort. \$1,600, taxes, &c. 7,250

Wyckoff st, n s, 78 w 3d av, 20x100, h & l. Lucy A. wife of Daniel Leahy to Charles Schlesinger, New York. Mort. \$2,750. 5,000

Wyckoff st, n s, 100 e Bond st, 25x100. Mary wife of and George W. Melvin to Charles A., Albion L. and Albion K. P. Warner. 12,000

Warren st, n s, 232.2 e 4th av, 75x100. The New York Life Ins. Co. to George R. Brown. C. a. G. 3,600

1st pl, No. 5, n s, 43 e Henry st, 25x133.5. Richard H. Laimbeer to Mary L. Abbot. nom

1st pl, No. 7, n s, 68 e Henry st, 25x133.5. Richard H. Laimbeer to Kate L. Sanford, New York. val. consid.

2d pl, s s, 51.9 e Henry st, 17x100. Foreclos. Jacob Brenner to William H. Dunning et al., trustees J. A. Robertson. 4,500

5th st, s s, 312.1 e 6th av, 17.9x100. Thomas Donohue to Samuel Dean. Mort. \$4,400 and tax 1884. 6,500

5th st, s s, 276.7 e 6th av, 17.9x100. Thomas Donohue to Benjamin F. Hobby and Daniel Doody. Mort. \$4,400. 6,500

5th st, s s, 294.4 e 6th av, 17.9x100. Thomas Donohue to James Howell and Daniel Y. Sactan. Mort. \$4,400, and taxes 1884. 6,500

North 6th st, n s, 100 w 1st st, 25x200 to North 7th st, Norman Andrews and ano., exrs. James M. Waterbury, to Paul Weidmann, Sr. 3,500

7th st, w s, 71.6 n Broadway, 19x80, h & l. Elbert Stannard and ano., exrs. Smith D. Stannard, to William A. Stannard, Galveston, Texas. 4,000

Same property. Lucy W. Stannard, widow, Westbrook, Conn., and Lucy W. Pond, Saybrook, Conn., to same. nom

South 9th st, Nos. 211 and 213, n s, bet 6th and 7th sts, 44x82.8x44x79. Contract. Mrs. H. G. Law to R. B. Malone. 6,000

15th st, n es, 325 n w 4th av, before widening, 25x100. William H. Pink to William H. Pink, Jr. Q. C. nom

17th st, s s, 211 w 7th av, 21x100. Charles E. Beringer to Johanna S. Adler. M. \$800. 2,150

Same property. Johanna S. Adler to Gustav Pantau. Mort. \$800. 2,475

18th st, n es, 275 n w 3d av, 100x200.4. Lemma Magaw to William F. H. Nelson. Correction deed. nom

19th st, n es, 150 n w 5th av, 25x100. Mary A. Ward to Patrick McGowan. 1,000

25th st, n s, 150 e 3d av, 25x110x—x100. Foreclos. Lewis R. Stegman to John Giannella. 2,175

26th st, s w s, 150 n w 5th av, 25x100.2. James E. Harrigan to August Beierlein. 450

55th st, s s, 175 e 1st av, 25x100.2. Bertha Laemmrich, widow, to Hannah wife of Thomas Bennett. 550

55th st, s s, 197 e 2d av, 3x100. Frederick D. Parcels to Olina A. M. wife of Lars Larson. 150

Albany av, s e cor Pacific st, 19.10x80, h & l. Albany av, e s, 78.1 s Pacific st, 58.8x80, hs & ls. Edward Conlon to Margaret E. Conlon. Mort. \$20,000. 41,000

Atlantic av, n s, 660.1 w Nostrand av, runs west along Atlantic av 70.10 x still westerly

along same av 125.7 to Bedford av, x north 137.5 x east 107 x north 57 x east 120 x south 241.10. Emerson Leland, Boston, Mass., to The Brooklyn Roller Skating Co. C. a. G. All liens. nom

Atlantic av, No. 1788 1/2, s s, 115.4 w Utica av, 16.8x100. Emerson W. Perry to Frances C. Pierce. Liens \$1,500. 2,500

Atlantic av, No. 1790, s s, 98.8 w Utica av, 16.8 x100. Emerson W. Perry to Jessie G. Cruikshank. Liens \$1,250. 2,500

Atlantic av, s s, 50 w Sackman st, 19.11x100, New Lots. Lewis R. Stegman to John W. Somarindyck. Foreclos. 1882. 3,000

Atlantic av, s s, 50 w Miller av, 25x90, with right of way through alley, New Lots. John C. Smith to Harris Sugarman. 800

Atlantic av, s s, 198.8 w Utica av, 16.8x100, Emerson W. Perry to Emeline Boylston. Liens \$1,500. 2,500

Baltic av, s e cor Van Siuderen av, 50x100. New Lots. Karl Schmitt to Juliane Rettberg. 675

Clinton av, w s, 83.8 n Willoughby av, runs west 20 to Vanderbilt av, x north 50 x east 80 x south 35 x east 120 to Clinton av, x south 15. Henry U. Palmer to Lowell M. Palmer. nom

De Kalb av, n s, 301.5 e Raymond st, 50x100. The Brooklyn Hospital to Abiel A. Low. 2,000

De Kalb av, n s, 21.4 w Vanderbilt av, runs north 40 x northerly 36.7 x east 15.7 to Vanderbilt av, x north along 4 x west 35.3 x south 36.7 x southerly 40 to De Kalb av, x east 20, h & l. William F. Gutierrez to Jacob Thinnies. Mort. \$5,000. 6,800

Division av, s s, 48.1 e Rodney st, 20x69.2, h & l. August B. Herseman to Terese Maxwell. nom

Same property. Therese Maxwell to Margaret wife of August B. Herseman. Property to revert to estate of August B. Herseman in event party second part is not his widow at her death. C. a. G. nom

Evergreen av, westerly cor Pilling st, 117.8x483.2x56.10 to Pilling st, x480.

Evergreen av, s cor Pilling st, 166.8 to Brooklyn & Rockaway Beach Railroad, x south 56.2 to Granite st, x southwest 529.9 to Bushwick av Boulevard, x 200 to Pilling st, x575.

Evergreen av, n cor Pilling st, 126.7 x northerly in two courses 447.10 to Fairfax st, x northeast 149 to Brooklyn & Rockaway Beach Railroad junction, x south 57.1 to angle, x east 10 x south on slight curve 250.11 to Pilling st, x southwest 240 to beginning.

Evergreen av, e cor Pilling st, 115.1 to Brooklyn & Rockaway Beach Railroad, x 194 to Pilling st, x 156.2, gore block.

Central av, w cor Pilling st, 130.4 to Brooklyn & Rockaway Railroad, x south 129 to angle, x west 10 x south 173 to Pilling st, x northeast 278.1 to beginning.

Evergreen av, n cor Granite st, 22.10 to Brooklyn & Rockaway Railroad, x 298 to Pilling st, x northeast 260 x southeast 100 x southwest 20 x southeast 100 to Granite st, x southwest 480 to beginning.

Ann Adair et al., exrs. R. Adair, to John L. Nostrand. 1/2 part. Sub. to all taxes, &c. 7,500

Evergreen av, w cor Pilling st, 117.8x483.2x56.10 to Pilling st, x480.

Evergreen av, s cor Pilling st, 166.8 to Brooklyn & Rockaway Railroad, x56.2 to Granite st, x 529.9 to Bushwick av Boulevard, x 200 to Pilling st, x 575.

Granite st, s w s, 115 n e Bushwick av Boulevard, 353.4 to Brooklyn & Rockaway Railroad, x 10.5 to angle, x west 7.6 x south along road 136.2 x southwest on irregular line 241.

John L. Nostrand to Alfred J. Pouch. 19,000

Franklin av, s s, 211.7 w Flatbush av, 25x110, Flatbush. Partition. Wyckoff H. Garrison to Patrick J. Kenedy. 500

Flushing av, s s, 27.10 w Hamburg st, 27.10x83.11x25x71.8. Adam Krebs to Paul Koch. 3,300

Flushing av, s s, 275 w Tompkins av, 25x100. Thomas Donohue to The Brainerd Quarry Co., Portland, Conn. Mort. \$450 and taxes. 900

Greene av, s s, 260 e Bedford av, 40x100, hs & ls.

Greene av, s s, 340 e Bedford av, 20x100, h & l. Edward S. Davenport, Pittsfield, Mass., to Maria Davenport, widow, Somerville, N. J. Mort. \$24,000. 39,000

Greene av, n s, 490 e Bedford av, 60x100. Spencer Aldrich to Alexander L. Baird. 6,900

Greene av, n e cor Grand av, 150x100. Grace Sheridan, widow, Irvington, N. J., to Elbert Snedeker. C. a. G. 6,000

Greene av, n e cor Grand av, 100x75. Edwin R. Sheridan et al., exrs. B. Sheridan, to Elbert Snedeker. 6,000

Same property. Theodore W. Sheridan to same. Q. C. nom

Graham av, s w cor Seigel st, 47x40.

Graham av, w s, 47 s Seigel st, 30x58.

Seigel st, s s, 40 w Graham av, runs south 47 x west 18 x north 30 x west 6 x west 77 to st, x east 24.

George Dittrich to John Hasloecher. 1/2 part. 7,000

Hudson av, s e cor Concord st, 65x100x52x101.4, 1/2 part of this.

Hudson av, e s, 65 s Concord st, 60x100, all of this. Alice Feely, widow, and Peter Finley to John Finley. Re-recorded. Sub. to all mort. Nov. 24, 1880. 1,000

Knickerbocker av, if extended, centre line, extdg from Vandervoort av to Johnson av. Easement for sewer. Theodore F. Jackson to the City of Brooklyn. 2,500

Knickerbocker av, centre line if continued, extending from centre Vandervoort av to Johnson av, &c. Release mort. James W. Smith, trustee for Eliz. A. Draper, to Theodore F. Jackson. nom

Lafayette av, s s, 175.4 e Sumner av, 39.8x100. Release mort. Charles I. De Bevoise to Michael Moran. 3,500

Lafayette av, s s, 215 e Sumner av, 0.4x100. Release mort. Anna M. Peters to Michael Moran. nom

Montrose av, n s, 150 e Ewen st, 25x100. Francis Frank, New York, to Clarence W. Perry. C. a. G. All title. 300

Park av, n s, 325 w Tompkins av, 25x100, h & l. Henry Eich to Charles Freitag. Mort. \$2,500. 6,000

Putnam av, n s, 100 w Howard av, 50x100. Thomas Donohue to Frank N. O'Brien. Mort. \$600, taxes, &c. 1,500

Reid av, w s, 96.10 s Jefferson st, runs west 100 x south 3.2 x west 75 x south 66.8 x east 75 to Reid av, x north 48.2. Thomas Donohue to Nathaniel H. Clement and Edward J. O'Flynn. Mort. \$9,500. 9,900

Schenck av, e s, 350 s Division av, 25x100, New Lots. Isaac C. Schenck to Abraham Van Keuren. 300

Throop av, s e cor Wallabout st, 25x75. Paul Koch to Adam Krebs. Mort. \$5,000. 10,000

Vanderbilt av, e s, 80 s Bergen st, 20x80. John V. Porter to Joseph J. Day, Jr. All liens. nom

Vanderbilt av, e s, 60 s Bergen st, 20x80. John V. Porter to James Ross. nom

Vanderbilt av, e s, 40 s Bergen st, 20x80. Same to James D. Rankin. All liens. nom

3d av, n e cor Douglass st, runs north 100 x east 35 x south 15 x southwest 86 to Douglass st, x west 25. Moses M. Vail New York, to James V. Johnson. 1,200

3d av, easterly cor 6th st, 100x95.9. Charles Jones, assignee of E. B. Litchfield, to Mary E. Sloan. All title. 10

4th av, w s, 40 n St. Marks av, 80x82.10, h & l. Thomas H. Brush to Jane Mayhew, Hempstead. Mort. \$20,000. exch

6th av, e s, 43.3 s St. Johns pl, 21x100, h & l. John Monas to Carolyn M. Wemple. Mort. \$8,000. 14,500

6th av, w s, 159.6 s 12th st, 15.6x80. Release mort. Asa W. Parker, Hempstead, L. I., to Stillman P. Lincoln. nom

Same property. Stillman P. Lincoln to Theodore B. and Henry A. Willis, of T. B. Willis & Bro. Mort. \$2,800. 4,000

6th av, n w s, 50 n e 23d st, 75x100. Thomas Donohue to Kittie A. Hallinan. Mort. \$2,000, taxes, &c. 3,000

17th av, n s, 475 s Bath av, 89.9 to Franklin av, x108.7x97.3x108.4, New Utrecht. Archibald Young to Louis A. Lanthier. 2,600

20th av, westerly cor Baltic av, runs southwest 495 to Cropsey av, x northwest 87.10 to De Bruyns lane, x northeast 496.6 to Bath av, x southeast 70.2, New Utrecht. Release mort. Egbert Benson to J. Lott Nostrand. 1,000

20th av, n w s, 115 s w Bath av, 80x76.9 to De Bruyns lane, x80x73.11, New Utrecht. J. Lott Nostrand to Garret W. Van Cleef. 1,000

Brooklyn and Jamaica Plank road, s w s, abt 165 s e of Williams pl, 75x140.4x84.4x179, East New York. Herbert C. Smith to Ranson A. Grant, Delhi, N. Y. Taxes 1884. 3,600

Gravesend Bay, high water mark, being part lot 4 map Garret and Samuel S. Stryker, 50 x300, Gravesend. Andrew T. Stryker, Fannie M. Latham, Mary E. and Cornelia R. Stillwell, Phebe Wyckoff, Sarah A. Storm, Rebecca Bennett and Elvira Stryker, Gravesend, and William H. H. Stryker, Paterson, N. J., to Hugo Steffen. 1,000

Interior lot, 45.6 s e Ferry pl and 77 s w Sackett st, runs southwest 3.3 x west 12.8 x south 7.9 x east 24 x south 6 x south 6.3 x east 12.7 x northwest 29. Elizabeth W. Blake, extr. A. Blake, and as widow, to John Ross. 200

Same property. Elizabeth W. Blake, individ., and as extr. and trustee A. Blake, to same. Release mort. nom

Same property. Mary M. Martindale, Annie A. Moran and Virginia Clark, children of A. Blake, to same. nom

Same property. Annie A. Moran et al., exrs. and trustees A. Blake, Jr., to same. Q. C. nom

Kings highway, at boundary between lands of Williamson and Ceballos, Gravesend, 62 x149 on curve, x696x37x770.

New York & Manhattan Beach Railroad, e s, on line between lands of Williamson and Hitchings, being 718 n Kings highway, 251x481 to Kings highway, x60x153x806, Gravesend.

The New York & Manhattan Beach Railway Co. to Juan M. Ceballos, Jr. Correction deed. nom

Lots 25 and 26, block 1,194, 18th Ward Assmt. map.

Lots 14, 15, 16, 21, 22, 25, 26, 27, block 1,245, 18th Ward Assmt. map. Benjamin Collins, New York, to Francis Tatham. 2,800

Lots 54, 55, 56 J. L. Williams property, East New York. Release mort. Dime Savings Bank, Brooklyn, to Herbert C. Smith. 1,000

Lot and dwell'g house in 8th Ward. Release, &c. Maria G. Coles to Mary E. Bergen. nom

Plank road from Gravesend to Brooklyn, w s, adj woodland now or late J. A. Stillwell, 150x522.6x162.3x478.11, Gravesend. Foreclos.



Lewis R. Stegman to Isabella H. Brown. Taxes, &c. 2,800
Conveyance of right of way over grantor's land in Flatbush. Henry Forbell to Hendrick L. Van Wicklen. 1834.
The last will and testament of John Taylor, dec'd, of Yonkers, N. Y.

WESTCHESTER COUNTY, N. Y.

DECEMBER 11 to 17—INCLUSIVE.

EASTCHESTER.

Baxter, Mary L.—Martha T. Baxter, lot No. 999 on corporation map of Mt. Vernon. \$300
Hopfer, Joseph—Ferdinand Ebner, 1/2 part lot 75 on w s Franklin av on map of property of A. Sacchi. 250
Wood, Joseph S.—Wm. H. Bard, lots Nos. 272 and 321 on map of Central Mt. Vernon, each 50x105. 75
Kayser, Kate, individ., and as extrx. John C. Kayser—Joseph S. Wood, 16 lots on map of Central Mt. Vernon, each 50x100, except No. 3. 520

MAMARONECK.

Palmer, John T.—Charles Shepard, 3/4 acre salt meadow, adj. meadow of Wm. Cornell. 65

NEW ROCHELLE.

Lorenzen, Frederick—Wm. Domising, lots Nos. 4 and 5 on map of Bells, cor property of grantor, on n s Huguenot st, adj P. R. Underhill. 750
Lawton, J. Warren, exr. of William Lawton—Annie E. Hynes, lot No. 32, on s s Union av, 75.3 w Warren st. 225

PELHAM.

Watson, John H.—Charles S. Wood, lot No. 18 on map of Sulnyside farm, 1 1/4 acres. 2,500
Rich, Ann M.—Henry Heilmeyer, lot No. 2 on map of Salt Meadow lands of Wm. Bagley, 3 acres. 200
Heilmeyer, Henry—James S. Van Court, same property. 200

WHITE PLAINS.

Miller, Elijah E., George L. and Frank M.—James H. Stines, lot No. 79, at n e s, cor Bridge av, adj land late of C. H. Davis, on map of Fogg property. 800

WESTCHESTER.

Adee, James T.—Charles T. Adee, lots Nos. 306 to 309 on map of Adee estate. 1
Same—Ellen L. Ward, lots Nos. 194 to 199 on same map. 1
Tompkins, Charity and James C.—Thomas J. Conway, s s 11th av, village of Wakefield, 2 lots, each 100x114. 900
Same—George W. Johnston, 2 lots on s s 11th av, same map, each 100x114. 800
Eggleston, John—Maria W. Schroder, e s highway leading from Eastchester to Westchester, adj land of Thos. Timpson, abt 13 acres. 29,000
Briggs, John T.—Thomas O'Brien, s w cor 7th av and 3d st, 75x100. 750

YONKERS.

Hubbard, Murray—John G. Shrive, lots Nos. 197 and 198 on s s Centre st, each 25x100. 445
Herriot, Ann M.—Caroline E. Lowerre, w s Groshan av, 25x100. 400

MORTGAGES.

NEW YORK CITY.

DECEMBER 19, 20, 22, 23, 24, 25.

Ahern, Mary, wife of William, to Joseph Kahn. Madison st, n s, 41.6 e Gouverneur st, 20.9x73.8x20.11x73.10. Dec. 24, 2 years, 5%. \$1,500
Allaire, Mary E., to THE CITIZENS' SAVINGS BANK, New York. 43d st, n s, 331 e 10th av, 19x98.9. Dec. 24, 1 year. 1,000
Bachrach, Solomon, to Elkan Naumburg and ano., exrs. and trustees J. Golmark. Grand st, No. 375, s e cor Norfolk st, 25x75. Dec. 18, due Jan. 1, 1885, 4 1/2%. 20,000
Baldwin, Eli, and Ludolph A. Fullgraff to George W. Welles, Brooklyn. Concord av, s w cor 165th st, 145.6x250. Dec. 20, 1 year, 5%. 2,500
Balz, Charles H., to Simon Bernheimer and August Schmid, of Bernheimer & Schmid. Broome st, No. 431. Lease and Fixtures. Dec. 20, note, demand. chattel mort. 750
Beall, Joseph B., to THE NEW YORK LIFE INS. CO. 62d st, n s, 270.6 e 5th av, 20.6x100.5. Dec. 19, 1 year. 31,500
Blamey, Susannah, to Henry de Forest Weekes, trustee. Madison av, e s, 50.5 s 65th st, 16.8x60. Dec. 18, due May 15, 1885. 5,000
Bornkamp, Henry, to James Rogers. Av St. Nicholas, s e cor 127th st, 18.11x77x18.9x74.2. July 18, 1884, 2 years. 3,500
Brandt, Daniel D., to William E. D. Stokes. 75th st. P. M. Nov. 1, demand. 8,190
Same to same. 75th st, n s, 186.10 w Boulevard, 78x100. Building loan. Nov. 10. 23,400
Ball, William H., Yonkers, to John N. Riggs and William H. Ball, exrs. Henry C. Ball. Grand st, No. 159. See Conveys. Dec. 23, 5 years, 5%. 7,000
Beall, James A., to THE NEW YORK LIFE INS. CO. Madison av, w s, 30.9 s 43d st, 25.4x76.2. Dec. 19, 1 year. 34,800
Choate, William G., to Eliza A. Partridge. 31st st, s s, 143 e 4th av, 19x98.9. Dec. 24, due Nov. 24, 1886, 5%. 3,600
Coles, Oscar, mortgagor, with Abraham W. Lozier. Agreement as to mortgage on a strip for party wall, &c. Dec. 6. nom

Crumbie, James F., to Hubbard G. Stone. 61st st, s w cor 4th av, 20x100.5. Dec. 24, 3 years, or sooner, 5%. 15,000
Cohn, Aaron B., to Marie L. Scott. 49th st, s s, 138 w 10th av, 52.8x100.5. Dec. 19. 2,038
Campbell, John, San Francisco, to THE BROADWAY SAVINGS INST. Maiden lane, No. 139, e s, 17x the block to Fletcher st. Dec. 4, 1 year, 5%. 11,000
Same to same. 11th av, n e cor 55th st, 25.5x100. Dec. 4, 1 year, 5%. 10,000
Same to same. 127th st, s e cor 4th av, 54x74.10. Dec. 4, 1 year, 5%. 18,000
Same to same. 56th st, s s, 275 w 9th av, 25x78.7x25.2x81.9. Dec. 4, 1 year, 5%. 8,000
Same to same. 61st st, n s, 51.8 w Madison av, 43.4x25.5. Dec. 4, 1 year, 5%. 16,000
Same to same. 23d st, s s, 462.6 w 7th av, 18.9x98.9. Dec. 4, 1 year, 5%. 9,000
Same to same. 9th av, e s, 100 n 57th st, runs north 25.5 x east 100 x south 35.5 x west 80 x north 10 x west 20. Dec. 4, 1 year, 5%. 18,000
Cohen, George J., to Richard H. L. Townsend. 122d st, n s, 225 w Pleasant av. P. M. Dec. 18, due Dec. 1, 1886. 2,300
Same to Adeline T. wife of Richard H. L. Townsend. 122d st. P. M. Dec. 18, due Dec. 1, 1886. 2,300
Daniels, John L., to THE EMIGRANT INDUSTRIAL SAVINGS BANK. Hester st, No. 213, n s, 49.10 w Baxter st, 25.2x105x21.7x103.8. Dec. 22, 1 year. 5,500
Davidson, John, with John N. Stearns. Agreement as to reduction of mortgage. Dec. 15. nom
De Peyster, Anna G., wife of and Beekman, to Charles Miles, Sr., trustee William S. Campbell, dec'd. 13th st, No. 136 W., s s, 343 e 7th av, 22x103.3. Dec. 16, due Dec. 15, 1890, or sooner. 10,000
Dexter, John W., to Minnie Bayer, guard. of Stephen A. and Edwin M. Bayer, infants. 16th st, s s, 225 w 9th av, 50x122x50x117.4. Dec. 9, 4 years, 5%. 27,500
Eggert, William, to Louis Strasburger and ano., exrs. and trustees, under will of S. Lightstone, for Henrietta Hyman and her children. 80th st, No. 337, n s, 125 w 1st av, 25x102.2. Dec. 24, 5 years, 5%. 7,500
Same to same. 80th st, No. 339, n s, 100 w 1st av, 25x102.2. Dec. 24, 5 years, 5%. 7,500
Ehrlich, Edward, to The Twenty-fourth Ward Real Estate Assoc. Decatur av, southerly cor Suburban st, 124.4x42.7x110x72. Nov. 24, 5 years. 3,000
Fish, John, to Thomas T. Hendlen. 24th st. P. M. Dec. 19, due July 1, 1885, 5%. 5,000
Forrest, Jane, wife of and Philip R., Chicago, Ill., to Herman R. Le Roy, trustee, of Henry W. Gray. 31st st, s s, 257.6 e 2d av, 22.6x98.9. Dec. 13, due Dec. 20, 1889, 5%. 6,000
Friedman, Morris, and Kate his wife, to Luke J. Preterre. Orchard st, No. 15, w s, 55 n Canal st, 20x50. Dec. 10, 5 years, 5%. 7,000
Gilford, Thomas B., to William A. Bloodgood. Lexington a., n e cor 43d st, 22.4x90. Dec. 23, due Jan. 1, 1887, 5%. 14,000
Gessner, William J., to Jacob M. Newman. 4th av, n w cor 87th st, 50.4x80; 87th st, n s, 80 w 4th av, 27.8x100.8. Dec. 19, 3 months, 5,000
Glassford, James, and Catharine his wife, Weehawken, N. J., to Edward W. Bedell. 22d st, s s, 225 w 6th av, 18.9x98.9. Nov. 5, 1 year, 5%. 2,000
Guilleaume, Charles L., to THE EQUITABLE LIFE ASSURANCE SOCIETY, U. S. 76th st, No. 56, s s, 100 w 4th or Park av, 18x102.2. Dec. 20, due Jan. 1, 1886. 27,000
Same to same. 76th st, No. 54, 15x102.2. Dec. 20, due Jan. 1, 1886. 22,500
Same to same. 76th st, No. 52, 17x102.2. Dec. 20, due Jan. 1, 1886. 25,000
Same to same. 76th st, No. 50, 17x102.2. Dec. 20, due Jan. 1, 1886. 25,000
Same to same. 76th st, No. 48, 15x102.2. Dec. 20, due Jan. 1, 1886. 22,500
Same to same. 76th st, No. 46, runs west 18.8 x south 64.2 x east 8 x south 38 x east 18 x north 102.2. Dec. 20, due Jan. 1, 1886. 28,000
Same to Mary F. McCormack. 76th st, No. 54, 15x102.2. Dec. 20, demand. 5,000
Same to Cornelia Van Wagenen. 76th st, No. 48, 15x102.2. Dec. 20, demand. 5,000
Houghton, Frank R., to William S. Patten, exr. J. T. Patten. 100th st, n s, 320 w 3d av, 100x126.10. July 1, 1 year. 13,750
Same to Mary E. Patten. 117th st, Nos. 323, 325 and 327, n s, 275 e 2d av, 75x100.11. Sub. to morts. \$12,000. July 1, 1 year. 8,000
Same to Julia A. Patten. Interior lot, 50 s 101st st and 320 w 3d av, runs south 25 x west 100x25x100. July 1, 1 year. 2,110
Same to Josephine P. Ward. 101st st, s s, 320 w 3d av, 100x50. July 1, 1 year. 4,000
Henderson, William, to William Stone. 113th st, s e cor 4th av, 185x100.11. Sub. to mort. Nov. 28, due Feb. 1, 1885. 4,000
Hassall, Eleanor W., to Mary McIntosh. Walker st. P. M. Dec. 18, 3 years, 5%. 9,000
Hoexter, Fanny, widow, to Samson Wallach. 65th st, n s, 220 e 4th av, 20x100.5. Dec. 18, 3 years, 5%. 15,000
Hughes, Anthony A., to W. Allston Whaley. 107th st, n s, 303 e Lexington av. P. M. Dec. 15, 2 months. 8,100
Same to same. 107th st, n s, 286 e Lexington av. P. M. Dec. 15, 2 months. 8,100
Hammond, Sarah B. N., wife of Charles A., to Elizabeth B. Phelps. Broadway, w s, 225 n Prince st, 28x200 to Mercer st, 1-14 part; Greenwich av, n or n e cor 7th av, 90x100 x southeast 25.6 to 7th av, x southwest 103.2 x southwest 18, 1-7 part. Dec. 20, demand. 7,000
Hennessy, Daniel, to David Dinkelspiel and

Henry Hyman. 73d st, s e cor 4th av, 175x102.2. Dec. 18, due Feb. 1, 1885. 44,000
Jacobs, Abraham, and Isaac Wernstein to John Muller. Elizabeth st, Nos. 113 to 117. P. M. 3 morts., each \$14,000. Dec. 15, installs. 42,000
Johnson, Alexander G., Jr., to THE NEW YORK SAVINGS BANK. 110th st. P. M. Dec. 20, due Dec. 1, 1887, 5%. 4,000
Johnson, George F., to THE CITIZENS' SAVINGS BANK, New York. 1st st, No. 15, s s, 207.4 e Bowery, 20x71.8x20.2x74.4. Dec. 19, 1 year, 5%. 7,000
Same to same. 1st st, No. 17, s s, 227.4 e Bowery, 26x68x26.2x71.8. Dec. 19, 1 yr., 5%. 11,000
Koffman, Adolphus, to Adolph L. Sanger, guard. C. J., Ella and Gertrude Cohen. 3d av, e s, 25.8 n 90th st, 25x100. Dec. 24, 1 year, 5%. 5,000
Katzenmayer, Geromina, wife of and Richard, to Peter Doelger. Lexington av, w s, 67.5 s 91st st, 16.7x88.3. Dec. 19, 3 years, 5%. 10,000
Kiddle, Henry, mortgagor, with Edward S. Willing. Agreement extdg. mortgage. Dec. 8. nom
Kyle, James, Robert J. and John M., to THE NEW YORK SAVINGS BANK. 44th st, No. 312, s s, 200 e 2d av, 25x100.5. Dec. 16, due Dec. 1, 1887, 5%. 11,000
Same to same. 44th st, No. 316 to 320, s s, 250 e 2d av, 3 lots, each 25x100.5. 3 morts., each \$11,000. Dec. 16, due Dec. 1, 1887, 5%. 33,000
Leventritt, Matilda, wife of and David, to THE EAST RIVER SAVINGS INST. 76th st, n s, 100 e Madison av, 20x102.2. Dec. 17, 1 year, 5%. 18,000
Lawson, Jacob, Brooklyn, to Francis P. Funnald. 74th st. P. M. Dec. 19, demand. 17,000
Lewis, George W., to John Eichler. 153d st, s s, 500 e Courtland av, 50x100. Dec. 18, 3 years. 2,500
Lozier, Sarah J., to Rosalie Steinhart. 50th st. P. M. Dec. 19, 1 year. 500
Manchester, George N., and William N. Philbrick to THE EMIGRANT INDUSTRIAL SAVINGS BANK, City New York. Madison av, e s, 79.11 s 131st st, 20x80. Dec. 19, 1 year. 7,500
Same to same. Madison av, e s, 59.11 s 131st st, 20x80. Dec. 19, 1 year. 7,500
McCormick, Patrick, to THE EAST RIVER SAVINGS INST. 22d st, s s, 295 w 1st av, 20x97.6. Dec. 22, 5 years, 5%. 2,000
McCreery, William, to Ann Adair. Monroest, n s, 163.5 e Clinton st, 23.4x100. Dec. 22, 3 years, 5%. 2,600
Macdonald, Jennie S., wife of and John J., to Max Danziger. 71st st, n s, 200 w 1st av, 125 x102.2. Building loan. Dec. 1, 5 months. 27,500
Same to same. Same property. P. M. Dec. 1, 5 months. 23,000
Mackey, Jennie L., to Joseph M. Emanuel, Mahwah, N. J. 75th st. P. M. Dec. 18, notes. 2,500
Manchester, George N., and William N. Philbrick to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. Madison av, s e cor 131st st, 19.11x80. Dec. 19, 1 year. 11,000
McGrane, Sarah A., individ., and by John Hardy, guard., to Thomas P. I. Goddard et al., trustees J. C. Brown, dec'd. 9th av, No. 487, w s, 18.8 n 37th st, 18.3x64.1; 37th st, Nos. 403 and 405, n s, 64.1 w 9th av, 35.11x74.1. Nov. 11, 5 years, 5%. 15,000
McReynolds, William, to Henry Weil, Brooklyn. 131st st, s s, 125 w 7th av, abt 100x99.11. Dec. 19, due May 1, 1885. 15,000
Merritt, William J., and Armintha his wife, to William E. D. Stokes. 130th st, s s, 96 e 7th av, 20x99.11. Dec. 18, demand. 6,000
Meyer, Katharine, wife of John A., to Julia C. Riggs, Oswego, N. Y. 78th st, n s, 319 e 1st av, 25x102.2. Dec. 20, 2 years, 5%. 5,000
Middleditch, Margaret, wife of and Robert T., to James B. Clark, committee of E. L. T. Jacquin, lunatic. 9th av, n e cor 30th st, 24 x61. Lease. Dec. 17, due Jan. 1, 1886. 1,600
Moneypenny, John T., to Joseph B. Hoyt, Stamford, Conn. 20th st. P. M. Dec. 20, 3 years, 5%. 8,000
Muller, Charles, to Amelia Einstein. Stanton st, No. 311, s s, 74.8 e Lewis st, runs south 25 x east abt 0.4 x south 25 x east 25 x north 50 to Stanton st, x west 25.4. Dec. 1, 5 years, 5%. 2,000
McKenna, Patrick, to John J. Jones and ano., exrs. and trustees D. Jones. 53d st, s s, 450 w 9th av, 3 lots, each 25x100. 3 morts., each \$17,000. Dec. 24, 5 years, installs. 51,000
Meagher, James, to Benjamin B. Johnston. Perry st. P. M. Dec. 24, 1 year. 17,000
Neilson, Margaret A., or Meta, to Adam Kropf. 1st av. No. 331, w s, 22.8 n 19th st, 23x79.9. Dec. 23, 5 years, 5%. 3,500
Newland, David J., to Margery A. Apsley. 76th st, s s, 200 e 3d av, 50x102.2. Nov. 1, 5 years. 3,000
Niemann, Ferdinand J., to Mary A. Gwyer and ano., exrs. and trustees Christopher Gwyer. 135th st, s s, 110 w 5th av, 25x99.11. Dec. 23, 3 years, 5%. 8,500
Nelson, Henry I. and Ida F. his wife, Washington, D. C., to Francis L. Stetson. Old Boston or Coles' road, s s, adj lane leading to Wm. Boorill's land, 70x170x100x323x407x154; also plot on said Boston road, 318x268.6 x252x140x126. 1-5 part. Dec. 1, 1 year. 1,000
Norris, William H., to THE WESTCHESTER FIRE INS. CO. Macomb av, e s, south 1/2 of lot 14 map of L. Morris' villa sites. Dec. 19, due Dec. 1, 1885. 1,000
Ohlhorst, Rosina, wife of and Henry, to Frederick R. and Charles Coudert, trustees. 6th st, No. 213 E., n s, 199.6 e 2d av, 20.6x81.9. Dec. 16, 5 years, 5%. 6,500
O'Mealy, Michael, to Owen O'Mealey. Liv-



ington st, s w cor Delafield av, 185x200x270  
x170, excepting portions heretofore sold and  
conveyed. Dec. 16, installs. 2,000  
O'Sullivan, Margaret, wife of John, to Julius  
Katzenberg, 61st st. P. M. Dec. 15, 1  
year. 5,500  
Same to Phineas Seldner, Brooklyn. 69th st,  
n s, 225 e 2d av, 17x100.5. Dec. 19, due Dec.  
15, 1889, 5%. 11,000  
Same to Randolph Guggenheimer. Same  
property. 2d mort. Dec. 19, due in Dec.,  
1885, 5%. 1,000  
Overington, Harry, to Maria L. Blakely.  
142d st, n s, 205 w College av, 45x74.6. Al-  
ready mortgaged to party of second part  
for \$3,000. Dec. 22, due Oct. 3, 1887. 3,000  
Phillips, John M., to Ephraim Seaman. West  
Farms to Hunts Point road. P. M. Dec. 20,  
5 years. 1,000  
Petri, Peter, to Conrad Stein. Houston st, No.  
421, s w cor Columbia st, 21.6x47.9. Dec. 20,  
due Dec. 1, 1885. 2,000  
Phillips, Ida L., to Rebecca T. Mathews. Nor-  
walk, Conn. 10th st, No. 258, s s, 82.8 e  
Greenwich st, 26.1x108.10x26.6x108.1. Dec.  
20, due May 1, 1888. 7,000  
Renner, Jerome L. and Emelie his wife, to  
Bertsa Krewlewitch. Division st. P. M.  
Dec. 18, due May 1, 1885, 5%. 7,500  
Renner, Jerome L., with Bertsa Krewlewitch.  
Agreement as to satisfying old mort. and  
issuing new one, &c. Dec. 18. nom  
Rindskopf, Henriette, wife of and Simon, to  
Minnie Bayer, guard. of Stephen A. and  
Edwin M. Bayer. 47th st, s s, 34.4 e 6th av,  
22.8x100.5. Dec. 15, 5 years, 5%. 30,000  
Robinson, Julius A., to THE NEW YORK LIFE  
INS Co. Mercer st, s e cor Washington pl,  
49.9x100. Dec. 18, 3 years. 80,000  
Rooney, Edward, Brooklyn, to Wilber B.  
Maben, same place. 98th st, s s, 160 e 3d av,  
25x100.5. Sept. 22, 1 year. 3,000  
Same to same. 98th st, s s, 185 e 3d av, 25x  
100.5. Sept. 22, 1 year. 3,500  
Rosenthal Joseph, to Barnard Galewski. Mott  
st. See Conveys. Dec. 15, 6 months. 840  
Rosenfeld, Isaac, to Moses B. Maclay, trustee.  
3d av, No. 291, e s, 50.5 s 54th st, 25x110. Dec.  
22, due Dec. 24, 1887, 5%. 19,000  
Stiess, Daniel, to Eugene D. Croker, Brooklyn.  
143d st, s s, 225 e 8th av, 25x99.11. Dec. 24, 2  
years, 5%. 1,500  
Striker, Elsworth L., to THE MUTUAL LIFE  
INS Co., New York. 53d st, s s, 250 w 10th  
av, 150x101.5. Dec. 24, due Mar. 1, 1886. 15,000  
Stern, Joseph, to THE MANHATTAN LIFE INS.  
Co. 85th st, n s, 150 e 2d av, 25x102.2. Dec.  
19, 1 year, 5%. 8,000  
Sickles, Daniel E., to Alexander Hamilton,  
trustee, Irvington, N. Y. 5th av. P. M.  
Dec. 18, due Dec. 20, 1892, 5%. 120,000  
Same to same. 5th av, 9th st. P. M. Dec.  
18, due July 1, 1885. 10,398  
Strobel, John, to Sarah H. Powell. 48th st, s  
s, 400 w 8th av, 50x100.5. Dec. 22, 1 yr. 3,000  
Schmidt, Louisa, and Mary A., wife of Edward  
Schickhaus, to The New York Produce Ex-  
change. Canal st, No. 83, n s, 34.4 e Eldridge  
st, 25.8x50. Dec. 19, 1 year, 5%. 4,000  
Schneider, Mathias H., and Louise his wife, to  
Francis J. Schnugg. 81st st, n s, 331.6 e 1st  
av, 100x102.2. Building loan. Dec. 17, due  
April 1, 1885. 12,000  
Schoening, John, to THE NEW YORK LIFE  
INS Co. 72d st, n s, 200 w Av A. P. M. 2  
morts., each \$10,800. Dec. 19, 1 year. 21,600  
Smith, Elizabeth, Lydia D., Laura and Spen-  
cer C., by Rest Fenner Smith, their att'y  
in fact, and the said Rest Fenner Smith to  
Silas P. Smith, Philadelphia, Pa. 2d av, s e  
cor 4th st, 20.6x84. Nov. 25, 1 year. 2,000  
Solomon, William, and Jacob Bernstein to  
Moses N. Tobish. Attorney st, e s, 175 n  
Stanton st, 25x100. Dec. 17, 6 months. 800  
Squires, Anson, to THE GERMAN SAVINGS  
BANK, City New York. 79th st, s w cor 4th  
av, 21x75. Dec. 19, due Dec. 20, 1885. 20,000  
Same to same. 79th st, s s, 21 w 4th av, 20x75.  
Dec. 19, due Dec. 20, 1885. 18,000  
Stern, Isidor, to Samuel O. Wright, Rockville  
Centre, L. I. 130th st. P. M. Dec. 17, in-  
stalls, 5%. 4,750  
Stewart, Jane, to Fannie Crawford, extrx. J.  
Crawford. 135th st, s s, 150.8 e Alexander av,  
19.2x101. Dec. 19, due Jan. 1, 1887, 5%. 500  
Tallman, Jacob B., and Marie E. his wife,  
Jamesburg, N. J., to THE INSTITUTION FOR  
THE SAVINGS OF MERCHANTS' CLERKS. 57th  
st, n s, 75.5 e 6th av, 69.7x100.5x70x100.5  
Nov. 28, due Feb. 15, 1890, 4 1/2% 110,000  
The New York Cable Railway Co. to THE  
FARMERS' LOAN AND TRUST Co. All routes,  
rights and franchises. Aug. 15, issues bonds.  
15,000,000  
Thurston, Franklin A., to Isabella McCormack.  
10th av, w s, 50 n 103d st, 50x100. Dec. 19,  
demand. 1,000  
Uhlk, Jacob, and Eva Katherina his wife, to  
John J. Jones and G. Alexander Thayer,  
extrs. and trustees of David Jones. 79th st, n  
s, 300 e 3d av, 25x102.2. P. M. Oct. 26, 5  
years. 16,000  
Whelan, Mary wife of Patrick, to Ran-  
dolph Guggenheimer and Salomon Marx.  
137th st, n s, 150 w Home av, runs west 75 x  
north 100 x west 25 x north 100 to 133th st, x  
east 100 x south 200 to beginning. Dec. 19,  
indemnity, due Jan. 1, 1885. 5,000  
Wetmore, George P., Newport, to Richard W.  
Robinson, Brooklyn. Waverly pl. P. M.  
Dec. 3, due Dec. 20, 1887, 5%. 40,000  
Wilson, John J., Eliza A. Van Wagner, Cath-  
arine Kau-ki, William and Henderson Wil-  
son and Fanny C. Paton to THE HARLEM

SAVINGS BANK, City New York. 3d av,  
Nos. 2197 and 2'99, s e cor 120th st, 50x100.  
Dec. 19, 1 year, 5%. 5,000  
Woods, Mary, wife of and Edward, to Cornelia  
A. Norton, North Salem, N. Y. 137th st, s s,  
3'6.6 w Willis av, 25x100. Dec. 19, 5  
months. 2,000  
Weiser, Peter, to Marie Weiser. Declaration  
that \$1,100 of a certain mortgage made by  
Eliz. Volza to Peter Weiser, trustees, was  
advanced by Marie Weiser. July 15. nom  
Wright, Samuel O., to THE MUTUAL LIFE  
INS Co. 130th st, No. 101, n s, 90 w 6th av,  
20x99.11. Dec. 18, due Mar. 1, 1886. 10,500  
Same to same. 130th st, No. 107, n s, 150 w 6th  
av, 20x99.11. Dec. 18, due Mar. 1, 1886. 10,500  
Same to same. 130th st, No. 103, n s, 110 w 6th  
av, 20x99.11. Dec. 18, due Mar. 1, 1886. 10,500  
Wright, Stephen J., to THE MUTUAL LIFE INS.  
Co, New York. 130th st, No. 113, n s, 207.6 w  
6th av, 17.6x99.11. Dec. 18, due Mar. 1, '86. 9,000  
Same to same. 130th st, No. 109, n s, 170 w 6th  
av, 20x99.11. Dec. 18, due Mar. 1, 1886. 10,500  
Same to same. 130th st, No. 111, n s, 190 w 6th  
av, 17.6x99.11. Dec. 18, due Mar. 1, 1883. 9,000  
Same to John Ross. 130th st, n s, 170 w 6th av,  
runs north 99 1/2 x east 12.6 x north 99.11 to  
131st st, x west 67.6 x south 199.10 to 130th  
st, x east 55. Dec. 15, 3 months. 8,000  
Wilson, Adelaide wife of Thomas, to Abraham  
J. Post. 126th st, n s, 250 e 7th av, 50x99.11.  
Dec. 17, 1 year. 6,000  
Wright, Samuel O., to John Ross. 121st st, s  
s, 10 w 4th av. P. M. Dec. 22, due Mar.  
1, 1885. 30,763  
Wright, Stephen I., to John Ross. 121st st,  
P. M. Dec. 22, due Mar. 1, 1885. 30,763  
Zuckschwerdt, George, to Philip Kaiser. 8th  
st s s, 229.2 e 1st av, 25.10x97.6. Dec. 24, due  
Jan. 1, 1887, 5%. 3,000

KINGS COUNTY.

DECEMBER 19, 20, 22, 23, 24, 25.

Algie, William H., to William A. Colling-  
wood. Sullivan st, n s, 90 w Van Brunt st,  
200x100. Dec. 19, 1 year. \$4,000  
Addoms, Mary C., wife of and Samuel K., to  
Jemima Stanton. McDonough st, n s, 335 e  
Sumner av, 20x100. Dec. 18, 3 years, 5%. 2,000  
Baird, Alexander L., to Spencer Aldrich, New  
York. Greene av. P. M. Nov. 26, demand.  
\$6,900  
Bennett, Hannah, wife of and Thomas, to  
Bertha Laemrich, widow, New York. 55th  
st. P. M. Dec. 20, 2 years, 5%. 400  
Bergen, Mary E., wife of and Michael J., to  
Margaret M. Leverich. 17th st, n s, 178.6 w  
5th av, 21.4x00.2. Dec. 17, 3 years. 4,000  
Boardman, Henry, Westfield, N. J., to Charles  
J. Patterson. Blecker st, n w s, 90 sw Ham-  
burg av, 140x100. Dec. 20, 3 years. 1,000  
Brown, George R., to Charles B. Grannis,  
Newark, N. J. Warren st, n s, 232.2 e 4th av,  
75x100. Dec. 20, due April 1, 1885. 16,500  
Byrne, John P., to William H. Kissam, Green-  
held Hill, Conn. Nostrand av, e s, 60 s Kos-  
ciuske st, 20x80. Dec. 19, due July 14, '89. 500  
Conklin, Wilben H., to Elizabeth R. Prior,  
Roslyn, L. I. 15th st, n e s, 258 n w 4th av,  
25x100.2x25x99.7. Dec. 19, due Jan. 15 '85. 3,500  
Carey, Marianne, wife of John T., to Emily F.  
Dingley. Sigel av, e s, 250 n Ridgewood av,  
50x100. Dec. 22, 5 years. 700  
Conlon, Edward, to Mareita W. Howard and  
Sylvanus T. Cannon. Albany av, e s, 78 1 s  
Pacific st, 3 lots, each 19.5x80. 3 morts., each  
\$1,500. Dec. 20, 2 years. 4,500  
Same to same. Albany av, s e cor Pacific st,  
19.10x80. Dec. 20, 2 years. 1,500  
Cumiskey, James, to Mathias Neger. Lawton  
st, n s, 220.7 w Bushwick av, 25x92. Dec. 16,  
due Jan. 1, 1888, 5%. 2,800  
Conner, George W., to Jesse Carll, Northport,  
L. I. Hart st, s s, 75 w Tompkins av, 17x100.  
Dec. 22, due Jan. 1, 1890. 3,500  
Conner, Marie L., wife of James P., to David  
Thomson. Hart st, s s, 92 w Tompkins av,  
17x100. Dec. 22, due Jan. 1, 1888. 3,500  
Dickinson, Edward B., to Julia A. Stebbins,  
New York. Macon st, Throop av. P. M.  
Dec. 16, due Dec. 20, 1887, 5%. 2,000  
Dixon, Catharine A., wife of and Richard, to  
Matilda Lamb. Lafayette av, n s, 38.6 w  
Grand av, 18.6x100. Dec. 20, 1 year. 7,500  
Engelhardt, Theobold, to The Williamsburgh  
Savings Bank. Broadway, easterly cor Wall  
st, 25x100x25.8x100.1. Dec. 19, 1 yr, 5%. 7,000  
Everghin, Louise W., widow, and Joseph D.  
Everghin to John T. Halliday. Pacific st,  
n s, 132 e Henry st, 21.4x100. Dec. 19, due  
Jan. 1, 1888, 5%. 3,000  
Eddy, Catharine W., wife of and Elias T., to  
The Williamsburgh Savings Bank. Ever-  
green av, westerly cor Ivy st, 25.3x88.5x25x  
91.10. Dec. 23, 1 year, 5%. 2,400  
Same to same. Evergreen av, s w s, 75.8 n w  
Ivy st, 25.3x78.2x25x81.7. Dec. 23, 1 year.  
5%. 1,700  
Graft, Ransom A., Delhi, N. Y., to Herbert C.  
Smith. Brooklyn and Jamaica Plank road.  
P. M. Dec. 2, installs. 2,100  
Same to same. Same property. P. M. Dec. 2,  
demand. 2,500  
Grenit g, Paul C., to Robert Willetts et al., extrs.  
Samuel Willetts. Madison st, s w cor Throop  
av, 25x100. Dec. 20, 5 years, 5%. 9,000  
Same to same. Madison st, s s, 25 w Throop  
av, 20x100. Dec. 20, 5 years, 5%. 5,000  
Same to same. Madison st, s s, 45 w Throop  
av, 8 lots, each 20x100. 8 morts. of \$4,500  
each. Dec. 20, 5 years, 5%, total 36,000  
Griffing, Catharine F., to Marie Obrey, New  
York. Vanderbilt av, No. 82, w s, 722.6 n

Myrtle av, 15x100. Dec. 19, due Dec. 20,  
1889, 5%. 3,000  
Gugolz, Engelhart, Jr., to William Watson.  
Atlantic av, s w cor Elderts lane, 25.9x125x  
25x130. Dec. 1, 3 years. 400  
Grening, Paul C., to Sarah H. Powell, New  
York. Park pl. P. M. Dec. 23, 3 mos. 8,500  
Hamilt n, Eliza, to William H. Arnoux and  
ano., trustees Martha H. Beers. Front st,  
No. 59, n s, 124.6 w Main st, 18.4x103.10 x  
east 10.6 x south 35.9 x east 8.2 x south 68.3.  
Dec. 20, 5 years. 4,000  
Same to Lucius H. Beers, New York. Same  
property. 2d mort. Dec. 20, 5 years. 500  
Hammond, Sarah B. N., wife of Charles A.,  
to Elizabeth B. Phelps. Saratoga av, e s,  
107.2 n Bergen st, 53x100. Dec. 20, demand.  
7,000  
Hayes, William, to Mary A. Fee, widow.  
Herkimer st, n s, 75 w Ralph av, 25x100.  
Dec. 17, due Dec. 1, 1888. 2,500  
Same to Lucy A. Vanrein. Same property.  
Dec. 17, due July 1, 1885. 450  
Horrigan, James E., to Elizabeth Hamilton.  
5th av, w s, 47 n 21st st, 28x100. Dec. 20, 2  
years. 1,000  
Kendrick, Phenia, wife of Henry J., to Mary  
G. Murphy, as extrx. Wm. D. Murphy.  
St. Felix st, w s 40 s De Kalb av, 20x76.4x  
20.2x72.6. Dec. 23, 3 years. 4,800  
Lincoln, Stillman P., to the General Synod of  
the Ref rmed Church in America. 6th av, s  
e cor 13th st, 19.9x80.9. D. C. 23, 3 years. 4,500  
Same to same. 6th av, n e cor 14th st, 20.2x  
80.10. Dec. 23, 3 years. 4,500  
Same to same. 6th av, e s, 19.9 s 13th st, 15.9x  
80.9. Dec. 23, 3 years. 3,500  
Same to same. 6th av, e s, 35.6 s 13th st, 4  
lots, each 16x80.9. 4 morts., each \$3,500.  
Dec. 23, 3 years. 14,000  
Same to same. 6th av, e s, 34.5 n 14th st, 16.1x  
80.10. Dec. 23, 3 years. 3,500  
Same to same. 6th av, e s, 36.5 n 14th st, 3  
lots, each 16x80.10. 3 morts., each \$3,500.  
Dec. 23, 3 years. 10,500  
Same to same. 6th av, e s, 20.2 e 13th st, 16.3  
x80.10. Dec. 23, 3 years. 3,500  
Same to same. 13th st, s s, 80.9 e 6th av, 17 1/2  
x 100. Dec. 23, 3 years. 3,000  
Same to same. 14 h st, n s, 80.10 e 6th av, 17x  
100. Dec. 23, 3 years. 3,000  
Same to Asa W. Parker, Hempstead, L. I.  
6 h av, e s, extd g from 13th to 14th st, 200x  
97.10. Dec. 24, demand. 14,000  
Loughlin, John, to The Kings County Savings  
Inst. Hooper st, s s, 125 e Marcy av, 75x114.  
Dec. 9, 1 year, 5%. 5,000  
Luther, Thomas D. and Hester M., to John  
Davies. Humboldt st, w s, 80 s Devoe st, 20  
x100. Dec. 22, due Dec. 1, 1889. 2,000  
McNulty, James F., to George D. and William  
G. Kimber, of George D. Kimber & Son.  
Pearl st, w s, 125 s Myrtle av, 25x97.6x25x  
94.6. Dec. 23, note. 1,635  
Musson, Ida R., wife of and George T., to  
Margaret F. Bellamy. Boud st. P. M. Dec.  
19, 3 years, 5%. 1,000  
McConologue, Thomas, Lizzie and Margaret,  
to John J. Colgan. Evans st, s s, 129 e Hud-  
son av, 24.6x100; Evans st, s s, 153.6 e Hud-  
son av, 24.6x100. Dec. 20, 5 years. 1,500  
Maran, Michael, to Mary Van Nostrand. La-  
fayette av, s s, 175.4 e Sumner av, 20x100.  
Dec. 2, due Jan. 1, 1888, 5%. 3,500  
Same to Thomas Harward. Lafayette av, s s,  
195.4 e Sumner av, 20x100. Dec. 20, due Jan.  
1, 1888, 5%. 3,500  
Mullady, Margaret, to George C. Tappen.  
Halsey st, n s, 200 w Reid av, 50x100. Dec.  
20, due Jan. 1, 1888. 3,000  
Mason, Henry S., to Elizabeth S. wife of  
Thomas H. Rodman. Court st, No. 549, e s,  
25 n Centre st, 22.2x100. Dec. 16, 3 yrs. 1,800  
Murphy, Daniel, to The Williamsburgh Sav-  
ings Bank. North 3d st, n w cor 2d st, 30.5x  
20.9x24.2x9.9. Dec. 22, 1 year, 5%. 1,500  
Magilligan, John, to Mary L. Gaylord  
Union st, n s, 232 e 7th av, 21x95. Dec. 24, 3  
years, 5%. 7,000  
McIlvaine, Georgianna, wife of and William  
S., to J. Henry Anderson. Hudson av, w s,  
82.2 n High st, 41x61. Dec. 24, 2 years. 2,000  
Nallin, Bridget, widow, to Peter Williamson.  
President st, n s, 220 w Hicks st, 20x100. Dec.  
20, 3 years. 1,000  
Oulton, Sampson B., to Benjamin F. Hobby  
and Daniel Doody, of Hob'y & Doody.  
6th av, w s, 59.8 n 21st st, 39.4x80. Dec. 20,  
1 year. 710  
O'Hare, William, to Mary A. Squire, extrx.  
John L. Williams. Palmetto st, n s, 150 w  
Central av, 25x100. Dec. 22, due Oct. 10,  
1889. 300  
Ogden, Alfred, to Elizabeth Furman. Van-  
derveer st, Bushwick av. P. M. Dec. 23,  
due June 21, 1885. 1,250  
Phelps, Edwin D., to Richard Dudgeon, Oys-  
ter Bay, L. I. Pineapple st, Hicks st. P. M.  
Dec. 23, due Dec. 15, 1887, 5%. 5,000  
Porter, John G., to Francis Tatham. Macon  
st, s s, 161.9 w Hopkinson av, 50.8x100. Dec.  
20, due April 20, 1886. 1,600  
Same to same. Same property. Dec. 20, due  
April 20, 1886. 5,800  
Same to Charles Collins, New York. Macon  
st, s s, 150.8 w Hopkinson av, 16.1x100. Dec.  
13, 1 year. 800  
Rettberg, Juliane, wife of and William, to  
Hewlett T. McCoun, Glen Head, L. I. Bal-  
tic av, Van Sinderen av. P. M. Dec. 23,  
due Jan. 1, 1888. 1,000  
Renner, Jerome L., to John Moadinger. Hart  
st. P. M. Dec. 15, due May 1, 1885. 700  
Stummler, Emilie, wife of Frederick, to Lena



Henricke, De Kalb av, s e s, 25' s w Ham-  
burg av, 25x100. Dec. 20, due Dec. 1, 1888,  
5 1/2 % 3,000  
Stewart, James W., to William Ziegler. Mad-  
ison st, s s, 160 w Stuyvesant av, 100x100.  
Dec. 15, due May 1, 1885. 17,500  
Sullivan, Michael, to George Covert, New-  
town, L. I. Marion st, s e cor Ralph av, 50  
x100. Dec. 24, due July 1, 18-5. 3,000  
Schumacher, Bernhard, to Eliza J. Smith.  
Fulton st. P. M. Nov. 24, 1 year. 4,060  
Shook, Harriet, wife of William H., to John  
McLoughlin, New York. Division av, n s,  
77 w 3d st, 18 6x— to South 11th st. 3d mort.  
Dec. 17, due July 16, 1887. 500  
Snedeker, Elbert, to Robert Willets et al., exrs.  
Samuel Willets. Greene av, s s, 200 e Grand  
av. 48x100. Dec. 10, 5 years, 5 % 15,000  
Stern, William, to Paul Koch. Floyd st. P.  
M. Dec. 20, due Jan. 1, 1892, 5 % 2,350  
Stocker, Frederick, to John C. H. Trost.  
Dean st, s s, 193 4 w 5th av, 20x100. Dec. 20,  
due Jan. 1, 1886. 7,000  
Stannard, William A., Galveston, Texas, to  
Lucy W. Stannard, West Brook, Conn. 7th  
st, w s, 71.6 n Broadway, 19x80. Nov. 25, 3  
years. 2,000  
Smith, Margaret C., to William W. Watson.  
Sterling pl, n s, 325.5 w 6th av, 20x100. Dec.  
20, due June 14, 1887, 5 % 1,500  
Stroub, Catharine, wife of and George, to The  
Williamsburgh Savings Bank. Stockton st,  
s s, 203.6 e Sumner av, 21.6x100. Nov. 29, 1  
year, 5 % 2,500  
Smi h, Isabel M., wife of and Hiram H., to  
Susan W. Talmage. Cumberland st, No.  
307, e s, 128 2 n Greene av, 16.10x100. Dec.  
22, 2 years, 5 % 1,500  
Taylor, William, to Phebe Angevine, Hemp-  
stead, L. I. 3d pl, n s, 86.6 w Clinton st, 16.6  
x113.5. Dec. 24, due Nov. 1, 1887, 5 % 3,500  
Same to Augustus J. Hewlett, Hempstead, L.  
I. 3d pl, n s, 70 w Clinton st, 16.6x113.5.  
Dec. 24, due Nov. 1, 1887, 5 % 3,500  
Toomey, Ann, wife of and Michael, to The  
New York Produce Exchange. Court st, n  
e cor Butler st, runs east 19.10 x north 40 x  
west 20 x south 10 x west 91.6 to Court st,  
x south 23.5. Dec. 3, due Dec. 1, 1885,  
5 % 7,000  
Voickening, Gustav J., to Alexander Wright,  
Van Buren st, n s, 121 w Throop av, 20x100.  
Dec. 13, 3 years, 5 % 2,250  
Warren, Lucy R., wife of Morton C., to Ste-  
phen Taber, as committee of Isaac E. Havil-  
land. St. James pl, e s, 140 s Greene av, 20x  
100. Dec. 10, due Jan. 1, 1890, 5 % 4,000  
White, James A., to Charles Frazier. Macon  
st, s s, 360 w Stuyvesant av, 40x100. Dec. 20,  
due May 1, 1885. 1,750  
Woodruff, Albert, to Mary H. McCord. Pros-  
pect pl, s s, 100 e Clason av, 121.3x131. Dec.  
18, 5 years. 5,000  
White, James A., to Susan R. Wiggins, Phila-  
delphia, Pa. Macon st, s s, 350 w Stuyvesant  
av, 2x100. Dec. 20, 3 years, 5 % 4,000  
Same to same. Macon st, s s, 360 w Stuyve-  
sant av, 20x100. Dec. 20, 3 years, 5 % 4,000  
Wheeler, Geo. E., to Jane A. Whitehead, wid-  
ow. Front st. P. M. Dec. 10, due Dec. 24,  
1889. 6,000  
White, James A., to Charles Frazier. Macon  
st, s s, 360 w Stuyvesant av, 40x100. Dec. 20,  
due May 1, 1885. 1,751  
Worthen, George S. B., to The New York Pro-  
duce Exchange. Bergen st, n s, 439.5 e  
Franklin av, 20x110. Dec. 22, due May 1,  
1886, 5 % 3,000

MORTGAGES --- ASSIGNMENTS

NEW YORK CITY.

DECEMBER 5 TO 13—IN PART.

Montgomery, James L., to Jemima Payne. \$5,000  
Same to Julia Speir. 5,000  
Same to same. 3,000  
Myers, Matilda, to John T. Halliday,  
Brooklyn. 8,100  
Mayer, Solomon L., trustee B. Mayer,  
dec'd, to Solomon L. Mayer. 7,480  
Same to same. Part of mortgage. nom  
Same to Benjamin F. Mayer. Share of  
mort. nom  
Meincke, Carl, and Agnes his wife, to  
Adolph Richter. 2,000  
Mundorf, George, exr. Henry Boland, to  
George F. Martens. 6,100  
O'Meara, Thomas, to Michael Carroll and  
James H. Shuffin, of Carroll & Shuffin.  
val. consid  
Opdyke, William S., admr. G. Opdyke,  
dec'd, to Charles W. Opdyke, trustee,  
Plainfield. 250  
Opdyke, George F. and Henry B., Plain-  
field, N. J., to Charles W. Opdyke, trust-  
ee, Plainfield. 6,989  
O'Connor, Michael E., Brooklyn, to Aaron  
Hershfield. 1,083  
Parsons, James C., to Leopold Wallach. 2,010  
Pinkney, John M., to Oscar C. Ferris and  
Aline Journaut formerly Ferris, trust-  
ees Blanche A. Ferris. 30,335  
Paff, Henry, exr. R. Hoff, to Susannah  
Huf. nom  
Price, Edward A., et al., exrs. F. Butter-  
field, to Caroline M. Butterfield, widow. 12,000  
Parsons, Margaret B., trustee Margt. W.  
Pirnie, to George G. De Witt, Jr. 4,000  
Robins, Sarah A., by James F. Malcolm,  
att'y, to Anna M. Mentges. 7,000  
Richter, Adolph, to Agnes Meincke. 2,000  
Raymond, Charles H., to Charles E. Brooks 12,500

Reid, John, Yonkers, to Thomas J. I. Ford,  
exr. G. Ford. 6,000  
Rosenback, Mary, wife of Samuel, former-  
ly Mary Rosenfeld, to Manuel G. Angar-  
ica. 1874. 3,780  
Steinhardt, Jacob, to Mary A. Nason. nom  
Stone, Mary T., to Henry H. Glass. 1,200  
Seitz, Elizabeth, to Anna Lehmann. nom  
Sander, Christian, and ano., exrs. Adam  
Sander, to Christian Sander. 2 assigns. nom  
Same to Caroline wife of Henry Moench.  
3 assigns. nom  
Schenck, Edward T., to Jacob S. Sam-  
mons. 2,639  
Smith, James W. and Amelia, exrs. Elea-  
nor J. Smith, to Katharine B. Favre. 4,000  
Solomon, Fredericka, to Ludwig Trunk. 1,575  
Stanaland, John M., to Philip Cowen. 5,000  
The Real Estate Trust Co., New York, to  
Emma R. wife of Charles F. Livermore. nom  
The Seamen's Bank for Savings, City New  
York, to Ann Thornton, widow. 90,000  
Truax, Nannie C., to Emma S. Landon  
and ano., exrs. Thomas H. Landon. 450  
Truslow, William, et al., exrs. T. Truslow,  
to Maria M. Cumings, Brooklyn. 5,050  
Tailer, Robert W., to Phebe Pearsall, exr.  
and trustee of Frances Pearsall, dec'd,  
for Mary Bradhurst. 100,000  
The Commercial Fire Ins. Co., City N. Y.,  
to The I vings Savings Inst. 5,000  
The Second National Bank, Jersey City, to  
William Bush. 3,852  
The Second Union Co-operative Land and  
Building Society to John Lowe et al.,  
trustees. Assignment 37 mortis. nom  
The Twenty-fourth Ward Real Estate As-  
soc. to Wm. H. and Wm. W. Appleton,  
exrs. James E. Cooley. 30,000  
Thomas, T. Gaillard, to James W. McLane. 3,900  
Underhill, Francis T., Oyster Bay, L. I.,  
to Archibald G. King, Weehawken, N. J. 6,036  
Underhill, Townsend, exr. Mary L. Under-  
derrill, to Francis T. Underhill, Oyster  
Bay, L. I. 6,000  
Wassung, Philip, to August C. Hassey. 1,800  
Wenner, Jacob, to William A. Darling,  
president. 5,500  
Williams, Edgar and ano., exrs. L. Free-  
man, to George Bliss. 3,712  
Willets, John T., and ano., exrs. and trustees  
John J. Glasson, to Wilson M. Powell,  
guard. of George E. I. Glasson and David  
J. McC. and Mary A. H. Glasson. 6,000  
Same to Wilson M. Powell, guard. of George  
E. I. Glasson. 2,375  
Young, Mason, to Josiah M. Fiske. nom

DECEMBER 19 TO 25—INCLUSIVE.

Carroll, James, to Francis H. Flagge. \$822  
Cohen, William, to Miles A. Staff id. 3,574  
De Forest, William II., to Effingham  
Townsend. nom  
Decker, John W., to Julius S. Hitchcock. 1,500  
Ellis, John S., and ano., exrs. James M.  
Waterbury, to Mary and Thomas  
Boyan, Brooklyn. 1,000  
Endel, Wool, to B. rnard Cohen. nom  
Fischer, Margaret, et al., exrs. B. Frees, to  
to John Frees. 9,200  
Fleischbauer, Jacob, to Moses N. Tobish. 2,700  
Frees, John, to Margaret wife of Sebas-  
tian Fischer. 3,000  
Same to Mary wife of Oscar Schneider,  
New Brighton, S. I. 3,000  
Same to Elizabeth wife of Charles Wil-  
helm. 3,200  
Gardner, Mary E., Jersey City, to Reuben  
Ross. 4,172  
Garrett, William L., to Emile Hurtzig. nom  
Same to same. nom  
Halstead, Esther P., to Elizabeth H. Hal-  
stead. 1877. 500  
Kelly, Lawrence, to Francis M. Jencks. 1,100  
Kitching, George E., Brooklyn, to Katie  
Gordon. 10,000  
Lipman, Julius, to Miles A. Stafford. 5,500  
Lang, Joseph, to Conrad Ob rlander. 900  
Linscott, John A., to Ernest G. Stedman. 1,300  
Lowerre, James, individ. and as exr. R.  
Lowerre, to Josephine L. Sherman. 2,500  
Mc Evers, Jane E., to Syivanus T. Cannon. 5,876  
Montgomery, James L., to Edward C. Ster-  
ling. nom  
Morgan, Paulina A., widow, to John Ross. 4,000  
Phillips, Annie S., to Robert T. Bellecham-  
ber. nom  
Purdy, Samuel M., to Mary A. Brown,  
Portchester, N. Y. 1,625  
Rechert, Joseph, to Leonard Lewisohn. nom  
Seaman, Thomas J., to J. Frederick Ker-  
nochan. 4,400  
Searle, Haskell A., to Maria H. Crane. 25,000  
Simpson, Josephine M. W., to Rachel Van  
Baskirk. 5,000  
Smith, John B., to Horace Bacon. nom  
Sterling, Edward C., to Louis A. Wagner,  
Brooklyn. nom  
The Equitable Life Assurance Soc. of the  
U. S., to Leopold Thurn. 7,000  
Vincent, John, trustee, to James P. and  
Edward A. Dolan. 4,500  
Same to same. 2,500  
Van Dolsen, Isabella, widow, to S. V.  
Tripp. 1,000  
Wiggins, James, to Edward J. Bergh,  
Ruinebeck. 1867. 8,000  
Weiseman, William, Frankfort, Germany,  
to The Deutscher Frauenverein zur U-  
terstutzung Nulfsbedurftiger Wittwen,  
Waisen und Kranken 8,000

KINGS COUNTY.

DECEMBER 5 TO 25—INCLUSIVE.

Abbott, George B., public admr. in Kings  
County, as admr. of Charles C. Betts, to  
Edward R. Betts. \$2,619  
Adams, Alanson W., to Anna W. Walsh,  
Orange Valley, N. J. 930  
Adams, Henry H., as Treasurer of Kings  
Co., to Harriet H. Hurd, New York. 4,000  
Adler, Sigmund, to Rosa Adler. 2,500  
Barney, Joseph N. admr. James H. Bar-  
ney, to Stephen G. Williams 4,000  
Bishop, Sarah A., to Edmund Embury,  
Plainfield, N. J. 3 assigns., each \$1,600. 4,800  
Brower, James C., to William Godfrey. nom  
Butler, John M., and ano., exrs. Mary E.  
Butler, to Leonard Mooly. nom  
Beach, George, to Ira Beyea, Somers, N.  
Y. 2,250  
Bishop, Sarah A., to Teunis Bergen. 1,600  
Same to same. 1,600  
Same to Susan Embury. 1,600  
Same to same. 1,600  
Bossert, Jacob, to John Auer. 1,300  
Browne, Samuel, to John M. Harlow, New  
York. 2,000  
Babcock, Hamlin, to Isaac P. Smith. 3,000  
Brownell, William B., to Sarah E. Hoff. 1,800  
Brown, George R., to Mary E. Webb. nom  
Brown, M. Louise, wife of George W. to  
Mary E. Webb. nom  
Burrell, James, to Isaac Waldron. nom  
Chubb, Ann E., to John, Albert and John  
C. Morton. 3,000  
Cholwell, Josephine, to Frances C. Pitkin,  
Yonkers. 4,000  
Carpenter, Thomas A. and Robert, and  
Annie E. Grenzebach, New Rochelle, N.  
Y., to David F. Kimberly. 2,750  
Champney, John M., to George H. Gran-  
niss and ano., exrs. Maria L. Tweedy. 4,000  
Clark, Virginia, widow, Yonkers, N. Y.,  
to Elizabeth W. Blake, as trustee for  
Virginia Clark. 7,500  
Covert, George, Maspeth, L. I., to Annie  
L. Covert. 1,700  
Cozine, Anna E., wife of John G., to  
George Covert. 900  
Same to same. 800  
Cumings, Maria M., to James L. Truslow  
and ano., exrs. Gilbert Potter. 5,000  
Collingwood, Wm. A., to John Ross. nom  
Dutcher, Charles H., to Sarah E. Rogers,  
Morristown, N. J. 1,100  
Davis, Silas, to Clarence R. Conger. 3,000  
Dehnert, Susanna, to Maurice Fitzgerald. 500  
Dickinson, Annie, extrx. A. Dickinson, to  
Isaac Waldron. 1,500  
Draper, Julia A., to Daniel Harrison, Ros-  
lyn, L. I. 1,500  
Dietz, Mary F., and ano., exrs. Charles H.  
Dietz, to Henry E. Merriam, New York. 1,000  
Dobson, George F., to Henry H. Adams, as  
County Treasurer of the County of Kings  
Davenport, Julius, exr. Wm. Mackie, to  
Georgianna M. Sizer. 1,000  
Devoe, Amelia A., to Joseph J. Eiseman. 230  
Doddy, Daniel, to Sophie G. Parker, Hemp-  
stead, L. I. 5,880  
Dienst, Barbara, widow, to John A. Der-  
mody and ano., exrs. James O'Donnell. 500  
Efray, John A., and ano., exrs. Felix  
Efray, to Beers Frost. 1,200  
Fischer, Edward, admr. &c., Susan E.  
Wagner, to Helena E. Malone. 500  
Flood, Ann, to Charles M. Pratt. 4,000  
Grenzebach, Anna E., New Rochelle, N.  
Y., to Henry Grenzebach. 2,600  
Hoff, John H., exr. Sarah A. Brownell, to  
Sarah E. Hoff. 2,700  
Holmes, Frank H. and Mary S., Newark,  
N. J., to Susanna Dehnert. 500  
Hunt, Samuel I., New York, to Herbert  
D. Robbins. 16,000  
Hunt, Samuel I., and ano., exrs. and trust-  
ees Herbert Van Wagenen, Jr., to Sam-  
uel I. Hunt, New York. 9,000  
Isaac, Jane, wife of David V., to Joseph  
Hassell. 600  
Jarman, Maggie, to Mary J., wife of Wil-  
liam J. Ruuice, Buffalo, N. Y. 3,000  
Kimberly, David F., to Richard Wilson. 2,500  
Kissam, Emma S., to Silvester Goodwin. 2,319  
Kissam, Phebe R., wife of George, to Liz-  
zie B. Constantine, admrx. A. C. Con-  
stantine. 3,300  
Leach, Charlotte A., Boston, Mass., to  
Eliza K. Bigelow. 3,000  
Long, Charles, to Jefferson F. Wood. 2,000  
Maurice, James, Maspeth, L. I., to Ida A.  
Van Alst, Newtown, L. I. nom  
Murphy, Patrick, exr. Honora Murphy, to  
Mary Wright. 550  
Miller, John H., to Henry Loeffler. 200  
McCord, Mary H., to Lizzie B. Constan-  
tine, as admrx. Allen C. Constantine. 5,000  
Mitchell, John H., to Jennie V. Wilbur. 300  
Marsh, Charles, exr. H. Marsh, to Charles  
H. Dutcher. 1,100  
Nostrand, Andrew, to Charles T. Sumner. 450  
Porter, John V., to George V. Brower. 400  
Same to William T. Murphy. 1,600  
Phillips, Edward W., to Anne C. Forbes,  
New York. 1,500  
Parker, Asa W., to Ralph G. Packard. 13,875  
Parson, Samuel, to David H. Goodman. 600  
Same to same. 600  
Parker, Elijah S., to Daniel S. Arnold. 800  
Reid, David C., to Winfield S. Baker. 2,000  
Roberts, George H., to Sarah T. Wetmore. 3,105  
Ross, Peter B., to Hamlin Babcock. 3,000  
Robbins, Richard D., to Elizabeth W.  
Aldrich. 2,500



Table listing real estate transactions with names like Rose, Conrad, to Thomas Spofford, and various addresses and values.

HOUSEHOLD FURNITURE. Table listing items like Altenstein, G. 413 E. 9th, Asher, Henrietta, 451 6th av, etc.

Table listing real estate transactions with names like Collins, W. 51st st and Broadway, Clark, H. H. & Bro. 23 Beekman, etc.

CHATTELS.

NEW YORK CITY.

DECEMBER 19TH TO 25TH—INCLUSIVE.

SALOON FIXTURES.

Table listing saloon fixtures with names like Balz, C. H. 431 Broome, Bender, R. & W. 273 Spring, etc.

MISCELLANEOUS. Table listing various items like Appliances, Carpets, etc., with names like Kline, M. N. 113 W. 42d, etc.

BILLS OF SALE. Table listing items for sale like Stationery Store Fixtures, Cigar, etc., with names like Brady, E. J., Jr., etc.



Table listing real estate transactions in Kings County, including names like Lowe, H. 713 10th av...H. Koch. Cigar Fixtures, McGlinn, P. City...J. W. Theiss. Horses, Trucks, &c. (Dec. 17, 1879).

KINGS COUNTY.

SALOON FIXTURES.

Table listing saloon fixtures transactions, including Cavanagh, James. 258 Flushing av...T. C. Lyman & Co. (R) \$1,000; Capper, C. 443 Manhattan av...T. C. Lyman & Co. 1,000.

HOUSEHOLD FURNITURE.

Table listing household furniture transactions, including Agar, J. 91 Pulaski st...W. H. Temple. (R) 1,000; Brown, Mary. 49 Powers st...Whalen Bros. 210; Brown, Myra. 85 Prospect st...A. C. Flatley. 118.

MISCELLANEOUS.

Table listing miscellaneous transactions, including Anderson, O. O...M. Corwin and ano. Horses and Wagon. 101; Apel, A. F. 660 5th av...J. Matthews. Soda Water Apparatus. 125.

Table listing real estate transactions in New York City, including Dodge, E. S. 85 Chambers st, New York...C. Potter, Jr., & Co. Presses, &c. (R) 2,834; Fisher, D. H. 138 Court st...J. S. Ridgway. Fixtures and Furniture. 169.

BILLS OF SALE.

Table listing bills of sale transactions, including Lowey, William, to John Metz. Printing Press, Type, &c. 350; Hausemann, C. H. A., to C. L. Wyatt. Grocery Store, &c., 169 Court st. 2,000.

JUDGMENTS.

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

NEW YORK CITY.

Table listing judgments in New York City, including Dec. 20 Atwater, Theron S. - Leander Waterbury... \$519 94; 22 Alexander, James - W. H. Lee... 117 43; 23 Adams, Charles D. } Benjamin Allen, Henry H. } Knower... 330 83.

Table listing judgments in New York City (continued), including 24 Betty, Robert - James Talcott... 1,220 84; 24 Buchman, Raphael - C. B. Barnes... 1,439 50; 24 the same - M. R. Wendell... 1,526 35; 24 the same - F. M. Bacon... 453 28.







Table with 3 columns: Name, Address, Amount. Includes entries like 'the same—Clarence Whitman. 732 22' and 'Webb, Arthur P.—Felix Brown ... 317 67'.

KINGS COUNTY.

Table listing real estate transactions in Kings County, including names like 'Ansado, Nicholas R.—W. H. Dunning' and 'Alpers, Martin E.—W. B. Whitney'.

SATISFIED JUDGMENTS.

NEW YORK

Table of satisfied judgments in New York, listing names like 'Allaire, Charles—Sam. Brown. (1881)... \$68 62' and 'Bornkamp, Henry—Whitfield Terribery. (1884)... 849 02'.

KINGS COUNTY

Table of satisfied judgments in Kings County, listing names like 'Abbott, George B., Public Admr., as admr. of Julia Brady—Eliz. A. Brady. (1884)... \$1,997 64'.

MECHANICS' LIENS.

NEW YORK CITY.

Table of mechanics' liens in New York City, listing addresses and amounts like '20 Thirty-fifth st, n s, 325 e 11th av, 100x98.9. Philip Smith agt Thomas Shannon, sub-contractor; John A. O'Connor & Co., contractors; Gerard M. Barretto, owner... \$1,130 00'.

Table of mechanics' liens in Kings County, listing addresses and amounts like '23 One Hundred and Seventh st, n e cor 4th av, 20x130, irreg. Frank Ross agt Abraham Benson, contractor; Jane B. and Herbert H. Muxlow, Emerson Leland and Leopold and Sigmond Stern, owners... 888 78'.

KINGS COUNTY.

Table of mechanics' liens in Kings County, listing addresses and amounts like '19 Newell st, Nos. 138-150, e s, 200 n Norman av, 120x100, Dudley & Barry agt Richard B. Riker, owner, and John Brazier and Thomas Walling... \$51 74'.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table of satisfied mechanics' liens in New York City, listing addresses and amounts like '22 Bleecker st, No. 102, s s, 50 e Greene st, 25x120, T. P. Galligan & Son agt Alfred Zucker & Co. and M. H. Rosenstein. (Dec. 18, 1884)... \$376 00'.

KINGS COUNTY.

December 20 to 26—inclusive.

Table of buildings projected in Kings County, listing addresses and amounts like 'Flushing av, No. 1033. Hugh Clark agt William Labohner, owner, and W. Hellman. (Sept. 23, 1884)... \$45 00'.

BUILDINGS PROJECTED

NEW YORK CITY.

SOUTH OF 14TH ST.

Table of buildings projected in New York City, listing addresses and amounts like 'Jay st, s e cor Caroline st, two six-story brick stores and lofts, 28x59.1 and 25x59.9, metal roofs; cost, each, \$21,000; owner, Patrick Skelly, 137 West 15th st; architect, John B. Snook; builder, John Fish. Plan 1643'.



165th st, n s, 100 e Kingsbridge road, one one-story frame stable, 13x13, gravel roof; cost, \$50; owner, J. N. Partington, 165th st and 10th av; builder, J. Sullivan. Plan 1646.

23D AND 24TH WARDS.

Railroad av, e s, 190.4 n 169th st, one two-story frame dwell'g, 32x40, tin roof; cost, \$4,500; owner, Geo. Hey, 331 Broome st; architect, Julius Boeckell. Plan 1638.

Ryer av, e s, 225 n 182d st, one two-story frame dwell'g, 18x30, gravel roof; cost, \$2,500; owner, Drusilla Lynch, 312 West 135th st; architect and builder, E. C. Lynch. Plan 1639.

Williamsbridge road s s, abt 1/4 mile north of Southern Boulevard, one one-story frame stable, 21x16, shingle roof; cost, \$300; owner, Michael Varian, Fordham. Plan 1642.

165th st, n s, 25 e Tiffany st, one one-story frame dwell'g, 22x32, shingle roof; cost, \$2,500; owner, Ada A. Morgan, 419 East 78th st; architect, J. N. Gillespie. Plan 1645.

Southern Boulevard, s w cor Timpson pl, four two-story frame dwell'gs, 20x30, shingle roofs; cost, each, \$1,000; owner, Morris Dietsch, cor Eastern av and Southern Boulevard. Plan 1647.

KINGS COUNTY.

Plan 1623—McKibbin st, n s, 150 w Lorimer st, one one-story frame lumber shed, 25x25, gravel roof; cost, \$75; owners, &c., Wm. Schindle, 11 McKibbin st.

1624—York st, s w cor Hudson av, one two-story brick store and dwell'g, 31 and 56x25, tin roof, iron cornice; cost, \$4,900; owner, Mrs. Mary T. Donohue, 186 Herkimer st; builders, Edward T. Rutan and James Sheridan.

1625—Steuben st, e s, 400 n Park av, one three-story brick tenem't, 25x50, tin roof, iron cornice; cost, \$6,000; owner, Mrs. Coyle, 25 Schenck st; architect, E. F. Gaylor; mason, James Rooney; carpenter, not selected.

1626—North Elliott pl, e s, 279 s Park av, eleven three-story brick tenem'ts, 20x46, tin roofs, wooden cornices; cost, each, \$6,200; owner, Bryant McAlevey, 932 Bergen st; architect, F. D. Van Pelt.

1627—Freeman st, No. 183, s s, 250 e Manhattan av, one two-story frame dwell'g, 21x38, gravel roof; cost, \$1,200; owner, Daniel R. Davis, on premises; builders, John Hafner and James Griffin.

1628—Braxton st, No. 547, n s, 150 e 11th av, one two-story frame dwell'g, 18x24, tin roof; cost, \$1,400; owner, James Rhork, 580 3d av; architect, M. J. Bongard; builders, G. Olsen & Bros.

1629—18th st, No. 354, s s, 750 w 7th av, one two-story frame dwell'g, 20x35, tin roof; cost, \$1,800; owner, P. Mulvaney, 354 18th st; architect, M. J. Bongard; builder, G. S. Aberhams.

1630—Water st, n s, 61 w Main st, one one-story brick store, 18.9x30, tin roof, iron cornice; cost, \$400; owner, Samuel B. Duryea, 46 Remsen st; builders, Stevenson & Son and James Ramsey.

1631—Norman av, s e cor Guerzsey st, four three-story frame (brick filled) tenem'ts, 18.9x49, gravel roofs; cost, each, \$2,500; owner, E. H. Rowlandson, 83 Norman av; architect, E. B. Ackerly; mason, not selected; carpenters, Ackerly & Gerard Co.

1632—Dikeman st, s s, 275 e Van Brunt st, one three-story frame (brick filled) double tenement house, 25x50, tin roof; cost, \$3,300; owner, Rosa McLaughlin, 73 Dikeman st; architect, F. D. Van Pelt.

1633—Hudson av, w s, 50.8 s Concord st, one four-story frame (brick filled) tenem't, 37x65, tin roof; cost, abt \$6,000; owner, Jas. L. Dougherty, 625 Fulton st; architect, Chas. E. Hebbard.

1634—Troutman st, s s, 60 e Hamburg av, one two-story frame (brick filled) store and dwell'g, 20x30, tin roof; cost, \$1,550; owner, T. Schults, De Kalb av, near Wyckoff av; architect, Frank Holmberg; builders, Ernest Loerch and Fred Stemer.

1635—Woodbine st, s s, 275 e Broadway, one two-story frame (brick filled) dwell'g, 20x34, extension 12x17, tin roof; cost, \$3,000; owner, J. Esquirol, Woodbine st; architect, Th. Engelhardt.

1636—Marcy av, e s, 20 s Rutledge st, three four-story brick tenem'ts, 20x60, tin roofs, iron cornices; cost, each, \$3,500; owner and builder, Henry Grasman, 142 Marcy av; architect, Frank Holmberg.

1637—Forest st, s w cor Evergreen av, one five-story brick brewery, 72x62, slate and tin roof, brick and iron cornice; cost, \$14,000; owner, S. Liebmann's Sons, Forest st, cor Bremen st; architect, Th. Engelhardt; builder, U. Maurer.

ALTERATIONS NEW YORK CITY.

Plan 2248—42d st, No. 115 W., one story brick extension, 25x45, tin roof; cost, \$5,247; owner, R. S. Williams, 51 West 127th st; architect, J. F. Miller; builders, E. W. Gardiner and Thos. Wilson.

2249—Railroad av, e s, 190.4 n 169th st, move building s e cor of lot and build new foundation; cost, \$250; owner, Geo. Hey, 331 Broome st; architect, Julius Boeckell; builders, J. Schaeffer & Son.

2250—Mercer st, No. 119, one-story and basement brick extension, 17x23, tin roof; cost, \$1,000; lessee, Jos. Schultz, 166 East 61st st; architect, Chas. Sturtzkober; builder, Andrew Kissel.

2251—Hudson st, No. 364, new store front and take out party wall in first story; cost, \$1,200; owner, Peter B. Knapp, 362 Hudson st; builders, Geo. W. Lithgow and Leonard Libley.

2252—Division st, No. 191, front wall in basement taken out and rebuilt; cost, \$800; owner, Lewis Asher, 118 Greenwich st; builders, John Hankinson & Son.

2253—White st, Nos. 27 and 29, put in steam elevator; cost, \$2,200; owner, T. M. Beebe estate, McAdams & Cartwright agents, 76 Center st; builders, Bardsley Bros.

2254—Prince st, No. 99, alter show window in store front; cost, \$35; lessees, C. F. Seitz & Son, on premises; builder, James Leeper.

2255—Spring st, No. 22, alteration to front basement; cost, \$500; owner, Anna Nicholas, on premises; architect, Chas. E. Hadden; builder, James Kelly.

2156—38th st, No. 239 West, repair damage by fire; cost, \$595; owner, R. M. Estever, New York Hotel; builders, Ho'mes Bros.

2257—10th av, e s, 50 s 68th st, raise attic to full story, new flat roof; cost, \$1,500; owner, James Linden, 167 Western Boulevard.

2258—3d av, No. 1660, cor 93d st, wooden awning over side wall; cost, \$—; owner, Frederick Wilkening, on premises.

2259—Grand st, Nos. 165-171, repair damage by fire; cost, \$870; owner, R. Hoe, cor Grand and Sheriff sts; builder, Henry Wallace.

2260—2d av, No. 1058, new store front in basement; cost, \$675; owner, Ann Lynch, 212 East 37th st; builders, John Sheridan and John E. McGuire.

2261—28th st, Nos. 421, 423 and 425 W., repair damage by fire; cost, \$—; owner, Chas. S. Fischer, 152 West 58th st; builder, John C. Westells.

2262—Central av, No. 66, move building 9 inches to line of lot; cost, \$175, owner, Peter Devlin, 1176 North 3d av.

2263—115th st, No. 307 E., move extension from front to rear of main house and raise the same a half story, also build new foundation; cost, \$200; owner, Adam Munch, 535 East 118th st.

KINGS COUNTY.

Plan 863—1st st, Nos. 180 and 182; No. 180, new front only; No. 182, add two stories, tin roof, iron cornice, also one-story brick extension, 23x33, also new front; cost, \$5,000; owner, George Young, 180 1st st; architect, E. F. Gaylor; builders, James Rodwell and Sam'l Hough.

864—Court st, n e cor Butler st, new store front, also interior alterations; cost, \$3,500; owner, M. Toomey, 28th st, New York; architects and builders, M. Freeman's Sons.

865—Scholes st, n s, 75 w Graham av, two-story frame extension, 25x40, tin roof, also beams put in first story and entire building filled in with brick; cost, \$3,500; owner, Th. Kayser, Graham av, near Scholes st; architect, John Platte; builder, Ulrich Maurer.

866—Nevins st, s w cor Baltic st, raise roof 5 feet, also one-story frame extension, 100x82, gravel roof; cost, \$3,000; owner, John S. Loomis, cor Nevins and Baltic sts; architect and builder, John P. Free.

MISCELLANEOUS.

BUSINESS FAILURES.

Schedule of assets and liabilities filed for the week ending December 26:

Table with columns: Name, Liabilities, Nominal Assets, Real Assets. Includes entries for Appel, Alfred; Betty, Robert; Deutsch, Sigmund; Dix, John D. & G. W.; Myer & Cohen; Rich, Sol; Stolte, Herman; Ullner, Wm.

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

- 26 Blake, George H. (produce merchant, 11 9th av), to Peter Eits, Jr.; preferences, \$950.
23 Farnsworth, George A. (stables, 238 West 54th st), to John S. Smith; preferences, \$3,264.
24 Fersenheim, Rudolph L. (picture frames, 24 West 23d st), to Leopold Jaros; preferences, \$2,568.
22 Hyman, Michael, Jacob Mayer and Ida Goldsmith (firm of Hyman, Mayer & Goldsmith, skirts, 217 South 5th av) to Henry Meyers; preferences, \$3,457.
20 Kantz, Myron B., and Miles H. Nash (firm of Nash & Kantz umbrella manufacturers, 61 Lispenard st) to Albert E. De Mott; preferences, \$8,700.
24 Reichenberg, Nathan (house furnishing goods, 942 3d av), to Simon Oberfelder.
26 Rich, George L., to Salo Salomon.
20 Savage, Charles J. (liquors, 230 Bowery), to James C. Kelly.
22 Strauss, Simon (furnishing goods, 21 Av B), to Simon Stern; preferences, \$3,450.
26 Wangler, Joseph and John E. (firm of Wangler & Co.), to Gustav Salomon.

KINGS COUNTY.

- 23 Gallagher, Patrick, to Chas. J. Kurth.
21 Kennedy, John, to Henry E. Duncan.
29 Smith, Lewis H., to Henry S. Rasquin.
22 Steinmann, Joseph (tailor, 140 Flatbush av), to Chas. Thies.

PROCEEDINGS OF THE BOARD OF ALDERMEN AFFECTING REAL ESTATE.

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

NEW YORK, December 20 and 23, 1884.

REGULATING, GRADING, ETC.

- 55th st, from Av A to East River.†
112th st, from Boulevard to 10th av.†

MAINS.

Beaumont av, from Kingsbridge road to junction of Crescent and Clay avs; gas.†

FLAGGING.

55th st, from Av A to East River.†
North 3d av, e s, bet 161st and 163d sts, an additional course.†

RENUMBERING.

Eldridge st, from Division to Houston st.†

NOTICE TO PROPERTY-HOLDERS.

CITY OF NEW YORK, FINANCE DEPARTMENT, COMPTROLLER'S OFFICE, Dec. 23, 1884.

In pursuance of Section 916 of the "New York City Consolidation Act of 1882," the Comptroller gives notice to all persons, owners of property affected by the following assessment list, viz:

REGULATING, GRADING, SETTING CURB AND FLAGGING.

- 118th st, from 6th to 7th av.
119th st, 6th to 7th av.
129th st, from 6th to 7th av.

PAVING.

- 97th st, from 2d to 3d av; granite blocks.
130th st, from 3d to 4th av; trap blocks.
Lexington av, from 79th to 85th st; Belgian or trap blocks.

SEWERS.

- 141st st, bet Alexander and Willis avs, with branches in Willis and Alexander avs bet 140th and 141st sts.
Thompson st, bet West 3d and West 4th sts.
Broadway, e s, bet 32d and 33d sts.
Lexington av, bet 91st and 92d sts.
10th av, e s, bet 24th and 25th sts.
24th st, } with alterations and
25th st, } improvements to ex-
26th st, }isting sewers.
18th av, bet 24th and 27th sts.

FENCING VACANT LOTS.

8th and 9th avs, 99th and 100th sts.

—which were confirmed by the Board of Revision and Correction of Assessments, December 18, 1884, and entered on the same date in the Record of Titles of Assessment, kept in the "Bureau for the Collection of Assessments and Arrears of Taxes and Assessments and of Water Rents," that unless the amount assessed for benefit on any person or property shall be paid within sixty days after the date of said entry of the assessment, interest will be collected thereon at the rate of 7 per cent. from December 18, 1884. Payments to be made to the Collector of Assessments and Clerk of Arrears between 9 A. M and 2 P. M.

ADVERTISED LEGAL SALES.

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

- 50th st, No. 342, e s, 215 w 1st av, 20x100.5, four-story brick (stone front) dwell'g, by D. M. Seaman. (Amt due, abt \$8,750) 27
32d st, No. 334, n s, 320 w 8th av, 20x98.9, four-story brick dwell'g, by A. H. Muller & Son. (Amt due, abt \$5,300) 29
St. Nicholas av, e s, 76.3 n 160th st, 101.8x212.8 to Jumel terrace, x100x194; Nos. 1 to 20 Sylvan terrace, twenty two-story frame dwell'gs, by L. J. & I. Phillips. (Amt due, abt \$49,000) 29
Madison av, s e cor 120th st, 100.11x75, vacant, by R. V. Harnett. (Amt due, abt \$10,725; prior mort. \$22,000) 29
5th av, No. 582, w s, 25 s 47th st, 25x100, four-story stone front dwell'g, by A. H. Muller. (Leasehold) 29
Madison av, No. 1877, e g, 37 s 122d st, 18x100, three-story stone front dwell'g, by Morris Wilkins. (Amt due, abt \$15,100) 80
Riverside drive, n e cor 81st st, 102.2x125, one-story frame dwell'g, by A. J. Blecker & Son. (Amt due, abt \$36,900; prior mort. \$15,000) 30
70th st, Nos. 220-226, s s, 180 w 2d av, 100x100.4, four four-story stone front tenem'ts, by E. F. Raymond. (Amt due, abt \$8,425) 30
4th av, No. 1974, w s, 80.11 n 108th st, 20x85, five-story brick tenem't, by J. F. B. Smyth. (Amt due, abt \$7,700) 30
49th st, n s, 450 w 10th av, 100x100.5, four five-story stone front tenem'ts, by J. T. Boyd. (Two suits, amt due, abt \$25,000 and \$4,400) 30
50th st, Nos. 536-542, s s, 450 w 10th av, 100x100.5, four five-story stone front tenem'ts, by J. T. Boyd. (Two suits, amt due, abt \$25,750 and \$8,700) 30
108th st, No. 85, n s, 17 w 4th av, 17x80.11, four-story stone front tenem't, by L. Mesier. (Amt due, abt \$8,850) 30
Bowery, Nos. 85 and 90, s w cor Hester st, 50x100, five-story brick store, by R. V. Harnett 30
52d st, n s, 400 e 11th av, 50x100.5, frame dwell'g and stables, by W. Kennelly. (Amt due, abt \$9,725) 31
53d st, No. 129, n s, 357.6 w 6th av, 17.6x100.5 four-story stone front dwell'g, by J. T. Boyd. (Amt due, abt \$21,500) 2
53d st, No. 127, n s, 340 w 6th av, 17.6x100.5, four-story brick (stone front) dwell'g, by J. T. Boyd. (Amt due, abt \$21,500) 2
Lexington av, No. 183, e s, 39.6 s 31st st, 19.6x85.5, four-story brick dwell'g, by J. T. Boyd. (Amt due, abt \$2,800) 3
Clermont av, e s, 194.5 n 119th st, 100.2x118.4x100x107.6, one-story frame dwell'g, by A. J. Blecker & Son. (Amt due, abt \$4,200) 3

KINGS COUNTY.

- Moore st, n s, 100 w Graham av, 4 lots, each 25x100 }
19th st, s s, 225 w 6th av, gore, 25 feet front }
by T. A. Kerrigan, 35 Willoughby st. } 27
Marion st, s s, 100 e Reid av, 25x30, by E. C. Schaffer, ref, at Court House. } 27
Bedford av, 350 n Park av, 25x100, by T. A. Kerrigan, at 35 Willoughby st. } 29
Lexington av, n s, 265 e Sumner av, 30x100, by T. A. Kerrigan, at 35 Willoughby st. } 30
Columbia st, s w cor State st, 45x75 }
Van Cott av, n s, 49 w Lorimer st, 25x99.4x25.11x92.7 }
Tompkins av, w s, 20 n Halsey st, 2 x80 }
by T. A. Kerrigan, at 35 Willoughby st. } 31
18th st, n s, 460 e 10th av, 2 lots, each 20x100.2 }
Brooklyn av, s e cor Butler st, 30x90 }
by Cole & Murphy, at 379 Fulton st. } 31



14th st, n s, 98 w 3d av, 48x100, by J. Cole, at 389 Fulton st. 31  
 2d st, n e cor Bond st, 130x98.8, by Cole & Murphy, at 379 Fulton st. 2  
 Same property, by Cole & Murphy, at 389 Fulton st. 3

LIS PENDENS, KINGS COUNTY.

Brooklyn and Jamaica plank road, n e cor Vermont av, centre line, abt 80x223.8. Ross & Keany agt Bernhard Midas; action on attachment; att'y, William D. Veeder. 19  
 Same property. Charles S. Bryce agt same; action on attachment; same att'y. 19  
 Same property. Alexander Halliday agt same; action on attachment; same att'y. 19  
 Same property. Frank M. Arquimbau agt same; action on attachment; same att'y. 19  
 5th av, w s, 100 s 16th st, 47.6x100x45.4x100. Robert Haydock and ano., exrs T. Leggett agt Daniel and Mary L. Doody and Michael F. Donohue; atty's, Garretson & Eastman. 20  
 8d av, e s, 25 s 17th st, 50x100. Robert Haydock and ano., exrs Thomas Leggett, agt Anna A. Hurlbut and Joseph M. her husband; same atty's. 20  
 Boerum st, s s, 50 e Ewen st, 25x75. Mark M. Lewis agt Leopold and Rachel Michel; action to set aside deed; att'y, H. F. Randolph. 20  
 Conover st, s e s, 100 s w Elizabeth st, 20x80. Michael Coffey agt Mary Noonan et al.; partition; att'y, Anthony Barrett. 23  
 Fleet st, w s, 25 s Hudson av, 70x94.3x51x81.6. Mary A. Squire, extrx J. L. Williams, agt The First African Methodist Episcopal Bethel Church; att'y, A. Underhill. 23  
 Union st, northerly cor Van Brunt st, 390x100; also Ferry pl, Sackett st, &c. Amended notice. Anson B. Jackson agt Elizabeth W. Blake et al.; partition; att'y's, Miller & Fincke. 23  
 6th av, n w cor Carroll st, 20x70. Margaretta A. Jones agt George W. Brown and M. Louise his wife and William W. Butcher, assignee and trustee of Geo. W. Brown; att'y's, Marsh, Wilson & Wallis. 24  
 6th av, w s, 20 n Carroll st, 20x70. Same agt same. 24  
 6th av, w s, 60 n Carroll st, 20x70. Mary E. Webb agt same; att'y, Geo R. Brown. 24  
 6th av, n w cor Carroll st, 20x70. Same agt same. 24  
 6th av, w s, 20 n Carroll st, 20x70. Same agt same. 24  
 6th av, w s, 80 n Carroll st, 19.6x70. Same agt same. 24  
 6th av, w s, 40 n Carroll st, 20x70. Same agt same. 24  
 Wyckoff lane, w s, 175 n Liberty av, 50x100. J. Henry Spaenberg agt Carl Niederer; att'y, Washington Sackmann. 24  
 21 av, w s, 1515 s 60th st, runs west 350 x north 32.6 x west 280 x south 32.6 x west 280 x south 112.6 x west 1,085.7 to pier line, x south along pier line 693 x east 522.6 x southeast 1,586 to 2d av, x north 355.9. Jacob M. Bergen and ano., exrs. Michael Bergen, agt Samuel Mawhinney et al.; att'y's, Rolfe & Snedeker. 24  
 Kosciusko st, s e s, 2739 n e Broadway, runs southeast (error) along Kosciusko st toward Broadway 50 x southeast 98.9 x northeast 50 x northwest 98.9, with machinery. Laura Brinckerhoff agt Charles W. Cardwell and Henry S. Hawkins et al.; amended notice; att'y, Samuel P. Potter. 26

RECORDED LEASES.

NEW YORK.	Per year
Broome st, No. 431, basement. Felix Marx to Charles H. Balz; 3 3/8 years, from May 1, 1884.	\$1,200
Elizabeth st, No. 5, rear building. Wolf Baum to Joseph and William Jacobs; 5 years, from Jan. 1, 1885.	550
37th st, No. 343 W., store and basement. R. W. Townsend to Frederick Schneider; 3 years, from May 1, 1885.	360
61st st, Nos. 351 and 353 E. Leo Schlesinger to Richard W. Myers; 5 years, from Jan. 1, 1885.	3,000
3d av, No. 295. Maturin Livingston to Frederick Meyer; 6 years, from May 1, 1884.	2,500
3d av, No. 467, s e cor 32d st, second, third and fourth floors, also cellar. Francis J. Keogh, Philadelphia, Pa., to John Savage; 3 years, from May 1 1884.	1,040
3d av, s e cor 76th st, store and basement. Kaufman Hirsch to James McCoy; 5 years, from May 1, 1885.	1,800
Same property. Assign. short lease. James McCoy to William H. Beadleston and Ernst G. Woerz.	1,000
4th av, No. 464, store, basement and front vaults. Christian Sauer to Henry Rengstorf; 3 years, from Mar. 1, 1885.	2,160
6th av, No. 66. William T. Innes, exr, and trustee E. S. Innes, to Samuel Crager; 3 years, from May 1, 1885.	1,080

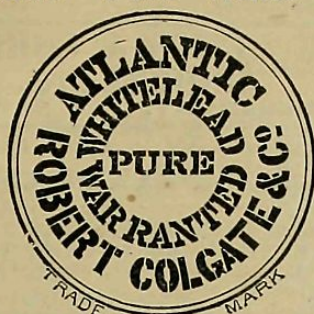


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MISCELLANEOUS.

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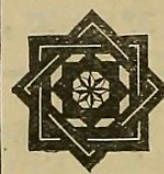
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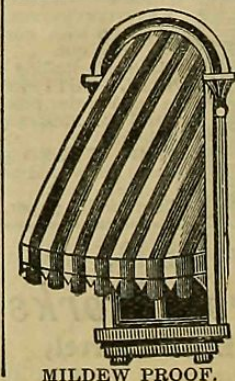
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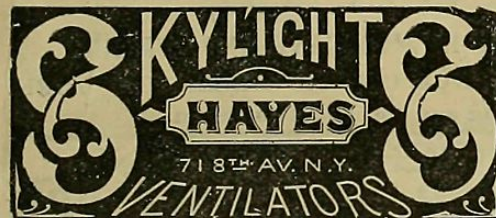
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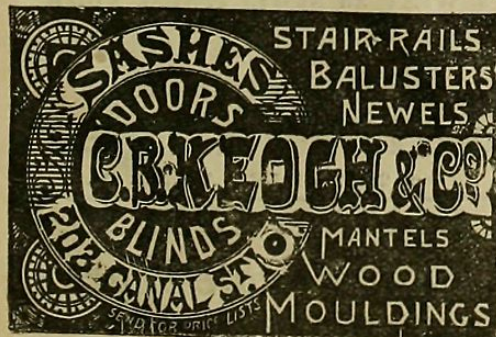
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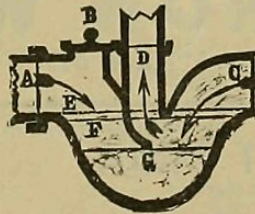
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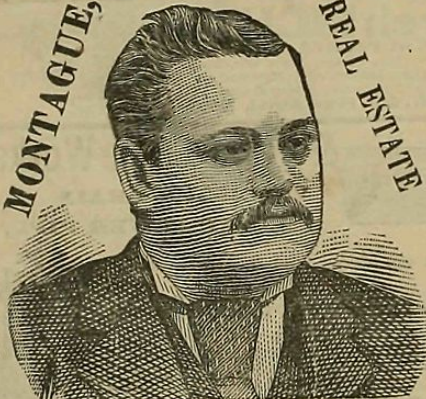
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