

THE RECORD AND GUIDE,

Published every Saturday.

191 Broadway, N. Y.

TERMS:

ONE YEAR, in advance, SIX DOLLARS.

Communications should be addressed to

C. W. SWEET, 191 Broadway.

J. T. LINDSEY, Business Manager.

JANUARY 31, 1885.

There is a better feeling in real estate circles due to the probability that building operations will be more active this year than was expected at the close of the last season. Architects, builders and dealers seem to agree that cheapness of material and the ease of money will stimulate building operations. The fact is now recalled that real estate held its own, both in price and rents, for fully three years after the panic of 1873. There is some improvement in business throughout the country, and many closed foundries and mills are again in operation. Stocks and grain, however, were depressed in price during the past week, and there is a suspicion that the little January "boom" we have had is over for the present.

Mayor Grace is suspicious of the civil service advisory board organized by his predecessor. He thinks \$25,000 per annum is too much for examiners. He professes to be in favor of the reform, but wants the examination to be practical. The Mayor understands, of course, that the public are in dead earnest in desiring to divorce the minor appointments from politics. If at the end of his term his civil service should prove to be a failure, he will go out of office amid a storm of public indignation. The danger of the one man power is that it may be abused for personal ends to build up a personal party. The Mayor should have the appointment and removal of all heads of departments, but the subordinate clerks should be appointed and promoted according to merit without any regard for politics or the personal wishes of those in authority. If things go wrong under our new system of municipal government, there will be no doubt as to who is to blame.

Our reporters state that the architects and leading builders speak cheerfully of the outlook this summer. They say a great many projects are under foot to construct new houses in different parts of New York. It is said that speculative builders are tempted by the cheapness of materials and the ease with which money is borrowed to put up new structures. True, there may not be much demand for houses, but then it is argued that times may mend by the fall, and at any rate purchasers may be tempted if offered new edifices cheaper than any now in the market. Bad times do not always prevent over-building. Certain provisions of the French law have so encouraged speculative building associations that the large cities of France, and especially Paris, have just now great numbers of untenanted houses. Over \$5,000,000 worth of house property in Paris is untenanted, and thus a large income is lost to investors.

Should there be an active building movement and many new edifices be brought into existence it would be a good thing for lot owners on this island, because of the demand for new land for improvement. But the multiplication of cheaper houses would hardly suit the views of owners of improved property who built on a higher scale of expenditure. It is the curse of lowering prices in all departments of business that they inflict such heavy losses upon owners of stock in hand. Cheap cotton goods may be desirable to consumers, but the manufacturers who produced goods at a higher cost than the price they bring in the market may be seriously injured. An so with houses. A thousand new ones that can be sold very cheap, and which net the builder a reasonable profit, may inflict positive losses upon the owners of ten thousand other houses which cost from 25 to 33 per cent. more to build and finish.

But whether realty is high or low or the times good or bad building in New York is certain to continue. The rage for great apartment houses and office buildings is at an end, and it now seems as if there will be a new departure in the opposite extreme. Small houses will hereafter be in demand, and the suburbs will have their turn as scenes of building activity. There has, for instance, been more improvement in New Rochelle within the last year and a half than in the previous fifteen years. The price and rentals of small houses held their own during the depression, and builders would naturally prefer to meet whatever demand exists. The time has come for owners of cheap unimproved property to get their innings, for, of course, a multitude of small houses will demand more land than a few large apartment houses or office buildings.

The gas consumers are justly incensed at the way in which they have been treated by the consolidated gas companies. The latter to make up for their reduction of price are furnishing poorer gas, and increasing the pressure on the mains so as to swell the bills of their customers. It is stated by Mr. John H. Sherwood and others that despite the reduction in price their gas bills are larger than formerly.

There is really only one solution to this gas question. The city must manufacture and supply gas or electricity, as does the Philadelphia local authorities. Our water supply is far cheaper than if it was farmed out by companies, as in London and Paris. There is a prejudice against work done by public officials, which has been very cunningly fostered by corporations and contractors; but for one dollar stolen by officials the corporations and contractors have profited \$10,000. When the government built ships they were good ones and not costly. Our post office service is as economical and efficient as any private business; and now that civil service reform is under way the city could manufacture and supply good gas for probably one-half the price of the gas companies, with their watered stocks. But the private and corporate interests which profit so enormously by the present system will never permit the city to undertake this work. The facts are never told in the press about the superior cheapness and efficiency of government work. There is no restraint upon the greed of private persons or corporations who profit by monopolies, such as this gas service; but, although politicians will plunder when they have a chance, they are amenable to public opinion, and they do their best to serve the public. We have no hope that the gas consumers' organization will accomplish anything permanent.

Mr. George W. Van Sicken's contribution to our columns will be found timely. There is a great deal of uncertainty as to the legal methods of transacting a real estate business. What has long been needed is some terse, accurate and complete statement of the legal forms required in acquiring, selling or dealing in real estate. This brochure, when complete, will fill the bill.

The Future Government of New York.

Chauncey M. Depew, in his speech at the dinner given to Mayor Grace at the Lotos Club last Saturday evening, announced himself as in favor of trying or rather returning to the New England town meeting system of local government. He confessed that he had sympathized with the Republican party in its establishment of boards and commissions non-partisan in composition to govern this municipality. He had argued that so miscellaneous a body of voters as ours, drawn from all parts of the world, the great bulk of whom paid no taxes and necessarily were without any high ideals of citizenship, were not proper sources of municipal authority. But the non-success, feebleness and corruption of the boards and commissions had satisfied him that he was wrong, and he had come to the conclusion that local government after the town meeting pattern was the only practicable method in this country of free institutions.

Mr. Depew's changed position undoubtedly represents the views of many who formerly favored government from Albany instead of the kind administered at the City Hall. State legislation has undoubtedly had much to do with the misgovernment of this city; but Mr. Depew and those who think like him fall into a serious error in supposing that the New England town meeting can be revived in our day. The system in vogue among the early Puritans can never be made vital, except in communities where population is sparse, property almost evenly divided and the voters homogeneous in religion and race. But these conditions cannot co-exist in any modern American city of over 200,000 inhabitants. Our primary elections have been a farce for the last half century. Our local party government must necessarily be entrusted to recognized leaders or "bosses" who hold their positions by consent and who are restrained in their action by public opinion and the operation of our system of laws. We cannot go back to the town meeting. That is a thing of the past—a memory not an actuality. The government of the future is to be that of executives with large powers; in other words, what may be called a system of municipal Caesarism, in which responsible authority is lodged in Mayors and heads of departments. Indeed, Mr. Depew recognized the fact of the necessity for such officers, armed with large powers and under no control save that of public opinion, but he failed to realize that the New England town meeting had nothing in common with this new system of responsible government which we are tentatively testing in New York and Brooklyn.

It is strange how history repeats itself. In very ancient empires so history tells us, the reigning despot, to insure responsibility, appointed a satrap over portions of his dominions. The pasha of the Turkish empire wields many of the same functions, and now our modern Democracy is forced to rely on rulers rather than on commissions or legislative chambers. In no age have boards proved efficient or useful governments. It has passed into a proverb that

councils of war never fight, and deliberative bodies in our own age are proving to be inefficient and behind the demands of the times. Boards of Aldermen have been practically abolished in this and our adjoining city, and the next wave of reform will attack the prerogative of our State Legislatures and the national Congress.

State Guarantee of Land Titles.

To insure a perfect title to real estate there ought to be a government guarantee. This would make realty as good a security for a money loan as personal property. Each title could also be transferred as readily as is the latter. Lawyers are generally of opinion that this State recognition of a title is not feasible. Yet it is an undoubted fact that under the Torren's law in New Zealand and Australia land is so held, and all the annoyances and costs of title searching such as we have in this country are dispensed with. In other words, real property is in the South Pacific islands held with as certain a tenure as is personal property everywhere.

But, say some of our American lawyers, this system of land tenure may be possible in a country recently settled, but in our Middle and Eastern States there are vested interests in land running back for generations, and no law can be passed which is retroactive affecting property rights.

The answer to this is that Prussia has land laws adopted in 1872 very similar to those of New Zealand. Previous to that time there were the same embarrassments about title as now obtain in this country, but the Prussian government, notwithstanding, agreed to guarantee titles so as to insure fixity and certainty of tenure. Nor is this all. A speech has just been made by Professor Stuart, who has recently been elected to the seat, left vacant in the British Parliament by the death of Postmaster-General Fawcett, in which he advocated the suppression of the present slow, cumbrous, and costly methods of conveyancing, and the substitution of some process like that introduced by Torrens in Australia, which would make the transfer of land almost as cheap and easy as that of negotiable paper. Mr. Joseph Chamberlain who sometime will be Prime Minister of England, if he lives, and Sir Charles Dilke, of Mr. Gladstone's cabinet, substantially agree with Professor Stuart in desiring to get rid of all the impediments which exist in the transfer of land in England, Wales and Scotland. These men know whereof they speak, and what has been accomplished in New Zealand, Australia and Prussia, and what is demanded by far-seeing statesmen in Great Britain is not to be deemed impracticable in the United States. The real estate interests must not in this matter be influenced by the lawyers. There was a time when the latter believed that slavery could not be abolished in this country. Indeed, Chief-Justice Taney, and the Supreme Court of the United States, solemnly nationalized slavery in the Dred-Scott decision. But notwithstanding the judgment of the highest court of the nation, the time came when the sun in his course "did not rise upon a master or set upon a slave."

The real estate interest will cheerfully accept any and every amendment to the laws which gets rid of the legal fines and penalties in buying and selling real estate, but it will never rest satisfied until realty can be bought and sold as readily, certainly and cheaply as stocks and bonds, and to do this will require a government guarantee of title.

Our Prophetic Department.

CITIZEN—Are the cranks of the murderous variety to rule over us? What protection has civilization against a few score of ill-balanced and ill-born persons cursed with a morbid desire for inflicting physical pain and slaughtering their fellow men? That there are plenty of such wretches is proven by history, for what numbers of them have occupied high places of power? They have been emperors, kings, despots, rulers, the offspring of revolutions such as the French, and now modern science has armed swarms of such fiends with the means of dealing death and destruction.

ORACLE—The outlook is certainly gloomy. How strange it is that physical science which has done so much for man should have put those terrible engines of destruction such as dynamite and nitro-glycerine into the hands of the madman. Advanced thinkers have been disposed to credit science with all that is good. It was indeed suggested as the basis of a new religion, but now we begin to understand that a knowledge of the tremendous forces involved in chemical combinations may be used by the evil-disposed to deal destruction around the land.

CITIZEN—How can this peril be averted? Surely not by abolishing chemistry or putting back the hand of time.

SIR O.—No. We must go forward and apply science to the man himself rather than to his surroundings. Apart from an imperfect education we have done little or nothing to improve the race physically, mentally and morally. Science has dealt with material objects and has developed marvellously man's power over nature. It must now aim to improve the race as well as its environment. The debased and the evil-disposed must not be allowed to continue their kind. Every child born on the planet should and could

have a sound mind and wholesome body. This is a very delicate problem, but science must try and solve it. The crank of to-day has civilization at his mercy. All he needs is some grease or oil and nitric acid to blow down our cities. The only way to suppress the crank is to prevent his being born.

CITIZEN—Well, that's a rather extensive job and involves the discussion of matters now deemed sacred. I don't see how it is to be done.

SIR O.—Nor do I. But the fight henceforth is between the crank and civilization. However, I judge that for the present we are reasonably safe. What occurred in London recently looks to me like a culmination of these attempted dynamite outrages. I do not think we'll hear anything more of them for a while.

CITIZEN—To change the subject—what will be the fate of the Spanish and Nicaragua treaties?

SIR O.—Nothing will be done with them during the present session of Congress. The incoming administration will be forced to take these matters up and I have no doubt that eventually a series of treaties will be negotiated with foreign nations having in view the extension of our commerce and the practical abrogation of the worst features of our tariff laws. You see it has been found impossible to liberalize our tariff by any wholesale measure. A general revision has been tried time and again, but the interests opposed to changes are so powerful when linked together that they all fail. I despair of ever seeing a wise and liberal tariff enacted in place of our present oppressive and burdensome customs laws. Yes, the commercial treaty is the only hope for a legitimate extension of our foreign commerce by opening markets outside of the United States.

CITIZEN—Will there be any silver legislation by this Congress?

SIR O.—Apart from the redemption of the trade dollar I think not. The clamor against the coinage of the standard dollar and the trouble about gold exchange in Boston is due to the efforts of the banks who wish to stop the issue of silver certificates, and thus create a demand for their bank bills. The latter are now being retired at the rate of from \$25,000,000 to \$30,000,000 per annum and silver certificates are taking their place. Should a stoppage be made in the issue of the latter, then Congress might be induced to pass the MacPherson or the Potter bills, and thus pay the banks an additional premium to encourage their paper issues. But the South and West prefer the silver certificates based on the actual deposit of coin, to bank notes which represent a subsidy paid by the government to the banks. No, I see no prospect for silver legislation during the brief month that Congress will be in session.

CITIZEN—Will Congress make liberal appropriations for public objects before it adjourns?

SIR O.—I think it will. The Republican Senate is quite willing to vote liberal supplies for national objects, and the Democratic House will probably second the Senate, as a Democratic administration will have the disbursing of the money. I think we will have a good River and Harbor bill, ditto a Public Buildings bill, and something will be done in the way of making a beginning at least for the protection of our exposed seacoast cities.

It is now proposed to open what will practically be a new thoroughfare from the Brooklyn Bridge to the upper end of Manhattan Island. The proposition is to continue Lafayette place to Marion street; to widen Marion and Elm, and extend the latter street direct to the bridge. It is further proposed to extend Lafayette place northward and turn it towards Irving place and Lexington avenue. This would give a thoroughfare 80 feet wide from Harlem River to the Brooklyn Bridge.

This is a good scheme, is very much needed and would benefit the central zone of the city. An avenue from the bridge up the centre of the island, midway between Broadway and Third avenue and the Bowery, would not only meet the traffic wants of New York, but would greatly enhance the value of property east of Broadway. It would extend the area of taxable property and increase the rental value of a section of the city now under a cloud. From every point of view this improvement would be a desirable one to make.

But the objection to this improvement will come from the Broadway, and possibly the Bowery and Third avenue property-holders. All schemes having in view a parallel thoroughfare to Broadway have so far failed, because the Broadway property-holders wish to have a monopoly of the traffic up and down town. A street like that proposed would relieve Broadway of a great deal of its vehicular traffic, but when it was proposed to widen Crosby and Mercer streets, to stop crowding on Broadway, it was negated by persons interested in property on the latter avenue. Hence, although the extension of Lafayette place down to the bridge and up to the Harlem River would be a very desirable thing to do, it will probably be postponed, or killed by the same powerful interests which have negated every proposition to parallel our main artery of travel and traffic.

The only influence which could carry through an improvement

of this kind would be one representing some corporation which meant to seize upon the new thoroughfare for either an elevated, a cable or surface road; but if this was understood then the "L" road and the horse-car companies would combine to kill the enterprise. Although the improvement would be desirable, we do not think it will be undertaken this year or next.

Guide to Buyers and Sellers of Real Estate.

Entered, according to Act of Congress, in the year 1885, by THE REAL ESTATE RECORD ASSOCIATION, in the office of the Librarian of Congress.

III.

Wrong System.—Several causes have brought about or now contribute to this obviously wasteful, useless burden on real estate, but passing by all others, we may say that the root of all this trouble is the improper system of indexing deeds and mortgages by the names of the parties to them, which is cumbersome, expensive and full of errors in practice.

If you go to the Register's office now to find if Mr. James Robinson ever conveyed a certain lot on Broome street, you look through several huge volumes of indices which are backed by the letter R, and every time you come across the name of James Robinson you note on your memorandum paper the book and page which you find written opposite his name; by the time you have gone through the indices you have notes of perhaps two hundred conveyances by a man of that name, but you don't know whether any one of them is a conveyance of the particular piece of property on Broome street; there is nothing (nor can there be anything under the present system of name indexing) to tell you what piece of property is conveyed by any one of those two hundred deeds that you have noted, so you go deliberately to work and lift down the two hundred big, dusty tomes and find the proper page in each, and read through the three or four pages of manuscript and see if the Broome street piece be described in any one of them.

And this is done over and over again, day in and day out, for all the names of all the prior owners of each of the twenty thousand parcels of land annually conveyed and mortgaged in this city. Evidently this is an enormous waste of labor and of expense, if only some way could be devised to prevent it. And again, the name you are looking for may have been misspelled or mispronounced and placed in the wrong column, and you may never find it at all, to your great loss; for there are so many names that the pages of each index book are ruled in columns right across both pages, and the name is put in a separate column, according to the first two letters which occur in the name, thus :

DATE OF RECORD.	GRANTORS.	GRANTORS.	GRANTORS.	GRANTEE.	LIB.	PAGE.
	L. a. L. b. L. d.	L. e. L. f. L. h.	** ** * L. z.			
1883. Jan. 20.	Lamont, Edward, et al.			Daniel Jones.	1,591	393
1883. Jan. 21.	Lawrence, Wil- liam, Rebecca.			James Mar- shall.	1,597	274
1883. Jan. 22.		Levy Abram.		William Den- ison.	1,598	89

If a reader of Irish extraction were dictating to a German copyist for entry in that index the name of Mr. Abram Levy and should pronounce it "Lavy," he might be correctly understood and the name be placed in the second, its proper column; but if a reader of either of the foregoing nationalities were dictating to an American born citizen, the chances are that Mr. Levy's name would go out of place into the first column, and no searcher would ever find that he had made a conveyance, and our Court of Appeals has held that the index is no part of the record, so that if an instrument is recorded it is notice whether indexed or not.

Again under this name system of indices, the transposition of a single letter in the spelling of a name may throw the searcher off his line of search entirely; as in Greenbaum often spelled Gruenbaum, Miller for Mueller, etc. A case recently occurred in Brooklyn where a name was indexed as Fraendly instead of Traendly—and this for a mortgage. But the worst evil is in the enormous accumulation of written volumes (increasing at the rate of three hundred per year), through which the searcher must wade, entailing a labor almost physically impracticable; by 1895, when three thousand more volumes shall have been added, it will be impossible.

Not only does the examination of these books and indices involve great personal labor and occupy much valuable time, but every conscientious searcher of titles knows where and how the running

of long indices is attended with great responsibility and risk to the searcher. A moment's abstraction of thought, a sudden interruption or other slight cause may render him liable to miss some conveyance or encumbrance seriously affecting the title under consideration. His continuous use of the indices is frequently prevented by the use of the books by others, when he must either wait his turn or break the order of his search by taking up other indices, thus adding another risk to this part of his duty.

Right System, Locality Index.—The minds of practical men in various places have been independently drawn to this problem, and it has been found by all or nearly all of them who have stated their conclusions that the remedy for this great evil is to arrange the indices of the conveyances and mortgages upon a geographical basis and not to have a name index at all (except for judgments); to make it a locality index, so that a buyer or lender desiring to know all the deeds and mortgages and liens on record affecting a particular house and lot can turn first to a ward and block map, something like the ward and block maps in the Tax Office of this city, and there identify by its number the parcel he is searching against, and then turn to another volume, which is numbered and paged to correspond with the ward and lot number, and find in that volume a page devoted to that particular lot, and on that page, in regular order, each occupying but one line, find every deed, mortgage and lien affecting that lot properly noted; then it will be a brief and easy labor to examine the specific volumes of records referred to.

If such a method be carefully, systematically and thoroughly carried out, what an enormous saving of time, labor and money!

It is plain that the labor of keeping such a set of indices up with the daily records of deeds and mortgages is but a matter of detail. For years the columns of THE RECORD AND GUIDE have weekly shown all the deeds and mortgages recorded in the Register's office the week before, and the same careful hand which furnishes those reports could continue to do so daily and clerks could daily assort the same and post each item in its proper locality.

The chief difficulty to be overcome is to systematically, accurately and thoroughly extract from the thirty-seven hundred and sixty-five volumes now in the Register's office the items that are now in that huge collection and which must be posted each to its proper place. This, however, is a matter merely of time, of patience, of system, of cost. It would have been well under way now and largely accomplished but for the opposition on the part of the Registers, who have refused to allow free access to the public records in their charge for fear that the fees of the office will be materially lessened, as indeed they will be to the public benefit.

The matter of passing upon the correctness of the title to a piece of property, after all the deeds, mortgages and liens affecting it are known, is, of course, a very different thing, and requires the services of a studious, learned lawyer, as before explained. Many a will is void, for example, for trying to tie up property for more than the lives of two living people, but that would not appear on the searches, and scores of similar questions constantly arise; hence counsel will always be needed, and must be paid for their study and labor and knowledge.

Mr. Charles R. Flint, Mayor Grace's partner, is of opinion that something should be done to fortify New York harbor. His house had furnished most of the war material for Peru and he had a practical knowledge of the difficulty of improvising the war supplies needed in modern conflicts. Armed struggles between nations were now a matter of engineering. In former years the problem was a simple one for you had merely to get your men and supply them with implements. Ships of war took three years to construct and equip. To supply the plant for great guns would take two year's time and we could not properly defend our sea-coast unless we had five years preparation and spent a great deal of money to complete the works. He thought the nation ran a great peril in not preparing for a possible attack on the sea-coast cities in the event of war. Mr. Flint was heartily in favor of a canal to connect the waters of the Pacific Ocean and the Gulf of Mexico. It would be of the very greatest value to the trade of the United States if it would thus extend its coast line. He was not qualified, not being an engineer to say whether the Panama or the Nicaragua Canal would be the best. But the convention of engineers held in Paris with all the plans before them had decided in favor of the Panama Canal, and their judgment carried great weight. He thought it probable that the Panama Canal would be completed, but it would cost far more than its projectors thought and its first investors would probably lose their money. Two canals would not pay. He had nothing to say against the Nicaragua Canal which was doubtless a good scheme as it had a very strong backing.

Mr. John M. Savory, an owner of mines in Montana Territory, was questioned by the writer respecting ranche owning in the far West. Mr. Savory did not believe that the cattle men would be successful in disposing of their ranches to companies to save them from loss. In his judgment the great cattle speculation was about over. Only a very few years ago herds could be purchased on the plains at from \$15 to \$16 per head. The profits at these figures were so large that the price of herds had advanced to \$42 and \$43 per head. The cattlemen reaped a golden harvest while the speculation lasted, but meat was destined to be somewhat cheaper, due to the hard times, less consumption and the increase in the number of hogs. The pastures on the plains were diminishing as the arable land was being taken up. It will cost more hereafter to herd and grow cattle, and he doubted if there was as much money in herding as there had been in the past.

Home Decorative Notes.

- Mottled plush is among the new materials for upholstery.
- The metal plaques for decorative purposes are more enduring than those of faience, a landscape or graceful spray of flowers is etched thereon.
- Spanish lace which has become slightly soiled and, perhaps, laid aside as worthless may be colored with some of the dyes to be found in small packages, and used in various ways; for trimming the edges of tidies and cushions, it is very soft and graceful.
- Considerable latitude is allowed in the choice of curtains, the desire for drapery being so generally recognized that almost anything of the kind is countenanced that harmonizes with the surroundings. The bamboo portieres recently introduced by Vantine & Co., No. 879 Broadway, are exceedingly unique and specially attractive in a room furnished in thoroughly Japanese style.
- Gilded candles are among the latest fancies.
- The satin scarf still adorns the lunch table; it should be of narrow width and run lengthwise of the table; a new departure from the above style of decoration is a scarf made entirely of natural ivy leaves sewn on muslin, with clusters of jonquils, mignonette and lily-of-the-valley thrown over it, each end has a fringing of ivy sprays.
- Mahogany bedroom suites have arabesques of inlaid brass or copper.
- Dust aprons made of fine unbleached muslin have the hems worked in feather stitch; on one of the pockets is a cobweb in outline stitch and on the other a feather-duster.
- Deer, walrus, bear, fox or any heads admired may be mounted on plaques of wood and suspended from the wall of library, hall or dining-room.
- The latest caprice in pin-cushions is to shape them in the form of a bag; a very attractive one is of yellow surah silk and decorated with forget-me-nots wrought in fine chenille; the bag is stuffed with soft wool and drawn in closely about four inches from the edge which is lined with blue silk; a large bow of blue and yellow ribbon is fastened where the bag is drawn in; soft creamy lace is sewn about the edge.
- In the decoration of the landings, staircase and walls much taste may be shown, but it should be of a quiet and low-toned order; where there is no window, a mirror from floor to ceiling, with curtains on either side, is attractive, and also suggests added depth to the landing; the base of the mirror may be protected by a narrow box for flowers or ferns; trophies of the chase may also find a fitting place in the staircase, hall or landing, and a few rare engravings may be hung upon the walls.
- Of the many very beautiful woods used in the cabinet trade, from the rich tones of rosewood to the charming delicacy of satin wood, they are all equally suitable for the boudoir or drawing-room, with the exception of oak which is very properly considered at home in the hall, dining-room and library.
- Wall hangings of Italian tapestry are very elegant.
- Bright cretonnes and Morris cottons are used for bed coverings and pillow shams; they should be finished with lace.
- An attractive fire screen is in the form of an open fan covered with cardinal plush; in the centre of the fan with wings outspread is fastened a large sea-gull; the whole is suspended with ribbons from an ebony frame.
- Yellow silk shades with very deep silk fringe of like color are fashionable to cover white porcelain shades for gas-lights or lamps.
- The most attractive designs in silver are in the old-fashioned oblong patterns.
- Rare plates of fine china are among the pretty things for the dressing table.
- Silk bolting cloth makes a charming diaphanous screen, the decoration is either water color painting or very delicate needle work; clusters of violets, lichens and graceful ferny forms are appropriate figures for this delicate material.
- Quite a novelty in work baskets is bamboo with three rods crossed and decorated with a large bow of satin ribbon; the rods in tripod form support a bowl-shaped wicker basket, which is fastened thereto by means of ribbon; the bowl is silver bronzed and the rods remain in their natural state.
- Japanese slippers of bamboo are lined with some bright color and used as wall pockets or catch-alls.
- Green is a favorite color in decoration and reasonably so, for nature tells us that green is the most soothing color to the sense and less trying to the optic nerves than reds or yellows; between blue and green there are an endless variety of tints, and some of the most pleasing effects in decoration are those in which blue and green run into each other.
- Extremely pretty bed covers are made of delicate blue eider down flannel; they are double and knotted through with tiny bows of ribbon; a ball fringe forms the finish to these soft light coverings.
- It is the novelty that makes Japanese and Chinese goods so popular with us and Europeans; in form, construction, ornamentation and decoration, the products of the Japanese differ from anything produced elsewhere; many choice and curious products of the East are shown by Edward Greey, of No. 20 East Seventeenth street; notable among the collection, is a massive bronze fountain and several very elegant vases; bronze is a favorite material with the Japanese metal workers who are certainly unsurpassed by any people in the world for originality of design and skill in execution.

Is He One of the Old Municipal Reformers?

Editor RECORD AND GUIDE:

I see that Mr. Simon Sterne has been addressing the Legislative Committee of the new Real Estate Exchange. Is not this the same gentleman who was a member of the Committee of Seventy and other reform organizations all of which have come to naught? Is he not a professional reformer and anti-monopoly agitator, and is it wise for the new Exchange in its entry into city politics as a force on the side of reform to identify itself with these played-out professionals? Was it not understood when the Committee on Legislation was organized that it should be composed exclusively of property-holders and that neither lawyers nor officeholders should be represented in its list of members?

MEMBER OF EXCHANGE.

It is true that Mr. Simon Sterne has figured as a municipal reformer and was a member of the commission chosen by Governor Tilden to revise the charter of this city. Mr. Sterne has also taken part in the anti-monopoly agitation and has written suggestive works on theories of government and legislation, such as "Proportional Representation" and the like. Mr. Sterne is, however, an owner of real estate, and has not, we believe, ever held office nor profited by his labors for reform except in the repute it brought him in his profession. Our correspondent is right in supposing that it was the original intention to confine the membership of the Committee on Legislation to property-holders. Even real estate brokers and agents were not to be admitted into the committee as they were so largely represented in the board of directors. There is, however, one city official on the committee, Park Commissioner Crimmins, while there are three or four lawyers, including the chairman, none of whom have so far done any harm.

Columbia College Leaseholds.

We some time since reported a meeting of Columbia College leasehold property owners, who have recently organized with a view of bringing pressure to bear on the trustees of the college to renew the leases on an equitable basis. There is a provision in all the leases that no lease shall be renewed for a term of years at a smaller figure than that of the expiring lease. It is stated that the trustees are taking advantage of the present high valuation of the above property to renew the leases at unreasonably high figures, and it is contended that as property in this locality is now at its zenith, the valuations for the next twenty-one years will average unjustly high, and that for the succeeding terms of twenty-one years they will probably be even more so. Some \$15,000,000 worth of property is said to be affected, and quite a large number of people feel aggrieved. An instance of the burden laid by the trustees on the holders of Columbia College leaseholds, may be cited in No. 13 West Forty-seventh street, which had a ground rent of \$300 for twenty-one years, and which has recently been renewed at \$1,400, which, with taxes, creates a very heavy burden on the owner of the property and affects the value of his holding. An organization has been effected under the title of the "Columbia College Leasehold Protective Association," of which Effingham H. Nichols is president; Hazlett McKim, treasurer, and V. K. Stevenson, secretary. The secretary has addressed a communication to the treasurer, in which he says that he is of opinion that no persuasive measures whatever will have any effect in causing the trustees of the college to act fairly in the matter, and that now that the leases are about to be renewed for sixty-three years they are assuming an air of "arrogance and real extortion." He adds:

The minute after Mr. Josiah Belden bought 582 Fifth avenue for \$27,250 a few days ago in the Exchange, it naturally occurred to him, being a very large and most respected freeholder of city real estate, that there must be some reason why he could get such an extraordinary bargain. Upon inquiry he learned the reason, and at once got rid of his new purchase to another party. It would be very gratifying to me if through your influence your committee and association would appoint Mr. Richard V. Harnett, Mr. Geo. Hobart Scott and myself as a committee of three to represent you and to represent each leaseholder immediately, now that the leases are being renewed every day, before these trustees of Columbia College—go there as their agents—representing your association and deliberately demand justice, or else advise our clients to stop being a party to any further procedure practically amounting to confiscation. Do you think that if the above three real estate experts went before any court of justice, as they would go, honestly and conservatively, that that court would ignore the rights of the owners of those leases? I assure you it is my belief that if your association would leave the management of this affair with us they would be pleased with the result, and the promptest possible action could be taken on our part. Doubtless you remember that I had the name of Edw. H. Ludlow as one of above three proposed parties, but our misfortune in his loss causes me respectfully to suggest that Mr. Richard V. Harnett be put in his place.

It may be added that the lady who purchased No. 582 Fifth avenue, from Mr. Belden, for \$30,000, has since been offered \$40,000 for her purchase, which she refused.

While Edwin Booth has done nothing but repeat his well worn *repertoire* and in so short a time and hurried a manner as to preclude any possibility of careful rehearsal or a satisfactory *ensemble*, Lawrence Barrett has tried to imitate Henry Irving in presenting plays in a worthy manner. His revival of "Julius Cæsar" was a very creditable one, though Mark Antony and Julius Cæsar were entrusted to actors who were unequal to their parts. The honors were won by Mr. Barrett himself in his noble performance of Cassius, and by the pupils of the Lyceum school, who made the Roman mob, the most striking feature of this production. The text of Shakespeare justifies this innovation which was first attempted by a troupe of German actors who appeared in London. The Lyceum pupils were not equal to the latter, but the Roman mob in their hands was picturesque in costume, as well as spirited and natural in action. With some improvement in the cast, and were the Lyceum pupils available, this revival of "Julius Cæsar" would keep the boards for several months. These pupils, it should be remembered, are young men and women who are learning to be actors. Indeed, the Lyceum aims to do for the American stage what the famous Paris Conservatoire has done for French dramatic art. There will have to be some change in the *personnel* of the instructors, however, before much confidence will be felt in the success of the Lyceum.

Real Estate Exchange Legislative Committee.

There was a meeting of the Committee on Legislation of the Real Estate Exchange yesterday afternoon. It is evident from the suggestions offered and debated at the meeting that city realty will henceforth have its interests thoroughly looked after and the Exchange will spare no efforts to have its views on bills affecting real estate properly presented before the various legislative committees in Albany.

The chairman informed the committee that arrangements had been made with the representative of the Exchange at the Capitol to have sent for the inspection of members not only printed copies of bills introduced, but also accurate copies of the official indices of all bills presented in either House.

After some debate, the further consideration of the subject of the proposed Pelham Bay Park was voted unnecessary and laid on the table.

The following resolution was referred to the executive committee:

Resolved, That among the objects to be accomplished, if possible, by this committee, are the following:

1st. Such reformation in our land transfer laws as will save time and money, and insure greater certainty of title in conveying real estate.

2d. Such changes in the form of deeds and contracts as will get rid of unnecessary verbiage and secure greater expedition in the transaction of legal and other business connected with real estate.

3d. The amendment and early passage of the building law vetoed by Governor Cleveland at the close of the last Legislative session.

4th. Such amendments to our city charter as will insure greater responsibility on the part of the heads of the various city departments. The Mayor to be given the power of peremptory removal, as well as appointment.

Architects and Agents on Building Prospects.

Mr. S. F. Jayne anticipates a reasonably large building movement this year. If the workmen were rational in their demands the coming summer would certainly be a very active one, as all the conditions were favorable. Large apartment houses or office buildings have had their day. The building movement of the coming summer and fall would be in the erection of modest flats below the Central Park and above Fourteenth street, in which apartments could be rented for \$50 a month and less. Then, he believed, that a great many new buildings would replace old ones in the lower part of the city. On Sixth and Eighth avenues, on the line of the "L" roads, there will be quite a number of new structures for business purposes. Store property had paid so well on the avenues where the "L" road runs that owners were tempted to improve their property so as to have finer establishments for retail trade. There was quite a demand for business property on Twenty-third street, east of Eighth avenue. There would also, doubtless, be quite a number of houses built to satisfy the demands of people of moderate means, both for investment and to rent.

Mr. Leonard J. Carpenter says it is too early as yet to forecast the real estate market for the year. Office rents down-town, he thought, would fall off. It was difficult to rent stores on Broadway at last year's prices. Tenants in the business part of the city west of Broadway also demanded large concessions. Medium sized house property would, he thought, hold its own, but high priced houses were not called for either by investors or to rent. High priced flats were also difficult to rent.

A well known real estate owner who does not care to have his name mentioned thinks that there will be a good deal of building this year, due to the cheapness of material. He does not see why a three-story house, with brick front, 18x45 feet, could not be built for \$3,000. A friend of his was erecting such houses in Chicago for \$2,500, but, of course, these figures did not include lots. He would not have water-pipes in all the rooms. If put on each floor in the bath room the houses would be more desirable, as the prejudice was growing against wash-basins connected with sewers, being introduced into bedrooms; but this improvement would cost less than the present system. The only item of expense that was too high was labor, and this must come down. The carpenter work formerly so costly has now been greatly reduced in price; much of the wood-work required for a house is done by machinery. Carpenter's wages have suffered for some years past. The bricklayers have been paid much better, yet a few months' training will make an excellent bricklayer, while it takes years and much experience to educate a good carpenter. Yet the bricklayers are receiving \$3.50 and \$4 a day, while a carpenter is glad to work for \$2.50 and \$3 a day. This has resulted in decreasing the number of carpenters and increasing the number of bricklayers, so that the wages of the two trades are becoming equalized. The pay of the carpenters will not be increased, but the bricklayers and masons must accept less for their services.

John Brandt says that from all appearances, we shall have a busy spring and summer. Several of my clients say their money is laying idle and as they can find no outlet for it in their own business or in any other direction where they are likely to profit, they are putting their money in real estate. Again, a great many people have had lots laying idle for years and have had taxes to pay on them, and they prefer building to get an immediate return, instead of their property being a burden to them. He finds that a number of people who are about to build could easily borrow money to do so, but that they prefer to use their own cash. Money is plentiful; the other day an officer of a safe deposit co., called on him and asked him if he knew any builders who wanted to borrow money, and that he could accommodate them, as he had plenty of money waiting investment on real estate.

Inspector of Buildings Esterbrook is of opinion that from present appearances the forthcoming building season will be an active one.

Alfred Zucker & Co. have received an unusual number of orders since they succeeded the late Mr. Fernbach, and no architects offices, present a busier appearance than theirs. When questioned, they stated that they found several of their clients were building stores in the dry-goods district, firstly, to meet an immediate demand and secondly because they think it will be a good investment for their capital. There appears to be a general fear of Wall street, and a disposition to go into real estate as being surer and safer. They are of opinion that not only they, but all the architects will have a busy season. "By the way," said Mr. Zucker good-humoredly, "I do wish THE RECORD AND GUIDE would not publish projected buildings so far ahead of the filing of the plans. Since you reported our latest batch

of plans a few weeks ago we have been overrun with contractors from all quarters, not only in New York but all over the country. While the result has been a saving of 3 or 4 per cent. on the cost of their buildings to the owners, we have been put to a good deal of expense and loss of time." "If that is the case," answered our representative, "I hope you will continue to be run down by contractors; in any event I am glad the owners have saved several thousand dollars through THE RECORD AND GUIDE.

Thos. H. McAvoy, of Babcock & McAvoy, thinks that for a few weeks to come building will be dull owing to the weather, but that afterwards we shall have a big spurt and great activity.

Hugo Kafka & Co. think this will be a busy building year. What with the plans they have in hand, and those anticipated by them, they will be quite occupied this season.

Cleverdon and Putzel say that there are more private houses and cheaper ones going to be built in Harlem, instead of flats. The latter have been somewhat overdone and there was a great demand for the former.

John C. Burne found that his clients were going to build so as to get a better and safer investment on their money in real property.

J. H. Valentine says that it appears as though there is going to be a good deal of work this summer. A better class of people seem to be coming into the market; that is, less of the speculative kind. Directly the cold weather breaks up, all the builders will go to work rapidly.

Andrew Spence thinks this is going to be a busy building season.

A subscriber (T. A.) takes exception to some things we have said on the currency problem but falls into a capital error in the following remark:

"As gold does not vary in price either here or elsewhere, simply it is what you can buy with either a gold dollar (which is rarely seen) or a one dollar bill."

There is nothing in the universe which stands still and gold is no exception. It varies in quantity from decade to decade. Sometimes its production is abundant as when California, Australia and New Zealand were pouring forth their yellow stores in the famous '49 era. At other times its production is scant, as for instance, during the past few years. The proportion of gold *per capita* is constantly and violently changing. Silver is far more permanent in its intrinsic value because its production is more uniform than that of gold and this is why the Asiatic nations have made it the sole unit of value after having tested every kind of currency. Were gold, for instance, the unit of value in China its more violent perturbations due to over and under production would every few years plunge that nation into the acutest misery. The greater number of panics in England compared with France is because the former country has adopted the gold unit of value while the latter uses silver as well as gold in measuring prices. What deceives T. A. is that this fluctuating metal has been made the measure of all other values by the commercial nations. It is nonsense to say that the silver dollar is worth only eighty-five cents. During the war we used to quote gold at a premium. Its apparent value would change from day to day, but the real phenomenon was the changes of opinion as to the value of the paper money, it was that which fluctuated in those days not the gold. There were doubtless some people in those times who really believed that gold was worth 40 per cent. premium one month and 25 per cent. the next month just as there are people to-day like our correspondent who speak of the silver dollar as being worth but eighty-five cents. As a matter of fact silver, though demonetized, is a more correct indicator of prices than gold for the commercial world has, as is well known, made a corner upon the latter metal giving it a fictitious value which manifests itself by the shrinkage in all the prices it measures. If our correspondent would look over his bills for materials of three or four years ago and compare them with what he pays now he will notice a heavy shrinkage in prices. Intrinsically these materials are worth as much as ever. The change is not in them but in the gold which is the unit of value, and which has augmented largely and steadily in purchasing power.

The Real Estate Board of Chicago indulged in its second annual dinner recently. Over 200 persons were in attendance at the Grand Pacific Hotel. Lyman Baird, President of the board, did the honors. Among the toasts was, "Our brilliant but erring brothers of the law, what shall they do to be saved?" It would seem to show that in Chicago as in New York, real estate dealers are not quite satisfied with the attitude of the legal profession toward them. The local Chicago real estate organ says:

Our Real Estate Board, representing in and through its ninety-four members nearly \$300,000,000 worth of property, in Cook County is exerting an influence highly beneficial to all owners of real estate in the direction of revenue form and the abatement of nuisances. Tax-payers on realty and property owners of all classes should organize an association with branch organizations all over the city and county for the purpose of shielding themselves against political jobbers, as seen in the court house swindle, and against the unjust and extravagant system of special assessments for all kinds of improvements, whereby the tax-payer is impoverished and the jobber is enriched. Burglary and thefts are increasing, and our police force is doubled. Such an organization could co-operate with the Real Estate Board and the Citizen's League in various directions. Every reform movement inaugurated by the former, and every action of the latter have been for the general good of the public welfare. These two bodies exercise only special duties, but a "Tax-payer's Association" could attack every evil that afflicts the city.

From this it will be seen that the moment real estate people get together they are forced to think about reforming the land laws and reducing taxation.

The coming New York Legislature will probably be called upon to free the Empire State from the reproach of turning one of the great natural wonders of the country into a catch-penny show. The Niagara Falls Park Commissioners will report that they are able to buy the property necessary to convert the American shore of the falls into a great public park for \$1,500,000, instead of \$5,000,000—the sum at first demanded by the owners. The property to be bought includes Goat Island, which will be turned into a great botanical garden. With this scheme assured of success will depart the golden days of the predatory hackman and the keepers of the points of vantage, who have levied toll on the tourist for so many years. The thousands of sufferers from their greed and insolence will rejoice over their downfall.—Exchange.

Realty at Albany.

[From our own Correspondent.]

ALBANY, January 29.

The Legislature has made but little progress this week on the bills heretofore introduced affecting realty interests in New York city. The bill adding the President of the Fire Department to the commission in charge of the construction of the new Croton aqueduct has been favorably reported in both Houses. The other measures heretofore introduced have simply been ordered printed and put in form for better examination. This is the case with the bill relative to the sinking fund in the city of New York, and the mechanics' lien law.

The general business of the session lags. One month of the session is now passed, and nothing has been done. Nor is it yet clear just what measures will be pressed for New York city. There is as yet no signs of the bill much talked of for the annexation to New York of that portion of Westchester County, lying between the Bronx River and the Sound. The commission appointed to appraise the value of the lands embraced in the new parks, are said to be opposed to the annexation talked of until the title to the park lands is acquired, for the reason that an annexation before, might enhance the price of the lands of the Pelham Park, and that portion of the Bronx Park which lies outside of the present city limits, and thus add to the expense.

It has been generally expected that the promoters of the Broadway underground railroad project would be here again this winter to have their charter amended by conferring upon them the right to build a four-track railroad. They have not made their appearance yet, and it is stated that if they do come, the sidewalk portion of their plan will be abandoned, and their proposed amendments confined to authority to construct four tracks.

It is anticipated that the cable company will come here for legislation to give them the authority to construct street railroads to be operated by cables, or at least, to remove the restrictions on them embraced in the general street railway act of last year.

Some of the members of the railroad commission of the State are trying to induce that board to recommend to the Legislature the passage of an act reducing the fares on all the city railroads below five cents which pay more than 10 per cent. dividends on their stock. The stockholders of any old city railroads appear to have acquired profitable investments, and receive larger dividends than the investor's in any other corporate property. Some of the roads which but a few years ago were supposed to be only paying running expenses have become bonanzas, and now pay very large dividends. City railroad stock, by the growth of the city, has become among the best in the market. If the law which passed last winter requiring all street railroads thereafter built to pay to the city 5 per cent. on their gross receipts be made applicable to all the old roads, the city would receive a surprisingly large revenue from that source.

The Railroad Commission is considering the question of the safety of the elevated railroad structures in New York. The indications are that the board will require the companies managing these roads to make large expenditures in strengthening these structures as a precaution against accidents in the future.

The present outlook is that the most important measures affecting real property in New York city that will be pressed this session are the building law, already introduced, the measures proposed by the tenement house commission, the mechanics' lien law, and the bill in reference to the management of the sinking fund. The political measure of the session is likely to be that for spring elections for all city officials.

No progress has yet been made with either of the bills relative to the searches of titles in the transfer of real estate. Unless the commission appointed last year to prepare and recommend some plan to facilitate and lessen the cost of the transfer of real estate come to some conclusion at an early day it is not probable that there will be any relief obtained this year from the present expensive and cumbersome mode of transferring titles of real estate.

An important bill was introduced by Mr. O'Neill of Franklin to-day, which proposes to make the legal rate of interest in this State 5 per cent., in place of 6 as at present. Its passage, however, may be considered somewhat doubtful at this session unless a strong public sentiment is developed in regard to it.

Under the present provisions of the consolidated act for New York and the charter, the Dock Department is an exception to all the other departments, in that it is independent of the Board of Apportionment. The funds to meet the expenses are raised by bonds, instead of in the tax budget of each year. Mr. Van Allen to-day introduced a bill amending all the sections of the consolidated act which relate to the funds of that department, so as to bring it under the Board of Estimate and Apportionment the same as all other departments, and the money for the current expenses to be raised the same as for other branches of the city government, instead of by bonds.

A bill is pending in both Houses authorizing the Department of Parks to construct a bridge across the Harlem River at Second Avenue, and provides for \$400,000 for that purpose. There is a bridge in the course of construction at that point on a grade to connect the Second Avenue Elevated Railroad with the proposed roads of the Suburban Rapid Transit Companies. The bill pending is said to be for the purpose of connecting with that bridge, accommodation for foot passengers and vehicles by the city, and have the work prosecuted in connection with the construction of the railroad bridge. The bill says nothing about the elevation of the bridge above high water, except that it shall be built in such a manner as not to obstruct navigation on the Harlem River.

No steps have as yet been taken towards perfecting the bill to amend and revise the building laws for New York city, heretofore introduced by Senator Daly. They are apparently awaiting for the full recommendation of the tenement house commission appointed last year, so as to include some of its recommendations in the bill.

The resolution of Mr. Roesch for a commission to prepare a building law, is believed to be dead, having been referred to a committee opposed to it, and therefore will hardly be heard from this session.

Senator Daly has brought into the Senate the scheme for a commission in another form, and proposes to talk on the subject of construction and inspection of buildings for all the cities of the State. He has formulated his commission idea into a bill instead of a resolution. The passage of this bill would postpone all legislation for revising and modernizing the building laws for New York city until another year. His bill introduced on Tuesday, provides as follows:

The Governor is hereby authorized and required within thirty days after the passage of this act to appoint a commission of five experts, skilled in the construction of buildings, to draft suitable laws for the construction, regu-

lation and inspection of buildings, and the better protection of life and property therein applicable to the various cities in the State.

The said laws shall be in three classes. 1st. A building law applicable only to the cities of New York and Brooklyn, which shall consist of the existing laws relating to buildings in said cities with such amendments thereto as said commissioners shall deem necessary and proper. 2d. A building law applicable to all other cities in the State exceeding 75,000 inhabitants. 3d. A building law applicable to the remaining cities exceeding 35,000 inhabitants.

The said laws to be limited in their application in the several cities to such districts as are now, or may hereafter be established, as fire limits by the Common Council in said cities respectively.

The commission is required to report its bills to the Legislature of 1886, on or before January 15.

The act provides an appropriation from the State Treasury of \$16,500 for salaries and expenses of the commission. It makes the salary of the chairman of commissions \$3,500, the other commissioners \$2,500 each, and allows \$3,000 for council, printing and other expenses.

Mr. Howe has introduced in the Assembly his bill of last year, regulating the height of flats and tenement houses in New York city. It provides that the height of all dwelling houses and of all houses used, or intended to be used for dwellings for more than one family, and hereafter to be erected in the city of New York, shall be regulated in proportion to the width of the street and avenue upon which they front. Such height, measured from the sidewalk, and taken in all cases the centre of the facade of the building erected, including cornices, attics and mansards, shall not exceed 70 feet upon all streets and avenues not exceeding 60 feet wide, nor exceed 80 feet upon streets and avenues exceeding 60 feet in width.

The World of Business.

Possibilities of the Future for Boston.

The New York State Railroad Commissioners, in their annual report, recently made, call attention to and dwell upon the fact that, while New York city maintains its great supremacy as the commercial metropolis, Boston is steadily increasing her export trade, and correspondingly her imports. So far as New York is concerned, the percentage of exports has fallen off constantly since 1875, while it has increased in Boston during the same time from 8.6 to 13.5 per cent., and Boston now holds the second place in importance with regard to the exports and imports of the country. The commissioners are certain that this state of things has been brought about by the extension westwardly of the New York State line of Boston railway systems—notably the Hoosac Tunnel and New York & New England lines—and they intimate that, should these conditions continue to grow, the influences resulting will still more make for Boston, to the inevitable loss of New York city. And yet they limit the railroad extensions alluded to in their report as having so far only reached Schenectady. In these criticisms of the situation, the commissioners have only given expression to a conviction which it has seemed very difficult to impress in Boston, viz., that the free and sole management of at least one trunk line of railroad from Boston to the West must prove a factor of the greatest importance to her success, and that the same is an indispensable feature in a situation which will insure her commercial progress. Occasionally by Boston capitalists, and to a greater extent among Boston merchants, these facts have received recognition and prompted a slight rustle of movement, but as a rule they have been given the cold shoulder. Millions upon millions of Boston capital have been invested in far Western railroads, and in the building up of cities and vast business enterprises in that section, and the drain is still going on. Very much of the capital thus employed has, it is true, increased thereby; but if only the tens of millions which have been sunk in some of these enterprises had been as vigorously put to use nearer home, how far different a showing even than that above might now be made on the side of Boston's exports and imports! It is never too late to mend. As far as they go, Boston has now some of the finest terminal facilities presented in the country, both as regards approaches and convenience by sea and land; and these, already far in excess of any requirements they have yet served, are susceptible of indefinite enlargement in the future. What New York shippers and railroad men now see so clearly ought to claim the attention of merchants and capitalists in Boston, where the object to be looked at is at least of equal importance. One of the finest—from every physical standpoint—railway enterprises ever instituted is now bankrupt and for sale. Extending through the entire length of the State of New York, touching many of its finest cities, finding outlet at various eligible points, and excellent connection north, south and west with long established and stable trunk lines, its acquisition or complete control by Boston men would prove a priceless boom for the commercial interests of Boston. Not alone the capital invested in its purchase would be benefited by securing the West Shore Railroad of New York by ownership at the Hub. A magnificent trunk line, practically independent of great rivals in New York and other Atlantic cities, and working outside any machinations or interferences of theirs, would thus become established. In the Mexican Central, Atchison, Topeka & Santa Fe, C., B. & Q., Union Pacific, and like existing railway enterprises, Boston has sufficient monuments testifying to the far-reaching and alike the far-seeking of her capital.—*Boston Herald.*

Trade Without Treaties.

Despite the fact that the Mexican reciprocity treaty has not been put in operation, our trade with Mexico continues to increase. Custom house statistics on both sides of the Rio Grande show this unmistakably, and a large illicit traffic with Mexican merchants, unregistered except in private ledgers, goes on in spite of the vigilance of guards and inspectors. The volume of this trade is estimated by competent judges at several millions of dollars yearly. It has been demonstrated that the Mexican prohibitory tariff can no more stand the pressure of trade than can a dike which has been pierced keep back the waters of an ocean. A traffic which, in despite of artificial obstacles, goes on doubling itself every few years, cannot but be worth the consideration of enterprising American manufacturers. They are pushing ahead for themselves, while politicians and theorists are haggling over the passage of an enabling act to put the reciprocity treaty into operation. At this moment there is in the City of Mexico the agent of a strong syndicate of American manufacturers engaged in securing the introduction of their wares. The goods handled by the syndicate's agent consist of clocks, lamps, castiron articles, locks of all kinds, repeating rifles, shotguns, edge tools, axes, shovels, hoes, mining and railway tools, shears and scissors, and files and oil stoves, the latter goods sure to grow in favor in a country almost destitute of fuel, where charcoal is the universal culinary combustible. The success which has attended the planting of commercial agencies in Mexico by American manufacturers shows, beyond question, that when our houses shall meet the European merchants established in the neighboring republic on their own ground doing business in their way, and copying their methods as far as practicable, a far larger share of the trade of the country will be ours. It is enough to know that already the profound jealousy of the foreign merchants in Mexico has been aroused. If our pioneer houses in the Mexican trade had not met with some measure of success in their enterprises, the European traders would have kept silent. A few of the more sagacious foreign houses across the Rio Grande are making connections with American manufacturers, knowing that the day is fast approaching when Mexico will buy mainly of us. This fact is worth volumes of theorizing. Congress might as well pass the enabling act, and facilitate a trade which no legislation can prevent.—*Boston Herald.*

Our Gas and Oil Wells.

Mr. Andrew Carnegie has an exceedingly interesting article in the January number of "MacMillan's Magazine" on the oil and gas wells of Pennsylvania. It reads more like a fairy story than anything else. Twenty-two years ago, Mr. Carnegie says, a company with some friends, he visited the then famous oil well of the Storey farm, upon Oil Creek. The oil was then running from the well into the creek, where a few flat-bottomed scows lay filled with it, ready to be floated down to the Allegheny River. With the true Scotch-American eye to business, they bought the farm for \$40,000, and made a pond capable of holding 100,000 barrels, thinking that the well would exhaust itself in this pond and they would hold the oil, which they estimated would be worth \$10 a barrel, or \$100,000. But though the pond leaked, the well did not give out, and our enterprising friends came out a right. The value of the farm rose to \$5,000,000, the investment of \$40,000 paying one year a dividend of \$1,000,000. The mysterious in *materia medica* is curiously illustrated by Mr. Carnegie, in the fact that before the discovery of this oil in large quantities, it was sold as a cure for almost every disorder as Seneca Oil, the "great Indian remedy," at \$2 a bottle, but since its value has been decreased to \$1 a barrel it lost all its medical potency. Starting at nothing two decades ago, the oil region now supplies 70,000 barrels of oil per day, and from Carnegie's leaky pond of 100,000 barrels the supply on hand sometimes reaches 40,000,000 barrels. Up to January 1, 1884, this region has yielded 250,000,000 barrels of oil, and it still flows on in increasing quantities. Fortunes have been lost on the idea that the supply would give out, but, like the brook, it may go on forever. Notwithstanding the rich coal fields and iron mines, and the coke industry, the most extensive in the world, and this wonderful supply of oil, another subterranean treasure is now forcing itself into public notice and usefulness, namely, the natural gas wells which are rapidly surrounding Pittsburg. It had its beginning in much the same way as the oil did. At first no one could be found willing to invest a few thousand dollars for pipes to convey it to factories and mills, where it could be utilized. The *Press* has recently published some interesting accounts of the rapid increase in the use of natural gas as fuel, especially for manufacturing purposes. We shall, therefore, pass over many of the facts brought out by Mr. Carnegie, which comprise perhaps the most interesting feature of the article to his English readers. The largest well known is estimated to yield about 30,000,000 cubic feet of gas in twenty-four hours, but half of this may be considered as the product of a good well. The pressure of the gas as it issues from the mouth of the well is nearly or quite 200 pounds per square inch. In the manufacture of glass and of iron and steel the quality of the product is much improved by the use of this pure new fuel. Says Mr. Carnegie:

In our steel rail mills we have not used a pound of coal for more than a year, nor in our iron mills for nearly the same period. The change is a startling one. Where we formerly had ninety firemen at work in one boiler house, and were using 400 tons of coal per day, a visitor now walks along the long row of boilers and sees but one man in attendance. The house being whitewashed, not a sign of the dirty fuel of former days is to be seen, nor do the stacks emit smoke. In the Union Iron Mills our puddlers have whitewashed the coal bunkers belonging to their furnaces. Most of the principal iron and glass establishments in the city either are to-day using this gas as fuel, or are making preparations to do so. The cost of coal is not only saved, but the great cost of firing and handling it; while the repairs to boilers and grate bars are much less.

Whence comes this mysterious fluid and how it is generated below are questions not yet satisfactorily solved by scientists. Prof. Dewar, of Cambridge, England, gives a reasonable explanation. He holds that the gas is being constantly distilled from the oil or from immense beds of matter which are slowly being changed to oil. If this be true the gas may last long after the oil gives out, and both may last for centuries. It is a subject of great importance and of considerable speculation just now to Western Pennsylvanians. The question of whether this unknown power and strength shall be carefully harvested, or whether it shall be wasted by speculators, is now before our courts, and a natural gas mania is likely to break out among our people not inferior to the natural oil mania of fifteen or twenty years ago.—*Philadelphia Press*.

Can Natural Gas be Sent to Seaboard?

Natural gas developments in the Pittsburg district are still being carried forward actively and upon a scale commensurate with the importance of the discoveries. It is estimated, according to a correspondent of the Philadelphia Press, that from 15,000,000 to 20,000,000 cubic feet of gas are burned each day in Pittsburg as fuel. Already ten iron and steel mills in that city, and six in other parts of Western Pennsylvania, are using it in their puddling furnaces and under their boilers. Within three months a dozen more mills will have it in use, and every other manufacturing firm is eagerly awaiting the completion of the various pipe lines. Six glass factories in the city and seven in near towns are using it. Every brewery in the city uses it instead of coal. There has not yet been enough gas to spare for domestic purposes, and only a few dwellings, comparatively speaking, have been able to get it for their stoves and grates. Two of the largest hotels use it entirely in their kitchens. Safety inventions have been made and much of its dangerous possibilities averted. Within an area of fifty miles about Pittsburg, at least a dozen small towns have discarded coal entirely. Among these places are Butler, Freeport, Clarion, Tarentum, Kitanning, Oil City, Wellsburg, Apollo and Murrysburg. There are no ashes to remove, no sooty fire-places to kindle in the morning. A thumb valve regulates the flame, brickbats in the grate distribute it and retain the heat, and it may be kept burning low all night, to have the house warm in the morning. Just now the several natural gas companies of Western Pennsylvania are about to consolidate their interests, and, assisted by Eastern capitalists, will organize the Seaboard Natural Gas Company. It is proposed to transport natural gas to Philadelphia, New York and other Eastern cities. Work will be commenced not later than May 1st. A Greensburg telegram of recent date states that in the last few days a great amount of gas territory has been bought up. At present at least three-fourths of 5,000,000 or more acres of gas-producing territory in Western Pennsylvania is tied up in leases held by enterprising companies. Leases for 10,000 acres are weekly being placed in the office of the Register and Recorder of Westmoreland county. Charters are being secured in the different States in which the new company's lines will enter.—*Age of Steel*.

The tumble in Central Pacific stock, and in fact in all the Pacific road shares, recalls the interview with William M. Lent published in THE RECORD AND GUIDE two years ago. That gentleman predicted that the Central Pacific road would probably be abandoned to the government. Huntington, Stanford and the other owners of Central Pacific sold out their interests long ago. They never, according to Mr. Lent, meant to keep the Central Pacific property, for they never spent any money on it. The depot and stations are all wretched affairs, and even at Ogden where it does so large a business there are no permanent depots. The syndicate owns the only profitable portion of the line, that between Sacramento and San Francisco, as private property, and their money and hopes are in the Southern Pacific and the connecting lines east and south. If the government should be forced to take the ownership of the Central Pacific for its debt it would have a white elephant on its hands, for there is no practicable road west of Sacramento, and the paying feeders to the Central Pacific are in private hands. The Union Pacific no longer depends upon the Central Pacific since it has opened its short line to Oregon.

Real Estate Department.

There is a promise of better business from this time forth. The auctioneers are beginning to put out their first announcements for the spring trade of 1885. As yet there are no indications of a strong market such as we had last spring, but later on a better tone may be manifested. Some more building will be done this year than was expected, but by a new class. The professionals who construct houses for a market are not doing much, but we find that many private investors who own or have bought property in the Seventh, Tenth and Thirteenth Wards particularly, propose to tear down old frame houses with a view of erecting tenements in which there will be suites of rooms for families who can pay \$40 a month or less. Hence the persons who are filing plans, are new in the business, generally shrewd tradespeople who realize that material is cheap and money easy. The flat business in the upper end of the island has been overdone, but there is an actual demand for better accommodations in the older sections of the city. Intelligent agents say that there will be many improvements in the near future on the avenues traversed by the "L" roads. Traffic has increased so largely that owners are tempted to rebuild old structures with a view to supplying more commodious and attractive stores.

CONVEYANCES.

	1884. Jan. 25 to 31, inc.	1885. Jan. 23 to 29, inc.
Number.....	189	155
Amount involved.....	\$2,549,597	\$1,629,772
Number nominal.....	61	53
Number 23d and 24th Wards.....	18	19
Amount involved.....	\$46,657	\$16,139
Number nominal.....	5	3

MORTGAGES.

Number.....	187	142
Amount involved.....	\$1,829,790	\$1,166,299
Number at 5 per cent.....	82	58
Amount involved.....	\$903,858	\$502,125
Number at less than 5 per cent.....	5	7
Amount involved.....	\$165,000	\$126,955
Number to Banks, Trust and Ins. Cos.....	28	21
Amount involved.....	\$346,500	\$310,500

BUILDINGS PROJECTED.

	1884. Jan. 26 to Feb. 1.	1885. Jan. 24 to 30.
No. of buildings.....	40	38
Estimated cost.....	\$590,465	\$568,050
	1884 Jan. 19 to 25.	1885. Jan. 17 to 23.
No. of buildings.....	28	65
Estimated cost.....	\$182,300	\$826,575

Richard V. Harnett & Co. will sell peremptorily for the estate of the late George Lovett on Thursday, February 5, one of the most valuable and desirable parcels that have been offered at auction within the past ten years. It comprises Nos. 21 and 23 Union Square, on the west side of Broadway about 52 feet north of Fifteenth street. The size of the plot is 57x116.10 and on it is a good four-story double brick building covering one half the lot with one and two-story extensions on the remaining portion. Property such as this is rarely in the market and the present opportunity should not be overlooked by investors. Union Square West, as is well known, is unequalled in this city as a shopping centre, and as each year passes the value of property in the comparatively short thoroughfare of three blocks increases largely. Around it centre the greatest of our retail stores and not even lower Broadway can claim a larger pedestrian traffic than this favorite quarter. Where such establishments as Tiffany's on the corner of Fifteenth street and numerous others of hardly lesser note are located property is bound to enhance in value and seldom changes ownership. This sale should attract an audience such as the salesroom has not seen outnumbered during the present season.

On Tuesday next Richard V. Harnett & Co. will sell the three-story stone front dwelling on the southeast corner of Park avenue and Seventy-fourth street. The sale will be without reserve; the terms are liberal and a chance is offered to obtain a well located dwelling.

The same firm will also offer on that day the four-story brick tenements, Nos. 337 to 343 East One Hundred and Fourth street, 25x56x100.11 each.

Charles S. Brown will sell in partition on Tuesday, Feb. 10, some very valuable business and residence property situated on Broad, William, Bleeker, Greene, West Fourth and West Thirty-eighth streets, and Waverly and Washington places. This will be one of the most important sales thus far held this season, and comprises some desirable investment property. See advertisement.

Gossip of the Week.

Leonard J. Carpenter has sold for the Henry Schiff Estate, two houses and lots on East Twenty-seventh street, Nos. 35 and 37. The plot is 50x100, the purchasers being the Stevenson Car Co.

George R. Read has sold the three-story brick dwelling No. 146 East Eighty-fourth street, 25.6x60x102.2, to Mlle. Marie Duval for \$14,500.

Park & Tilford have leased from the Cutting estate for a term of years the property on the southeast corner of Fifth avenue and Twenty-first street immediately in the rear of and adjoining their Broadway store.

Alden & Sterne have leased for the Wetmore estate, the three-story brick building on the northwest corner of Sixth avenue and Fourteenth street, 21.11x60, for ten years, to Geo. Hillen, at a rental of \$12,000 per annum. This property sold some four or five years ago for \$55,000. The same agents have leased for William Astor, one of his new stores on the southwest corner of the Bowery and Houston street, 37.6x80, to Schreyer & Son, hatters, at a rate of about \$6,000 per annum.

Louis Seckendorf has purchased the four-story stone front dwelling No. 50 East Sixty-seventh street, lot 20x100.5.

V. K. Stevenson & Co., have sold for the Astor Hospital, one lot on the south side of Ninety-sixth street, commencing 300 feet west of Eighth Avenue for \$5,250.

John A. Hardy has sold four lots on the northwest corner of Eighth avenue and One Hundred and Thirty-fourth street, for improvement, for \$27,000 with a building loan.

Emil Haenschen has sold the five-story brick flat, No. 114 East One

Hundred and Fifteenth street, 25x100.11, to Peter Eagan, Jr., for \$21,500.

Frederick R. Frech has sold the four-story stone front dwelling, No. 1635 Lexington avenue, 25x95, to Louisa Lowinstamm, for \$15,200.

F. G. Swartwout & Co. have sold for E. C. Bell, the four-story brick flats, Nos. 221 and 223 East One Hundred and Twenty-eighth street, 19.6x62x100 each, for \$26,000, to two different parties.

The lot No. 194 Mulberry street, with frame building, has been sold by Adrian G. Hegeman for Mrs. F. Crystie to Patrick McCollum for \$10,000.

John Gorman has sold for M. A. Owen the four-story stone front flat No. 172 East Eightieth street, 30x102.2 to a Mr. Hattenberg for \$33,600.

Two lots on the south side of One Hundred and Thirty-fourth street, commencing 150 feet west of Eighth avenue, have been sold to a Mr. Littell for \$9,000 with building loan. Two five-story tenements will be erected thereon at once.

Brettell & Greenwald have sold one of S. O. Wright's new three-story stone front houses on One Hundred and Twenty-ninth street between Sixth and Seventh avenues, lot 16.8x99.11, for \$14,000.

Tichborne & Melrose have sold, for John Graham, the four-story brown stone front flat No. 874 Lexington avenue, between Sixty-fifth and Sixty-sixth streets, 20x50x70, for \$15,000 cash, to Frederick C. Marschall.

Wise & Rosenblatt have sold, for Malvina Hammerstein, the three-story brown stone front dwelling No. 205 East One Hundred and Fifteenth street, 18x100.11, to Matilda Cohen for \$12,000.

W. H. Picken has sold, for W. F. Vail, the two-story frame dwelling No. 339 East Sixty-fifth street, 25x100.2, to C. J. Betts, for \$6,000.

The lease of the St. James' has not been purchased by "Plunger" Walton, as reported in our last. The sale was not consummated.

M. B. Baer & Co. have sold for Henry Knickerbacker the three-story and basement dwelling, No. 1032 Lexington avenue, for \$15,000.

Lalor & Beringer have sold for Mr. Oppenheimer the southwest corner of One Hundred and Twenty-seventh street and Third avenue, 50x100, with the old brick and frame dwellings and stores thereon, to P. H. Norton, for \$45,000. They have also sold the four-story brick store and dwelling on the east side of Third avenue, between One Hundred and Twenty-eighth and One Hundred and Twenty-ninth streets, 25x80, to Foster, Hilson & Co., for \$22,500, and for P. Gomprecht the three five-story brown stone flats on the southeast corner of Sixty-first street and Third avenue, 70 feet on the street, and 60.5 on the avenue, to Leo Schlesinger, for \$105,000.

It will be noticed from the conveyances that George Muller bought eight lots in all on Second avenue and Eighty-fourth street, and not twenty-six as reported.

Brooklyn.

James Cole's Son will sell on Wednesday, February 11, at the Commercial Exchange, 389 Fulton street, the valuable improved and unimproved property belonging to the estate of the colored millionaire, Elizabeth A. Gloucester, situate on Remsen, Clinton, State, Bond, Court, Fleet, Willoughby, Duffield, Bridge and High streets, and on Myrtle and Seventh avenues. The property, which is the balance of the estate, will be sold by order of the executor, Francis T. Garretson, and will be one of the most important sales of real estate which has taken place for some time. The property is all well located, and the sale will no doubt be well attended.

Norman L. Munro, the publisher, has purchased the rink building on Clermont avenue, in which Dr. Fulton has recently held his pastoral services, the price being \$65,000, of which \$45,000 will be handed over in cash to the Centennial Church and \$20,000 to pay off the mortgage. Mr. Munro will have a handsome flooring made, and the rink will be opened to the public about the end of the month. Mr. Munro will spend \$12,000 in refitting it, and has been offered a large rental by parties who wish to lease the rink, by whom it will probably be run.

Paul C. Grenning has purchased the lot on the north side of Lafayette avenue 50 east of Grand avenue, 25x95, from L. S. Mauley for \$2,400.

W. F. Corwith has sold the house and lot No. 96 Dupont street, to Helen Lipsius, for \$4,750.

PROJECTED BUILDINGS.

No. of buildings.....	1884.		1885.	
	Jan. 26 to Feb. 1.	31	Jan. 24 to 30.	47
Estimated cost	\$137,420		\$240,770	

Out Among the Builders.

W. H. Hume has been selected as the architect for the new building to be erected for the Emigrant Industrial Savings Bank, in conjunction with architects Little & O'Connor. The structure will have a frontage of 50 feet on Chambers street, Nos. 49 and 51, and will run through 151.3 feet to Reade street. It will be six and a half stories high, the first floor being occupied by the bank, and the five stories above rented for office purposes. The building will be 130 feet high, and will contain passenger and freight elevators, steam, heat, &c. The estimated cost is about \$400,000. It may be added that the competing architects were Messrs Post, Hume and Little & O'Connor.

A new building will be erected by George Hillen at No. 80 Fifth avenue. The owner had previously intended making alterations only to the building, as reported in our issue of November 22 last. The new structure will be five stories high, of brick and iron, and 30x107 in size. The first floor will be occupied for store purposes, the stories above as offices, and the upper floors as artists' studios. The architect is W. H. Hume. The present building on the site will shortly be demolished to make way for the improvement.

Albert Wagner has the plans for a seven-story machinist manufactory, 75x75, to be erected on the south side of Forty-first street, east of Tenth avenue. The front and rear will be constructed of iron. The building will have a boiler-house in the rear and will be provided with two elevators. The cost to the owner, P. Pryibil, is estimated at \$50,000. This improvement, it will be recollected, was first reported in our issue of July 12th last. Mr. Wagner also has the plans for a five-story apartment house, with all modern improvements, to be erected at Nos. 228 and 230 East Forty-second street, size, 50x90. The cost to the owners, Messrs. Gordon Bros., will be

about \$48,000. A two-story private stable, 25x85, will be built adjoining. The same architect is preparing plans for a three-story stable, 25x95, to be built on the north side of Sixty-fourth street, being No. 227 East, for Bloomingdale Bros., the up-town drygoods merchants. The third floor will be arranged for stable attendants and coachmen. The building will cost \$8,070.

P. Braender intends to erect a six-story apartment house, 41x92, on the south side of Eighty-fifth street, between Madison and Fourth avenues. The fronts will be of brick, stone and terra cotta, and the building will contain a passenger elevator, electrical apparatus, hardwood trim, &c. The cost has not yet been estimated. The architect will be John Brandt.

George Muller will shortly commence the erection of eight five-story brown stone flats of an improved character, two on the southeast corner of Second avenue and Eighty-fourth street, with stores; two on the north side of Eighty-fourth street, commencing 100 feet east of Second avenue, and four on the south side of Eighty-fourth street, east of Second avenue. They will each be 25x85, and will cost in the aggregate about \$140,000. The architect will be John Brandt.

W. J. Merritt will shortly commence the erection of seven three-story and basement brick and stone private dwellings, 15x40, on the northwest corner of One Hundred and Thirty-fourth street and the Seventh avenue Boulevard. They are intended for families of moderate means, and will be sold at about \$10,000 each. Mr. Merritt is the owner, architect and builder.

Isaac E. Wright intends to erect at once eight three-story private dwellings of small dimensions, on the north side of One Hundred and Thirty-second street, between Seventh and Eighth avenues. Four will have brown stone fronts, and the remainder brick and brown stone, five being 16x45, and three 15x45. The cost of this improvement is estimated at \$70,000. The architects are Cleverdon & Putzel. The latter also have plans for four three-story and basement brown stone private dwellings, to be erected on the south side of One Hundred and Thirtieth street, between Sixth and Seventh avenues. Two will be 20x50, with extensions 8x12, and two 17.6x15. They will be in hardwood trim throughout, and will cost about \$50,000. The owner is S. J. Wright. The same architects also have the plans for a five-story brick and brown stone flat, 25x65, and extension 7x15, to be built for Samuel Hinman, on the south side of Sixty-second street, 200 feet east of Tenth avenue, at a cost of \$15,000.

A. B. Ogden has the sketches on the board for a five-story brick and brown stone flat and store, 25x96, to be built for Judge Coulter on the southwest corner of Fifty-first street and Tenth avenue at an estimated cost of \$22,000. Mr. Ogden also has plans for additions and extensions to two houses belonging to Bernard Havanagh on the north side of Fifty-ninth street, between Lexington and Third avenues.

Andrew Spence has the plans under way for four four-story brick and brown stone flats to be erected on the northwest corner of Mt. Morris avenue and One Hundred and Forty-ninth street for M. A. Johnson. Three will be 26.8x55, and one 20x65. The same architect has the sketches on the board for a five-story brown stone flat with store, 16x40, to be built at No. 126 Mulberry street for J. L. Schofield.

Chas. Baxter has the plans under way for a six-story brick and brown stone flat, 20x90, to be built on the south side of One Hundred and Fourth street, 75 feet west of Third avenue for Samuel H. Bailey at a cost of \$20,000, and a four-story brick and brown stone flat, 25x70, to be built on the west side of Willis avenue, between One Hundred and Forty-fourth and One Hundred and Forty-fifth streets, for Patrick Nolan, to cost \$12,000.

C. W. Romeyn has the sketches for a summer cottage to be built for F. C. Havemeyer, at Throggs Neck, Westchester Co., to cost \$10,000.

Babcock & McAvoy have the plans for a five-story brick and Wyoming stone trimmed tenement, with stores, size 18x60, to be built on the southwest corner of Greenwich and Franklin streets, for Michael Duff, at a cost of about \$12,000.

Joseph M. Dunn has the plans under way for a five-story brick and brown stone trimmed tenement, with stores, 25x61, to be erected at No. 233 Stanton street, for Frank A. Seitz, at a cost of \$15,000, and for a five-story brick and stone tenement, 25x82, to be built at No. 256 West Thirty-fifth street, for Lawrence Kiernan, to cost \$16,000.

D. & J. Jardine have the plans for a four-story high stoop brown stone residence, 22.2x70, to be erected on the northwest corner of Madison avenue and Eightieth street, for Edward Kilpatrick, as previously reported. The same architects have the plans for extensive alterations and additions, to the residence of N. H. Hand, at White Plains, N. Y.

C. F. Ridder, Jr., has the plans underway for a four-story brick tenement, 22x50, to be built at No. 178 Christopher street, for John Wille; a four-story brick tenement, 28x50, to be built on the east side of Courtland avenue, 84 feet east of One Hundred and Sixty-second street, for Frank Schleinger; a four-story brick dwelling adjoining east, 28x50, for John Hoffmann; a five-story brick and stone tenement, 25x83, to be built at No. 527 West Forty-seventh street, for Robert Muh, a similar building at No. 529 for Philip Dromeshauser, and a similar one adjoining, at No. 531, size 25x54, for H. Reimmuller. The same architect is also preparing sketches for three four-story high stoop dwellings on West One Hundred and Sixth street for Mr. McPherson.

W. Graul has the plans for three five-story brick and free-stone trimmed tenements, 25x85 each, to be erected at Nos. 68, 70 and 72 Norfolk street, for S. J. Silberman, to cost \$60,000. They will be of an improved character. This improvement was referred to in our issue of January 10.

Brooklyn.

J. M. White, Jr., is about to erect a four-story building on Fulton avenue near Grand avenue, size 50x86. The first floor will contain stores, the second will be used as a music hall, and the floors above for lodge rooms. The cost of the building will be about \$30,000. The architect is C. W. Romeyn, of New York.

The Manhattan Building Company will shortly commence the erection of thirty-five small dwellings on Herkimer street, near Hopkinson avenue.

Th. Engelhardt is about to prepare plans for a two-story frame dwelling,

22x45, to be erected on the west side of Lewis avenue, 125 south of Floyd street, for Frederick Koch, to cost about \$3,500.

H. Vollweiler is preparing plans for two four-story brick dwellings, each 27x60, to be erected on Flushing avenue, near Clason avenue, at a cost of about \$8,000 each.

George R. Brown will improve the lots which he has taken title to this week on the northeast corner of Somers street and Rockaway avenue, by the erection of fourteen two-story and basement brick dwellings. The corner house will be 20x40, with store on ground floor, while the others will be each 15.9x36, and built for private families. They will contain all modern improvements. The estimated cost to the owner will be about \$50,000.

Asa W. Parker is about to erect twelve two-story and basement brown stone front dwellings, 16.8x45 each, on the south side of Eleventh street 97.10 west of Fifth avenue, the cost of which will be from \$3,750 to \$4,000 each. Mr. Parker purchased these lots last week for \$15,000.

Matthew J. Nolan will shortly commence the erection of five two-story and basement brick dwellings, 15x36 each, adjoining those now under way, on the north side of Herkimer street, 175 feet east of Hopkinson avenue, the cost of which will be about \$3,250 each.

The bids for the concrete work on the foundation of the Federal Building have been received by Supervising-architect Ball, the lowest being \$5,471, \$2,229 less than the architect's estimate, which was \$7,700. The highest bid was \$13,177, and the second lowest \$5,700. The lowest bid was by John Cox, of New York, who will probably be awarded the contract, according to Mr. Dady's recommendation.

Mr. Von Beckendorff intends to erect a three-story, basement, sub-cellar and attic dwelling, 25x60, on Columbia Heights, at a cost of \$15,000. The plans are being drawn by Geo. W. da Cunha, of New York.

NEW YORK, January 26, 1885.

To the Editor of THE REAL ESTATE RECORD:

Can you tell me on what basis the Stuyvesant leases ground rent is fixed? Do they value the ground at so much per square foot, when the rental is decided on? What, in your opinion, is the value of a corner and inside lot on Third avenue, 25x100. An answer in an early issue will oblige. Yours, etc., A. E. H.

To the writer of the above somewhat indefinite letter we can only suggest that he consult the files of THE RECORD AND GUIDE, where he will find under the head of leasehold transcripts, of the Stuyvesant leases, as they have been recorded in the Register's office. A better way, perhaps, would be to apply for the information to the representatives of the Stuyvesants.

EDITOR.

Special Notices.

ONE OF THE GREATEST OF LIFE INSURANCE COMPANIES.

An army of policy-holders, investors and agents are interested in the annual report of the Mutual Life Insurance Company, which will be found elsewhere. Experts say that the business of this company exceeds that of any other in the same field in the world. Its wonderful success as a business enterprise is traceable to the rare intelligence and probity of its managers. Real estate people are interested in this great company, as it has given New York one of its noblest buildings; but the influence of this vast

BUILDING MATERIAL MARKET.

BRICKS.—It has not been much of a market for Common Hards this week, but so far as it went the turn was stronger, and the few receivers with stock to offer had the advantage. The main base of supplies has finally become shut off so that there was no offering from Haverstraw, and few, if any, parcels from Jersey, leaving the market dependent upon the Long Island product, and especially of late with nothing left unsold at the present writing. It is not claimed that consumption is spreading or the demand quickening or increasing, but there is always more or less of an opportunity to place a little stock, and the quality is so small against the current outlet that it would be odd if sellers did not secure some gain. As matters stand the only fixed value is on Long Islands at \$6.00@6.25, with a possibility of further gain. It is also "thought" that fine Haverstraws would reach \$7.00, but of course no such rate can be established on mere surmise. This we know does not coincide with the views of that apparently unhappy, but, nevertheless, more or less abusing portion of the trade who seem to be professional grumblers over market reports. Their small number make them somewhat prominent by comparison, but otherwise they show nothing but an abused position by attempting to make their individual experience and index for the entire market. When an operator makes a poor sale or a poor purchase he frequently finds no other means for consolation except the fault-finding over market quotations. Supplies in dealers hands naturally now stand in a much better position and pretty full rates are asked though the range must naturally be wide according to quantity, quality, delivery, etc.

GLASS.—There has been no radical changes in the condition of the general market. Imported goods are possibly coming forward with less freedom, but there is quite enough on hand to satisfy current wants, and buyers negotiate supplies at former cost. Domestic stock has been somewhat more active at times within a week or two, but not enough so to give sellers an advantage, and, indeed, with an ample quantity and assortment of stock seeking sale, there is a continued noticeable want of strength to the situation.

HARDWARE.—The inquiry has been irregular, with some difference of opinion regarding the volume of business, as compared with a week or so ago. The impression holds that an increase has taken place, and the tendency is to give more cheerful reports. Like most other articles of merchandise, however, hardware is handled only on the dictates of actual wants and buyers seem entirely impregnable to all arguments suggesting investment against the future except to a moderate extent in standard goods. On prices it is still the common practice to call the position steady, but in a general way the tendency favors buyers. Another flooring company has issued a price list for

screws, and that tends to still further complicate matters.

LATH.—The early portion of the week was dull and nominal to some extent owing to the absence of stock. Lately rather larger arrivals have come to hand and on these the views of receivers remained at about old basis with \$2.50 generally asked and the offering made with care. Demand not very active and when buyers hear of fresh arrivals they seem inclined to stand off in hopes of getting better terms, but sellers assert that the amounts to come are too small to warrant any weakening and that they propose standing out steadily. A great many dealers also are without an accumulation and must purchase promptly should they feel the need of stock.

LIME.—There is little or nothing new on this market. Naturally the arrivals are very small at this season and only a moderate demand exhausts the stock forming a basis upon which values are maintained without difficulty, but no advance appears to be thought prudent at the moment. The production of lime at Rockland Me., during the year 1884, was 1,053,061 bbls, against 1,048,603 bbls in 1883, showing an increase of 4,458 bbls.

LUMBER.—Some complaints may be heard, and, indeed, operators are to be found who become almost indignant over suggestions of an improving market. Others, however, not only claim a better feeling prevailing with chances fair for additional gain as the season progresses. It is evident, therefore, that business is not evenly distributed, and that special causes to some extent influence matters. One of these, among yard dealers, is directly traceable to location, and those who are nearest the consumer get the most orders especially in the way of catch trade. Manufacturers are making fairish calls at times and some few contracts for spring delivery have of late come under consideration, though there seems to be a great deal of caution exercised over the latter on both sides. Stocks in hand are, of course, more or less broken, but not so badly as frequently shown by this time in former seasons, and buyers not finding an assortment at one point can generally accommodate themselves by making a little search. Shopping for lower prices, however, is, not as a rule, profitable as holders are in the great majority of cases maintaining a pretty steady tone.

Eastern Spruce still has a natural tendency in sellers favor on the ordinary seasonal influences. Shipments to this point must of necessity be light, and while there is always a chance that irregular winds may retard some vessels and hasten others, contrary to calculations, and then bring them to hand in a fleet, recent experience has shown that so long as that does not occur often it is no serious detriment. Receivers always have their advices by mail to work upon, and while buyers generally are still disinclined to greatly

anticipate their wants there is enough of them who require a cargo or two to lead to fair purchases before arrival, and most parcels as they come to hand are already placed. More specials would be taken but the mills continue slow about closing owing to work already in hand. On the general range randoms are quoted at \$14@15.50 and possibly \$16, if extra attractive, with specials ranging up \$17 per M.

White Pine remains in very fair condition. The demand has not been quite so generally snappish as a portion of the Trade had planned for, and a few holders make positive complaint over the situation, yet reports of diminishing stock and broken assortment come from reliable sources, and are cited as factors tending to strengthen the position of the remainder. Not that such a feature is anything unusual for the season but rather that it demonstrates business to be less out of shape than might be supposed, and as affording basis to hope for additional improvement. We quote at \$16@17 for West India shipping boards; \$18@27 for South American do.; \$13@14 for box boards and \$16@18 for extra do.

Yellow Pine has not shaken off the erratic features so common for a couple of seasons past, and it is no unusual experience to find an operator talking bright and cheerful one week, and away down in the dumps the next. On the average, however, there is in one way or another a considerable amount of business secured, and leading mills are understood to have a fair accumulation of orders in hand to insure them against any necessity for stoppage. Our yard dealers do not appear to care much about obtaining stock, but we hear renewed rumors of special calls for building purposes, and from some of the railway companies in a small way. We quote as follows: Randoms, \$17@19.50 per M; Specials, \$19.50@21 do.; Green Flooring Boards, \$20@22; Dry, do. do., \$22@23; Siding, \$20@22 do.; Cargoes f. o. b. at Atlantic ports, \$13@15 for rough, and \$18@20 for dressed; Cargoes f. o. b. at Gulf ports, \$12@14 for rough, and \$20@21 for dressed.

Hardwoods between a little moving all the time on shipping orders and some call from manufacturers have a fairish market and command a steady position for values on desirable goods. Culls of all kinds, however, are very uncertain, and if they bring a good price it is largely a matter of luck. We quote at wholesale rates by car-load as follows: Walnut, \$65@100 per M.; ash, \$33@40 do.; oak, \$30@55 do.; maple, \$30@32.50 do.; chestnut, \$25@30 do.; cherry, \$50@80 do.; white wood, \$27@35 do. do.; elm, \$22@25; hickory, \$45@50 do.

Shingles still receive some attention from exporters, but outside of that have no market to speak of and are nominally unchanged in values. We quote Cypress at \$8@8.50 per M for 5x20 and \$11@12 do. for 6x20 regular assorted shipping. Pine shipping stock, \$2@2.50 for 18 inch, and Eastern saw grades at \$2@2.50 for 16 inch, as to quality and to quantity. Eastern shaved cedar, \$4@4.50 per M. Machine dressed cedar shingles quoted as follows: For 30 inch, \$15@20 for A and \$23@28.50 for No. 1; for 24 inch, \$13@15 for A and \$18.50@20.50 for No. 1; for 20 inch, \$8@9.50 for A and \$11@12.50 for No. 1.

Adrian G. Hegeman's office at No. 1321 Broadway, near Thirty-fourth street, is one of the most spacious and commodious of real estate quarters up-town. Mr. Hegeman's business has largely increased during the past six months. He has charge of several well-known estates, to the management of which he devotes special attention. He has all the facilities for buying, selling, renting and exchanging property and loaning on mortgage, and he also transacts an insurance business. Mr. Hegeman's integrity has gained for him a large clientele.

A reporter of THE RECORD AND GUIDE recently called at the warehouses of A. L. Fauchere & Co., Nos. 433 and 435 Seventh avenue, near Thirty-fourth street, where there is an extensive display of the rarest and most beautiful marbles. He was shown a *fac simile* of the mantel supplied to the palace of the Emperor of Germany, which is of Mexican onyx of a delicate light color. Several rare specimens of stone are here to be seen, including red numidia. Fauchere & Co. are large importers and manufacturers of marble, onyx and granite, which they have supplied to the Vanderbilt houses, the Mutual Life and Equitable buildings and numerous other structures.

S. J. K. Adler has recently taken an office at 1376 Third avenue, where he will to conduct a real estate and collection agency. He has been so long known at 183 and 202 Broadway, that his many friends may not know of this change. W. A. Darling, President of the Murray Hill Bank, is among his several references. His business card appears on the outside back page of this paper.

Contractors Notes.

Estimates for extension of sea wall on North Brother Island, City and County of New York, will be received by the Commissioners of the Health Department, at No. 301 Mott street, until 2.30 o'clock P. M. of the 17th day of February.

GENERAL LUMBER NOTES.

THE WEST.

Secretary G. W. Hotchkiss of the Chicago Lumbermen Exchange is to be congratulated upon his yearly report of the lumber trade of the above city. We have already published the figures therefrom most interesting to our readers, and place on file the eight page circular letter, required to cover the entire report, with high admiration for the patience, skill and application required to perfect such an elaborate and exhaustive compilation.

The Chicago Northwestern Lumberman says:

The lumber trade at large is waiting for developments. Probably not for years were both manufacturers and dealers so puzzled in trying to decide with respect to the future as now. There is absolutely nothing positive but the piles of lumber in sight. In ordinary years there are indications in January that point the way to future plans. This year signs have been so nearly absent, that lumbermen have only to wait till something appears that shall serve as a guide to onward movement. The lumber and other forest products, now changing hands in a meager volume, is for the purposes of meeting such consumptive demand as prevails. In no part of the country, East, West or South, is there a call for lumber as stock for future trade. Yard dealers are almost entirely out of the market, excepting as they send in an occasional mail order for sorts. As a natural result, the holders of bulk stocks at the mills, and wholesale yard dealers, are looking for better indications with some anxiety. As yet there has been an unusual lack of inquiry and requests for estimates. The waiting for something definite to "turn up" is being prolonged to a degree not common in former years.

Judging from the best information we have, from the widest possible range of territory, there will be a degree of actual curtailment in the input of logs this winter though it is doubtful if it will be as much as promised earlier in the season. Conditions for rapid work, at minimum cost are more than ordinarily favorable, and the result must be an input somewhat larger than was at first intended.

The Mississippi Valley Lumberman and Manufacturer as follows:

The extraordinary cold of the past week has not only greatly hindered operations in the woods but prevented handling lumber on the yards to fill what few small orders are on hand. Mercury has ranged from 20 to 40 below zero each day of the week. Light snows have fallen until it is getting to deep for good hauling in Wisconsin and Minnesota. Still in proportion to the number of men in the woods there are more logs banked than ever before at this date. Chicago is doing only a nominal business but its lumbermen are not anticipating an improvement until spring opens. There is a strong movement to take the lumber business to South Chicago and Michigan City, which will reduce expenses and enable them to sell cheaper than ever. The railroad situation remains the same. There is no pretension that the western lines are maintaining rates to Missouri river points. This is immaterial as there is so little lumber moving. There is reported one log raft sale of St. Croix logs, at Burlington Ia., but no figures are given.

LUMBERMAN'S GAZETTE, } BAY CITY, Mich. }

The season of absolute rest and retirement for the average Saginaw river lumbermen has not yet closed, and he is endeavoring to enjoy his vacation to the best of his ability, and with the utmost serenity. A Gazette representative visited the office of one of our prominent mill men a day or two since, and after the usual salutation accosted the man of uppers, common and culls with the inquiry as to what was the state of the market and the ruling price of the Saginaw river product. After the first look of surprise had vanished the aforesaid lumber king viewed us from head to foot with a look of disgust, because we had presumed to mention either business or prices to him. He said a few dealers from Ohio and the east, had been making friendly calls on the lumbermen at Bay City and East Saginaw, but they had invariably departed without referring to business. The long rows of lumber piles seemed to satisfy them that there was plenty of time between now and the opening of navigation to settle the question as to the policy of stocking up their yards; and as to prices—well, no person had inquired of him in relation thereto since the close of navigation until the Gazette representative started him by alluding to it. He imparted the information, however, that the curtailment of the log crop so much referred to would prove a reality, and that consequently there would doubtless be a demand for all the lumber on the docks, in due season; hence the lumbermen could afford to await the realization of their sanguine anticipations with the greatest equanimity. Whether his predictions will prove correct remains to be determined.

NAILS.—The general claim is still for an improving market, and reports in some cases take a very strong position. A great deal of the confidence, however, is based more upon what is expected than what is really secured, operators calculating that diminished production must throw advantage into the hands of sellers, especially if aided by a growth in the demand, and the latter is considered a certainty with the progress of the season. Business seems now to be quite as good as at the date of our last and the market firm. We quote at \$2.05@2.10 per keg for 10d. to 60d. on the average run of invoices.

PAINTS, OILS, ETC.—Business is a little better in some respects, the demand not only quickening for certain standard goods, but requiring rather larger invoices to satisfy it. A much fuller and more general outlet must be offered, however, to bring the market up into a state of animation, and holders, in the great majority of cases, are meeting all calls readily and steadily at about former valuation for goods as probably the best basis upon which the attention of buyers can be retained. Linseed Oil secures a fair average amount of attention and remains steady at 52@53c. for domestic and 54@55c. for foreign. Spirits Turpentine has been in average demand, without much change in cost, closing at 30 3/4@32c. per gallon, according to quantity, style of package, etc.

PITCH AND TAR.—Not much doing outside of ordinary trade orders and the market without new features of interest since our last. We quote Pitch \$1.75@2.00 per bbl.; Tar, \$2.00@2.25 do., according to quantity, quality and delivery.

SALES OF THE WEEK.

The following are the sales at the Exchange Sales room for the week ending January 30:

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

R. V. HARNETT & CO.

Water st., No. 648, n s, 187.10 e Scammell st., 20.6 x82.6, two-story frame dwell'g with extension, and brick stable on rear. John Jordan. 3,725
51st n s, 475 e 12th av., 25x100.5, brick tenem't. H. Wronkow. (Amount due) \$5,504, sold Aug. 28, 1876, at auction for \$6,200. 7,550
*120th st. s, 75 e Madison av., 25x100.11, vacant. Stephen C. Williams et al., exrs., &c. \$5,400
*120th st. s, s, adj., 75x100.11, vacant. Same. 13,550
10th av., Nos. 167 to 175, n w cor 20th st., 100x100, two three-story brick dwell'gs and one-story brick bldg. Philip E. Haag and Philip Bolender. (Leasehold, 21 years lease from July 1, 1866; ground rent \$1,200 per annum, and taxes, with renewals) 11,500

D. M. SEAMAN.

*125th st., n s, 175 w 1st av., 75x100, three-story brick school. Newman Cowen. (Amt due, \$8,152, prior morts. \$12,000) 17,500
J. L. WELLS.
Pleasant av., No. 413, w s, 49.11 n 122d st., 16x66, three-story stone front dwell'g. Catherine Hagan. (Amt due, \$1,312) 6,065

H. HENRIQUES.

*71st st., n s, 75 e 2d av., 250x102.2, five-story brick flats. Max Danziger. (Amt due, \$69,737) 30,000
*2d av. n e cor 105th st., 100.11x100; Nos. 2064-2070 2d av., four four-story brick flats unfinished; No. 301 E. 105th st., one four-story brick flat. Max Danziger. (Amt due, \$25,382) 24,000

JOHN F. B. SMITH.

14th st., No. 305, n s, 100 w 8th av., 25x103.3, three-story brick dwell'g. E. J. Lyons. (Mort. \$15,000) 21,200
48th st., No. 229 E., n s, bet 2d and 3d avs., 12.6x100.5, three-story stone front dwell'g. Strauss. (Mort. \$4,500) 9,300
110th st., No. 154, s s, 50 e Lexington av., 25x100, four-story stone front flat. Nicholas Banzett. (Amt due, \$5,140; prior mort. \$10,000) 11,500
110th st., No. 156, s s, 25x100, four-story stone front flat. Same. (Amt due, \$5,140; prior mort. \$10,000) 11,450
110th st., No. 158, s s, 25x100, four-story stone front flat. Same. (Amt due, \$5,140; prior mort. \$10,000) 11,900
110th st., No. 160, s s, 25x100, four-story stone front flat. Same. (Amt due, \$5,140; prior mort. \$10,000) 12,025

OTHER AUCTIONEERS.

15th st., No. 42, s s, 575 w 5th av., 25x103.3, four-story brick dwell'g. John M. Keys. (Amt due, \$5,000) 23,500
107th st., No. 220, s s, 266.2 e 3d av., 21.10x100.11, four-story brick dwell'g. James Martin. (Amt due, \$8,300; sub. to taxes and asmts) 1,000
*123d st., s s, 125 w 6th av., 14.10x100.11, vacant. Alden N. Swan, recr. 3,950
Total. \$225,115
Corresponding week, 1884. \$526,267

BROOKLYN, N. Y.

In the City of Brooklyn J. Cole, J. C. Eadie and others have made the following sales for the week ending January 30:

Henry st., w s, 155 n Congress st., 22x102. Augustus Paul. \$7,100
*Nassau st., n s, 90.10 w Hudson av., 18x94.4. The Brooklyn Dive Savings Bank. 3,000
*Poplar st., s s, 62.5 w Henry st., 23.2x100.7. D. S. Quimby. 3,000
Randolph st., n s, 100 e Stewart st., 50x100. Hy. Hewig. 160
Randolph st., n s, adj., 80x—x65x100. Settler Bros. 225
Randolph st., s e cor Glandale & East River R. R., 92.11x80x39.10x—. H. A. Mott. 680
Randolph st., s s, 167.11 e Glandale & East River R. R., 125x100. 525
Randolph st., n w cor Glandale & East River R. R., 146.8x100.5x101.1x—. Moser. 810
Stewart st., n e cor Randolph st., 50x100. Chas. Scheller. 210
Stewart st., s, s, adj., 50x100. H. Camp. 180
Stewart st., s w cor Randolph st., 100x100. 460
*Walworth st., e s, 225 s Willoughby st., 25x100. Jennie V. Wilbur. 1,300
*Walworth st., w s, 160 n De Kalb av., 23x100. Annie V. Lott. 3,900
Johnson av., n s, 100 e Humboldt st., 25x100, three-story brick dwell'g. James Rodwell. 2,850
Johnson av., n w cor Randolph st., 100.8x103.3x100.115.1. 900
Johnson av., n s, adj., 125.10x88.5x125x103.3. 925
Johnson av., n e cor Varick av., 25.2x75.2x68.3, gore. H. A. Mott. 215
Johnson av., n e cor Glandale & East River R. R., 31x99.7x39.10x—. Same. 645
Montrose av., s w cor Stewart st., 200x200 to Randolph st. H. Veschenmascher. 1,440
Montrose av., s, s, adj., 25x200, to Randolph st. H. A. Mott. 180
Montrose av., s e cor Stewart st., 200x—x215x100. Settler Bros. 640
Montrose av., s e cor Varick av., 100x100. Henry Smith. 760
Montrose av., s w cor Varick av., 24x73.2x68.6, gore. — Moser. 185
Montrose av., s w cor Glandale and East River R. R., 54.7x100.5x106.1x—. Same. 550
Stuyvesant av., w s, 110 s Quincy st., 25x50, four-story brick tenem't. R. F. Whipple. 5,000
Varick av., n e cor Randolph st., 100x100. Hy. Smith. 740
*5th av., e s, 19 s Park pl., 18x78.10. Geo. F. Bauer. 6,000
Total. \$42,430
Corresponding week 1884. \$48,035

CONVEYANCES.

NEW YORK CITY.

JANUARY 23, 24, 26, 27, 28, 29.

Allen st., No. 7, w s, 100 s Canal st., 25x87.6, two-story frame building and three-story brick building on rear, new tenem't projected. Adam Wagner to Charles Pfeiff. 1/2 part. Mort. \$5,000. Jan. 23. \$5,000
Allen st., No. 9, w s, 75 s Canal st., 25x87.6, three-story frame (brick front) dwell'g and two-story brick building on rear. 10,000
Allen st., No. 11, w s, 75 s Canal st., 25x87.6, three-story frame (brick front) front and frame buildings on rear. 10,000
Adam Wagner to Charles Pfeiff. 1/2 part. Morts. \$10,000. Jan. 23. 10,000
Broome st., No. 458, n s, 50 w Mercer st., 25x100, five-story stone front warehouse. George H. Wild, Shrewsbury, N. J., to Mary L. Wild and ano., exrs. H. N. Wild, dec'd. C. A. G. Mort. \$16,000. Jan. 22. 69,000
Broome st., No. 213, s s, 25 w Norfolk st., 25x75, five-story brick tenem't. Nicholas Kodisch to Auke Dooper. Dec. 15. 22,000
Broadway, w s, 46.11 n White st., 0 4x81.10x0.6x81.8. Charlotte M. wife of Frederick Goodridge and James R. Jesup, as trustee for said Charlotte M. Goodridge, to John M. Knox et al., exrs. and trustees R. S. Clark, joint tenants. Jan. 28. 1,000
Boulevard, e s, 25 s 131st st., abt 25x100, vacant. George B. Newell to Siegmund T. Meyer. Jan. 20. 1,675
Depeyster st., No. 31, 20x48.6x20x47.6, five-story brick building. Mary B. O'Donnell, extrx. J. H. Williams, to Mary B. O'Donnell, indivd. Ratification deed. Mort. \$2,000. Jan. 25. nom
Division st., No. 233, and No. 244 East Broadway, begins Division st., s s, 161 w Montgomery st., 23x106 to East Broadway, x23x106.10, two three-story brick dwell'gs. Jacob Davidson to Barnet Harris. Mort. \$7,000. Jan. 28. 18,000
East Broadway, s s, bet Jefferson and Clinton sts., 25x87.6. Joseph Foulke, Charlotte B. Sands, widow, John B. Foulke, Joseph Foulke, Jr., Babylon, William B. Foulke, Mary E. F. wife of and Cortlandt M. Taylor and Catharine B. wife of and John Neilson, to Morris Moses, Carbondale, Pa. Jan. 15. 6,500
East Broadway, No. 233, s s, 141.3 e Clinton st., 23.7x100, three-story brick dwell'g. Isaac Levi to Ernestine Kiwi, 1/2 part. Mort. \$8,500. Jan. 29. 14,250
Same property. Same to Joseph Kiwi. 1/2 part. Mort. \$8,500. Jan. 29. 14,250
Eldridge st., No. 22, e s, 75 s Canal st., 25x86.7x25x86.3, four-story brick building and three-story brick building on rear. Charles Pfeiff to Adam Wagner. 1/2 part. Mort. \$7,000. Jan. 23. \$11,500
Fulton st., No. 71, and No. 71 Beekman st., Smith Ely, Jr., to Sarah N. Worthington et al. exrs. and trustees H. R. Worthington. Q. C. All title under tax sale. 1,155
Ludlow st., w s, lot 50 bet Stanton and Houston sts on map made by S. Stillwell 1806, 25x87.6. The Missionary Soc. of the Most Holy Redeemer to Auke Dooper. Jan. 15. 25,000
Madison st., n s, 85 w Gouverneur st., runs north 85.8 x east 29.10 x south 5.7 x west 2.2 x south 78.7 to Madison st., x west 26.9, new tenement projected. The Cannon Street Baptist Church to Michael J. and Daniel F. Mahony. Mort. \$2,000. Jan. 23. other consid. and 6,000
Mitchell pl., No. 5 (49th st.), n s, 72 e 1st av., 18x80.10, three-story stone front dwell'g. Foreclos. Daniel W. Northup to Henry Ginnel, Brooklyn. Jan. 22. 9,450
Mott st., No. 199, w s, abt 110 s Spring st., 25x100, excepting gore off of n s, containing 0.8 inches front x 32, two-story frame building and two-story brick dwell'g on rear. David H. and Catharine or Kate L. Kersey, heirs Pat. Kersey, to Catharine Kersey, widow. Jan. 21. nom
Mulberry st., No. 54 and 56, e s, 150 s Bayard st., 50x91x50x88.9, three-story frame and three-story brick building with two three-story brick buildings on rear. 12,000
Mulberry st., Nos. 57 and 59, w s, 175 s Bayard st., 46x110.9x46x113.10, two three-story brick buildings, with two-story frame and three-story brick building on rear. 15,100
Mary E. Vanderpoel, widow, to George B. Vanderpoel, 1/2 part. Jan. 2. 9,000
Mulberry st., Nos. 54 and 56, e s, 50x91x50x88.9. George B. Vanderpoel to Julia V. Loew. 1/2 part. Jan. 21. nom
North Moore st., No. 28, s s, 18.11x87.6x17.9x87.6, seven-story brick warehouse. Bernardo Escorihuela, Valencia, Va., to The New York Real Estate Assoc. Confirmation and correction deed. Dec. 23. 12,000
Pearl st., No. 478, n s, 27x120x25x115, three-story frame (brick front) store and dwell'g and three-story brick tenem't on rear. Foreclos. Edward Patterson to Thomas R. Jackson. Mort. \$3,071. Jan. 23. 15,100
Pike st., No. 19, e s, 22 n Henry st., 24x44.10, three-story brick tenem't. Meyer Applebaum to Saville Levine. Morts. \$6,000. Jan. 26. 9,350
Water st., No. 98, n w s, 218.2 s w Wall st., 39x111.11 to Pearl st., x86.1x105.11, five-story brick warehouse, being known as Nos. 130 and 132 Pearl st. 2,750
Chambers st., No. 124, s s, 99.7 e College pl., 25.1x75.6, four-story brick warehouse. Frank Butterworth to Mary J. Clarke. part. Mort. \$15,000. Jan. 22. 2,750
Same property. Same to Byron W. Bates. part. Sub. to mort. \$15,000. Jan. 22. 2,750

Watts st, No. 26, n s, 70 e Varick st, runs north 63.10 x east 14 x north 14 to alley, x northeast along alley 8 x south 80.6 to Watts st, x west 21, with use of alley, two-story frame (brick front) building. Peter Ponlaye, of Tarbes, France, and Marie C. L. Ponlaye to Marie Pequet. Jan. 10. 7,000

11th st, No. 334, s s, 150 w 1st av, 25x94.10, five-story brick tenem't. Anthony Reichardt to Agatha Ranft. Jan. 28. nom

23d st, n s, 81.6 e 1st av, —x—75x98.9; Nos. 403 and 405, four-story stone front storage warehouse, No. 407, brick front building. William H. Schermerhorn and ano., exrs. of Samuel Leggett, to John Dwyer. Jan. 26. 26,000

23d st, n s, 81.6 e 1st av, 75x98.9. Charlotte F. Schermerhorn to John Dwyer. C. a. G. Jan. 26. nom

Same property. Rebecca F. Willets, Flushing, L. I., to same. C. a. G. Jan. 26. nom

28th st, Nos. 245 and 247, n s, 204.10 e 8th av, runs north 162.6 x west 50 x southerly 157.2 to beginning, five-story brick factory. Annie M. Cudlipp to Ellen O'Keefe. All title. Jan. 23. nom

29th st, n s, 360 e 3d av, 25x98.9.

31st st, n s, 330 w 1st av, 20x98.9.

109th st, s s, 220 w 3d av, 75x100.11.

Rose Flood to Peter Cain. Sept. 30. nom

30th st, No. 138, s s, 263 e 7th av, runs south 76.5 x east abt 6.10 x south 23.5 x east 26 x north 98.9 to 30th st, x west 35.7, two-story brick store and dwell'g and one-story brick dwell'g on rear. Foreclos. Anasa A. Redfield to Nicholas F. Palmer. Jan. 23. 10,800

34th st, No. 165, n s, 80 e 7th av, 20x74.1, three-story brick dwell'g. Emma Chandler to William Smith, Philadelphia, Pa. Jan. 23. nom

88th st, No. 234, s s, 292.10 w 7th av, 17.10x98.9, three-story brick dwell'g. Barbara wife of Frank A. Seitz to Jacob Herman. Jan. 29. 23,500

41st st, No. 221, n s, 230 e 3d av, runs east 25x northeast 72.6 x west 41.5 x south 39.10, four-story brick dwell'g. Isabella V. wife of John Hogan to William Bertsche and Maria his wife, joint tenants. M. \$10,000. Jan. 24. 16,250

431 st, No. 20, s s, 95 w Madison av, 22x100.5, four-story stone front dwell'g. Edwin O. Perrin to Joseph H. Mahan. Jan. 24. nom

Same property. Joseph H. Mahan to Rachel S. wife of Edwin O. Perrin. C. a. G. Jan. 26. nom

45 h st, No. 10, s s, 192 w 5th av, 16.7x100.5, four-story stone front dwell'g. Victoria A. Tucker, widow, to Ann wife of Francis H. Amidon. Mort. \$12,000. Jan. 26. 25,125

46th st, No. 333, n s, 374 w 8th av, 16.8x100.5, three-story stone front dwell'g. John Livingston to Agnes Elwood. Mort. \$9,500. Jan. 24. 17,000

46th st, No. 67, n s, 127 e 6th av, 18x100.5, four-story stone front dwell'g. Peter Mitchell to John Morgan. Jan. 24. 26,550

48th st, No. 313, n s, 170 w 8th av, 18x100.5, three-story stone front dwell'g. Sub. to encroachment. Henry Brash to Seba M. Bogert, Cranford, N. J. Jan. 27. 11,500

49th st, n s, 75 w 10th av, 25x100.5. Edward Wood, named as exr. and trustee of Gilead W. Candee, but declining to qualify to Christiana Bollman. Confirmation deed. Jan. 27. nom

50th st, No. 536, s s, 450 w 10th av, 25x100.5, five-story stone front tenem'ts unfinished.

50th st, Nos. 540 and 542, s s, 500 w 10th av, 50x100.5, two five-story stone front tenem'ts unfinished.

Foreclos. Henry C. De Witt to Jacob New. Jan. 29. 27,750

50th st, No. 538, s s, 475 w 10th av, 25x100.5, five-story stone front tenem't unfinished. Foreclos. Henry C. De Witt to John Campbell, Jr., and Hugh Getty. Jan. 28. 9,650

54th st, No. 429, n s, 400 w 9th av, 25x100.5, four-story frame building. Joseph I. West to William Honig. M. \$4,500. Jan. 28. 7,000

61st st, Nos. 355-359, n s, 225 e 11th av, 75x100.11, three five-story stone front flats. Moss S. Phillips, Brooklyn, to Bertha wife of John B. Smith. Mort. \$68,000. Jan. 22. nom

68 h st, n s, 125 w 11th av, 75x100.5. Edwin M. Wadsworth to Thomas J. Tobin. Q. C. June 21. nom

71st st, n s, 75 e 2d av, 250x102.2, five-story brick flats and vacant. Foreclos. John W. Van Hoesen to Max Danziger. Jan. 26. 30,000

73d st, n s, 100 w 1st av, 150x102.2, one factory and five tenem'ts. Adolf Klaber with Charles and Abraham Rosenthal. Agreement to sell for \$107,000 as follows: Cost \$23,000, mort. on above \$62,000 and the premises Nos. 634 to 640 East 16th st, s s, 100x103.3 at \$22,000, equity 75th st, No. 175, n s, 120 w 3d av, 30x102.2, five-story brick flat. John Livingston to Amanda B. Douglas. Jan. 2. 32,000

76th st, No. 221, n s, 255 e 3d av, 25x102.2, four-story stone front dwell'g. Henry P. De Graaf to Gotthold Haug. Jan. 26. 16,000

Same property. Gotthold Haug to Henry P. De Graaf. Mort. \$8,000. Jan. 26. 16,000

76th st, No. 12, s s, 179.2 w Madison av, 18.10x102.2, four-story stone front dwell'g. Eliza wife of and William Hill to Henry Morgen-thau. Mort. \$32,680. Jan. 23. 47,500

76th st, s s, 125 w 8th av, 25x102.2, vacant. Harriet B. Skidmore, widow, Lemuel and William B. Skidmore, heirs W. B. Skidmore, to Robert C. Ferguson. Q. C. Jan. 19. nom

76 h st, n s, 175 w 8th av, 50x102.2, vacant. John J. Clancy to William D. Dennis. Jan. 24. 24,000

76th st, No. 420, s s, 300 w Av A, 25x102.2, five-story brick flat. Simon Strauss to Julie Meyer. Mort. \$8,000. Jan. 29. 15,250

77th st, n w cor Lexington av, 5x102.2. Dwight M. Babcock, assignee T. Murphy, to Samuel Goldstick. Q. C. Jan. 8. nom

77th st, s e cor Madison av, 45x102.2. Clara I. Curtis, Ernest and Edith Hastings and Julia C. Munson to William H. De Forest, Jr. C. a. G. Jan. 17. nom

77th st, No. 220, s s, 280 w 2d av, 25x102.2, five-story stone front flat. Emil C. Karg to Kaspar Karg. Sub. to mort. \$14,500. Jan. 24. 23,500

78th st, n s, 100 e 2d av, 25x102.2, vacant. Daniel W. F. McCoy and ano., exrs. J. L. McCoy to Edward Ward. Jan. 26. 5,500

78th st, Nos. 332-336, s s, 270 w 1st av, 46.8x102.2, three three-story brick dwell'gs. Herman Wronkow to William De Leeuw. Morts. \$16,500. Jan. 26. 21,250

79th st, No. 161, n s, 303 w 3d av, 15.6x102.2, three-story stone front dwell'g. Mary C. wife of an dWilliam E. Marcus to Siegfried C. Cahn. Mort. \$8,000. Jan. 26. 16,500

80th st, Nos. 337 and 339, n s, 100 w 1st av, 50x102.2, two four-story stone front dwell'gs. William Eggert to Karl M. and Samson Wallach. Mort. \$15,000. Jan. 26. 25,000

81st st, n s, 150 e 2d av, 50x120.2. Release mort. James S. Nason, Plainfield, N. J., to Alphonso Beaudet. Jan. 28. nom

83d st, No. 403, n s, 84 e 1st av, 26x102.2, four-story brick tenem't. Philip Braender to Bartholomew Breton. Jan. 26. 25,000

83d st, No. 120, s s, 250 e 4th av, 25x102.2, two-story frame dwell'g. Louis B. Prahar, Brooklyn, to Leopold H. Prahar. Mort. \$5,000. Dec. 5. 13,000

86th st, No. 320, s s, 275 e 2d av, 12.6x102.2, three-story stone front dwell'g. Herman Nestrock to Hugo Gorsch. Mort. \$5,062. Jan. 21. 6,250

87th st, No. 445, n s, 77 w Av A, 22x100, three-story stone front dwell'g. James L. MacMahon to Isaac S. Adams. Ms. \$7,000. Jan. 29. 11,300

93d st, n s, 255 e 4th av, 50x100.8, vacant. Sarah A. wife of and Andrew Thompson, Norwalk, Conn., to James H. Redman, Brooklyn. Mort. \$6,888. Jan. 26. 20,000

93d st, No. 235, n s, 375 e 3d av, 25x100.8, five-story brick flat. Foreclos. John H. Glover to Thomas Hagan. Jan. 27. 1,600

93d st, No. 237, n s, 400 e 3d av, 25x100.8, five-story brick flat. Foreclos. Same to same. Jan. 27. 1,500

103d st, n s, 260 e 3d av, 100x100.9.

104th st, s s, 260 e 3d av, 100x100.9.

Release mort. John Townshend to Charles F. Willis. Sept. 9. nom

104th st, No. 240, s s, 175 w 2d av, 18.9x100.11, three-story stone front dwell'g. Burkard Goodman to Charles E. Bruce, Brooklyn. Mort. \$7,000. Jan. 26. 11,000

107th st, No. 220, s s, 266.3 e 3d av, 21.10x120.11, four-story brick dwell'g. Foreclos. Edward Patterson to James Martin. Sub. to any taxes and assessm'ts. 1,000

109th st, s s, 204 w 4th av, 51x100.11. Michael Reilly to George Pancoast, trustee Mary A. Archer. Release. Jan. 22. 43

114th st, No. 106, s s, 105 e 4th av, 16.8x100.11, three-story brick dwell'g. Mary Devlin, widow, to Mary Tully. In trust. Jan. 22. nom

115th st, No. 114, s s, 105 e 4th av, 25x100.11, five-story brick flat. Contract. Emil Haensch to Peter Eagan, Jr. Jan. 24. 21,500

118th st, Nos. 154 and 156, s s, 277.3 w 3d av, 49.11x100.11, two five-story brick flats. John Walker to Louise P. wife of Frank P. Norton, Stony Brook, L. I. Morts. \$31,000. Jan. 24. 51,000

120th st, s s, 75 e Madison av, 100x100.11, vacant. Foreclos. Hiram D. Ingersoll to Stephen C. Williams et al., exrs. Alex. Van Rensselaer. Jan. 28. 19,950

121st st, No. 52, s s, 83 e Madison av, 17x100.11, three-story stone front dwell'g. Foreclos. John W. Van Hoesen to Ferdinand J. Niemann. Jan. 20. 500

121st st, s s, 300 w 4th av, 5x100.11, being a portion of No. 52 East 121st st. John J. Hughes, Brooklyn, to Ferdinand J. Niemann. Jan. 17. nom

121st st, s s, 200 w 4th av, 0.6x100.10. Samnel S. Constant to Christianna R. Kehoe. Q. C. Jan. 3. nom

124th st, No. 100, s e cor 4th av, 30x100.11, five-story brick flat. Urcilla wife of and Thomas Mackellar to Robert H. Craft. Mort. \$30,000. Jan. 23. 75,000

124th st, s e cor 4th av, 30x100.11. Robert H. Craft to Walter E. Woodford. See 5th av. Morts. \$35,000. Jan. 27. nom

128th st, No. 250, s s, 375 w 7th av, 25x99.11, four-story stone front flat. John F. Halsted, Brooklyn, to James H. Beattie. Mort. \$15,000. Jan. 26. exch

129th st, No. 214, s s, 167 w 7th av, 17x99.11, three-story stone front dwell'g. Robinson Gill, Brooklyn, to Gustavus Rice. Mort. \$10,000. Jan. 27. 15,000

129th st, No. 212, s s, 150 w 7th av, 17x99.11, three-story stone front dwell'g. Same to Max Altmer. Mort. \$10,000. Jan. 27. 15,000

129th st, No. 227, n s, 283.4 w 7th av, 16.8x99.11, three-story stone front dwell'g. Stephen J. Wright to Charles L. Linsley. Mort. \$9,000. Jan. 24. 13,500

130th st, No. 218, s s, 225 w 7th av, 20x99.11, three-story stone front dwell'g. Urania Webster, widow, Wethersfield, Conn., to James B. Bloomfield. Mort. \$15,000. Nov. 15. 20,000

130th st, No. 160, s s, 96 e 7th av, 20x99.11, three-story brick dwell'g. William J. Merritt to William K. Underhill. Mort. \$6,500. Jan. 27. 16,000

131st st, s s, 100 e Boulevard, 25x99.11, frame

stables. Partition. George B. Newell to Siegmund T. Meyer. Jan. 29. 1,010

131st st, s s, 250 e 12th av, 25x99.11, four-story brick dwell'g. John G. Heintze to Charles Wehle. Mort. \$9,800. Feb. 25. nom

Same property. Charles Wehle to Charles W. Dayton. C. a. G. Sub. to mort. Jan. 22. nom

135th st, s s, 325 e 8th av, 25x142.6x31.3x161.4, vacant. Elizabeth H. Brown, extrx. J. Brown, to Henry Day. Jan. 22. 6,750

137th st, s s, 375 w 6th av, runs north 99.11 x west 75 x north 48 x west 22 x north 51.11 to 137th st, x east 97, vacant. William J. Chaloner to Elizabeth D. Chaloner. Nov. 24. nom

151st st, n s, 275 e 10th av, 150x99.11, vacant.

152d st, s s, 275 e 10th av, 150x99.11, three-story frame dwell'g. Joseph R. Frazier, assignee James McKenney, to James H. McKenney. July 17. nom

165th st, s s, 120.6 e 10th av, 59.11x53.9x60.6x45.5. Julian C. Lawrence to James H. Temple. Morts. \$3,000. Dec. 24. nom

Av A, No. 15, e s, 67.1 s 59th st, 16.8x75, three-story stone front dwell'g. Charles V. Schmidt, Jersey City, to Randolph Guggenheimer. Mort. \$3,750. Jan. 23. nom

Same property. Randolph Guggenheimer to Lena wife of Charles V. Schmidt, Jersey City. Jan. 23. nom

Lexington av, No. 1635, 25x95, four-story stone front dwell'g. Contract. Frederick R. Frech, New Dorp, S. I., to Louisa Lowin-stamm. Jan. 24. 15,200

Madison av, No. 1965, e s, 38.5 s 126th st, 19x89.9, four-story stone front dwell'g. Frederick H. Wills to Charles Blandy. Q. C. Jan. 28. nom

Same property. Charles Blandy to Emma L. wife of Frederick H. Wills, Q. C. Jan. 29. nom

1st av, No. 1450, e s, 76.6 n 75th st, 25.7x88, five-story stone front flat. Rosanna wife of and Michael McGinty to Morris Blum. Mort. \$15,000. Jan. 28. 25,000

1st av, No. 1086, e s, 25.5 n 59th st, 25x75, four-story brick tenem't.

2d av, No. 2162, n e cor 111th st, 25.11x75, four-story brick tenem't.

Henry Siemers to Herman Wendt. Jan. 22. nom

Same property. Herman Wendt to Henry Siemers and Engelina A. T. his wife, joint tenants. Jan. 22. nom

1st av, Nos. 1602-1606, n e cor 83d st, 77.2x84, three four-story brick stores and tenem'ts. Philip Braender to Bartholomew Breton. Mort. \$31,000. Jan. 26. 94,000

1st av, n e cor 83d st, 77.2x84.

83d st, n s, 84 e 1st av, 26x102.2.

Bartholomew Breton to Philip Braender. Mort. \$51,000. Jan. 27. 119,000

2d av, n e cor 105th st, 100.11x100; Nos. 2064-2070 2d av, four four-story brick flats, and No. 301 East 105th st, four-story brick flat. Foreclos. John W. Van Hoesen to Max Danziger. Mort. \$14,000. Jan. 26. 10,000

2d av, 92d st. Party wall agreement. Hugo Gorsch with John Lowden. Jan. 2. nom

Same property. Amendment to party wall agreement providing for an encroachment. John Lowden with Hugo Gorsch. April 22. 75

2d av, w s, 100.9 s 105th st, 0.2x100. Mary E. wife of Jeremiah H. Moore to Theresa wife of John Schappert. Q. C. Jan. 23. nom

2d av, s e cor 84th st, 51x100.

84th st, n s, 100 e 2d av, 50x100.2.

84th st, s s, 300 w 1st av, 100x100.2.

Jane A. Colwell, widow, and devisee W. H. Colwell, to Eva wife of George Muller. Contract. Corrects error in issue of Jan. 24. Jan. 17. 63,000

3d av, Nos. 1316, 1318 and 1320, n w cor 75th st, 102.2x100, three three-story brick buildings.

75th st, n s, 100 w 3d av, 20x102.2, three-story frame dwell'g. Sub. to encroachment. Alexander Brandon exr. and trustee Isabella Brandon, dec'd., to Jacob and Louis Vogel. Morts. \$55,000. Jan. 26. 105,000

3d av, w s, 103.11 s 100th st, 25x100. Release curtesy. William B. Hooper to Isaac Mayer and Rosa his wife. Jan. 23. 50

Same property. Release of curtesy. William A. Hustace, Eastchester, to same. Jan. 26. 50

4th av, s e cor 79th st, 84x60.

Lexington av, s w cor 79th st, 84x74.

79th st, s s, 74 w Lexington av, 56x102.2.

William Frame to James A. Frame. All liens. Jan. 15. 100

4th av, e s, 25.2 s 89th st, 25.2x85.3, vacant. Mary N. wife of and John Townshend to James Harriman. Jan. 16. nom

4th av, No. 1631, e s, 28 s 91st st, 28x96, four-story brick flat. James H. Redman, Brooklyn, to Andrew Thompson, Norwalk, Conn. Mort. \$17,500. Jan. 26. 32,000

Same property. Release mort. William M. Stilwell, trustee, to James H. Redman. Jan. 14. nom

Same property. Release mort. Same to same. Jan. 14. nom

4th av, n w cor 90th st, runs north 200 to 91st st, x west 920 to Middle road or 5th av, x southerly 318 x easterly 408 x easterly 800 to beginning, contains 10 acres. Rev. Francis X. Huber, Hoboken, to Rev. Anastasius Smits, Englewood, N. J. 1/2 part. May 5. nom

4th av, No. 2336, w s, 60 s 127th st, 20x75, four-story brick dwell'g. Lotie S. wife of Isaac N. Hebbert to Elbert Bailey. Mort. \$4,000. Jan. 15. 10,500

5th av, s w cor 132d st, 149.11x110, vacant. Walter E. Woodford to Thomas Mackellar. Mort. \$30,000. Jan. 23. 70,000

5th av, s w cor 132d st, 149.11x110, Townsend

Wandell to Thomas Mackellar. Q. C. Correction deed. Jan. 26. nom
 7th av, e s, 50.5 n 113th st, 25.3x100, vacant. George G. King, Newport, R. I., to Edith E. King. Jan. 22. nom
 7th av, s e cor 123d st, 50.5x75. John W. Smith to Ferdinand Kurzman. Morts. \$17,500, judgment, \$619. Jan. 21. nom
 7th av, s e cor 128th st, 49.1x75, vacant. Samuel H. Bailey to Michael Hughes. Morts. \$30,000, taxes, &c. Jan. 26. nom
 8th av, s w cor 133d st, runs south 99.11 x west 100 x north 62.4 x northeast 62.7 to 133d st, x east 50, vacant. Leontine J. as widow and with Lydia A. Lockwood, exrs. L. A. Lockwood, to Benjamin Bernard. Mort. \$12,000. Dec. 19. 19,400
 8th av, s w cor 133d st, runs south 99.11 x west 100 x north 62.4 x northeast 67.11 to 133d st, x east 50. Amy A., Lydia A. and Leontine J. Lockwood, Brooklyn, to same. Q. C. Dec. 19. nom
 8th av, n e cor 133d st, runs north 124.11 x east 92.1 x north east 124.11 to 134th st at point 192 e of 8th av, x east 33 x south 199.10 to 133d st, x west 225, two-story foundry and stables. Sarah E. Cornish, sole extr. and trustee of W. H. Raynor, dec'd, to Robert E. Dietz. All title. Dec. 31. 200
 Same property. John H. Morris to Robert E. Dietz. 1/5 part. Q. C. Jan. 27. nom
 10th av, No. 585, w s, 50.5 s 43d st, 25x100, three-story brick front building and two story brick front building on rear. Catharine wife of and John P. Eller to Julius Froelich. Jan. 24. 15,000
 11th av, n e cor 75th st, 100x100, vacant. Leonard W. Johnson to Francis M. Jencks. Jan. 24. 20,500
 Same property. Release judgt. George L. Harrington to Leonard W. Johnson. Jan. 26. nom
 12th av, n e cor old Schieffelin st, 50x100—x—George N. and Newbold Lawrence, exrs. J. B. Lawrence, to Mary Rogers, widow. Jan. 26. nom
 Triangular lot on boundary between W. S. Dunn and H. B. Clafin, at intersection of Croton aqueduct land, runs north 170.3 x south 92.3 to said Croton aqueduct land, x southwest 157.2, contains 165-1,000 acres. William S. Dunn to Horace B. Clafin. Jan. 28. 250

MISCELLANEOUS.

All property late of Mary Long now held in trust by the Chamberlain of the city of New York. William E. Allen, Bridgeport, Conn., to Louise F. Allen. Jan. 28. nom
 Assignment of judgment for \$1,580, Justus L. Bulkley, individ., and as assignee of George Palen & Co., to Daniel B. Fayerweather and Harvey S. Ladew, of Fayerweather & Ladew. Jan. 17. nom
 Document being a statement of the estate of William De Forest, containing the allotments to the eleven surviving heirs to his residuary estate.
 Exemplified copy of the last will and testament of Thomas Smith with letters testamentary. General assignment. Simon and Morris Rindskopf, Raphael Buchman and Jacob Rosenthal, of Rindskopf Bros. & Co., to Jacob W. Mack. Sept. 19. nom
 Last will and testament of Mary Halliday, dec'd.
 Release dower. Addie B. Leggett wife of Oscar C. to purchasers at the sale under decree in partition in Leggett vs. Leggett. nom
 The Financial Daily Record, also the Manuel of Statistics, with good will and effects of both. Charles M. Goodsell to James H. Goodsell. All title. 1,750
 Same property. James H. Goodsell to The Financial News Association. 300 shares of said association, valued at 3,000

23d and 24th WARDS.

Gambрил st, n s, 556.8 e Marion av, 25x100. Wm. S., Chas. W. and Geo. F. Opydyke and William Peet, assignee G. F. Opydyke, to Louis G. Struever. Jan. 20. 350
 Gambрил st, n s, 346.8 e Marion av, 25x100. Same to George Hassenfratz. Jan. 20. 350
 Jacob st, s w s, part of lots 30 and 31 map Fordham, 60x100. Bridget Giblin, widow, to Susan A. Giblin. Jan. 22. gift
 Ryer st, e s, 225 n 182d st, 25x266.6x25x269. Abraham Steers to Druscilla wife of Edward C. Lynch. Oct. 15. 1,071
 Summit st, s s, 873 e Marion av, 25x100. Wm. S., Chas. W. and Geo. F. Opydyke and Wm. Peet, assignee of Geo. F. Opydyke, to Charles Miller. Jan. 15. 350
 Williamsbridge road, w s, 75.3 n Rockfield st, 25 x 107.2 x 25 x 109.1. Wm. S., Chas. W. and Geo. F. Opydyke and William Peet, assignee of Geo. F. Opydyke, to John Cully, Jersey City. Jan. 15. 350
 142d st, 190 w Brook av, 50x100. General release, especially as to any claim or title against said property. Sarah wife of John O'Brien to David Boyd. 1,033
 143d st, s s, 125 e Willis av, 16.8x100. Patrick Kearns to Patrick Keenan. Jan. 26. 1,200
 147th st, s s, 125 e Prospect st or Southern Boulevard, 25x100. Benjamin W. Wilson, Brooklyn, to Leonard Rintelen. Dec. 2. 210
 Alexander av, e s, 160 n 139th st, 20x75. John McCloskey to John J. Hughes. Jan. 22. nom
 Same property. John J. Hughes to Dora Gross. Mort. \$3,000. Jan. 22. 6,000
 Railroad av, n e cor 11th st, 100x100. Eliza A. Cross to Joseph O. Downes. Jan. 27. 2,000
 b ns av, s e s, 188 n e 167th st, 25x148x25.1x

149.1. Henry D. Tiffany to Vincenzo Palmieri. Jan. 23. 500
 Stebbins av, w s, 415.4 n 167th st, 30x77.7x30.3x 73.6. James H. Mayhew to Albert Gatti. Jan. 22. 475
 Willis av, n e cor 148th st, runs north 17.7 x east 8.1 x south 15.7 to 148th st, x west 10.1. Lawrence Walsh to Gustavus F. Swift, Chicago, Ill., and Edwin C. Swift, Lowell, Mass. Dec. 1. 400
 1st av, s e s, part plot 47 map Claremont 50 x about 130 to Doughty's Brook, x50x134. Joseph F. Goble et al., exrs. and trustees G. S. Goble, to Hugh N. Camp. Mort. \$650. Dec. 30. 650
 Same property. Hugh N. Camp to Alice E. Camp. Mort. \$650. Jan. 22. 650
 Plot 21, 1,045-10,000 acres, part in West Farms and part in Morrisania, begins at s s Harlem River and Portchester R. R. 122.5 e of Bungalow Creek, with land under water as far as it extends into the Sound. Jacob Van Wagenen and Horace K. Thurber, individ., and as assignee of said J. Van Wagenen, to William A. W. Stewart, substituted assignee. C. a. G. Mar. 26, 1883. nom
 Part lot 15 map Rebecca Bassford property, Fordham, begins at point 81.7 s e Thomas av, 25x25x25x25, being rear of a lot e s of Thomas av, 240 s of Kingsbridge road. William Coogan, Fordham, to The Mayor, &c., New York. Dec. 31. 500

LEASEHOLD CONVEYANCES.

Chrystie st, No. 136, e s, 25x100. Francis A. Livingston to John Simon. 21 years, from May 1, 1885, per year. 450
 Fulton st, No. 258. Assign. lease. Charles Spellmeyer, Hoboken, N. J., to John H. F. Kramer and John F. Schrader. nom
 Grand st, Nos. 610 and 610 1/2. Assign. lease. Lukas Breitenstein to Emilie Binder. 4,700
 Same property. Assign. lease. Emilie Binder to Catharina Lipsius, Brooklyn. nom
 Washington st, Nos. 43 and 45, e s, 25 n Morris st, 50x79. Assign. lease. Samuel Thorne et al., trustees, to Helen Le R. Stewart. 12,000
 Same property. Helen Le R. Stewart to Walter H. Mead, trustee Angelina J. Depau, dec'd. 13,000
 13th st, No. 104 E., 4 years, from May 1, 1901, per year \$1,080; also 4th av, No. 135, s e cor 13th st and No. 102 East 13th st, for 20 1/2 years, from Nov. 1, 1884, per year \$2,510. Andrew J. Garvey to Annie R. wife of Patrick J. Sharkey.
 14th st, No. 2 E. Assign. lease, two upper floors. Elvira C. Hoffman to Alfred Hosack. nom
 2d av, No. 2183, store. Assign. lease. S. H. May & Co. to Christopher Edebohls. nom
 5th av, No. 292; also a room No. 54 Broadway. General assign. of above leases and other property for benefit of creditors. Henry P. Cooper to Henry P. Cooper & Co. nom

KINGS COUNTY.

JANUARY 23, 24, 26, 27, 28, 29.
 Adelphi st, e s, 421.6 s Myrtle av, 22.6x123.10, h & l. Elizabeth wife of Geo. V. Newcomb to Araminta Newcomb. nom
 Bergen st, s s, 408.9 e Utica av, 25x127.9. James Doyle to Bridget Doyle. C. a. G. nom
 Bergen st, n s, 100.6 e Hoyt st, 20x100, h & l. Harman H. Fahrenholz to Ernst F. Sandkuhl, New York. Mort. \$1,000. nom
 Same property. Ernst F. Sandkuhl, New York, to Sophia wife of Harman H. Fahrenholz. C. a. G. Mort. \$1,000. nom
 Boerum st, n s, 175 w Morrell st, 25x100. Joseph Sell to Alois Boehmer and Barbara his wife, joint tenants. 1/2 part. 2,800
 Bridge st, w s, extent from Water st to Front st, 200x220.
 Bridge st, w s, 24.10 s Front st, 24.11x95.
 Bridge st, s w cor Front st, 24.10x95.
 James How et al., trustees Union White Lead Mfg. Co. to The Union White Lead Mfg. Co. nom
 Court st, s e s, 14 n e Sackett st, 21x95, in two courses, x21x92, in two courses, h & l. Robert Castle to George H. Bunce. Sub. to dower of Rose S. Castle and other liens. nom
 Court st, s e s, 14 n e Sackett st, 21x90x21x92, h & l. George H. Bruce to Rose S. wife of Robert Castle. All liens. nom
 Covert st, e s, 75 s Bushwick av, 125x100. Thomas McDonald to Elizabeth A. wife of John Harrison. 1/2 part. Morts. \$1,900. 1,250
 Columbus pl, w s, 96 s Herkimer st, 48x105x46x 57x2x48. Christopher P. Skelton to John Walters, Jr. 900
 Cook st, s s, 120 e Graham av, 25x100, also property in New York City. Jonah D. F. Smith and ano., exrs. A. Smith, dec'd, and as trustees deed by Jonathan H. Smith, John D. F., Adon, Jr., and Harlan P. Smith to Louise F. wife of John H. Wheeler, Albemarle Co., Va., Daniel McMurtrie, Milton, Pa., and Clarence E. Johnson, New York. nom
 Douglass st, s e cor Nostrand av, runs east 700 to New York av, x south 255.7 to Degraw st, x west 116.8 x north 151.8 x west 25 x south 130 x west 73 to Degraw st, x west 182.4 x north 127.9 x west 205 to centre Clove road, x north-west 130 to Nostrand av, x north 22. John Heyzer to William F. Church. Sub. to mort. \$9,000, also taxes and assmt's, and tax sales 1845 and 1846. 1,000
 Dean st, s s, 299.8 w Sackman st, 20x107.2, East New York. J. Condit Halsey to Carrie A. Barrett. Mort. \$800. 1,400
 Dean st, n s, 75 e Smith st, 20.10x100. Annie,

Mary E. and Margaret Doyle, devisees Mary Doyle, to Agnes Conradt. Mort. \$3,000. 4,850
 Dean st, n s, 200 e Buffalo av, 25x107.2. }
 Dean st, n s, 150 e Buffalo av, 25x107.2. }
 Christopher Schaal to Conrad Bauer. 675
 Eldert st, s s, 193.6 e Broadway, 16.10x100. Foreclos. Bernard J. York to Russell W. Adams. 50
 Same property. John B. Mills, Hampton, N. Y., heirs John P. Mills to Russell W. Adams. nom
 Ellery st, s s, 100 w Marcy av, 100x100, h & l. Nicholas B. Hooper to N. B. Hooper and James Pryor, of Hooper & Pryor. 3,600
 Earl st, s s, 80 e Utica av, 100x100, Flatbush. Felix F. Leonard, Louisville, Ky., to Patrick F. Keany. nom
 Grant st, s s, 50 w Lawrence st, 50x113.1, Flatbush. John Z. Lott to Frederick Hothan and Elizabeth his wife, joint tenants. nom
 Same property. Henry Hothan to John Z. Lott. nom
 Grove st, s e s, 350 s w Central av, 25x100. Foreclos. Lewis R. Stegman to Henry Ahrens. 1,600
 Hall st, e s, 90 s Myrtle av, 22x75. Benjamin L. Coffin and ano., exrs. P. A. Mayor, to Alois Lazansky. Q. C. nom
 Harrison st, n s, 83 e Henry st, 21x100. William H. Coffin, Boston, Mass., to George F. Opydyke, Plainfield, N. J. Mort. \$6,000. nom
 Hull st, n s, 265 e Stone av, 60x100. Clara E. Cobb to William M. Miller. Mort. \$1,000. 1,000
 Halsey st, n s, 200 w Reid av, 33.4x100. Release mort. George C. Tappen to Margaret Mulledy. nom
 Herbert st, s s, 50 w William st, 50x100. Arnold Wyman, Montezuma, N. Y., to Michael J. Malone. 2,400
 Hart st, n s, 350 w Marcy av, 22x100. Adrianna wife of Charles Bush to Charles E. Watts. 2,200
 Henry st, e s, 241.8 s Harrison st, 16.8x110. Phebe wife of James W. Dearing to Maria A. wife of George B. Dearing. Mort. \$4,500. nom
 Henry st, e s, 258.4 s Harrison st, 16.8x110. Phebe wife of James W. Dearing to Emeline wife of Henry Farritt. Mort. \$4,500. nom
 Herkimer st, n s, 265 e Utica av, 20x100, h & l. Rogene Vincent to Jennie B. wife of George M. Dailey. Mort. \$1,800. 4,000
 Herkimer st, n s, 125 w Hopkinson av, 25x100. John Macdonald to Grace Macdonald. nom
 Herkimer st, n s, 100 w Hopkinson av, 25x100, h & l. John Macdonald to Grace Macdonald. nom
 Herkimer st, n s, 383.4 e Albany av, 16.8x100. John W., Charles E. and William G. Wallis to William Wallis. nom
 Howard pl, s e cor Braxton st, 160x100. Foreclos. Frank Reynolds to Annie C. McWhorter. 1,800
 Hancock st, s s, 310 w Marcy av, 20x100. George H. Stone to Elizabeth G. wife of Peter F. Flood. Correction deed. nom
 Hewes st, n s, 245.6 e Wytte av, 22.3x200 to Hoojer st. Julius Bindrim, Newtown, L. I., to Henry Broistedt. Mort. \$6,500. 11,500
 Hicks st, w s, 20 n Carroll st, 20x95, h & l. George Roll to Mathilde Hennings. 6,300
 India st, s s, 270 e Franklin av, 25x100. Althea B. wife of George W. Allen, Mary E. wife of John A. Affleck, Emma M. wife of Henry Commerding, William W. and Samuel W. Gilbert to Libbie J. wife of Charles A. Miller. 2,400
 Jay st, w s, 125 n Tillary st, 20x102.9. Hermann A. Bolte, New York, to John H. Korff. All title. 588
 Jay st, w s, 145 n Tillary st, 20.8x102.10x17.3x 102.9. Same to same. All title. 588
 Jay st, w s, 125 n Tillary st, 40.8x102.10x37.3x 102.9, hs & ls. Annie Gumaer, Jersey City, to same. C. a. G. 588
 Same property. Wilhelm Korff, heir of Mary E. Bolte, to same. C. a. G. 588
 Jay st, w s, 145 n Tillary st, 20.8x102.10x17.3x 102.9. }
 Jay st, w s, 125 n Tillary st, 20x102.9. }
 Alexander Thackara, Philadelphia, Pa., to Emma E. Bolte. An estate of courtesy during life of Hermann Bolte. 4,000
 Same property. Estate of courtesy as above. 1,165
 Jefferson st, n s, 175 e Patchen av, 43x200 to Putnam av. Bernard Levino to Mary L. Richards. Mort. \$350. 7,550
 Jefferson st, n s, 350 e Marcy av, 20x100, h & l. George H. Stone to Herbert Fuller. Morts. \$9,000. 11,250
 Kosciusko st, s s, 275 e Sumner av, late Yates av, 25x100. Adeline Voss to George H. Schmedes. Mort. \$2,300. 3,900
 Locust st, s e s, 150 n e Broadway, 25x100. Mary Muller, widow, and as joint tenant, Brooklyn, Mary C. wife of John H. Myers, Scranton, Pa., Edward G., Emil H. and Otto C. Muller, heirs B. Muller, to Robert B. Muller, heir of B. Muller, and Maggie F. his wife, joint tenants. Mort. \$3,000. 5,800
 Linden st, n s, 175.3 e Wyckoff av, 75x100. Nicholas W., Catherine M. and Ann E. Meserole, Mary I. wife of and Charles W. Osborne and Henrietta wife of and Charles P. Manny, heirs of Henrietta R. Meserole to James Conroy and Elizabeth his wife, joint tenants. 950
 Meserole st, n s, 100 e Graham av, 25x100. George Wolf to Mathias Beck and Margaretha his wife, joint tenants. 3,000
 Meserole st, n s, 375 w Waterbury st, 25x—x27.1 x—. Mathias Beck to Eberhardt Beck. All title. 5,100
 Madison st, s s, 420 e Tompkins av, 20x100. Charles Isbill to Myron A. Hull, New York. Mort. \$4,000. 6,600
 Mill lane, n s, adj Van Embury's, Emmons, Van Mater and Fleming's, Flatlands, abt 45 acres; also, main road in Canarsie, s w s, adj Van

Embury, Eldert, Holmes and Livingston, indeft. plot; also plot of meadow lands of W. G. Wyckoff. Maria V. Van Embury to William G. Wyckoff. Release. Q. C. nom
 Magnolia st, s e s, 100 n e Irving av, 25x100. John D. Fish to John Bradley. 600
 Magnolia st, s e s, 225 s w Irving av, 25x100. James Kilcoyne to Dominick and Mary Dacy. New York. 550
 McDonough st, n s, 125 w Reid av, 16.8x100. William Curry to Annie A. Graves. Mort. \$5,000. 7,000
 Nassau st, w s, 1,425 n 1st st, 50x150, New Lots. Serena L. Bridges to John F. James. 500
 Nassau st, s s, 92.2 e Gold st, 22.5x88.1x19.5x—. Martha Baldwin to Richard Marsland. Mort. \$2,000, taxes, &c. nom
 North Elliott pl, w s, 125.10 s Park av, runs west 70.4 to centre old Division st, x south-west 27.6 x east 82.5 to North Elliott pl, x north 25. Joseph A. Weeden to William P. Douglas, of Douglaston, L. I. M. \$2,000. 3,500
 Pacific st, n s, 120 e Troy av, 25x100. George S. Wheeler to Ann McFarland. 550
 Plymouth st, n s, 180 e Bridge st, 20x99.7, h & l. James Shevlin to Sarah Jane Brown. 3,000
 Poplar st, s s, 62.5 w Henry st, 23.2x100.7. Fore-clos. Charles B. Farley to David S. Quimby. 3,000
 Park pl, late Baltic st, s s, 300 w Buffalo av, runs south 127.9 x west 22 x northwest 16 x north 112 to Baltic st, x east 25. Charlotte H. Perry to Sarah F. Morisey. 106
 Same property. Sarah F. Morisey to Maria T. Weed. 125
 Park pl, s s, 225 e Franklin av, 150x151. Albert Woodruff to Mary A. wife of John H. Seed. nom
 Quincy st, n s, 209 e Bedford av, 16x100, h & l. Winfield S. Ray and Benjamin F. Rhodes to George W. Nash. Mort. \$5,000. 8,900
 Ralph st, n s, 335 w Central av, 40x100. Frank-lin Phillips to Eliza Phillips. Mort. \$800. 3,000
 Sandford st, w s, 200 n Willoughby av, 50x100. William D. Cragin, legatee, Mary B. Cragin and Aaron Cragin, Jr., of Cortlandt, N. Y., to The White Potter and Paige Mfg. Co. 2,200
 Sandford st, e s, 125 s Flushing av, runs east 100 x south 34.5 x northwest 101.3 to st, x north 17.5. William H. H. Childs to Sarah A. wife of Roland F. Field. Mort. \$1,700. 3,000
 Schaffer st, s e s, 175 n e Bushwick av, 50x 161.2x50x163.6. Release mort. Francis P. Furnal, N. Y., to Joseph Hopkins, Jr., and J. Hopkins, Sr. 3,600
 Schaffer st, s e s, 191.8 n e Bushwick av, 16.8 x100. Errors. Maria wife of and Joseph Hopkins, Sr., to Martha wife of Henry W. Mahland. Mort. \$1,200. 2,000
 Shaffer st, s e s, 100 s w Bushwick av, 50x200 to Van Voorhis st. Virginia A. wife of John H. Kleine to George Schwarz, Flatbush. 1,950
 Somers st, n e cor Rockaway av, 225x100. Elizabeth W. Aldrich, widow, to George R. Brown. 9,675
 Schermerhorn st, s s, 129 e Court st, 50x75.9x50 x79.3. John Gallagher to Patrick Gallagher. 1/2 part. Sub. to mort. \$7,000. exch
 Smith st, s e s, 75 n e Wyckoff st, 25x75. Jas. O'Brien, Chicago, Ill., to Levi Blumenau. nom
 Same property. Johanna, William and Michael H. O'Brien and Mary A. Poynton, widow, and Children of J. O'Brien, dec'd, to same. nom
 Same property. Partition. Abram Kling to same. 7,025
 South Elliott pl, e s, 80 n Lafayette av, 40x100. Patrick Gallagher to John Gallagher. 1/2 part. Sub. to mort. \$5,675. nom
 Stagg st, n s, 325 w Waterbury st, 25x100. Mary S. wife of and Charles R. Baker to Elizabeth wife of and Joseph Kennedy. Mort. \$250. 700
 Stanhope st, n s, 325 e Evergreen av, 25x100. Calvin B. Ford, New Haven, Conn., to Emil C. Bauer. Mort. \$300. 800
 Same property. Mary A. Gee, widow, to same. C. a. G. nom
 Stockton st, n s, 235 e Marcy av, 140x100. Agnes D. wife of and Walter S. Davies to the Board of Education. 7,000
 Sterling pl, s w s, 196.2 n w 6th av, 18.3x100. Release mort. and operation of foreclos. &c. George S. Hall, New York, to Henry Lans-dell, New York. nom
 St. Johns pl, s w s, 100 n w 8th av, 56.7x100. Release mort. Jacob M. Newman to John A. Sheldon trustee. 4,250
 Sackett st, n s, 116.8 e Smith st, 16.8x100, h & l. John Layton to James Williamson. Mort. \$4,000. 6,000
 Sackett st, n s, 133.4 e Smith st, 16.8x100, h & l. Same to same. Mort. \$4,000. 6,000
 Taylor st, s e s, 75 s w Lee av, 20x104.2, h & l. Julia A. Reeves et al., heirs Susan S. Vollot-ton, to Emmet H. Smith, New York. Re-re-corded. Mort. \$4,000. 6,700
 Troutman st, n w s, 125 n e Central av, 25x100, error. Charles and Frederick Erthal to Theres-a Franz and John Franz, her husband. 500
 Union st, s s, 139.2 w Buffalo av, 100.11x130.3x 100.5 x 130.2. Rosina Ohlhorst, formerly Braun, to Hannah S. Vincent. Q. C. 75
 Union st, n s, 115.5 e Columbia st, 20.5x100, h & l. William J. Brooks to Stephen J. Clark. Mort. \$3,000. 5,000
 Van Buren st, s s, 159.4 e Stuyvesant av, 29.4x 100. Willis B. Goodsell to Thomas Boyd. Mort. \$3,600. 4,890
 Van Buren st, n s, 413 e Lewis av, 19x100, h & l. Thomas Edwards to Francis D. Jackson and Ida S. his wife. nom
 Same property. Ida S. Jackson to Thomas Ed-wards, Jr. nom
 Van Voorhis st, n w s, 125 s w Bushwick av, 50 x15.2x50.1x17.6. Fannie I. Kiernan, widow, and devisee James W. Kiernan to Virginia A. Kleine. 400
 Washington st, No. 180, w s, 22x53, three-story brick dwell'g, with all title in alley adjoining. Eliza Raymond to Sheldon C. Raymond. Mort. \$5,000. nom
 2d st, n s, 172.7 w Bond st, 15.8x85.1x15.8x85, h & l. John Layton to William H. Brooks. Mort. \$1,500. 2,200
 North 2d st, n s, 75 w Lorimer st, abt 25x— to point 100 s of Conselyea st. Samuel Parnson to Amalie Feldberg. Mort. \$3,000. 5,000
 North 2d st, n s, 97.3 e North 2th st, 19.11x70x 21.2x78, h & l. Sabina Dockendorf, widow, to Jacob W. Helfenstein. 5,500
 6th st, s s, 117.10 e 6th av, 20x100, h & l. 6th av, No. 152, w s, 47 s St. Johns pl, 21x100. James H. Beattie, New York, to John F. Halsted. exch and 2,500
 North 6th st, s w s, 41.8 s e 2d st, 16.8x50. Adam, William and Stewart Austin, Jane wife of William Bell and Mary wife of Thomas Whittaker, heirs John B. Austin, to George S. Wheeler. Q. C. nom
 12th st, n s, 97 w 3d av, 75x100, three houses and lots. William M. Hammeal to Elizabeth C. wife of G. S. Trimm, Somerville, Conn. C. a. G. Mort. \$12,000. 17,000
 East 13th st, w s, 100 s Av W, 50x100, Graves-end. Jessie wife of Henry G. Marshall to Oscar A. West. 400
 18th st, n e s, 200 n w 5th av, 100x100. Ann A. wife of Joseph M. Hurlbut to Joseph Braun. 4,200
 27th st, s w s, 200 n w 4th av, 25x100.2. Charles T. and Robert H. Martini and Mary Hess to Nancy B. Wheeler. Q. C. 135
 66th st, w s, gore portion of lot 73, map Bay Ridge, about 140 to Cowenhoven's lane x about 150 along lane x — to beginning. Car-oline wife of George Kohl to Philip Leon-hardt. 100
 East 94th st, e s, 100 s Av L, 75x100, Canarsie. Henry Lehmann to Charles E. Denton. 375
 East 95th st, s w s, 100 s e Av L, 75x100, Canarsie. Henry Lehman to Michael Wood-lock. 375
 Av K, easterly cor Main road to shore, Canarsie, 108.10x143.3x101.11x147.1. Release mort. William M. Ingraham to William I. Wyckoff. nom
 Same property. William I. Wyckoff to Ste-phen L. Vanderveer. 775
 Atlantic av, s s, 98.8 w Utica av, 16.8x100. John Ross, N. Y., to Emerson W. Perry and Jessie G. Cruikshank. Release mort. nom
 Bedford av, e s, 20 s Halsey st, 80x80. George A. Betts to Annie Y. Fowler. 12,000
 Bushwick av, south cor Wall st, 29.1x82.10x— to Wall st, x82.10, with court yard, now closed. Jacob Bossert to Mathias Hauser. Mort. \$7,000. 17,500
 Baltic av, s s, 75 e Smith av, 25x100, East New York. John R. Carney to Helene wife of John Ampsch. Sub. to mort. 1,600
 Carlton av, e s, 289.11 s Fulton st, 22x79, h & l. Edward H. Coffin to Cornelius Doremus, Arcola, N. J., all liens. nom
 Same property. Cornelius Doremus, Arcola, N. J., to Gertrude S. wife of Edward A. Coffin. All liens. nom
 Conklin av, n s, lots 36, 37, 38 and part 39 and 40, map lots at Canarsie, belonging to Henry Conklin and others, runs northwest 152.4 x northeast 86.9 x southeast 44.4 x northeast 77 to Brooklyn & Rockaway Beach R. R., x south 130.2 to Columbia av, x southwest 107.2. Phebe E. Willets, Hempstead, to George Wil-lets. All liens. nom
 Division av, s s, 20.5, w Harrison av, runs south 64 x northwest to Harrison av x northwest along av 31.10 to Division av, x west 20. Henry Broistedt to Julius Bindrim. Mort. \$3,500. 6,500
 De Kalb av, n e cor Central av, 100x100. Annie Jennie to Louis Kessler, Coney Island. C. a. G. 200
 Eldert st, e s, 375 s Cozine st, 50x100, hs & ls, New Lots. Carl Ludeke to Peter Grote, New York. 850
 Evergreen av, n e cor Stockholm st, 100x150. Gertrude Stockholm to the Rector, &c., St. Barnabas Church. Q. C. nom
 Same property. St. Barnabas Church to John Morgan. 5,200
 Gates av, s s, 225 e Bedford av, 200x100. Staf-ford A. Wheeler to Nancy B. Wheeler. Q. C. nom
 Gates av, s s, 21.10 e Franklin av, 52.6 x south 76 x east 0.6 x south 34 x west 74.10 to Frank-lin av, x north 34 x east 11.10 x north 76. James B. Alexander, Jersey City, to Henry Keale. nom
 Gates av, s s, 50 e Sumner av, 25x80, h & l. Robert Castle to George H. Bunce, sub. to dower Rose S. Castle, and all liens. nom
 Gates av, s s, 50 e Sumner av, 25x80, h & l. George H. Bruce to Rose S. wife of Robert Castle. All liens. nom
 Gates av, No. 947, n s, 120 w Patchen av, 20x 100. Ramsay Crooks, trustee for Otard, Dupuy & Co., to Elizabeth A. Cornell, Eliza-beth, N. J. 3,400
 Grand av, w s, 308 n Gates av, 13x100, h & l. Mary F. Cummings to Sarah A. E. Moffatt. Mort. \$3,500. 6,000
 Grand av, e s, 337.5 n Gates av, 20x78.11x27.8x 97.11, h & l. John Fisher to John R. Fisher. Mort. \$3,000. gift
 Lexington av, s s, 225 w Lewis av, 100x100, five houses and lots. Delinda E. wife of Benjamin F. Tracy to Elizabeth C. Trimm, Somerville, Conn. Mort. \$22,500, interest, taxes, &c. 42,500
 Lexington av, n s, 265 e Sumner av, late Yates av, 20x100. Foreclos. Lewis R. Stegman to Miles A. Stafford. 2,000
 Lexington av, s s, 240 w Sumner av, 60x100. James S. Simpson and Theodore B. Willis to Joseph C. Hoagland. 2,000
 Lewis av, n e cor Madison st, 100x600. Samuel N. Pettengill to Charles A. Kitts. 37,500
 Myrtle av, s s. Party wall agreement. Resie wife of Alois Lazansky with George Wilson. nom
 Montrose av, n s, 150 e Ewen st, 25x100. Clarence W. Perry to Mary E. Frank, New York. C. a. G. All title. 300
 Nostrand av, w s, 80 s Willoughby av, 20x100, h & l. Mary J. wife of Webster H. Travis to James W. Pratt. 5,000
 Park av, s w cor Grand av, 52x92.2. Hudson av, n e cor Park av, 28.6x105. Grand av, n e cor Lexington av, 75x100. Avery T. Brown, recvr. of R. B. F. Jones, to Ashbel P. Fitch et al., trustees Brooklyn Elevated R. R. nom
 Sumner av, n w cor Stockton st, 25x100, h & l. Adeline Voss to George H. Schmedes. Mort. \$4,500. 7,500
 St. Marks av, s s, 66 e Rogers av, 16.6x95, h & l. Horace B. Clafin to Russell A. Irish. Confirmation deed. Q. C. nom
 Same property. Russell A. Irish to Margaret E. wife of Theodore W. Sutton, Albany. N. Y. 6,000
 Tompkins av, e s, 20 n Floyd st, 20x100, h & l. Walter Scranton, N. Y., to Frances S. wife of I. Henry W. Le Roy. Mort. \$5,000. 350
 Tompkins av, s w cor Quincy st, 20x100. Sarah A. wife of and Morris Evans to James W. Stewart. 3,300
 Van Pelt av, s w cor Monitor st, runs south 65.7 to Meeker av, x southwest 20.7 x north-west 122.8 to Van Pelt av, x east 114.3. George L. Kingsland et al., exrs. A. C. Kings-land and George L. and Ambrose C. Kings-land to Frederick Gerhard. 1,500
 Vermont av, e s, 63.6 s of Cemetery of Ever-greens, runs east 56 x southeast 52 x west 68 to avenue, x north 51.6, New Lots. William B. Howard to Louis Konrad. Q. C. nom
 Willoughby av, s s, 160 e Nostrand av, 20x100, h & l. David B. Norris to Caroline E. wife of Leonard Spangenberg, Plainfield, N. J. Mort. \$3,500. 8,500
 5th av, s s, 50.2 w 66th st, 50x100, New Utrecht. Daniel Lenihan to James Ferry, Bay Ridge. 600
 Brooklyn and Jamaica pike, n s, 85.2 e Hull st, runs east w s Somers st, x west to centre of road, x — x —, being part of old road. The City of Brooklyn to Mary M. Fagan. Q. C. nom
 Brooklyn and Jamaica plank road, n e cor Mil-ler av, 50x228.6 to Sunnyside av, x50x228.9, New Lots. Hubert C. Smith to Catharine Molloy. 1,500
 Lots 358, 359, and all that part of 360 lying east of 4th av, map No. 2, Fort Hamilton. Walter O. Lewis to Philip J. Connell. Q. C. 136
 Lots 157 and 158 on map 5 Fort Hamilton, village New Utrecht. }
 Lot 484 a on map 4 Fort Hamilton, village New Utrecht. }
 Walter O. Lewis to Bernard Cruse. Q. C. 29
 Plot partly in Flatlands and Gravesend, bound-ed north by Sheepshead Bay and the creek, easterly by inlet to Bay, south by Atlantic Ocean, and west by inlet bet Barren Island and Gravesend beach or Coney Island. Levi F. Morton, N. Y., to the Manhattan Beach Im-provement Co., limited. C. a. G. All title. 5,000
 All title in the reserve stock, also other stock of the Brooklyn Elevated Railway Co. William F. Bruff, individ. and as trustee, and Robert B. F. Jones, to Ashbel P. Fitch et al., trust-ees, &c. nom
 Assignment of judgment agt Michael, Sr., and Michael, Jr., Fiegel, for \$5,375.32. Elizabeth Binns and ano., exrs. James Binns, dec'd, to Charles E. Rogers. nom
 Assignment of judgment agt same for \$1,216.45. Elizabeth Binns to same. nom
 General release, especially as to contract. Louis and Hermann Liebmann to Mary A. Titus. nom
 General assignment for benefit creditors. Wm. A. and Jas. H. Christian, of Christian & Bro., to William H. Hamilton. nom
 Last will and testament of Mary B. Cragin, dec'd. nom
 Last will and testament of Maria Lott, dec'd, with proofs, &c. nom
 Receipt of legacy and release. Harriet W. Mil-ler, guard. of Margaret Johnson, infant, to Samuel E. Johnson, exr. Margt. E. Johnson. nom
 Reassignment of property conveyed under general assignment. Abram H. Van Hoesen to James McElhinney and James Stewart. nom

MORTGAGES.

NEW YORK CITY.

JANUARY 23, 24, 26, 27, 28, 29.

Allen, Samuel B., to Abigail wife of said Sam-uel B. Allen. 24th st, No. 415 W., n s, 175 w 9th av, 25x98.9. May 1, 1 year. \$2,200
 Ahrendt, Otto and Rosa, to Peter T. O'Brien. 3d av, w s, 50 s 108th st, 25x73. Jan. 28, 5 years, 5%. 12,000
 Andrews, Walter E., to Mary J. Dawson. Lafayette av, w s, 100 s Gray st, 50x200 to Monroe st. Jan. 26, 3 years, 5%. 1,200
 Bachmann, Simon, mortgagor, with Jacob and

William Scholle. Agreement extdg mort. and reducing int. Jan. 28. nom
 Betjeman, Nicholas, mortgagor, with Matthew, Paul and Robert Micolino. Agreement extending mortgages. Jan. 28. ncm
 Bonnell, John H., to THE GERMANIA LIFE INS. Co. 5th av, s e cor 85th st, 27.2x100. Jan. 26, due Nov. 30, 1877. \$36,000
 Bonnell, Tamminis H., to James A. Roberts. 58th st, s s, 155 w 4th av. runs south 100.5 x west 20 x north 40 x west 0.6 x north 60.5 to 58th st, x east 20.6. Jan. 26, 1 year. 5,000
 Breton, Bartholomew, to Henry W. Hayden, trustee. 1st av, e s, 77.2 n 83dst. P. M. Jan. 27, due Feb. 1, 1886. 5%. 14,000
 Same to same. 83d st, n s, 110 e 1st av. P. M. Jan. 27, due Feb. 1, 1886. 5%. 14,000
 Same to same. The Greenwood Cemetary, Brooklyn. 1st av, n e cor 83d st. P. M. Jan. 27, 5 years, 5%. 18,000
 Same to same. St. Luke's Hospital, City New York. 1st av, e s, 27.2 n 83d st. P. M. Jan. 27, 5 years, 5%. 14,000
 Beall, Joseph B., to John Chester Inches. 62d st, n s, 270.6 e 5th av, 20.6x100.5. Jan. 22, note. 10,000
 Bernard, Benjamin, to Newman Cowen. 8th av, s w cor 133d st. P. M. Jan. 12, due Feb. 1, 1885. 13,000
 Boetzkes, Helen, wife of and Edward, of Germany, to Mary A. Brugman. 3d av, w s, 50.5 n 58th st, 25x100. Oct. 30, due Jan. 10, 1890, 5%. 13,500
 Same to same. 3d av, w s, 75.5 n 58th st, 25x100. Oct. 30, due Jan. 10, 1890, 5%. 13,500
 Brennan, Margaret A., wife of Michael, to Randolph Guggenheimer and Salomon Marx. 84th st, Nos. 352 and 354, s s, 239 e 9th av, 36x102.2. Jan. 23, 1 year, 5%. 4,500
 Barry James to Sarah M. Shotts, Yonkers. 86th st, s s, 175 w 1st av, 25x102.2. Jan. 26, 3 years, 5%. 6,000
 Beaudet, Alphonso, to John J. Jones and ano., exrs. and trustees D. Jones. 81st st, n s, 175 e 2d av, 25x102.2. Jan. 28, 5 years, 5%. 15,000
 Same to same. 81st st, n s, 150 e 2d av, 25x102.2. Jan. 28, 5 years, 5%. 15,000
 Same to Newman Cowen. 81st st, n s, 150 e 2d av, 50x102.2. Jan. 29, due Feb. 2, 1885. 947
 Same to James S. Nason, Plainfield, N. J. Same property. Jan. 28, due Feb. 1, 1885, 9,110
 Cordts, Mary H., wife of and Eibe D., to THE GERMAN SAVINGS BANK, City New York. Madison av, w s, 165.5 s 130th st, 16.5x75.5. Jan. 28, due Jan. 29, 1886. 6,000
 Clark, Patrick, to Henrietta Butterly, Brooklyn. 59th st, s s, 125 w 1st av, 25x100.4. Jan. 24, due Jan. 1, 1888. 3,500
 Same to Edward W. De Grove. Same property. Sub. to above. Jan. 24, due Nov. 1, 1887. 1,500
 Cohen, Louis and Marx, to Julius Herzog. Catharine st, Nos. 79 and 79½, e s, 25.9x73. Jan. 23, 1 year, 5%. 7,000
 Cary, Clarinda, Brooklyn, to Louis P. Bayard, Richmond Co. 2d and 3d sts and 3d and 4th avs and Mile Square road, lots 266, 267, 292 and 293 map E. K. Willard property, Woodlawn Heights, each 20x100, also lot 270 same map, 3,893 sq. feet. P. M. Jan. 20, 5 years, 5%. 1,479
 Chapman, George M., to THE BOWERY SAVINGS BANK. Lexington av, s e cor 102d st, 25.11x80. Jan. 20, 1 year, 5%. 9,500
 Same to same. Lexington av, e s, 25.11 s 102d st, 25x80. Jan. 20, 1 year, 5%. 8,500
 Craft, Robert H., to Urcilla Mackellar. 124th st, 4th av. P. M. Jan. 23, due Feb. 1, 1887, 5%. 5,000
 Clark, Charles, to Julius B. Denike. Woodruff av, s w s, part lot 50 made by A. Findley in 1850, 33x200. Jan. 23, 3 years. 800
 Danziger, Marx, to Charlotte S. Thompson, guard. of Helena D., John C., Charlotte A., Robert V. and Mary A. Jones. 70th st, s s, 324 e 3d av, 28x100.4. Jan. 28, 1 year. 15,000
 Douglas, Amanda B., to John Livingston. 75th st. P. M. Jan. 2, 5 years, 5%. 16,000
 Dennis, William D., to THE MUTUAL LIFE INS. Co., New York. 76th st. P. M. Jan. 24, due Mar. 1, 1886. 12,000
 De Leeuw, William, to George Cooper. 78th st, No. 334, s s, 285.8 w 1st av, 15.6x102.2. Jan. 29, 1 year, 5%. 3,300
 Same to same. 78th st, No. 336, s s, 270 w 1st av, 15.8x102.2. Jan. 29, 1 year, 5%. 3,300
 Same to same. 78th st, No. 332, s s, 301.2 w 1st av, 15.6x102.2. Jan. 29, 1 year, 5%. 3,400
 Doell, Frederick, to Herman Trost and Elise his wife, New Haven, Conn. Forest av, e s, 21 n Clifton st, 26.6x99. Jan. 29, 3 years. 4,000
 Dwyer, John, to William H. Schermerhorn, and ano., exrs. Sam'l Leggett. 22d st, n s, 237 e 1st av, —x98.9x23.6x98.9. Collateral. Jan. 26, due July 1, 1885, 5%. 5,000
 Same to same. 23d st, n s, 81.6 e 1st av, 3 lots. P. M. 3 morts., each \$8,333. Jan. 26, installs, 5%. 25,000
 Elwood, Agnes, to John Livingston. 46th st. P. M. Jan. 24, due Feb. 1, 1887. 2,500
 Effinger, Bernhard, to Robert S. Covell, Boston, Mass., guard. Ruth Simpkins. 1st av, n w cor 69th st, 20.3x99.2. Jan. 28, 3 years, 4½%. 10,000
 Fleming, John, to Patrick Ward. 33d st, n s, 250 w 9th av, 25x98.9. Jan. 21, 1 year, 5%. 2,000
 Foster, Christopher, to Michael Gibling. 1st av, w s, 78.10 n 37th st, runs west 75 x north 69.3 x southeast abt 28.10 x southeast 49.9 to av, x south 49.7. Jan. 23, due Jan. 24, 1886. 1,500
 Froehlich, Julius, to Catharine wife of John P. Eller. 10th av, w s, 50.5 s 43d st. P. M. Jan. 24, 3 years, 5%. 10,000
 Froese, Robert, to Randolph Guggenheimer,

68th st, s s, 319.2 e 3d av, 18.2x100. Jan. 29, 5 years, 5%. 5,000
 Same to same. 68th st, s s, 166.8 w 2d av, 16.8x100. Jan. 29, 5 years, 5%. 5,000
 Greenbaum, Rachel, wife of Louis, to Joseph R. Newman, Pittsfield, Mass. 38th st, n s, 200 e 2d av, runs east 25 x north 122.6 x west 125 x south 11.9 x southerly 110.3 x south 64.4. Jan. 23, due April 1, 1887. 1,800
 Gilman, George F., Bridgeport, Conn., to George W. Frost, Brooklyn. 25th st, n s, 160 w 6th av, 20x98.9. Jan. 19, 3 years. 9,500
 Giles, Jane and Ann E. Ely, widow, both of Brooklyn, to THE MUTUAL LIFE INS. Co., New York. West Washington pl, No. 122, s s, 236 w 6th av, 18x71. Jan. 22, due Mar. 1, 1886. 5,500
 Goddard, George W., to Charles A. Williams, New London, Conn. Fulton st, No. 62, s s, ½ part. Jan. 19, demand. 2,850
 Hennig, Alphonse F., to Simon E. Bernheimer and August Schmid. Elizabeth st, No. 155. Lease and saloon fixtures. Jan. 23, note, demand. 300
 Harris, Barnet, to Jacob Davidson. Division st, & C. P. M. Sub. to mort. \$9,500. Jan. 28, 5 years, or sooner. 6,000
 Haug, Gotthold, to THE CITIZENS SAVINGS BANK, City New York, 76th st. P. M. Jan. 26, 1 year, 5%. 8,000
 Harris, Chais, wife of Barnet, to Henry Hornstein. Essex st, e s, 144.6 s Hester st, 18.9x100 x19x100. Jan. 27, due Feb. 1, 1888. 4,750
 Same to same. Abraham Stern. Same property. Jan. 27, due Feb. 1, 1886. 1,000
 Herman, Jacob, to Barbara Seitz. 38th st. P. M. Jan. 29, 5 years or installs, 5%. 13,500
 Houghton, Frank R., to Samuel T. Mather, trustee and exr. G. Mather. 100th st, n s, 125 w 3d av, 195x100.11; 101st st, s s, 125 w 3d av, 195x100.11; Lexington av, s e cor 101st st, 50 x100, already mortgaged to party 2d part. Jan. 29, due Jan. 2, 1889, or installs, 5%. 16,000
 Jaeger, Henry, to John Bussing, Jr. 149th st, n s, 250 e Courtland av, 25x100. Jan. 29, 5 years, installs. 3,500
 Janson, Adam, to John Bussing, Jr. 149th st, n s, 275 e Courtland av, 25x100. Jan. 29, 5 years, installs. 3,500
 Jonas, Abraham H., to James F. Gray. 11th av, e s, 25.5 n 61st st, 75x100. Sub. to all morts. Jan. 2, 3 months. 1,000
 Jencks, Francis M., to Alexander McIntyre, admr. T. T. Ely. 11th av, e s, 24.11 s 130th st, 25x75. Jan. 17, demand. 7,000
 Johnston, Joseph, to Maggie E., wife of William Forster. 47th st, s s, 260 e 10th av, 75x100.5. Jan. 16, 1 month. 3,000
 Juch, Wilhelmine, wife of and William A., to Alexander Valentine, Westchester. 1st av, n e cor 106th st, 25.11x69. Nov. 24, 1 year. 2,038
 Same to same. 106th st, n s, 88 e 1st av, 25x100.11. Nov. 24, 5 years. 8,500
 Kohnstamm, Edward, substituted trustee, under deed of trust to THE MUTUAL LIFE INS. Co., New York. Amity st, No. 87, n s 100 w Thompson st, 25x109. Jan. 13, due Mar. 1, 1886. 3,500
 Krowl, Jane, widow, to William S. Jutten. 45th st, n s, 152 w 9th av, 24x100.4. Jan. 26, 5 years. 2,500
 Kues, Frank, to Robert S. Covell, Boston, Mass., guard. of Willard Simpkins. 1st av, w s, 20.3 n 69th st, 26.8x99.2. Jan. 28, 3 years, 4½%. 10,000
 Kelly Bridget, wife of Edward, to THE NEW YORK SAVINGS BANK. 34th st, s s, 194 w 1st av, 23x98.9. Jan. 24, due June 1, 1886, 5%. 8,500
 Keys, John, to Samuel Riker, Newtown, L. I. Columbia st, w s, 175 n Delancey st, 25x100. Jan. 21, due Feb. 1, 1887, 5%. 10,000
 Same to same. Columbia st, w s, 150 n Delancey st, 25x100. Feb. 21, due Feb. 1, 1887, 5%. 10,000
 Kettleman, Mary A., widow, to THE BOWERY SAVINGS BANK. 64th st, No. 462, s s, 171.5 e 10th av, 14.3x100.5. Jan. 26, 1 year, 5%. 5,000
 Levi, Moses, to THE KINGS COUNTY SAVINGS INST., Brooklyn. 2d av, e s, 25.10 n 107th st, 25.6 x75. Jan. 17, 1 year, 5%. 8,000
 Levi, Jacob, to same. 2d av, n e cor 107th st, 25.10x75. Jan. 17, 1 year, 5%. 8,000
 Levy, Simon, to same. 2d av, e s, 51.4 n 107th st, 25.6x75. Jan. 17, 1 year, 5%. 8,000
 Lynch, Druscilla, wife of Edward C., to Abraham Steers. Ryer st. P. M. Oct. 15, installs. 1,021
 Livermore, Raymond B., to Hudson Hoagland, trustee. 47th st, n s, 460 e 7th av, 20x100.5. Jan. 23, 2 years. 4,000
 Logeling, Guillaume, and Mary his wife, to Theophil Beust, Union Hill, N. J. 57th st, n s, 126.8 w 2d av, 33.4x100.5. Jan. 17, due Jan. 1, 1888, 5%. 6,000
 Maguire, Thomas, to Alexander Valentine, Westchester. 102d st, n s, 255 e 3d av, 125x100.11. Jan. 20, 4 months. 20,000
 Merges, Bernard, to The Artist's Fund Society. Av A, w s, 21.2 s 60th st, 29x80. Jan. 24, 5 years, 4½%. 8,000
 Murphy, Ann, wife of Jeremiah, to Michael J. and Daniel F. Mahoney. Oliver st, No. 27, w s, 21.11x77.5x21.11x77.2. Mort. \$6,000. Nov. 26, due Jan. 1, 1886. 1,435
 McGillivray, Hugh, and Peter G. Arnot to Charles Forbes. 89th st, s s, 158.11 e 4th av, 51.1x100.5. Jan. 21, 3 mos. 743
 Mendoza, Juan A., and Enriqueta Mora-de his wife to Mary E. Jones. 119th st, No. 448, s s, 131.4 w Av A, 16.8x100.11. Jan. 22, due Feb. 1, 1888, 5%. 4,000
 McClave, Stephen P., individ., and exr. and trustee Mary A. McClave, dec'd, to J. Smith

Dodge, Jr., and ano., exrs. and trustees Edward Phillips. 47th st, s s, 150 w 9th av, 12.6x86. Jan. 28, 3 years, 5%. 6,000
 Mayer, Isaac, and Rosa his wife, to Julia Fleischmann. 3d av, w s, 100.11 s 100th st, 25x100. Jan. 28, 4 years, 5%. 9,000
 McCahey, John and Mary his wife to James Stewart and James Devlin. 77th st, n s, 130 w 2d av, 25x100. Building loan. Jan. 22, note. 1,000
 McCoy, Rachel E., wife of Andrew, to Mary A. Paterson, Elizabeth N. J. Grand st, n s, 54 e Sullivan st, runs east 16 x north 60 to alley x west 12.3 to another alley, x south 24.6 x west 3.9 x south 35.6. Jan. 27, due Sept 6, 1887, 5%. 1,000
 McMannus, John H. to Edward F. Leber. 118th st, s s, 75 e 1st av, 19x75.7. Jan. 26, due May 11, 1885. 1,722
 Moses, Morris, Carbondale, Pa., to Charlotte B. Sands, et al., East Broadway. P. M. Jan. 15, 5 years, installs, 5%. 5,000
 Myers, Matilda, mortgagee in four mortgages made by Samuel Kempner, covering Nos. 321 and 323 E. 74th st, consents that two of them shall have priority over the other two. 10,000
 McCool, Mary E., to Isaac Hochster. 28th st, s s, 320.8 w 7th av, 24.10x98.9. Jan. 28, 1 year. 2,500
 Meyer, Julie, to Simon Strauss. 76th st, s s, P. M. Jan. 29, 2 years, 5%. 1,250
 Niemann, Ferdinand J. and Mary A. his wife to Catherine Tomes and ano., exrs. R. Tomes. 135th st, s s, 135 w 5th av, 25x99.11. Jan. 27, 3 years, 5%. 10,000
 Newcomb, Mary A., to Lucille Dreyfous. Hudson st, No. 425, w s, 20 n Leroy st, 18.6x60. Jan. 26, 1 year. 1,500
 Same. Hudson st, No. 423, n w cor Leroy st, 20x60. Jan. 26, 1 year. 2,000
 O'Gorman, William to Samuel K. McGuire et al., exrs. A. McGuire. Brook av, s w cor, 142d st, 100x100x100.5x90. Jan. 15, 4 years, 5%. 4,000
 O'Donnell, Mary B., to George G. Wheelock, as treasurer of the Alumni Association of the College of Physicians and Surgeons. Depyster st, No. 31, 20x48.6x20x47.6. Jan. 28, 3 years, 5%. 7,000
 Potter, Edward E., of Madison, N. J., to Alexander Elliott, Corona, L. I. Chambers st, No. 143 n s 25x75. Lease. Jan. 27, 3 years. 4,000
 Post, Frederick A. and Edward C. to Adeliza F. Sahler, widow. Waverly pl, s w cor. Mercer st, 25x82.7x25x82.9. Jan. 26, due Jan. 1, 1888. 23,500
 Phillips, Moss S., to John B. Smith. 61st st, n s, 225 e 11th av, 75x100.5. Jan. 22, 2 months. 20,000
 Price, Walter S., to Lambert S. Quackenbush. 132d st, s s, 425 e 8th av, 75x99.11. Morts. \$39,300. Jan. 22, 1 year. 700
 Rathbone, Elizabeth L., wife of and Charles L., to THE EQUITABLE LIFE ASSUR. SOC., U. S. 64th st, No. 17 E., n s, 305 e 5th av, 20x100.5. Jan. 24, due Jan. 1, 1890. 30,000
 Rosswog, Constantin, to THE FARMERS' LOAN AND TRUST CO., guard. of Jacqueline C. M. and Emma A. Delmonico. 60th st, n s, 125 e Lexington av, 20x100.5. Jan. 24, due Feb. 1, 1885, installs, 5%. 17,000
 Ranft, Agatha, widow, to Anthony Reichardt. 11th st, s s, 150 w 1st av, 25x94.10. Jan. 28, due Feb. 1, 1886, 5%. 10,000
 Same to same. Same property. Jan. 28, installs. 3,000
 Rooney, Edward, Brooklyn, to Wilber B. Maben. 98th st, s s, 110 e 3d av, 25x100.5. Sept. 22, 1 year. 2,500
 Ricketson, Catharine A., to John W. C. Leveridge. 27th st, No. 121 E., n s, 184.5 w Lexington av, 20x98.9. Sub. to morts. \$10,000. Jan. 28, 1 year. 3,500
 Schwab, William, to Jacob Ruppert. 3d av, e s, 49.11 n 129th st, 25x105. Sub. to mort. \$16,500. Jan. 28, demand. 2,400
 Smith, John W., to Jacob and William Scholle. 7th av, n e cor 122d st, 150.5x100. Building loan. Jan. 21, demand. 32,000
 Same to Ferdinand Kurzman. Same property. Jan. 21, 3 months. 3,200
 Swartwout, Frank G., to Enoch C. Bell. Alexander av, s e cor 137th st, 100x75. Jan. 24, due June 1, 1885. 15,000
 Same to John Bell. Alexander av, s w cor 137th st, 100x75. Jan. 24, due June 1, '85. 15,000
 Sazerac, Louise, wife of and Jules, to Mark J. Freeman. 39th st, No. 104, s s, 112.10 e 4th or Park av, 17x98.9. Jan. 24, due Nov. 28, 1889, 4½%. 13,455
 Schappert, Theresa, wife of John, to THE EMIGRANT INDUT. SAVINGS BANK, New York. 2d av, w s, 22 s 105th st, runs west 50 x south 3.9 x west 50 x south 23.2 x east 100 to av, x north 26.11. Jan. 23, 1 year. 14,000
 Same to same. 2d av, w s, 48.11 s 105th st, 2 lots, each 26x100. 2 morts. each \$14,000. Jan. 23, 1 year. 28,000
 Schuyler, Garret L., to Sarah H. Fowell. 88th st, s s, 160 e 3d av, 100x100.8. Jan. 23, 1 month. 1,000
 Smith, Adon, to Jonah D. F. Smith et al., trustees for Adon Smith. 65th st, s s, 500 w 8th av, 50x100.5. Jan. 21, due Jan. 1, 1886, 5%. 10,000
 Stewart, George W. and Edgar M. Hoagland, of Geo. W. Stewart & Co., to Cook & Bernheimer. 3d av, Nos. 140 and 142. Lease and bar fixtures. Jan. 23, notes. 2,500
 Sullivan, Catherine J., wife of John, to Sarah E. Weight, widow. Kingsbridge road, s e cor 171st st, 22.2x52x20x61.8. Jan. 21, due Aug. 30, 1887. 100
 Sutphen, William, to Lloyd I. Seaman. 78th st,

s s, 175 w 10th av, 50x100. Jan. 23, due July 1, 1885. 2,400
 Stein, Herman, mortgager, with Henry Day, acting exr. S. F. B. Morse. Agreement extending mort. Jan. 26.
 Schillinger, John, J., to Julia Rhineland. 91st st, n s, 169 e 1st av, 100x100.8. Jan. 17, due Nov. 17, 1889, 5%. 30,000
 Silber, William H., to Anna S. Jewett. 22d st, s s, 404.2 e 7th av, 20.10x98.9. Jan. 27, 3 years. 2,000
 Spears, Joseph, to THE HARLEM SAVINGS BANK, City New York. 118th st, n s, 147.3 w Av A, 19.9x100.11. Jan. 24, 1 year, 5%. 5,000
 Stewart, Helen L. R., widow, to Walter H. Mead, trustee Angelina J. Depau, dec'd. Washington st, Nos. 43 and 45, e s, 25 n Morris st, 50x79. Jan. 27, 3 years, 5%. 13,000
 Smith, John L., et al., exrs. and trustees D. H. Haight and Mary E. Haight, widow, to THE GREENWICH SAVINGS BANK. Broadway, Nos. 513-519, and 84-92 Mercer st, begins Broadway, w s, 101 s Spring st, 100 x west 200 to Mercer st, x north 140 x east 80 x south 40 x east 120 to beginning, St. Nicholas Hotel property. Jan. 20, due May 1, 1889 4 1/2 % 35,000
 Sussman, Fanny, wife of Berthold, Long Branch, N. J., to Monroe Kling, Sartaha, Miss. Lexington av, w s, 26.5 s 62d st, 18.9x75. Jan. 12, 1 year. 5,000
 The Church of the Mediator, Yonkers, to Jennie W. and Mary L. Berrien. Proposed road from Kingsbridge, w s, 600 s of another proposed road, 100x327. Jan. 22, 5 years, 5%. 4,000
 Tienken, Elizabeth L., wife of John H., to Henry Zehder. 148th st, n s, 150 e Courtland av, 25x106.9. Dec. 15, 1 year, 4 1/2 %. 500
 The Coliseum Co., New York, to Charles Forbes. 107th st, n s, extd'g from 4th to Lexington avs. Lease. Building loan. Jan. 19. 20,000
 Toerner, August H., to Frederick Dilleuth and Catharine his wife. Denman pl, s s, 493 w Union av, 43.3x118.1. Jan. 1, 3 years. 200
 Totten, George W., to John M. Canda and John P. Kane, of Canda & Kane. Av A, e s, 55.5 n 55th st, 25x80. Jan. 10, 1 year. 750
 Vogel, Jacob and Louis, to THE GREENWICH SAVINGS BANK. 3d av, 75th st. P. M. Jan. 26, due Feb. 1, 1890, 4 1/2 %. 50,000
 Weiss, Jacob, to Caroline Lichtenstein et al., exrs. M. Lichtenstein. Bleeker st, n s, abt 317 e Broadway, 27x100. Jan. 26, 3 yrs., 5 1/2 %. 17,000
 Weinman, Oscar C., to Katie Gordon. 32d st, No. 461, n s, 119 e 10th av, 31x98.9. Jan. 26, 2 years. 2,000
 Wood, John W., to THE EAST RIVER SAVINGS INST. 118th st, n s, 457.1 e Av A, 40.10x100.11. Jan. 28, 3 years, 5%. 10,000
 Yost, Caroline, to Henry A. and E. C. Bogert, trustees for children of Chas. L. Bogert, dec'd. 103d st, n s, 285 e 3d av, 25x100.11. Jan. 29, 3 years. 14,000
 Same to Henry A. Bogert, trustee for Frances S. Draper. 103d st, n s, 335 e 3d av, 25x100.11. Jan. 29, 3 years. 12,900
 Same to Henry A. Bogert, Flushing, L. I. 103d st, n s, 310 e 3d av, 25x100.11. Jan. 29, 3 years. 14,000
 Same to Louise T. Kneeland, extr. and trustee C. Kneeland. 103d st, n s, 260 e 3d av, 25x100.11. Jan. 29, 3 years. 14,000
 Same to Newman Cowen. 103d st, n s, 260 e 3d av, 100x100.11, with power to collect rents and apply same. Jan. 29, due Aug., 1885. 5,000
 Youmans, John, to Caroline M. Wilde and ano., exrs. J. S. Wilde. 71st st, n s, 150 w 9th av, 25x102.2. Jan. 23, 3 years, 5%. 5,500
 Zeller, Lorenz, to Otto P. Amend. Division st, No. 170. Jan. 28, due May 1, 1885. 1,000
 Zemansky, Rebecca, mortgagor, with Alice E. Poor. Agreement extd'g mortgage. Jan. 17.

KINGS COUNTY.

JANUARY 23, 24, 26, 27, 28, 29.

Ahrens, Henry, to Samuel M. Meeker and ano., exrs. W. Broisledt. Grove st, s e s, 350 s w Central av, 25x100. Jan. 26, 3 years. 8800
 Andrews, William, to Samuel A. Godwin and ano., exr. S. Godwin. Clifton pl, s s, 506.8 w Nostrand av, 18.8x100. Jan. 24, 3 years, 5%. 4,500
 Same to Spencer Aldrich, New York. Same property. Jan. 24, 1 year. 1,000
 Andrew, John C., to Catharine M. Abrams. 53d st, s w s, 100 n w 3d av, 20x100.2. Jan. 21, 3 years. 125
 Alexander, James B., to Helen L. Norman. Franklin av, e s, 93 s Gates av, runs east 74.10 x south 26 x west 15 x north 10 x west 59.10 to Franklin av, x north 17. Jan. 17, 3 years. 6,000
 Same to same. Franklin av, e s, 76 s Gates av, 17x74.10. Jan. 17, 3 years. 6,000
 Beck, Mathias, to Henry Loewenstein. Meserole st. P. M. Jan. 24, due Jan. J, 1888, 5%. 2,400
 Bidgood, George, and Richard W. Robinson to Eliza Hood, Richmond Hill, L. I. Sands st, s s, 100 e Bridge st, runs east 100 x south 100 x west 50 x south 2.6 x west 50 x north 102.6. July 23, installs. 14,000
 Brown, Sarah J., to James Shevlin. Plymouth st. P. M. Jan. 27, due Feb. 1, 1886. 1,300
 Bushfield, John C., to Emily M. Miller. 12th st, n s, 329.9 e 5th av, 17.8x100. Jan. 12, 1 year. 500
 Behan, Michael J. and Mary wife of James Seery to Brown McCullough. 22d st, s w s, 275 s e 3d av, 25x100. Jan. 22, due Feb. 1, 1887. 350
 Brown, George R., to Elizabeth W. Aldrich, New York. Somers st. P. M., demand. 9,675

Brown, Lewis, to Mills P. Baker. Queens Co., New York. Clifton pl, s s, 450 e Nostrand av, 25x100. Jan. 20, due May 1, 1888. 2,300
 Baur, Margaretha, wife of and John, to Jacob May. Monroe st, n s, 433.4 e Ralph av, 16.8x100. Jan. 26, due May 1, 1885. 333
 Boehmer, Alois, to Joseph Sell. Boerum st, n s, 175 w Morrell st, 25x100. Jan. 7, 1 year, 4%. 1,900
 Boller, Charles, to Michael Hessberg. Varet st, n s, 330.6 e Bushwick av, 27.8x100x25x100. Dec. 30, 1 year, 5%. 250
 Brooks, William H., to John Layton. 2d st. P. M. Jan. 26, 1 year. 300
 Brown, Thomas, to Thomas Coger. North 4th st, n e s, 50 s e 4th st, 25x75. Jan. 26, 4 yrs., 1,200
 Clayton, Ransom F., to James T. Easton. Sumner av, w s, 91.1 s Hart st, 17.9x82. Jan. 22, 6 months. 1,000
 Conrad, Agnes, to Claus Stemmermann, Milburn, N. J. Dean st. See Cons. Jan. 26, due Jan. 1, 1888, 5%. 3,000
 Carner, Elizabeth H., to Henry L. Rapelje. Miller av, e s, 150 s Fulton st, 50x100. Jan. 8, 1 year. 1,000
 Cowley, Joseph and Thomas, to George Grassick. Van Cott av, n e cor Lorimer st, 60.7x46.4x46.4x60.7. Jan. 27, 3 years. 1,000
 Conlon, Maria T., to William Williamson. Baltic st, No. 663, n s, 99.8 w 5th av, 19.8x70. Jan. 29, due May 1, 1887. 500
 Conrad, Agnes, wife of Ferdinand, to Nathan Necarsulmer. Dean st, n s, 75 e Smith st, 20.10x10'. Sub. to Mort. \$3,000. Jan. 23, 1 year, 5%. 300
 Cornell, Elizabeth A., Elizabeth, N. J., to Ramsay Crooks, trustee. Gates av. P. M. Jan. 29, 5 years. 2,850
 Crombie, Charles B., Chicago, Ill., to Henry S. Hayes. Bainbridge st, s s, 635 w Ralph av, 27x95x23.6x95; Bainbridgest, s s, 150 e Patchen av, 20x78.3 to Brooklyn and Jamaica plank road, x20x76.11. Jan. 26, 3 years. 2,500
 Donnelly, Thomas, to Louis Bossert. Pacific st, n s, 554.8 w Franklin av, 25x115.3x25.4x110.10. Jan. 22, notes. 724
 Donohue, Mary T., widow, and George W. and Mary A. Donohue to Owen Byrne. Flushing av, s e cor Ryerson st, 26x abt 81.10x25x87.9. Jan. 24, due Jan. 26, 1888. 2,500
 Durrschmidt, Wenzel, to Louis Walther and Elizabeth his wife. Stockton st, n s, 250 e Throop av, 25x100. Jan. 1, 5 years, 5%. 3,000
 Feldberg, Amalie, wife of James, to Samuel Parnson. North 2d st, Lorimer st. P. M. Jan. 26, installs, 5%. 1,250
 Fagan, Thomas, to George H. Engeman. Lincoln pl, s s, 254.10 e 7th av, 20.10x100. Jan. 23, due May 1, 1885. 3,000
 Fowler, Annie Y., wife of and David H., to George A. Betts. Bedford av, e s, 20 s Halsey st, 80x80. P. M. Oct 1, due May 1, 1887, 5%. 12,000
 Same to George F. Gregory. Same property. Jan. 19, due May 1, 1885. 5,000
 Fahrenholz, Harmann H., to John W. Haaren, New York. Bergen st, n s, 100.6 e Hoyt st, 20x100. Jan. 22, 1 year. 1,000
 Feierbacher, Leonard, to the Williamsburgh Savings Bank. Stagg st, s s, 160 e Humboldt st, 25x100. Jan. 26, 1 year, 5%. 4,000
 Ferry, James, to Daniel Lenihan, New York. 5th av. P. M. Jan. 26, 2 years. 300
 Grimm, Joseph, to George J. Koch. Scholes st, n s, 100 w Leonard st, 25x100. Jan. 1, 1 year. 500
 Harrison, William H., to The Mutual Life Ins. Co., New York. Columbia Heights, No. 189, e s, 125 n Pierrepont st, 25x100. Jan. 27, due Mar. 1, 1886. 25,000
 Hurley, Denis M., to Lawrence and Mary F. Conzen. Dwight st, northerly cor Elizabeth st, 200 to Van Dyke st, x100. June 4, 1883, 3 years. 3,000
 Hopkins, Maria, wife of and Joseph, to Matilda C. Chester, Elizabeth, N. J. Schaffer st, s e s, 208.4 n e Bushwick av, 16.8x100. Jan. 23, 5 years. 1,200
 Same to Walter Barnes. Schaffer st, s e s, 191.8 n e Bushwick av, 16.8x100. Jan. 23, 5 years. 1,200
 Same to Jane C. Courser, Elizabeth, N. J. Schaffer st, s e s, 175 n e Bushwick av, 16.8x100. Jan. 23, 5 years. 1,200
 Howard, Juliaette, widow to Robert Hunter. South Portland av, e s, 118.1 s De Kalb av, 20x100 x north 15.9 northwest 21.5 x west 79. Jan. 23, due Jan. 1, 1886, 5%. 6,000
 Hower, John J., to Emma C. Hower. Wallabout Bridge road, s e cor Clason av, 25x118.5x25x117.7. Nov. 1, 3 years. 2,500
 Same to Isaac Sneider, Jamaica, L. I. Flushing av, s e cor Clason av, 25.6x101.4x24.2x100.3. Sept. 30, 5 years. 9,000
 Hayes, Mary A., wife of and Patrick, to John McLoughlin, New York. Broadway, s e cor 2d st, 23.6x80. Jan. 28, due Jan. 1, 1888, 5%. 11,000
 Helfenstein, Jacob W., to William Kohlmeier. North 2d st, n s, 97.3 e North 5th st, 19.11x71 x21.2x78. Jan. 28, due July 1, 1888. 4,000
 Hennings, Mathilde, to George Roll. Hicks st. P. M. Jan. 29, 1 year, 5%. 3,000
 Kirchner, Sophia, wife of William, to Joseph and Benjamin Mayer. Liberty av, s w cor John st, 50x100. Jan. 23, 2 years, 5%. 400
 Kenney, Michael, Jr., James A. Roosevelt, as trustee, &c., of Marcia O. Roosevelt, now the wife of Edward B. Scovel. 3d av. P. M. Jan. 16, 1 year. 550
 Koch, Agatha, wife of Henry, to John Lechler and Feliyiana his wife. Chauncey st, s s, 40 e Patchen av, 25x100. Jan. 26, 1 year. 400

Konrad, Louis, to Charlotte I. Hallock, Jersey City. Vermont av, e s, 63.6 s from southerly line of the Cemetery of Evergreens, runs east 56 x southeast 52 x west 68 to Vermont av, x north 51.6. Jan. 21, 3 years. 300
 Kennedy, Elizabeth, to Mary S. Baker. Stagg st. P. M. Jan. 26, 3 years. 250
 Kitts, Charles A., to Bleecker Van Wagenen, as trustee for Noel B. Fox. Madison st, Lewis av. P. M. Jan. 27, 1 year. 5,000
 Same to same, Madison st. P. M. Jan. 27, 1 year. 5,000
 Same to Georgianna H. wife of Samuel M. Pettengill. Madison st. P. M. Jan. 27, 1 yr. 4,000
 Laffy, Patrick, to Andrew Reid, New York. Grove st, n s, 162.6 e Central av, 20.10x100. Jan. 21, 5 years. 300
 Lung, George W., to Albert W. S. Proctor. Herkimer st, s s, 262.6 w Utica av, 37.6x100. Jan. 28, due Feb. 1, 1885. 600
 Levison, Elizabeth R., widow, to The New York Life Ins. and Trust Co. Washington st, w s, 81.6 s Concord st, 26.6x105. Jan. 22, 3 years, 5%. 5,000
 Loughran, William, to Rudolph Kunzer. Cook st, n s, 99 e Humboldt st, 23.9x77.5x38.4x69.10. Jan. 22, due Jan. 1, 1888, 5%. 750
 Loring, Samuel, to Katharina Heuser. Sullivan st, n e s, 135 w Richards st, runs northeast 48 x west 77 x southeast 60.7. Jan. 25, 5 yrs. 800
 Miller, William M., to John C. and Herbert C. Smith. Hull st, n s, 265 e Stone av, 60x100. Jan. 26, demand. 1,000
 Moses, Hannah J., wife of and Morris, to John C. Hicks. Warren st, n s, 60 e Smith st, 20x100. Jan. 26, due May 1, 1888, 5%. 1,100
 Malone, Michael J., to Arnold Wyman, Montezuma, N. Y. Herbert st. P. M. Jan. 8, 1 year. 900
 Same to Michael J. O'Grady, Jersey City. Herbert st. P. M. Jan. 22, 2 years. 500
 McIndoe, Azelda A., wife of and Samuel, to The Roslyn Savings Bank of Roslyn, L. I. Decatur st, n w cor Reid av, 16.8x100. Jan. 17, due Jan. 1, 1888, 5%. 1,200
 Miller, Libbie J., wife of and Charles A., to Emeline A. Burr. India st. P. M. Jan. 21, 3 years. 1,500
 Mills, William C., to The Dime Savings Bank, Brooklyn. Kosciusko st, n s, 270 w Sumner av, 20x100. Jan. 8, 1 year, 5%. 1,700
 Morgan, John, to David E. Meeker. Stockholm st, n e cor Evergreen av, 150x100. Jan. 23, 1 year. 2,000
 Mulledy, Margaret, to Alva A. Pearsall. Halsey st, n s, 216.8 w Reid av, 16.8x100. Jan. 23, due Jan. 1, 1888. 3,000
 McLaughlin, Ann, widow, to Harriet Conklin, Green Village, N. J. Warren st, n e s, 225.9 s w Hicks st, 25x99.10. Jan. 27, 5 years. 2,000
 Same to Mary H. McCord. Baltic st, s s, 100 w Hicks st, 20.6x104.10x26.6x105. Jan. 27, 3 years. 1,700
 Molloy, Catharine, to Ellen J. Quackinbush. Brooklyn and Jamaica turnpike road, n e cor Miller av, 50x228.6 to Sunnyside av, x50x228.9. Jan. 28, 3 years. 750
 Marsland, Richard, to William B. Davenport. Nassau st. P. M. Jan. 21, 1 year. 750
 Maher, Thomas H., to Hermann L. Sanders. Adams st. P. M. Jan. 10, 2 years, 5 1/2 %. 275
 Manning, Samuel, to George R. Haydock. Evergreen av, s w s, 75 s e Greene av, 25x100. Jan. 7, due Jan. 2, 1890. 1,200
 Same to Lorenzo D. C. Wood, East Newark, N. J. Same property. 2d mort. Jan. 8, installs. 400
 Matthews, Ellen A., to David F. Hall, Portland, Conn. 17th st, n s, 340 e 9th av, 100x125.3x101.5x108.9. Jan. 28, due Feb. 1, 1888. 500
 McAveney, Bryan, to Crawford C. Smith, North Elliott pl, e s, 175 n Auburn pl, 221.5x100x226.3x100.1. Jan. 29, 1 year. 36,300
 Nash, George W., to Winfield S. Ray and Benjamin F. Rhodes. Quincy st. P. M. Jan. 23, installs. 3,000
 Nickeney, Charles, to Sarah H. Powell, New York. 7th av, n e cor 11th st, 59.3x53.7x59x52.11. Jan. 29, 2 months. 6,000
 Noble, Thomas, to the Farmers' Loan & Trust Co., guard. of Catherine T., James J., Charles A., George A., Ellen L. and Mary A. Welsh. Emmet st, s e s, 50 s w Pacific st, 27.3x80. Jan. 14, due Feb. 1, 1888, 5%. 2,000
 Oulton, Sampson B., to Asa W. Parker, Hempstead, L. I. 11th st, n s, 429.6 w 5th av, 166.3x100. Jan. 24, due Mar. 1, 1885. 18,000
 O'Brien, Thomas, to David F. Manning, committee of Richard B. Matthews. Bergen st, s w s, 439.2 s e 3d av, 20.10x100. Jan. 27, 1 year. 500
 Oulton, Sampson B., to William H. Biersds. Park pl, n s, 305 e Utica av, runs east 64 x northeast 41.6 x north 116.8 x west 104 x south 127.9. Jan. 23, due Aug. 1, 1885. 412
 Osmond, Eluthera F., wife of and Charles A., to Anna M. Irwin. Metropolitan av, s s, 50 e Catharine st, 25x100. Jan. 28, due May 1, 1888. 900
 Prinzhorn, Johanna C. M., wife of and William, to Charles F. Mattlage, Hoboken, N. J. 55th st, n e s, 175 w 2d av, 25x100.2. Jan. 19, due Jan. 20, 1887. 700
 Pomeroy, Mary M., wife of Thomas S., to John W. Graynor. Macon st, s s, 45 w Tompkins av, 20x100. Jan. 15, 6 months. 1,350
 Pedder, Louisa J. M., wife of Henry, to George Ashbury. 13th st, s s, 197.10 e 5th av, 25x100. Dec. 3, due Aug. 1, 1887. 1,500
 Post, Samuel W., to James H. Watson and James H. Pettinger of Watson & Pettinger. Van Buren st, s e s, 100 n e Broadway, 36x

100; Van Buren st, s e s, 173 n e Broadway, 72x100; Van Buren st, s e s, 319 n e Broadway, 81x100. Jan. 17, 6 months. 4,000
 Prout, Charlotte L., wife of and Moses P., to William Van Sicklen. Patchen av, e s, 75 n Van Buren st, 25x76.7x27x86.10. Jan. 1, 3 years, 5%. 1,000
 Post, Samuel W., to Marvin Cross, Sherlock Austin and John H. Ireland, of Cross, Austin & Co. Broadway, n e s, 40 n w Van Buren st, 20x73. Sub. to mortg. \$4,500. Jan. 21, notes. 1,500
 Reardon, Mary J., wife of and Daniel J., to Daniel B. Stearns. North 7th st, s w s, 100 n w 4th st, 25x100. Jan. 26, due Jan. 1, 1890. 1,100
 Richards, Mary L., to Bernard Levine. Jefferson st, n s, 175 e Patchen av, 43x200 to Putnam av. Jan. 26, installs, 5%. 1,500
 Riley, Ophelia G., widow, to Florence Kissam, Bayonne City, N. J. Jefferson st, s s, 100.3 w Nostrand av, 79.9x100. Jan. 27, 1 year. 1,000
 Smith, Emmet H., to Theodosia Baldwin, as trustee of Mary R. Baldwin. Taylor st, s e s, 75 s w Lee av, 20x104.2. Jan. 19, 1 year, 5%. 3,138
 Speir, Robert J., to The Dime Savings Bank, Brooklyn. Fleet pl, s w cor Fair st, 40x85. Jan. 27, 1 year, 5%. 4,000
 Same to same. Prince st, s e cor Fair st, 40x85. Jan. 27, 1 year, 5%. 4,000
 Stavenhagen, Hannah, wife of Ferdinand, to Jacob Emsheimer. Woodhull st, n s, 340 w Hicks st, 20x100. Jan. 2, 5 years, 5%. 5,000
 Sands, Vincent, to Joseph M. Greenwood. 6th st, s w s, 177.2 n w 6th av, 20x100. Jan. 26, note. 750
 Schoonmaker, Jonathan, to Charlotte A. Fleet. Hancock st, s s, 117.6 e Tompkins av, 17.6x100. Jan. 23, 2 years. 700
 Schwartz, Joseph, to Louis Schwartz. Pacific st, No. 343, n s, 100 e Hoyt st, 25x100. Jan. 1, 2 years, 5%. 2,000
 Smith, Mary, wife of Matthew, to T. C. Lyman & Co. 5th st, n w cor North 12th st, 100x109. Jan. 23, 1 year. 1,200
 Stafford, Miles A., to Benjamin Hicks, exr. L. Mott. Lexington av. P. M. Jan. 23, due Jan. 1, 1890. 1,500
 Stewart, James W., to Sarah A. Evans. Tompkins av, Quincy st. P. M. Jan. 26, 6 mos, 3,000
 Seed, Mary A., wife of John H., to Albert Woodruff. Park pl. P. M. Dec. 10, due Jan. 15, 1887, 5%. 2,000
 Stafford, Horatio N., to Lucius E. Clark, Yorkers. Hawthorne st n s, 1,434.2 e Flatbush av, 50x167.6. Jan. 22, 3 years. 1,200
 Stearns, John M., to The Williamsburgh Savings Bank. South 9th st, s s, 102 w 3d st, 50x120. Jan. 22, 1 year, 5%. 10,000
 Sutton, Margaret E., wife of and Theodore W., to Charlotte Leach. St. Marks av, s s, 16.6 e Rogers av, 16.6x95. Jan. 19, due July 1, 1888. 2,500
 Shannon, Mary, widow, and Cyrus A. Shannon to Richard C. Addy, as trustee of Caleb Baxter, dec'd. Jay st, e s, 22.3 s Prospect st, 22.3x100. Jan. 12, 5 years, 5%. 2,700
 Taylor, John B., to John Taylor. De Kalb pl, s s, 145.4 e Broadway, 18.3x134.6. Jan. 5, 3 years. 2,500
 Taylor, Mary L., wife of and John B., to Gottlieb and Catherine Sauerbrei. Greene av, s s, 173 w Lewis av, 16x100. Jan. 3, 3 years. 1,500
 Treacy, Maria, to The Williamsburgh Savings Bank. Meeker av, n w s, 85.8 northeast Russell st, runs northwest 49.7 x northeast to point 64.1 east Russell st, x southeast 64.1 to Meeker av, x southwest 25. Jan. 24, 1 year, 5%. 1,400
 The Woods Lodge Hall Association (Limited) to Jacob P. Moore, trustee. 18th av, w s, 542 n Bath av, at the northerly side of a new street unnamed, 50x96.8. Jan. 15, issues bonds. 3,000
 Trimm, Elizabeth C., wife of George S., Somers, Conn., to Benjamin F. Tracy. Lexington av, s s, 225 w Lewis av, 100x100. Sub. to mortg. \$3,000. Jan. 22, note. 681
 Thompson, George, to Margaret Corlett. 4th st, e s, 138 s South 4th st, 23x100. Jan. 24, 1 year, 5%. 2,000
 Titus, Mary A. B., to The Dime Savings Bank, Brooklyn. Washington st, e s, 175 n Johnson st, 22x121. Jan. 26, 1 year, 5%. 1,000
 Travis, Sarah M., wife of Alfred M., to Sarah H. Powell, New York. Ewen st, s e cor Staggs st, 50x100. Jan. 24, 1 year. 2,000
 Trimm, Elizabeth C., wife of and George S., to John C. Welwood. Lexington av. P. M. Dec. 31, 1 year. 3,000
 Walters, John, Jr., to Hugh W. Hamlyn, Hohokus, N. J. Columbus pl, w s, 112 s Herkimer st, 16x105. Jan. 26, 3 years. 1,300
 Same to same. Columbus pl, w s, 128 s Herkimer st, 16x105. Jan. 26, 3 years. 1,300
 Same to same. Columbus pl, w s, 96 s Herkimer st, 16x105x14x57x2x48. Jan. 26, 3 yrs, 1,300
 Williams, Edward F., New Providence, N. J., to Samuel M. Meeker and ano., exrs. Wm. Broistedt. Franklin st, e s, 20 n Oak st, 20x75. Jan. 26, 1 year, 5%. 2,500
 Woodlock, Michael, to David Barnett. East 95th st, s w s, 100 s e Av L, 75x100. Jan. 22, 3 years. 205
 Wagner, Philip and Marie K., to Edward S. Mayer. Grove st, n w s, 600 s w Central av, 50x197x50x198. Jan. 2, 5 years, 5%. 1,000
 Wood, Esther A., wife of William, to Mary Conner. South 10th st, s s, 101 w 4th st, 22x85.8x7.2x80.1. Jan. 17, 3 years. 1,000
 Woodruff, Edward M., to Reese B. Gwillim and ano., exrs. and trustees D. H. Douglass, Greene av, n s, 160 w Throop av, 20x100. Jan. 17, 1 year. 2,500

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.

Jan.
 23 Arnson, Bernard—New York Tartar Co. \$224 99
 24 Allen, David B.—J. H. Meeker costs 109 36
 24 Arnault, Pierre—Henry Ash. 784 23
 26 Allen, Charles—L. B. Treadwell, assignee, &c. 76 31
 27 Adams, Hugh, W.—Edward Page. 3,131 61
 29 Altman, Ignatz—Julius Stroheim. 1,010 04
 29 Aaron, Emil—Wesley Haff. 320 33
 29 Adams, Helen D., extrx., &c., of P. Dicke, dec'd—Helen D. Lounsberry. 70 55
 29 the same—Thomas Harland, guard. 53 65
 30 Aspinwall, Thomas } S. S. Rooke. 387 12
 Aspinwall, Henry C. }
 Burr, William H. } Cornelius Thom-
 *Burr, Henry E. } son. 2,273 70
 23 Bramhall, William H.—Frederick Turnbull. 570 32
 24 Buchman, Raphael—Henry Lewis. 2,804 29
 24 Britton, Joseph } The Republic
 Britton, Charles W. } of Mexico. 358,549 49
 24 Buchman, Raphael—L. A. Friend. 2,230 27
 24 Beekman, Daniel D.—John Bowne. 68 80
 26 Buxton, William H., as assignee of G. F. Keller—Phillipina Keller. 169 75
 26 Banderet, Alexander C., as admr. of Julian Banderet, dec'd—W. D. Murphy. 517 89
 26 Barnett, William—The Billings, Taylor & Co. Co. 269 14
 27 Barker, Vincent—Neals Poulson. costs 664 94
 27 Buckman, Raphael—C. T. Hinck. 1,091 71
 27 Boylan, John } James Mc-
 *Boylan, John F. } Kenney. 7,486 50
 27 Berford, Richard G.—Johanna Wulstein. 1,164 67
 27 Brooks, James W.—C. B. Wood. 1,040 02
 27 Brodek, James—C. T. Cromwell. 116 23
 28 Bowen, Henry E.—E. J. Dunning, Jr. costs 106 32
 28 Bogart, Orlando M.—Clarence McKim. 2,644 79
 28 Becker, Christian—H. L. Butler. 522 90
 28 Burger, Henry S.—The Weybosset Nat. Bank. 12,587 27
 28 Brandt, John—Fire Dept City N. Y. 59 50
 28 Boyd, Robert—the same. 109 50
 28 Birdsall, Daniel C.—J. S. Merriam. 270 54
 28 Burke, Michael—Edward Cromwell, exr., &c. 822 36
 28 Brady, Bridget, otherwise Bridget Gross—Patrick Garvin. 1,251 50
 28 Brunges, Martin M.—W. H. Beadle-stein. 128 50
 29 Bailey, Charles I.—H. Z. Norton. 350 72
 29*Buchman, Raphael—W. B. Bonn. 15,076 70
 29 the same—August Rutten. 15,076 70
 30 Baylis, Joseph—J. P. Sullivan. 50 50
 30 Bates, Albertina—Anna Clarke. 3,812 36
 30 Bancker, Maria A.—Norah O'Brien. 230 50
 30 Blust, John—Henry Herman. 130 20
 24 Cronyn, Robert R.—J. H. Gedney. 120 09
 24 Collier, Charles B., The First Nat. Bank Jersey s e p L. City. 1,055 85
 26 Curran, John—J. H. Ostrander. 264 21
 26 Camp, Hugh N., as temporary admr. of G. F. Keller, dec'd—Phillipina Keller. 169 75
 26 Colt, Reswell L.—D. D. Acker. 296 53
 26 Casey, Margaret, as admrx. of Wm. Casey, dec'd—Richard Deeves. 77 44
 27 Cohen, Charles S.—David Fairbanks. 669 29
 27 Coar, John—G. W. Koch. 777 25
 27 Cohn, Hyman—The Nat. Bank of Norwalk. 639 09
 27 Carter, William H.—J. C. Butler. 168 50
 27 Cobb, Daniel L.—Edward Page. 3,131 61
 27 Codbury, Richard—L. M. Brock. 770 79
 28 Carroll, John—Fire Dept City N. Y. 59 50
 28 Conlon, Edward—W. R. Lord. 363 15
 28 Cohen, Charles S.—C. H. French. 2,846 64
 29 Chadwick, Charles E. } C. H. Joy. 469 14
 Colt, Frederick A. }
 29 Crouch, James—J. M. Canda. 506 60
 29 Chesley, Lydia—L. F. Fechtman. 100 78
 29 Crasper, Rudolphus—Augustus Rappard. 2,557 30
 30 Cummins, James—Mary A. Dale. 468 22
 30*Copeland, Charles W.—The Nat. Park Bank, N. Y. 9,206 35
 30 Cohen, Charles S.—Julius Dreyfuss. 313 36
 De Groot, Alice E., as admrx. } The Repub-
 De Groot, Theodore R. } lic of Mex-
 B., as admr. of W. ico. 358,501 26
 H. De Groot. }
 24 Donnelly, Thomas W.—John Salmon. 114 50
 26 Davids, Thaddeus } Timothy Stevens. 2,203 76
 Davids, David F. }
 26 Dunsmore, Isaac W.—Ann Fantry. costs 148 52
 27 Dunn, George V.—The New York Newspaper Union. 269 03

27 Du Bois, Tuttle—H. H. Howison. 296 72
 28 Davids, John B.—L. W. Fairchild. 199 95
 28 De Graaf, Henry P.—Fire Dept City New York. 3 judgments, total 178 50
 28 De Voursney, Abraham P.—J. G. Moffet. 92 61
 28 Donovan, John N.—W. H. Beadle-stein. 510 02
 28 Deane, John H.—New Britain Nat. Bank. 5,166 80
 28 the same—Rockville Nat. Bank. 5,152 79
 29 Dreyfuss, Achille—Wesley Haff. 320 33
 29 Day, James H.—R. A. Irish. 128 09
 29 Davidson, Alexander V.—The Ful-ton Bank, of Brooklyn. 2,542 79
 30 Dudley, Henry M.—J. H. Sherwood, as exr. 92 76
 30 Degraaf, Henry P.—J. F. Wyckoff. 27,447 78
 30*Doe, John—A. E. Van Ramdohr. 172 91
 30 De Mandeville, James—The Com-mercial Telegram Co. 66 72
 30 DeKay, Sidney—Patrick Cassidy. 322 45
 24 Ellis, Leonard—C. W. Goff. costs 72 61
 27 Evans, Charles H.—C. W. Nason. 103 66
 28 Eurich, John H.—Joseph Ullmann. 120 10
 29 Easy, Emil—Julius Stroheim. 1,010 04
 23 Fuchs, Isaac—Alexander Klinkow-stein. 31 65
 24 Fox, Edward—J. F. Bradner. 249 32
 24*Ford, Charles E.—A. S. Seer. 347 40
 24 Fitch, Francis E.—J. T. Murphy. 1,333 06
 24 Foran, Bridget J.—Cornelius Ten Eick. 475 32
 24 Faust, Henry—Charles Bennewitz. 91 85
 24 Foster, Leila L.—Pacific Mail Steam-ship Co. 241 72
 24 Fremont, John C.—B. G. Tompkins. 1,400 31
 28 Feuchsel, Albert E.—J. C. Gray. 236 98
 29 Fitzpatrick, Thomas B. } M o r r i s
 *Fitzpatrick, John R. } Bermond. 339 23
 29 Field, William N.—J. F. Zebley. 403 96
 29*Finnegan, H. J.—William Cooke. 97 05
 30 French, James C.—G. K. Dauchy. 1,065 82
 30 Fascher, J. Henry—Edward Harbi-son. 630 99
 24 Gale, William H.—J. O. Byxbee. 379 79
 24 Gorman, William—Milton Rathbun. 160 41
 26 Gantier, Celestin—E. G. Smith. 132 25
 26 Goodspeed, Albina E.—A. J. Holman. 1,491 27
 26 Gilbert, Annie.—H. K. Thurber. 280 49
 26 Grebe, Ferdinand—Paul Meinhardt costs 50 43
 26 Gotleb, Henry E.—J. M. Conway costs 41 41
 26 Green, Charles M.—G. A. Leavitt. 298 55
 26 Geutal, Louis—Lucy A. Hale, extrx., &c. 84 02
 26 Grosse, Edward, as recvr. of Ignatz Opetz and Frank Kocour—A. C. Hassey. costs 88 26
 27 Goosman, Mathew—William Jex. 2,694 74
 27 Golland, Isaac—Charles Werner. 455 71
 28 Geisert, William—McNab & Harlin Mfg. Co. 107 48
 28 Glevin, Patrick—Fire Dept City N. Y. 109 50
 28 Graham, Robert H.—Morris Littman. 80 97
 28 Greenbaum, Salomon H.—Gustave Teiser. 2,025 77
 28 Goggin, Joseph R.—Eben Peek. 136 00
 28 Gross, Bridget, otherwise Brady, Bridget—Patrick Garvin. 1,251 50
 28 Goetting, George—Mathias Biehler. 97 77
 29 Gloucester, Charles N.—Sterne Chit-tenden. 1,036 04
 30 Gardner, Robert B. } J. H. Sherwood,
 Garden, C. Henry } as exr. costs 92 76
 24 Hyman, Michael—W. S. Taylor. 1,390 51
 24 Hagen, Julius—James Seligman. 65,448 06
 24 Harbler, Theodore—G. W. Campen. 315 68
 24 Hirsch, Edward—Howard Carroll. costs 79 05
 24 Hayden, Edward A.—Margaret Nor-ris. 26 62
 26 Hearn, George W.—Lewis Rose. 152 52
 26 Hearne, Charles C.—E. D. Sniffin. 145 69
 26*Hertsberg, Saul—Charles Schlang. 111 68
 26 Hamilton, David—William Grupe. 67 51
 26 Hovey, Albert H.—J. W. Hayward. 110 33
 26 Hayt, Ezra A.—H. S. Terbell. 2,959 67
 26 Husson, Joseph—J. S. Cohn, as admr., &c. 1,124 99
 26 Hubbard, Henry J.—J. F. Wyckoff. 414 82
 26 Hobb, Edmund, Jr.—Abbie D. Crawford. 26 80
 27 Hauser, Daniel—The Nat. Bank of Rondout. 917 81
 27 Haines, Napoleon J., Jr.—J. C. At-terbury. 1,567 07
 27*Hadley, Henry D.—Surkuro Nerra. 25 77
 27 Haines, Richard P.—L. M. Brock. 770 79
 27*Hynes, Henry—Charles Werner. 455 71
 28 Hadley, Harry D.—Maria Vogelsang. 365 61
 28 Henry, John F.—E. J. Dunning, Jr. costs 106 32
 Hurlbut, Richard W. } The Weybos-
 Healy, Cyrus A. } set Nat. B'k 12,587 27
 28 Haggerty, John—W. H. Beadle-stein. 27 50
 28 Hendrie, Harry—The Billings, Tay-lor & Co. Co. 387 03
 28 Hagen, Francis B.—J. N. Watson. 164 80
 28 Harnett, Richard V.—G. H. Fors-ter, trustee. 109 30
 29 Hayward, Benjamin—George Rosen-treter. 180 60
 29 the same—W. P. Barbour. 106 24
 29 Hill, Albert F.—Thomas Maddock. 649 18
 29 Hammond, William H.—M. F. Mc-Dermott. 2,391 13
 29 Hart, Adelbert L.—E. I. Richards. 4,551 01
 Hays, Simon }
 29 Hays, Maurice S. } Oliver Harriman. 720 07
 Hays, Henry }

29 Haring, John W.—J. A. Lyon.....	4,113 87	29 Mullett, Alfred B.—Thomas Mad-	649 18	27 the same—J. W. Olmstead....	1,070 21
29 the same—C. P. Follansbee.....	4,182 29	dock.....		27 Stehr, Henry W.—Emil Diecker-	897 13
30 Howell, William H.—W. M. Earl,	196 20	29 Mock, Max—J. S. Lawrence as exr.,	482 78	hoff.....	427 27
.....costs 3 judgments, total	196 20	&c.....		27 Stine, George—E. K. Raubitschek..	427 27
30 Haas, Edward—Isaac Sterne.....	12,773 96	30 Mapleson, James H.—Emelia La-	108 04	27 Stix, Charles L. } W. H. Sulli-	
26 Hlsley, Ferdinand I.—Lucy A. Hall,	732 93	blache.....		Shiffer, Joseph J. } van.....	1,819 90
as extrx.....		30 Mallaby, Seaman I.—Louisa Burns.	107 28	27 Steinweg, Samuel—Frederick Ahney	313 56
30 Isaacs, Edwin J.—Justin Wertheim-	1,010 59	30 Myer, Edward—A. E. Van Ramdohr	172 91	27 Schiefer, John—Campbell Printing	
ber.....		30 Meyer, Abraham—Julius Dreyfuss..	313 36	Press & Mfg. Co.....	117 76
28 Johnson, Rasmus—Henry Henrici..	99 59	30 Mansfield, Max—Edward Hauser...	171 04	27 Sullivan, John J.—C. W. Nason.....	92 91
29 Jacobs, Aaron—Wesley Haff.....	320 33	30 Martin, Robert H.—S. M. Conger....	89 44	27*Scisco, William D.—Joseph Kuntz..	115 73
29 James, Edward D.—George Shea	110 15	24 McCue, John—Theodore Bomiesler..	282 38	27 Stiller, Julius—Hezekiah Kohn.....	421 04
.....costs		24 McCaul, John A.—A. S. Seer.....	256 10	27 Stanbery, John A.—W. H. M. Sista-	
29 Jones, William—The American Loan	284 75	24 the same—the same.....	347 40	tare.....	646 72
and Trust Co.....		24 McCabe, Henry—C. W. Goff.....costs	72 61	28 Stehr, Henry W.—A. H. Schoff.....	1,498 90
24 King, Oscar—The Greenwich Ins.	90 51	24 McLean, David W.—David Kipp.....	127 14	28 Slocovish, George—J. M. Lawrence..	37 45
Co.....		24 McAndrews, John, Jr.—The First		28 Schmidt, Juliana—Frank Bollet....	83 43
26 Klausenstick, Max.—S. T. Smith....	229 15	Nat. Bank, Jersey City.....	1,055 85	28 Schmitt, Bernard—George Rauch....	85 00
26 Kennedy, David T.—John O'Connor.	314 82	26 McDonnell, John D.—Birdseye		28 Sulbach, Jacob J.—Moses Rosenberg	640 89
26 Kinney, Michael—Alice McNierney.	299 00	Blackman.....	169 23	28 Spaulding, Bernard—Michael Nolan.	93 46
27 Kroger, Clemens A.—Emil Diecher-	897 13	28 McClave, Stephen P.—Fire Dept.		28 Steffan, Lina—Mary H. Cordts.costs	223 24
hoff.....		City of N. Y.....	59 50	29 Solomon, Herman—J. H. Stich.....	307 34
27 Koch, John—William Schade.....	666 96	28 McCormack, John—the same.....	109 50	29 Simmons, William H.—G. R. Barns.	116 01
27 Kapp, Jacob—W. H. Sullivan.....	1,819 90	28 McGuire, John—W. H. Beadleston..	389 31	29 Smyth, Philip A.—G. H. Forster,	
27 Klein, Frederick—C. J. Warren.....	168 04	28 McCluskey, John } Patrick McIn-		trustee.....	109 30
27 Kennedy, David T.—T. A. McBain....	756 93	tyre.....	155 15	29 the same—W. P. Barbour.....	106 24
27 Kaufmann, Abraham—F. W. Muser	264 40	29 McCormack, Joseph E.—Patrick		29 Steinmetz, William G.—Thomas	
27 Kolm, Henry—J. G. Gerber.....	158 00	Cassidy.....	150 63	Maddock.....	649 18
27 Knower, Benjamin—L. M. Brock....	770 79	29 McConvil, Patrick—Annie J. Vieh-		29 Schaeffer, William—J. L. Daniels...	73 83
28 Kroger, Clemens A.—A. H. Schoff....	1,498 90	mann.....	26 01	29 Stillman, Frederick—L. F. Fechtman	100 78
28* Kurtz, Julius—Fire Dept., City N. Y.	109 50	29 McArthur, Charles } Augustus		30 Stedman, Josiah—The Nat. Park	
28 Kehoe, Alfred—The Fourth Nat.		McArthur, Gardner C. } Rappard..	2,557 30	Bank, N. Y.....	9,206 35
Bank, City N. Y.....	59,231 89	27 Needham, Ernest A.—W. H. M. Sista-		+Slattery, James } Henry Herr-	
28 Kehoe, Alfred—New Britain Nat.		tare.....	646 72	+Slattery, John } mann.....	172 75
Bank.....	5,166 80	27 Nungezer, Charles H.—Joseph Kuntz	115 73	+Slattery, Joseph } ..	
28 the same—Rockville Nat. Bank	5,152 79	28 Newman, Daniel—Fire Dept City		+Slattery, Michael } ..	
28 Knowles, Edwin F.—Agnes Booth....	88 19	N. Y.....	109 50	30 Schaefer, Lewis J.—Thomas Martin.	707 52
28* Kerngood, Moses—The Rubber		24 Ockershausen, John H., as exr. of G.		23 Smith, Henry Cole—J. H. Butler....	6,578 78
Clothing Co.....	918 99	G. Taylor, dec'd—The Republic of	358,585 69	24 Smith, Charles H.—W. W. Beebe...	73 65
29 Klauber, Samuel—Morris Bermond..	339 23	Mexico.....		24 Smith, John W.—Enoch Bradley....	176 02
29 Koch, John—H. B. Clafin.....	515 90	27 Owens, Bridget—D. G. Yuengling,		28 Smith, Adeline T.—Eliza Lahey....	170 42
29 Kirchhof, Adolph—Benedict Fischer.	1,948 62	Jr.....	66 50	29 Smith, Gilbert—C. L. Browne.....	108 51
29* Kafka, Hugo—Thomas Maddock....	649 18	28 Olschoffky, Jacob—H. B. Rogers....	187 36	26 Tobin, Matthew—The Billings, Tay-	
29 Kelly, John J.—Joseph Shongood....	194 06	29 O'Neill, William—William Cooke....	97 05	lor & Co. Co.....	269 14
29 Koch, John—T. T. Wilmerding.....	583 59	30 Osborn Walter S.—Frederick Clair.	155 16	26 Thorwerth, John C.—Joseph Kuntz,	
30 Kennedy, Thomas } J. P. Sullivan....	50 50	30 O'Brien, John—Thomas Mackeller,		as sole surviving partner, &c.....	144 71
Kennedy, John } ..		24 Popham, M. Spencer—B. F. Terwill-		27 Thompson, Samuel B.—William Jex	492 29
24 Lisner, George—A. E. Person.....	246 92	iger.....	49 50	27 the same—the same.....	2,694 74
24 Lowrey, James P., individ. and as		26 Pessini, Louisa, as admrx. of John		27 Thomas, Howard D.—L. M. Brock....	770 79
exr.—H. J. Robinson, as exr., &c.	6,072 73	Pessini, dec'd—Jesse Marshall.....	137 07	27*Thompson, L. S.—W. H. M. Sista-	646 72
24 Lexow, Allan—James Seligman....	65,448 06	26 Putnam, Frederick A.—Mary E.		27 Thunhauser, Isidor—Frederick	
24 Lavery, Patrick, as admr. of Daniel		Sharp.....	257 91	Armbruster.....	30 67
Lavery, dec'd—James Chambers....	1,349 01	27 Paton, Robert } Robert Auld..	147 99	27 Tully, Michael F.—Fire Dept. City	
26 Linkfield, Henry T.—S. T. Smith....	229 15	*Paton, J. Howland } ..		N. Y.....	109 50
27 Lichenstein, Abram M.—J. A. Todd	142 39	28 Pimstein, Joseph—L. M. Bates.....	807 40	28 Tetreault, Charles—Maria Barbara	
27 Lebeuf, Eugene—Angeline Lebeuf....	2,306 22	29 Peters, Henry C.—C. H. Joy.....	469 14	Girard, extrx., &c.....	164 72
27 the same—Morris Spiegel.....	1,829 82	29 Peck, Franklin W.—Woglom Co.....	117 26	29 Tucker, Charles A.—E. I. Richards..	4,551 01
27* Llovenberg, James—Charles Werner.	455 71	29 Phippany, Fanny—Andrew Blake....	172 35	29 Taylor, Charles—J. M. Canda.....	506 60
28 Lilliendahl, Henry T.—F. A. Isham..	801 23	29 Pearlberg, Max—Joseph Weill.....	87 95	30 Totten, William B.—The Tanner's	
28 Leland, Charles E.—Anthony Oechs.	2,100 45	30 Pfifferling, Jennie—Joseph Roth-		Nat. Bank of Catskill.....	256 39
28 Leventhal, Martin—Otto Meyer.....	748 06	schild.....	62 00	24 The Metropolitan Elevated Railway	
28 Lebeuf, Eugene—Julia Lang.....	324 22	30 Phelan, John—Thomas Mackeller		Co.—Elizabeth Porter.....	6,282 59
28 the same—Fridolin Arnault....	328 88costs	40 05	24 N. Y., West Shore & Buffalo Rail-	
28 the same—Ellen Corte.....	4,221 07	Rindskopf, Morris } Henry Lewis... 2,804 29		way Co.—Dickson Mfg. Co.....	20,111 98
28 Leonard, John C.—Franz Roth.....	1,116 22	24 Rindskopf, Simon } ..		24 The American and Mexican Railroad	
29 Luhrs, John C.—Benedict Fischer....	318 74	Rosenthal, Jacob } ..		and Telegraph Co.—The Republic	
29 Lowey, Frederick—J. F. Phillips....	361 93	24 the same—L. A. Friend.....	2,230 27	of Mexico.....	358,549 49
29 Lisner, George—W. H. Gelshehen....	692 85	26 Rosenbaum, Nathan—Joseph Frank-		24 The Manhattan Railway Co.—Fred-	
30* Lyons, Michael—Celia Shapiro....	117 50	el.....	357 79	erick Schwitzer.....	367 70
28 Mayer, Ferdinand } Emil Oelber-		Rindskopf, Morris } ..		26 The German-American Mutual Ware-	
Mayer, Benjamin } man.....	10,212 67	27 Rindskopf, Simon } C. F. Hinck... 1,091 71		housing and Security Co.—H. S.	
23 the same—the same.....	10,190 18	Rosenthal, Jacob } ..		Terbell.....	2,959 67
23 Murray, Ellen—E. A. Bradley...(D)	810 80	Rosenband, Jacob } W. J. Nich-		26 The Continental Fire Ins. Co.—Eliza	
23 Mayo, Germaine—Alexander Gordon,	1,333 08	rosenband, Burkard } olson.....	283 84	B. Anderson.....	109 77
as exr.....		28 Rich, Alexander—Fire Dept City		26 Swiss-American Publishing Co. (Lim-	
23 Moseley, Nathaniel R.—Frederick		N. Y.....	109 50	ited)—R. K. Fox.....	414 43
Henle.....	423 74	28 Rabenstein, William—the same....	109 50	27 The N. Y. Produce Co.—J. J. Rich-	
24 Marks, Harry H.—J. F. Bradner....	249 32	28 Rosenthal, Joseph W.—G. J. Byrd..	228 03	ards.....	77 42
24* Mayer, Jacob—W. S. Taylor.....	1,390 51	28 Rosenthal, Joseph W.—The Rubber		The Metropolitan	
24 Marks, Benjamin—H. C. Judd.....	486 64	Clothing Co.....	918 99	"L" R. R. Co. } The N. Y. Nat.	
24 Meacham, Harris H.—Gustav Hess..	279 08	29 Rausch, Louisa, as admrx., &c.—		The Manhattan } Exchange B'k,	4,346 05
24 Marks, Benjamin—R. S. Frost.....	445 33	Philip Deobold, as exr., &c.....	2,382 74	Railway Co. }	
24 Mayer, Isidor—Robert Dorn.....	70 52	*Rindskopf, Morris } August Rutten. 15,076 70		27 The Metropolitan "L" R. R. Co.—	
26 Macdonald, John J.—James Kear-		29 Rindskopf, Simon } ..		same.....	772 80
ney.....	2,015 69	*Rosenthal, Jacob } ..		27 The Florida Fruit Co.—C. N. Mor-	
26 Mathis, Anton—Meyer Loeb.....	105 23	the same—W. B. Bonn.....	15,076 70	gan.....	168 13
26 Moore, William—George Hillabrand		29 Rieper, John H.—J. A. Lantz.....	47 87	27 The Hanover Nat. Bank—W. B. Sir-	
.....costs		29 Ryder, James B.—B. H. Adams....	127 33	ret.....	144 20
26 Morris, Cora—M. N. Cutter.....	74 97	29 Rosenthal, Joseph W.—J. S. Lau-		28 Burbank Mfg. Co.—E. W. Ketcham.	466 59
26 Mencke, Nicholas—Nicolaus Bente..	64 80	rence, as exr., &c.....	482 78	28 the same—W. J. Nicholson.....	55 08
26 Massoni, James—The Budweiser		30 Rosseau, Jules P.—Adam Huston....	17 45	28 The Dolphin Mfg. Co.—A. A. Cobb..	2,889 22
Brewing Co. (Limited).....	295 15	30 Rothschild, Joseph—Sarah Good-		28 The National Utilizing Co. (Limited)	
27 Meyers, Abraham—David Fair-		heim.....	7 00	—Isaac Seelye.....	2,027 58
banks.....	669 29	30 Rosenbaum, Nathan—Hiram How-		28 The N. Y. Brewing Co., City N. Y.	
27 Marks, Benjamin—R. J. Hogue.....	1,020 10	ard.....	220 92	—W. E. Salem.....	208 17
27 Mayer, Ferdinand } M. H. E. Al-		30 Robinson, William H.—E. C. Bell..	994 97	28 Saunderson Hydro-Carbon Light and	
*Mayer, Benjamin } brecht.....	1,652 94	30 Raymond, Alonzo B.—The Fourth		Heat Co.—C. O. Beaumont.....	465 53
27 Meehen, Elizabeth—J. L. Bulkeley		Nat. Bank, City N. Y.....	10,622 07	28 The Hanover Nat. Bank—W. B. Sir-	
.....4 judgments, total	4,321 65	30 Ryan, James—Celia Shapiro.....	117 50	ret.....	212 77
27 the same—Mary A. Bulkeley....	1,073 96	23*Schwab, Emil—Cornelius Thomson.	2,273 79	28 N. Y., West Shore & Buffalo Rail-	
27 the same—Frances A. Gesner....	567 14	23 Sweet, Milton B.—J. P. Hudson....	5,794 00	way Co.—C. H. Mead.....	1,535 21
27 the same—the same.....	558 42	24 Simon, Simon—Louis De Jonge....	182 17	29 The New Jersey & N. Y. R. R. Co.	
27 the same—Laninia E. Stuart....	568 04	24 Steinberg, Rebecca—Judgment as-		—C. B. Allen.....	456 59
27 the same—the same.....	568 04	signed from Meyer Englehardt to		29 The First Nat. Bank of Jersey City	
27 the same—Henry Luhrs.....	1,083 44	G. H. Roberts.....	34 92	—Theresa Lynch.....	694 15
27 Myers, Sinclair—J. S. Dunn.....	204 18	24 Skinner, Orrin—H. M. Munsell....	3,473 29	29 The Sackett Plow and Pulverizer Co.	
27* Mosher, M. S.—W. H. M. Sista-	646 72	24 the same—the same.....	2,286 09	—J. C. Platt, Jr.....	739 27
27 Miller, Gotfried—Joseph Kuntz....	115 73	24 Stuart, James D.—J. De W. Warner		29 The Fuller Electrical Co.—W. H.	
28 Mayer, Ferdinand—John Wheeler,		as exr., &c.....	178 05	Appleton.....	12,708 06
as assignee, &c.....	8,660 77	24 Smithson, Helen—J. F. Doring, as		29 the same—H. S. Geary.....	77,465 22
28 Mandelbaum, Jacob—Otto Meyer....	745 06	exr., &c.....	79 56	30 The N. Y. Heat, Light and Power	
28 Metz, Arthur J.—Augustus Marsh..	168 45	24 Sherlock, Anna M.—Moses Solinger.	244 30	Co.—A. D. Wheeler.....costs	36 86
28 Mayer, Henry—H. C. Friedman....	125 88	24 Smythe, A. E.—The First Nat. Bank		30 The Fuller Electrical Co.—G. J. For-	
28 Meagher, James—Fire Dept City		Jersey City.....	1,055 85	rest.....	3,254 54
N. Y.....	59 50	26 Skeele, Frank H. } George Me-		24 Upington, George—E. W. Sackett..	78 48
28 the same—the same.....	59 50	Scripture, Fannie A. } Gowan....	300 15	26 Underhill, John T.—E. D. Sniffin... 225 04	
28 Meyfarth, Jacob—the same.....	109 50	26 Swaine, William—C. H. Russell....	723 34	23 Varian, George W.—J. W. Fiske....	128 00
28 Mayo, Florence G.—F. D. Hurtt....	92 53	26 Schneider, Adam—A. C. Littell....	338 14	26 Vreeland, Addison G.—Birdseye	
28 Meyers, Abraham—C. H. French....	2,846 64	26 Sanford, Benjamin F.—J. F. Wyc-		Blackman.....	169 23
28 Morris, Theodore—Agnes Booth....	88 19	koff.....	414 82	24 Van Gelder, Henry } J. H. Pren-	
29 Meyer, Bertrandt—People of State		26 Schmid, Johanna—Augusto Drexler.		Van Gelder, Charles } tice.....	107 95
N. Y. on the Relation of the Soci-	costs	23 21	29 Van Vleck, Emma D., extrx. of	
ety for the Reformation of		27 Skinner, Samuel S.—P. H. Pulver..	398 75	Patrick Dicke, dec'd—Helen D.	
Juvenile Delinquents in City N. Y.	329 14	27 the same—Erastus Darling....	173 15	Lounsbury.....	70 55

Table listing names and amounts, including Thomas Harland, James Seligman, D. C. Mills, etc.

Table listing names and amounts, including William P. Doll, John H. Ockershausen, Republic of Mexico, etc.

Table listing names and amounts, including Franklin G. Hazard Powder Co., Mary A. S. G. Clarke, etc.

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

KINGS COUNTY.

January 24 to 30—inclusive.

Table listing names and amounts for Kings County, including William H. Alexander, Edward T. Whelan, etc.

SATISFIED JUDGMENTS.

NEW YORK.

January 24 to 30—inclusive.

Table listing names and amounts for Satisfied Judgments in New York, including James Allen, Archibald K. Beegle, etc.

KINGS COUNTY.

Table listing names and amounts for Kings County, including James B. Murphy, Emil W. Hoff, etc.

MECHANICS' LIENS.

NEW YORK CITY.

Table listing names and amounts for Mechanics' Liens in New York City, including Nos. 317 to 323 E., etc.

29	Fiftieth st, s s, 200 w 10th av, 50x100. James F. Dolan agt Allan A. Irvine and John H. Conway, debtors; John H. Conway, reputed owner.	260 30
29	Fiftieth st, Nos. 520, 522, 524 and 526 W. s, s, 250 w 10th av, 100x100.5. The Perth Amboy Terra Cotta Co. agt Theresa B. Collins.	204 75
30	Eighty-sixth st, No. 72 E., s s, 87.9 w 4th av, 30.1x102.2. Charles Ringsdorf agt Thomas Pearson, owner; Wm. J. Beardsley, G. H. Post and George E. Broas, contractors.	35 00
30	Same property. Thos. F. Boyd agt same.	42 00
30	Same property. Reuben Tanner agt same.	45 50
30	Same property. Fred. Bollwage agt same.	35 50
30	Same property. Wm. James agt same.	42 00
30	Same property. Wm. S. Mason agt same.	45 50
30	Same property. Cor. G. Becker agt same.	39 00
30	Same property. Elijah W. Wall agt same.	42 00
30	Same property. John S. Gidney agt same.	38 50

KINGS COUNTY.

Jan.		
23	Gate ⁵ av, Nos. 497, 499, 501, 503 and 505, n s, The White Potter & Paige Mfg. Co. agt W. H. Aldrich, owner, &c.	488 00
24	Fourth st, n s, 58.8 e 5th av, 80x100. J. S. & G. F. Simpson agt Magdalena Franz and J. P. Kinney, owners, &c.	75 00
24	Fourth st, s s, 185.10 e 5th av, 100x100. Same agt same.	170 00
24	Stanhope st, n w s, 150 n e Evergreen av, 50 x100. Maria Smith agt Solomon Goldsmith, owner, &c.	268 37
25	Spencer st, No. 31, e s, 325 s Flushing av, 25 x100. David Stone, assignee, agt James F. Kiernan, owner, and H. G. Knorr.	157 20
23	Eleventh st, Nos. 165 1/2 to 191, n s, 95.9 w 5th 339.9x100. Wm. Day agt Henry R. Low, W. W. Reynolds and Lewis Rhodes, owner, &c.	45 50
28	Same property. Jacob May agt same.	800 00
28	Same property. John H. Sierken agt same.	32 50
24	Same property. Alexander G. Calder agt same.	100 00
24	Bleeker st, No. 31, cor Evergreen av. Wm. Schindele agt Edward Monohan, owner, and Jacob Shoch.	110 00
26	Franklin av, s w cor Wallabout st, runs west 106 x southwest 24.2 x south 196.10 to Flushing av, x east 130.10 to Franklin av, x north 300.4. George W. Evans agt Alexander Dugan, owner, &c.	694 78
28	Gates av, s s, 21.6 e Franklin av, 52.6x75. James White agt James B. Alexander, owner, &c.	37 50
27	Chauncey st, No. 216, s s, 220 e Patchen av. John Mullin agt Margaret C. Given, owner, and Robert Wheeler.	10 50

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Jan.		
24	Sixty-eighth st, n s, 125 w 11th ^{av} , 75x100. Canda & Kane agt Edwin M. Wadsworth, Thos. J. Tobin and Chas. A. Fuller. (Aug. 29, 1884)	1,548 32
27	One Hundred and Fourth st, Nos. 224 to 230 E., s s, 250 e 3d av. G. Nagle agt Charles Bornkamp and Henry Lineweber. (Dec. 20, 1884)	9 02
27	Same property. George Beckel agt same.	10 93
27	Same property. Charles Koch agt same.	13 00
29	Sixty-eighth st, n s, 125 w 11th av, 75x100.5. Buffalo Door and Sash Co. agt Edwin M. Wadsworth. (June 17, 1884)	1,457 50
30*	Horatio st, Nos. 12 and 14, n s, abt 60 e 8th av, abt 30 ft front. Hermann Royemann agt John O'Brien, debtor and owner. (Jan. 29, 1885)	87 00
30	Fortieth st, No. 343 W. n s, abt 225 e 9th av, abt 25 ft front. J. & R. Darrow agt Mrs. Ellen Fallon and Thos. Brennan. (Nov. 13, 1884)	483 05
30	Same property. Same agt same. (Oct. 4)	799 73
30	Same property. Andrew Mills agt same. (Dec. 6)	700 00
30	Same property. G. L. Schuyler & Co. agt same. (Nov. 28)	544 38
30	Same property. Same agt same. (Nov. 18)	544 38
30	Same property. Jos. Waldron agt same. (Dec. 9)	67 00
30	Same property. John O'Flaherty agt same.	72 00
30	Same property. G. Weis & Son agt same.	125 50
30	Same property. James Brennan agt same.	67 00
30	Same property. John Salmon agt same.	48 75
30	Same property. Pat. Quigley agt same.	13 75
30	Same property. John Leddy agt same.	58 12
30	Same property. James McLaughlin agt same.	153 75
30	Same property. Martin Tobin agt same.	61 25
30	Same property. Wm. Miller agt same.	250 00
30	Same property. Pat. Toner agt same.	196 75
30	Same property. John H. Edelmeyer agt same.	68 75
30	Same property. Michael O'Neill agt same.	168 63
30	Same property. John Nolan agt same.	90 00
30	Same property. Pat. Golding agt same.	138 80
30	Same property. Z. S. Ayres agt same. (Dec. 1)	171 65
30	Same property. Michael Ryan agt same. (Dec. 16)	75 50
30	Same property. Thomas Brennan agt same. (Dec. 8)	90 00
30	Fortieth st, No. 341 W., n s, 250 e 9th av. Wm. Miller agt same. (Dec. 5)	26 25

KINGS COUNTY.

January 24 to 20—inclusive.

Sumner av, s w cor Hart st, 20x80. Henry Kemp agt C. C. Luck, owner, and R. F. Clayton. (Jan. 14, 1885)	475 00
Same property. Same agt same. (Jan. 14, '85)	475 00
Fourth st, s s, 185.10 e 5th av, 100x100. J. S. & G. F. Simpson agt Magdalena Franz and J. P. Kinney, owners, &c. (Jan. 24, 1885, by deposit)	170 00

BUILDINGS PROJECTED

NEW YORK CITY.

SOUTH OF 14TH STREET.

Bleeker st, No. 95, one six-story brick warehouse, 25x135, tin roof; cost, \$50,000; owner, Jo-

seph Andrade, London, Eng.; architects, Alfred Zucker & Co.; builder, not selected. Plan 58.
Houston st, s e cor Crosby st, one seven-story brick warehouse and factory, 64.6 front, 79 rear, 105 and 119 deep, tin roof; cost, \$85,000; owners, G. Sidenberg & Co., 49 Mercer st; architect, Alfred Zucker & Co., 346 Broadway; builder, not selected. Plan 77.
Franklin st, No. 184, one six-story brick tenem't, 21x70.6, tin roof; cost, \$12,000; owner, Louis Meyers, on premises; architect, Louis Meystre. Plan 64.
Delancey st, s s, 25 w Sheriff st, two five-story brick tenem'ts, 25x73.6, tin roofs; cost, each, \$12,000; owner, Marks Rinaldo, 220 East 33d st; architects, A. B. Ogden & Son. Plan 71.
Norfolk st, Nos. 116 and 118, two five-story brick tenem'ts, 25x83, tin roofs; cost, each, \$14,000; owner, Jacob Raichle, 227 William st; architect, Julius Boekell. Plan 72.
Allen st, No. 7, one five-story brick tenem't, 25 x73, tin roof; cost, \$21,000; owner, Charles Pfeiff, 17 Eldridge st; architect, W. Graul. Plan 83.
Rivington st, n w cor Norfolk st, two five-story brick tenem'ts, 30x71 and 30x61, tin roof; total cost, \$38,000; owner, Francis Keckeissen, 307 5th st; architect, J. Kastner. Plan 79.
Norfolk st, No. 115, one four-story brick stable, &c., 25x94.6, tin roof; cost, \$12,000; owner and architect, same as last. Plan 80.
9th st, No. 206 and 208 E., one five-story brick and terra cotta dwell'g, 42.2 and 21x65, tin roof; cost, \$32,000; owner, James Thomson, per E. R. Robinson, 150 Broadway; architect, G. B. Post; builder, not selected. Plan 78.

BETWEEN 14TH AND 50TH STS.

48th st, No. 402 1/2 W., one five-story brick tenem't, 20x40, tin roof; cost, \$5,000; owner, Simon Kay, 353 West 48th st; architect, M. C. Merritt. Plan 70.
55th st, n w cor 11th av, one five-story brick tenem't and store, 25.5x96; tin roof; cost, \$18,000; owner, James Brooks, 373 West 56th st; architect, John F. Wilson. Plan 50.
11th av, v s, 25.5 n 55th st, one five-story brick tenem't and store, 25x82, tin roof; cost, \$14,000; owner and architect, same as last. Plan 51.
23d st, No. 436 E., one two-story brick stable, 15 x27, gravel roof; cost, \$—; owners, F. Rhoner & Co., 498 East 23d st; architect, Ed. E. Raht; builder, not selected. Plan 52.
23d st, n s, 117.4 w Av A., one five-story brick warehouse and factory, 70.6x75, gravel roof; cost, \$25,000; owner, Carl H. Schultz, 76 University st; architect, Ed. E. Raht; builder, not selected. Plan 53.
55th st, n s, 150 w 10th av, one one-story brick storage house, 50x100, gravel roof; cost, \$2,500; owners, Van Dolsen & Arnott, 205 West 23d st; builders, Jeans & Taylor. Plan 54.
43d st, No. 203 E., one five-story brick tenement and store, 25x83, tin roof; cost, \$15,000; owners, Hartley and Wm. Haigh, 139 East 43d st; architects, D. and J. Jardine; builder, Wm. Haigh. Plan 59.

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

72d st, n s, 51.2 e 1st av, one five-story brick tenem't, 25.7x61, tin roof; cost, \$15,000; owners, Ph. and Wm. Ebling, St. Anns av and 156th st; architects, A. Pfund & Son. Plan 56.
72d st, n s, 76.6 e 1st av, two five-story brown stone front tenem'ts, 18.3x61.9, tin roofs; cost, each, \$12,000; owner and architect, same as last. Plan 57.
92d st, n s, 130 w 4th av, one three-story brown stone front dwell'g, 20x55, tin roof; cost, \$15,000; owner, Jacob Wicks, Sr., 508 East 87th st; architect, John Brandt. Plan 60.
117th st, No. 413 E., one two-story brick stable; 25x25, tin roof; cost, \$1,000; owner, Julia Maloney, on premises; architect, John A. Hutchinson; builder, not selected. Plan 67.

BETWEEN 59TH AND 125TH STREETS, WEST OF 8TH AVENUE.

9th av, n w cor 94th st, and s w cor 95th st, two four-story brick tenem'ts and stores, 22x62, tin roofs; cost, each, \$14,000; owner, John M. Pinkney, 716 Madison av; architect, J. H. Valentine. Plan 74.
9th av, w s, 22 n 94th st, eight four-story tenements and stores, 19.8x55, tin roofs; cost, each, \$13,000; owner and architect, same as last. Plan 75.
64th st, n s, 175 w 11th av, one two-story brick factory, 33.8 and 52.5x67.7, tin roof; cost, \$12,000; owner, Henry Raabe, 235 West 53d st; architect, J. Brandt. Plan 82.
65th st, n s, 250 w 8th av, five five-story brick flats, 30x88, tin roofs; cost, each, \$30,000; owner, James Philp, 51st st and Broadway; architects, Thorn & Wilson; done by day's work. Plan 90.

NORTH OF 125TH ST.

6th av, on a line with 147th st, one frame boat house, 15x30, board roof; cost, \$150; owner, A. N. Holden, 2144 7th av. Plan 62.
146th st, n s, 400 e 10th av, one two-story brick dwell'g, 25x40, tin roof; cost, \$7,000; owner, Clifford Barbee, 207 West 14th st; architect, Henry Fouehaux. Plan 63.
Kingsbridge road, at 173d st, a temporary frame tool house and blacksmith shop, 12x24; cost, \$50; owner, Allen, O'Grady & Co., 162d st and 10th av. Plan 86.
23D AND 24TH WARDS.
Tiffany st, e s, 250 n 165th st, one one-story frame dwell'g, 22x32, shingle and tin roof; cost, \$2,500; owner, Ada A. Morgan, 419 East 78th st; architect, John N. Gillespie. Plan 55.

163d st, s s, 35 e Cauldwell av, one one-and-a-half-story frame workshop, 17.6x24.9, tin roof; cost, \$175; owner, Geo. Hicinbothem, on premises; builder, D. D. Kennedy. Plan 61.
Highbridge st, n s, 50 e Anderson av, two two-story frame dwell'gs, 21x36, tin roofs; cost, \$2,000; owner, Chas. Kaeppl, on premises. Plan 65.
170th st, s s, 100 w Audubon av, one two-story frame dwell'g, 22x30, tin roof; cost, \$1,500; owner, Chas. Scheidecker, 364 West 50th st; architect, C. F. Ridder, Jr.; builder, not selected. Plan 66.
151st st, n s, 175 w Courtland av, one two-story frame dwell'g, 21x40, tin roof; cost, \$2,000; owner, Geo. Hoffman, 111 East 2d st; architect, A. Arc-tander. Plan 68.
152d st, No. 628 E., one three-story brick and frame tenem't, 25x56, tin roof; cost, \$5,000; owner and builder, Matheus Meusch, on premises; architect, Chas. W. Miller. Plan 76.
Prospect av, No. 16, one one-and-a-half-story frame dwell'g, 18x24, shingle roof; cost, \$900; owner, Kennedy Lundrigan, Woodlawn; builder, J. Odell. Plan 69.
144th st, s s, 475 e Willis av, one two-story frame dwell'g, 25x32, tin roof; cost, \$1,800; owner and builder, Wm. D. Clark, 322 East 123d st. Plan 73.
140th st, s s, 77 e Willis av, one three-story brick dwell'g, 23 and 20x30, tin roof; cost, \$5,500; owner, A. F. Nickel, 298 Willis av; architects, Ebeling & Henrickie. Plan 84.
149th st, s s, 100 e Robbins av, one two-story frame store and dwell'g, 25x55, tin roof; cost, abt \$2,500; owner, Richard Meade, 149th st and Robbins av; architect, H. J. Dudley. Plan 81.
Madison av, e s, 350 n 179th st, one three-story frame dwell'g, 25x40, tin roof; cost, \$4,300; owner, Margaret L. Haughey, 1436 Lexington av; architect and builder, Robert H. Taylor. Plan 87.
Stebbins av, No. 27, one two-story and attic frame dwell'g, 21x40, shingle roof; cost, \$1,500; owner, Adolph J. Wuytack, 1136 1st av; architect, C. A. French; builder, not selected. Plan 85.
Melrose av, s e cor 155th st, one three-story frame dwell'g, 30x40, tin roof; cost, \$4,500; owner, Wm. Conrad, 611 East 155th st; architect, Chas. Volz; builder, Wm. Kusche. Plan 88.
Stebbins av, e s, 100 s Freeman st, one two-story frame dwell'g, 20x25, shingle roof; cost, \$1,000; owner, Thos. E. Grace, 311 East 3d st. Plan 89.

KINGS COUNTY.

Plan 74—55th st, s w s, 275 n w 3d av, one two-story frame stable, 15x19, tin roof; cost, \$200; owner, Mary J. Dougherty, Rockaway, N. Y.; architect and builder, H. L. Spicer.
75—14th st, n s, 197.10 w 7th av, six two-story and basement brick dwell'gs, 16.8x40, tin roof, wooden cornice; cost, each, \$3,800; owners, J. E. Skidmore—Conhead; architect and carpenter, J. E. Skidmore; masons, Buchanan & Riley.
76—Ewen st, s e cor Manhattan Railroad, one one-story frame stable and shed; stable, 10x13; shed, 16x13, tin roof; cost, \$250; owner and architect, —Kothziens, cor Graham av and Frost st; builder, John Rueger.
77—Meeker av, n w cor Kingsland av, one three-story brick store and tenem't, 30.2 and 30x 58 and 78.6, tin roof, iron cornice; cost, \$9,200; owner, Peter Ruger, 275 East Houston st New York; architect, Leonhard F. Graether; builder, John Fallon.
78—Halsey st, n s, 67 w Howard av, two two-story and basement frame (brick filled) dwell'g, 16.6x34, gravel and felt roofs; cost, each, \$2,000; owner, &c., Janes Choyce, 807 Monroe st.
79—Adams st, No. 11, n s, 100 e Broadway, one four-story frame (brick filled) tenem't, 25x60, tin roof; cost, \$6,000; owner, William Goeller, Flushing av; architect, Th. Engelhardt; builders, Ernst Loerch and John Rueger.
80—Stagg st, Nos. 275 and 277, n s, 225 w Waterbury st, two three-story frame (brick filled) tenem'ts, 25x50, tin roofs; cost, each, \$4,000; owner, Mrs. Chas. R. Baker, 244 Washington av; architect, Th. Engiharlt; builders, John Auer and Peter Kunzweiler.
81—Stockholm st, s s, abt 85 w Myrtle av, one one-story frame stable, 15x19, tin roof; cost, \$75; owner, architect and builder, Christian Hahn, 260 Central av.
82—Tompkins av, w s, 25 s Quincy st, four four-story brick stores and flats, 19.3x55, tin roofs, wooden cornices; cost, each, \$9,500; owner and builder, Jas. W. Stewart, 373 Quincy st; architect, M. Walsh.
83—Tompkins av, s w cor Quincy st, one four-story brick store and flat, 23x60, tin roof, wooden cornice; cost, \$12,500; owner and builder, Jas. W. Stewart, 373 Quincy st; architect, M. Walsh.
84—Quincy st, s s, 80 w Tompkins av, one two-and-a-half-story and basement dwell'g, 19x43, tin roof, wooden cornice; cost, \$5,500; owner and builder, Jas. W. Stewart, 373 Quincy st; architect, M. Walsh.
85—Devoe st, n e cor Leonard st, one four-story frame factory, 30x100, tin roof; cost, \$7,500; owner, John C. Andresen, 302 Ewen st; builder, C. Vincent.
86—Palmetto st, No. 173, n s, 175 e Central av, one one-story frame stable, 18x16, tin roof; cost, \$200; owner, John Meehan, 178 Magnolia st; builder, O. Dennis.
87—Bushwick av, s w cor Dodworth st, four two-story and basement dwell'gs, one 24 and three 22.6x40, tin roofs; cost, each, \$2,500; owner, Peter Nehrass, 80 East 54th st, New York; architect, J. Herr; builder, Fr. Herr.
88—18th st, n s, 320 w 5th av, two two-story and

basement brown stone dwell'gs, 20x45, tin roofs, wooden cornices; cost, each, \$4,500; owners, M. A. Schneider and Daniel Ryan, 152 19th st and 725 3d av; architect, T. F. Houghton.

89—26th st, s, s, 125 w 5th av; one two-story frame (brick filled) stable and dwell'g, 25x35, tin roof; cost, \$1,500; owner, August Bielen; architect, Charles Gildersleeve; builders, Thompson & Stulls and Chapman & Purgold.

90—10th st, n w cor Ainslie st, one one-story brick shop, 24x12, gravel roof; cost, \$275; owner, Meyer V. Wickham, 10th st and Ainslie st; builder, John G. King.

91—Broadway, Nos. 689 and 691, e s, 55 n Ellery st, two four-story brick tenem'ts, 23 and 22x60, tin roofs, wooden and tin cornices; cost, \$18,000; owner, Louis Stutz, 693 and 695 Broadway; architect, Th. Engelhardt; builder, John Aur and Jos. Wagner, Jr.

92—Cedar st, Nos. 50 to 52a, s s, 137.9 e Evergreen av, three three-story frame (brick filled) tenem'ts, 18.5x55, tin roofs; cost, each, \$3,000; owners, C. & G. Spoerl, 44 Myrtle av; architect, Th. Engelhardt.

93—Evergreen av, No. 538, w s, 28 n Ivy st, one two-story frame dwell'g, 22x47, tin roof; cost, \$2,800; owner, C. W. Eddy, 540 Evergreen av; architect, E. Dennis; builder, not selected.

94—Greenpoint av, s s, 72 w Manhattan av, one one-story frame skating rink, with gallery on one side 139x65, and extension 15x28, felt roof; cost, \$7,500; owners, R. Hall Benton and Eugene Fisher; architects and builders, Randall & Miller.

95—Evergreen av, e s, 40.4 s Palmetto st, one two-story frame dwell'g, 20x34, tin roof; cost, \$2,500; owner and builder, Andrew Walker, 78 Woodbine st.

96—Bedford av, n w cor Flushing av, one one-story brick office, 20x20, tin roof, brick cornice; cost, \$200; owners and builders, Sweeny Bros., Brooklyn; architect, I. D. Reynolds.

97—Scholes st, s s, 100 w Graham av, one two-story brick stable, 100x18, and one-story brick engine house, 25x32; cost, \$5,000; owner, Henry Kiefer; architect, J. Platte; builder, J. Rueger.

98—Rutledge st, s s, 100 w Harrison av, four three-story brick flats, 20x60, tin roofs, wooden cornices; cost, each, \$7,000; owners and builders, Jacob Bossert and John Auer, Heyward st, near Harrison av; architect, J. Platte.

99—39th st, s s, about 250 e 2d av, one one-story frame carriage house and stable, 15x18, Johns Asbestor roofing; owner, Peter Doyle, 42 39th st; builder, J. H. O'Rourke.

100—North 12th st, at foot of street, one two-story brick packing box factory, 80x150, tin roof, brick cornice; cost, \$15,000; owner, Pratt Mfg. Co., on premises; architect, F. L. R. Swift; builder, not selected.

ALTERATIONS NEW YORK CITY.

Plan 96—81st st, n s, 175 w of Boulevard, repair damage by fire; cost, \$25; owner, Peter Schimmel, on premises.

97—Broad st, No. 48, internal alterations; cost, \$800; owner, Ed. B. Meeks, 46 East 79th st; builder, Hugh Getty.

98—Broadway, No. 862, take out rear wall in first story and put in iron girder, also repair damage by fire; cost, \$1,100; owner, estate Daniel M. Edgar, H. H. Camman, agent, 4 Pine st; builder, John C. Klett.

99—36th st, No. 43 W., put up a smoke pipe for furnace; cost, \$—; owner, Henry Stanton, on premises; builder, Boynton Furnace Co.

100—70th st, No. 22 E., change partition in first story; cost, \$100; owner, Mrs. M. E. Feyl, on premises; builder, John Downey.

101—25th st, Nos. 132 and 134 W., rear, put in stalls in stable, &c.; cost, \$350; lessee, Nicholas Christy, 130 West 25th st.

102—53d st, No. 45 W., repair damage by fire; cost, \$5,000; owner, estate John S. Giles, 174 Canal st; builders, James Hamel & Son.

103—Broadway, Nos. 177 and 179, take out part of centre wall on each floor to connect building, re-arrange rooms, new stairs, elevator, &c.; cost, \$20,000; owner, Germania Fire Insurance Co., 175 Broadway; architect, Ferdinand Fish; builders, L. N. Crow and Hamilton & Henry.

104—138th st, s s, 75 e College av, raise building one story; cost, \$75; owner, estate of J. L. Mott, Jordan L. Mott, exr., 2122 5th av; architect, Geo. C. Goeller.

105—Broadway, No. 697, five story brick extension (on lots 693 and 695 Broadway), 46.7x74, tin roof; cost, \$30,000; owners and architects, Macley & Davies, 120 and 697 Broadway; builders, Wm. Haigh and James H. Banta.

106—6th st, No. 618 E., four-story brick extension, 25x3.9, front wall taken down and rebuilt; cost, \$1,000; owner, Julius Brookheim, 361 East Houston st.

107—Front st, No. 263, repair damage by fire, new tin roof; cost, abt \$1,800; work done by The Star Fire Ins. Co.

108—Gold st, No. 36, repair damage by fire; cost, \$3,500; owner, W. E. Dodge, 262 Madison av and D. W. James, Park av and 39th st; architect and builder, E. Smith.

109—Allen st, No. 5, add one story; cost, \$3,000; owner, Charles Pfeiff, 17 Eldridge st; architect, W. Graul.

110—5th av, No. 361, front and interior alterations; cost, not known; owner, Julia H. Chadwick, 215 West 54th st; architect, F. C. Merry.

111—9th av, No. 679, front awning; cost, \$150; lessee, Charles E. Patton, 90 Elm st.

112—Warren st, No. 20, repair damage by fire; cost, \$1,200; owner, —; builder, Henry Wallace.

113—12th st, Nos. 351 and 353 W., remove and replace by new ones girders, posts, beams and

flooring on second and third floors, also repair brick walls; cost, \$4,000; owner, Peter C. Ritchie, exr., 351 West 12th st; builder, John L. Hamilton.

114—14th st, No. 54, skylight on roof; cost, —; lessee, Marcelin F. Dellae, 23 West 24th st; builder, I. B. Cattelan.

115—8th av, Nos. 512 and 514, new store fronts; cost, \$3,500; owner, Courtland Palmer, trustee, 117 East 21st st; builder, A. Gibbins.

116—Division st, No. 52, put in new store front, iron girder, columns, &c.; cost, \$1,000; owner, A. Stevane, on premises; architect, L. H. Broome.

117—59th st, No. 400 E., repair damage by fire; cost, \$340; owner, John D. Hine, on premises; builder, M. Fruber.

118—Clinton pl, repair damage by fire; cost, \$—; owners, Rudland & Whiting, 5 Beekman st; builder, J. B. Wilson.

119—Ludlow st, No. 5, repair damage by fire; cost, \$700; owners, Richard W. Clark and others, Bayville, N. J.

120—Canal st, No. 259, cover stair openings with trap doors; cost, \$60; owner, Phil. N. Platt, 242 West 51st st; builder, A. Cronter.

121—13th st, No. 37 W., take out rear wall in first story to connect with store No. 38 West 14th st; cost, \$400; lessees, J. Ludewig & Co., 38 West 14th st; architect, Chas. J. Perry.

KINGS COUNTY.

Plan 25—Manhattan av, No. 163, add two stories; cost, \$1,000; owner, F. Hayden, on premises.

26—Grove st, n s, 122 e Central av, raise 8 feet, stone foundation beneath; cost, \$200; owner and carpenter, Pat. Lafferty, Grove st, near Knickerbocker av; architects, J. T. Miller and P. Conner.

27—Grove st, n s, 183.4 e Central av, raise 8 feet, stone foundation beneath; cost, \$3,500; owner and carpenter, P. M. Flood, on premises; architect, J. T. Miller; mason, H. O'Brien.

28—Broadway, No. 687, south wall under premises, &c.; cost, \$200; owner, Mrs. Andrews, Broadway and Cooper av; architect, Th. Engelhardt; builders, J. Auer and Jos. Wagner, Jr.

29—Monroe st, No. 430, raised 5 feet, brick story beneath; cost, \$350; owner, M. L. Hill.

30—Montrose av, No. 163, raised 4 feet, basement converted in to cellar; cost, \$500; owner and builder, Mr. Braun, on premises; architect, G. Hillenbrad.

MISCELLANEOUS.

BUSINESS FAILURES.

Schedule of assets and liabilities filed for the week ending January 30:

Table with columns: Name, Liabilities, Assets, Real Assets. Includes entries for Bliss, B. K., French & Choate, Goodwin, H. J. & Co., etc.

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

- 29 Adams, John, and William Kirby (firm of Adams & Kirby, hosiery, Philadelphia), to Joseph Hanson. 23 Brooks, James Wilton (lawyer, 32 Liberty st), to Samuel Marsh; preferences, \$12,000. 27 Bachman, Joseph, and Alexander J. (firm of Jos. Bachman & Son, jewelry, 3 Maiden lane), to Jacob A. Berk; preferences, \$26,699. 24 Hillier, Nathaniel, and Daniel Mackay (firm of Hillier & Mackay, hosiery, 37 Lispenard st) to W. C. Duncan; preferences, \$13,117. 26 Hadley, H. D. and W., to Charles H. Whitfield; preferences, \$685. 26 Simonds, Samuel E. (buttons, 42 White st), to Charles E. Price; preferences, \$13,800.

KINGS COUNTY.

- 24 Jackson, George T. and George J., to Geo. W. Wills.

IMPORTANT TO PROPERTY-HOLDERS.

BOARD OF ASSESSORS.

No. 114 CITY HALL, NEW YORK, JAN. 26, 1885.

Notice is given to the owner or owners of all houses and lots affected thereby, that the following assessments have been completed and are lodged in the office of the Board of Assessors for examination by all parties interested, who must present their objections in writing, if opposed to the same, within thirty days from Jan. 26, 1885:

REGULATING, GRADING, & C.

- No. 1—42d st, from 2d av to East River. No. 14—42d st, from 2d to 1st av; also paving and flagging sidewalks. No. 7—159th st, from 10th to 11th av; also flagging. No. 9—175th st, bet 10th av and Kingsbridge road. No. 10—136th st, from 5th to 8th av, except bet 6th and 7th avs; also flagging.

PAVING.

- No. 2—42d st, from 1st av to East River.

RETAINING WALLS.

- No. 3—42d st, bet 1st and 2d avs; also arch, steps, railing and filling, and grading, &c.

SEWERS.

- No. 5—20th st, bet 4th av and Irving pl; from end of present sewer in 20th st, east of Irving pl. No. 6—82d st, bet 8th and 10th avs. No. 8—10th av, e s, bet 114th and 116th sts. No. 12—Chatham st, bet New York and Brooklyn Bridge and Frankfort st, with alterations and improvements to sewer in Frankfort st, bet Chatham and William sts. No. 13—104th st, bet 8th and 9th avs.

CROSSWALKS.

- No. 11—15th st, at intersection of Melrose, Courtland College and Railroad avs. No. 14—Lincoln av, at the southerly intersection of Southern Boulevard and each street from the Southern Boulevard to 137th st. [The limits embraced by such assessments include all the houses and lots of ground situated as described above in Nos. 1, 2, 5, 7 and 10 and as above described and to the extent of half the block at intersecting avenues or streets in Nos. 9 and 13, others as follows: Nos. 3 and 4—42d st, from 5th av to East River. 41st and 43d sts, both sides from 2d av to East River. 1st and 2d avs, both sides from 40th to 44th sts.

- No. 6—82d st, bet 8th and 10th avs. 9th av, e s, bet 81st and 82d sts. 10th av, e s, bet 82d and 83d sts. No. 8—10th av, e s, bet 114th and 116th sts. 114th st, n s, bet Morningside and 10th avs. 116th st, both sides bet Morningside and 10th avs. 10th av, e s, extdg 100.11 n of 116th st. No. 11—To the extent of half the block at the intersections of Melrose, Courtland, College and Railroad avs with 158th st. No. 12—Chatham st, e s bet Frankfort st and north end of New York and Brooklyn Bridge. No. 14—To the extent of half the block at the intersections of Lincoln av, with the Southern Boulevard 134th, 135th, 136th and 137th sts.

The above described lists will be transmitted as provided by law to the Board of Revision and Correction of assessments for confirmation on the 28th day of February ensuing.

BROOKLYN BOARD OF ALDERMEN.

January 26, 1885.

FLAGGING.

Butler st, bet Clason and Franklin avs.+ 3d av cor Baltic st.+

LAMP-POSTS ERECTED.

Lynch st, bet Marcy and Harrison avs.+

ADVERTISED LEGAL SALES.

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

23d st, Nos. 339 and 341, n e s, 358 s e 9th av, runs southeast 58 x northeast 142.4 x northwest 16.3 x northeast 55 x 24th st x southwest 8 x southeast 55 x northwest 33.9 x southeast 142.4 to beginning, two five-story stone front flats, by J. T. Stearns. (Leasehold) 31 Feb.

112th st, No. 68, s s, 78.9 w 4th av, 26.3x100.11, five-story brick (stone front) tenem't, by R. V. Harnett. (Amt due, abt \$1,750; prior mort, \$12,500). Cedar st, No. 102, s s, 24.5x55, six-story brick building, by J. T. Boyd. (Lease for 21 years, from May, 1877.) (Admrs. sale) 2 108th st, Nos. 63-75, n s, 105 e 4th av, 125x100.11, seven four-story stone front dwell'gs, by Scott & Myers. (Amt due, \$7,507) 3 109th st, No. 120, s s, 195.8 w Lexington av, 19 x 100.11, four-story brick dwell'g, by A. H. Muller & Son. (Amt due, \$8,236) 3 124th st, No. 238, s s, 425 e 8th av, 25x100.11 1 123d st, n s, 425 e 8th av, 25.6x100.11 1 Two four-story stone front flats 1 by R. V. Harnett. (Amt due, \$7,425; prior morts, \$17,000 and \$5,000) 3 55 lots at Springhurst on a map of Edward T. Young property, with all right title, &c., of grantors.

East half of lot 27 on map of Rebecca Bassford property at Fordham, 125x732, to land of Harlem Railroad, 2.9-100 acres. West half of lot 27 on above map, 125x728, to land of Harlem R. R., 2.9-100.

By Commissioners for loaning certain moneys of the U. S., at County Court House. 3 Thomas st, No. 48, s s, 28.2 w Church st, runs west 22 x south 50.6 x east 50.2 to Church st, x north 3.3 x west 28.2 x north 47 to beginning, with all right, title, &c., to premises adj on east, part of four-story brick warehouse, by W. L. Hammersley. (Amt due, \$875) 4 Madison av, s e cor 120th st, 100.11x75, vacant, by R. V. Harnett. (Amt due, abt \$10,725; prior mort, \$22,000) 4 5th av, e s, 69.6 s 86th st, 22x100, four-story brick dwell'g, by J. F. B. Smyth. (Amt due, \$23,350) 5 76th st, n s, 155 w 4th av, 60x102.2, six-story stone front flat, by L. J. Phillips. (Amt due, \$104,022) 5 Madison av, s e cor 45th st, 125.5x100x irreg., x125, Church of the Disciples, frame building, by J. F. B. Smyth. (Amt due, \$84,420) 5 119th st, No. 421, n s, 321.4 w Av A, 16.8x100.10, two-story brick dwell'g, by R. V. Harnett. (Amt due, abt \$4,025) 5 Prospect st, n w cor Woodruff av, 61x117x56.1, by R. V. Harnett. (Amt due, \$3,441) 6 77th st, n s, 91 e 1st av, 75x102.2, three five-story brick (stone front) dwell'gs, by D. M. Seaman. (Foreclosure of mechanics' lien) 7 Mangin st, Nos. 87, 89, 91 and 93, with buildings thereon, by Van Tassel & Kearney, right title and int. (Assignee sale) 7 Alexander av, s w, extdg from 137th to 139th st, 20x100, by J. L. Wells. (Amt due \$38,707) 7

KINGS COUNTY.

South 1st st, n s, 49.8 e 3d st, 25x80, by W. B. Maben, ref., at Court House. 31 Feb.

McDonough st, s s, 255 w Lewis av, 20x100. McDonough st, s s, 235 w Lewis av, 20x100. McDonough st, n s, 80 w Sumner av, 20x100. McDonough st, n s, 280 w Sumner av, 20x100. by J. Cole, at 389 Fulton st. 2 Walworth st, e s, 225 s Willoughby st, 25x100, by T. A. Kerrigan, at 35 Willoughby st. 2 Highway, from Flatbush to New Utrecht, e s, 467.1 n Coumisky's land, 554.3 x irreg., x747.2x1,292.10, with all right, title, &c., to land in front and on rear of above premises, Flatbush, by T. A. Kerrigan, at 35 Willoughby st. 2 Macon st, n s, 260 e Throop av, 20x100, by T. A. Kerrigan, at 35 Willoughby st. 3 Sterling pl, s w s, 123.2 n w 6th av, 91.3x100, by T. A. Kerrigan, at Court House. 5 Plymouth st, n w cor Gold st, 72x100, by J. Cole, at 389 Fulton st. 5 South 9th st, s e cor 9th st, 19.4x86x45x91. South 2d st, s e cor 9th st, 52x100. Ewen st, No. 120 e s, 25 s Montrose av, 25x100. by J. C. Eadie, at 45 Broadway, E. D. 5

Dean st, s s, 225 w Vanderbilt av, 25x110, by J. Cole, at 389 Fulton st. 6
Bay av, s s, 50 e Smith av, 30x100 New Lots, by B. Stene, admrx., at Town Hall, New Lots. 6
4th av, n e cor 38th st, 35, 2x100.
Lafayette av, n w cor Nostrand av, 20x80.
Lafayette av, n s, 20 w Nostrand av, 20x80, by J. Cole, at 389 Fulton st. 7

LIS PENDENS, KINGS COUNTY.

Clifton pl, s s, 380 w Nostrand av, 60x100. Richard F. Whipple agt Abel Miller; foreclosure of mechanics' lien; att'y, Chas. J. Patterson. 23
2d av, w s, 1,515 s 80th st, runs west 350 x north 25 x west 350 x north 32.6 x south 280 x south 112.6 x west 1,086.7 to pier line, x south 693.1 x southeast 542.6 x southeast 1,586 to 2d av, x north 355.9. Jacob M. Bergen et al., exrs. M. Bergen, agt Samuel Mawhinney et al.; att'ys, Rolfe & Sneider. 23
North 11th st, northerly cor 3d st, 150x100. Herbert D. Robbins agt The Charles T. White Co. et al.; att'ys, Silkman & Seybel. 24
North 19th st, westerly cor 3d st, 150x100. Same agt same; same att'ys. 24
South 5th st, s s, 21.5 w 6th st, 21.5x80. 3 suits. Frederick J. Hosford agt Sarah E. Ferris et al.; att'y, Herbert W. Grindal. 24
Carroll st, westerly cor Bond st, 22.3x62.6x22.3x64.3. John O. Burnett agt James Sullivan; att'y, E. H. Stickland. 26
Sackman av, w s, 100 e Baltic av, 25x100. Eva E. Ulrich agt Robert C. L. Johnston et al.; att'y, R. B. Gwillim. 26
2d pl, s s, 257.10 e Court st, 17.2x133.5. Elizabeth M. Mills, extrx. Wm. Mills, agt John McKenna; att'ys, Thompson Bros. 26
Henry st, n e cor Love lane, 27.6x92.6. Henry C. Field agt Samuel W. Putnam et al.; att'y, Edward S. Field. 26
Adams st, e s, 50 n Concord st, 25x97.9. Emma A. Dee agt Charles H. and Maria Altgelt and Delia M. Gilligan; action to set aside conveyances; att'ys, McGuire & Kuhn. 27
Vanderbilt av, e s, 80 s Bergen st, 20x80. Hans S. Christian agt John V. Porter et al.; att'y, Geo. V. Brower. 37
Myrtle av, s s, 63.3 e Duffield st, 20x75. Heinrich R. R. Schaap agt Amanda Krummel et al.; action to set aside conveyances; att'y, H. Y. Cummins. 27
Monroe st, n s, 370 w Throop av, 20x100. The Dime Savings Bank, Brooklyn, agt Emily and William P. Spader; att'y, J. Lawrence Marcellus. 28
Flushing av, n s, 206.7 e Bogart st, 20x90x20.8x90.9. James S. Thompson agt Charles A. Bulmer and S. Maria his wife; att'y, J. K. Patton. 28
Conover st, southerly cor King st, 50x100. John H. Bosch agt Gesine Brickwedel et al.; att'y, Edmund Yenni. 28
Clarkson av, s s, 131.7 w 9th st, 85.5x250 to Brooke av, x east 80 x north 150 x east 35.5 x north 125. Elbe H. Steers agt Mary A. Kennedy et al.; att'ys, Dana & Clarkson. 28
Willow st, s w cor Orange st, 25x100.
Van Dyke st, n s, 80 e Conover st, 40x100.
Also property in New York city.
Frederick H. Hoelt agt Peter W. Hoelt et al.; partition; att'ys, S. W. & H. W. Gaines. 28
South 9th st, s s, 96 w 5th st, 25x-. The Williamsburgh Savings Bank agt John Comstock et al.; amended notice; att'ys, S. M. & D. E. Meeker. 28
Van Buren st, s s, 90 w Shuyvesant av, 20x100. Richard Morrissey agt William Godfrey; foreclosure; mechanics' lien; att'y, John H. Clayton. 28
Imlay st, e s, 25 n Williams st, runs east 90 x north 25 x east 20 x north 125 x west 110 to Imlay st, x south 150. Sarah N. Eggleton agt The New York Wire and Wire Rope Co.; amended notice; att'y, L. A. Fuller. 29
Imlay st, s s, 100 w Verona st, late Ewer st, 100x90. Same agt same; amended notice; same att'y. 29
Concord st, n s, 89 e Liberty st, 16x90. John C. Halsey, as exr. Elizabeth Halsey, agt J. Condit Halsey; att'ys, J. C. and H. C. Smith and Koepke. 29
Concord st, n s, 73 e Liberty st, 16x90. Same agt Jeannie S. Halse; same att'ys. 29

RECORDED LEASES.

NEW YORK. Per Year.
Allen st, Nos. 9 and 11, front and rear. Charles Pfeiff to Adam Wagner; 5 years, from Mar. 1, 1885. 2,200
Clinton pl, No. 30, corner basement. Elizabeth M. Lynck to The Flanders Mfg. Co.; from Oct. 14, 1884, to May 1, 1885, per month \$50, with privilege of 1 year extension at \$750. 780 and 900
Caroline st, No. 88, store and front basement. John Tully to Dehnhoff & Doegge; 5 1/2 years, from Nov. 1, 1884. 420
Elizabeth st, No. 155, south store and rooms adjoining. Martin A. Furchtenicht to Anna J. Ott; 3 years, from Nov. 15, 1884. 420
Same property. Assign. Lease. Anna J. Ott to Casper Iba. nom
Same property. Assign. lease. Casper Iba to Alphonse F. Henning. nom
Nassau st, No. 15, n w cor Pine st, banking room or first story, also basement. Robert L. Kennedy et al. to The Central Trust Co., New York; 10 years, from May 1, 1880. 12,000
Rivington st, No. 251, the house with store fixtures, &c. James Garrett to Terence P. Smith; 5 years, from May 1, 1885. 660
South Washington sq, No. 50. Adolphus Koffman to Emil Goetzl; 3 1/2 years, from Dec. 1, 1884. 1,300
Spruce st, No. 40, first floor, cellar and floors above third floor. Isabella Andrews to A. H. Reittinger & Co.; 5 1/2 years, from Aug. 1, 1884. 2,000
4th st, No. 124 E., ground floors in front and rear buildings, rear cellar front building, &c. John Dorn to William German; 5 years, from Feb. 1, 1885. 5,540
13th st, No. 104 E. Isabella wife of and Andrew J. Garvey to William Knowles; 12 10-12 years, from July 1, 1881. 1,008 and 1,080
18th st, Nos. 12 and 18, apartment D 2 on fourth story of apartment house, also room in ninth story and storeroom in basement. The Randolph Co. to Nathan Hobart, trustee; 10 years, from Nov. 1, 1884. 846
Same property. Assign. lease and 70 1/2 shares of the company's stock. Nathan Hobart trustee, to Nathan Witherell. 7,300
19th st, No. 52 W., 25x abt 98. Albert L. Thompson to Bernard Schafel; 10 years, from Feb. 1, 1885. 2,200 and 2,500

20th st, No. 207 W. James Dowd to Patrick Doheny; 5 years, from May 1, 1882. 900
23d st, Nos. 64 and 66 W., first loft over store. James McCutcheon to Mary E. Cobb; 4 1/2 years, from Feb. 1, 1885. 2,400, 2,500 and 2,700
28th st, No. 147, ground floor, &c. George R. Wright to Charles Meisner; 3 years, from May 1, 1884. 570
34th st, s s, 421.10 w 11th av, 30x100. Horace Little, Ridgway, Pa., to Samuel Ingersoll; 6 7-12 years, from Oct. 1, 1886, all taxes and assessments and. 740
84th st, s s, 451.10 w 11th av, 25x100. Same to same, as last; 9 1/2 years, from Sept. 1, 1883, all taxes and assessments, and. 400
34th st, s s, indef. Same to same; 11 1/2 years, from Nov. 1, 1881, all taxes and assessments, and 625
47th st, No. 629 W., three-story frame. Mary A. Gore to John Custick; 5 years, from May 1, 1885. 300
64th st, n s, 205 w 2d av, 25x100.5. Abraham B. Cox et al., exrs. A. B. Cox, to Lyman G. and Joseph B. Bloomingdale; 10 years, from May 1, 1885; tax on valuation over \$5,000, and. 425 and 475
115th st, s s, 175 from curb on Av. A, 31x100 to Harlem River front. Cornelia Graham to William H. Decker; 5 years, from Jan. 1, 1885. 200
126th st, No. 121 W. William T. Brummell, Brooklyn, to Allen L. Mordecai; 2 years, from May 1, 1883. 900 and 1,000
Av A, s w cor 78th st, store, front basement and part cellar, also five rooms on second floor. William C. Traphagen to John Warneke; 3 years, from May 1, 1885. 1,320
Av B, No. 76, first floor or store and part cellar and floor over store. Max Frankenheim to Lohenstein & Koser; 5 years, from May 1, 1884. 1,350
Madison av, cor 59th st, circular building. Frank B. Murtha to Michael Steinhardt; 10 1-6 yrs., from Mar. 1, '85, \$10,000, 11,000 and 12,000
1st av, No. 326, s e cor 19th st, store and part cellar. John Bunn to Owen McCorken; 5 years, from May 1. 900
3d av, No. 1491. Henry Vogel to Fredericke W. Nerge; 5 years, from May 1, 1885. 1,400
3d av, No. 1663, store and basement. John Eckhoff to Anthony Groen; 3 years, 5 months, from Dec. 4, 1884. 1,000
3d av, No. 353, store and basement. Leo Schlesinger and Joseph Hecht to Falk and Feuerbach; 5 1/2 years, from Feb. 1, 1885. 1,350
3d av, No. 1895. Simon Herman to Clara Steiermann; 3 years, from May 1, 1885. 1,800
6th av, No. 403, store and basement. Joseph and J. I. Jacobs to William L. Sommer; 3 years, from May 1, 1885. 2,100
7th av, No. 218, and No. 200 West 23d st. Mary Bradey, guard., to Ellen J. Gordon; 5 years, from May 1, 1883. 4,000
11th av, w s, bet 27th and 28th sts, part of old mill. James A. Whitney, East Orange, N. J., to Friedrich Fischer and Dillon B. Bunnell; 3 years, from Mar. 1, 1885. 960
Lion Park Hotel property, buildings and lots; also the Belvidere and other outhouses, excepting upper part of said hotel and the lower floor thereof. Simon E. Bernheimer and August Schmid, of Bernheimer & Schmid, to Louis Wendel; 8 11-12 years, from Dec. 1, 1884, per year, \$7,000, unless lessees should be deprived of plot bet. 9th and New av's and 108th and 109th sts, when first part is to be per year \$5,000, parties of first part may cancel lease by giving 90 days' notice and paying. 5,000

MARKET QUOTATIONS.

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

Table with columns for BRICK, FIRE BRICK, CEMENT, DOORS, WINDOWS AND BLINDS, DOORS, RAISED PANELS, TWO SIDES. Includes items like Pale, Jerseys, Long Island, Haverstraw seconds, Haverstraw firsts, Hollow Fire Clay Brick, Croton and Croton P'ts, Welsh, English, Scotch, Silica, Lee-Moor, White, Enamelled, English size, Warm Buff facing, domestic size, American, No. 1, American, No. 2, Rosendale, Portland (English), general run, Portland Burham, Portland, K. B. & S., Portland, J. B. White & Bro., Portland, Hemmoor, Portland, German, Portland, Saylor's American, Roman, Keene's coarse, Keene's fine.

Table with columns for DOORS, MOULDED, FOREIGN WOODS, GLASS, GREENHOUSE, SKYLIGHT AND FLOOR GLASS, HAIR-Duty free, IRON, BAR IRON FROM STORE, Common Iron, Refined Iron, Sheet, Galvanized, Patent planished, RAILS, AMERICAN STEEL, LABOR, LIME. Includes items like Cedar, Mahogany, Rosewood, Lignumvita, Satinwood, Window Glass, Fluted plate, Rough plate, Pig, Scotch, Eglinton, American, No. 1, American, No. 2, American, Forge, Common Iron, Refined Iron, Sheet, Galvanized, Patent planished, RAILS, AMERICAN STEEL, LABOR, LIME.

LUMBER.

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

Pine, very choice and ex. dry, 3/4 M ft	\$65 00	@	75 00
Pine, good	55 00	@	60 00
Pine, shipping box	21 00	@	22 50
Pine, common 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 00	@	50 00
Pine, tally plank, 1 1/4, 2d quality	35 00	@	38 00
Pine, tally plank, 1 1/4, culls	30 00	@	32 00
Pine, tally boards, dressed, good	32 00	@	35 00
Pine, tally boards, dressed, common	28 00	@	30 00
Pine, strip boards, m'ch'able, dress'd	20 00	@	22 00
Pine, strip boards, culls	18 00	@	20 00
Pine, strip boards, clear	25 00	@	26 00
Pine, strip plank, dressed, clear	33 00	@	35 00
Spruce boards, dressed	23 00	@	25 00
Spruce plank, 1 1/4 inch, each	28 00	@	30 00
Spruce plank, 2 inch, each	38 00	@	40 00
Spruce plank, 1 1/4 inch, dressed	28 00	@	30 00
Spruce plank, 2 inch, dressed	43 00	@	45 00
Spruce wall strips	16 00	@	18 00
Spruce timber	20 00	@	22 00
Hemlock boards, each	18 00	@	19 00
Hemlock joist, 2 1/2x3	17 00	@	19 00
Hemlock joist, 3x4	18 00	@	20 00
Hemlock joist, 4x6	40 00	@	44 00
Ash, good	55 00	@	60 00
Oak	55 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 inch	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	22 00	@	28 00
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	100 00	@	120 00
Cherry, ordinary	70 00	@	80 00
White wood, 1 inch	45 00	@	50 00
White wood, 3/4 inch	35 00	@	40 00
White wood, 5/8 panels	45 00	@	50 00
Shingles, extra shaved pine, 18 in 3/4 M	5 75	@	6 00
Shingles, extra sawed pine, 18 in	30 00	@	40 00
Yellow pine dressed flooring, 3/4 M ft	26 00	@	35 00
Yellow Pine girders	4 50	@	5 00
Shingles, clear sawed pine, 16 in	22 00	@	24 00
Shingles, heart, cypress, 2 1/2x7	—	@	24 00
Shingles, heart, cypress, 20x6	—	@	14 00

PLASTER PARIS.

Calcined, ordinary city	1 20	@	1 30
Calcined, city casting	1 30	@	1 35
Calcined, city superfine	1 45	@	1 50
Calcined, Eastern	—	@	1 30

PAINTS AND OILS.

Chalk block	\$1 10	@	1 15
Chalk in barrels	—	@	40
China clay	14 00	@	16 00
Whiting, gilders, &c	60	@	65
Whiting, common	40	@	42 1/2
Paris White, English	95	@	1 25
Lead, white, American, dry	4 1/4	@	5
Lead, white, American, in oil pure	5 1/2	@	5 3/4
Lead, English, B. B. in oil	8 1/2	@	8 3/4
Lead, red, American	5 1/2	@	5 3/4
Litharge	5	@	5 1/4
Ochre, French, dry	1 3/8	@	1 1/2
Venetian red, American	1 1/4	@	1 1/2
Venetian red, English	1 1/4	@	1 1/2
Tuscan red	9	@	12
Indian red	5	@	10
Vermillion, American Lead	11	@	11 1/4
Vermillion, English	65	@	70
Carmine, American, No. 40	3 15	@	3 25
Orange Mineral	7 1/2	@	11 1/2
Paris green	15	@	19
Sienna, lump	3	@	4 1/4
Sienna, powdered	5 3/4	@	6 1/2
Umber, Amer., raw and powdered	1 1/2	@	1 1/2
Umber, Turkey, lump	1 1/4	@	3
Umber, Turkey, powder	3	@	3 1/2
Drop Black, English	11	@	13
Drop Black, American	8	@	12
Prussian blue	35	@	45
Ultramarine blue	15	@	28
Chrome green	5	@	15
Oxide zinc, American	3 1/4	@	4
Oxide zinc, French, V M G S	7 1/2	@	8
Oxide zinc, French, V M R S	6 1/4	@	6 1/2

SLATE.

Purple roofing slate	\$6 00	@	7 00
Green slate	6 00	@	7 00
Red slate	—	@	15 00
Black slate, Pennsylvania (at Jersey City)	4 50	@	5 00

STONE—Cargo rates, delivered at New York.

Amherst freestone, in rough, 3/4 C ft	No. 1	\$ 90	@	95
Amherst do	do 3/4 C ft	75	@	80
Berlin freestone, in rough	—	75	@	1 00
Berea freestone, in rough	—	75	@	—
Brown stone, Portland, Ct.	—	1 00	@	1 30
Brown stone, Belleville, N. J.	—	75	@	1 25
Granite, rough	—	60	@	1 25
Carlisle (Corsehill) Scotch, 3/4 ft.	—	—	@	1 35

NATIVE STONE.

Common building stone	2 00	@	3 00
Base stone, 2 1/2 ft. in length, 3/4 lin. ft	40	@	50
Base stone, 3 ft. in length	50	@	75
Base stone, 3 1/2 ft. in length	70	@	75
Base stone, 4 ft. in length	75	@	1 00
Base stone, 4 1/2 ft. in length	1 00	@	1 25
Base stone, 5 ft. in length	1 25	@	1 50
Base stone, 6 ft. in length	2 50	@	3 00

SOLDERS.

Half and half	11 1/4	@	12
Extra	10 1/4	@	11
No. 1	9 3/4	@	10
No. 2	9 1/4	@	9 3/4

TIN PLATES.

I. C. Charcoal, 10x14	\$5 25	@	6 01
I. C. coke, 10x14	4 75	@	5 01
I. X. charcoal, 10x14	6 50	@	7 25
I. C. charcoal, 20x28	11 00	@	12 51
I. X. charcoal, 14x20	6 50	@	7 25
I. C. coke, 14x20	4 75	@	5 00
I. C. coke, terne, 14x20	4 50	@	4 75
I. C. charcoal, terne, 14x20	4 62	@	4 87

ZINC.

Sheet, cast	5	@	1 1/4
Sheet, open	5 1/4	@	1 1/2

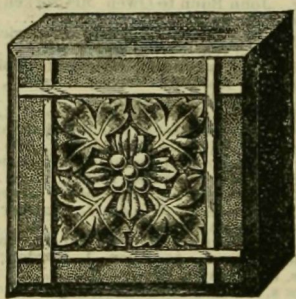
MISCELLANEOUS.



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

A. KLABER, Steam Marble Works,
256, 258 & 260 E 57th Street,
At 2d Ave. Elevated R. R. Station. NEW YORK.

NEW YORK WOOD WORKING CO.,
134th Street, Lincoln to Alexander Avenue.



Hard and Soft Wood, Mouldings for Buildings, Cabinet Work, Carved and Embossed Work, Square Turned Work, Stair Builders' Supplies.

THE DOUBLE TUBE STEAM Radiator and Ventilator.
Produces perfect circulation and heats in less time than any other.
The Double Tube Steam Radiator & Ventilator Co.,
55 North Seventh St., Philadelphia.
THOMAS M. MAYER, Manager



HEM MOOR PORTLAND CEMENT, GERMAN CROWN BRAND,
Importers and Sole Agents for U. S. and Canada.
BELLONI & CO.,
41 South Street, New York City.
Selected for use in the Pedestal of the Bartholdi Statue and other prominent works.

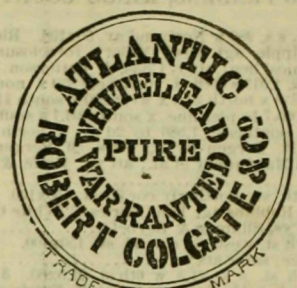
As a priming coat, 40 pounds is equal to 100 pounds of White Lead.
Gives and maintains a beautiful finish.



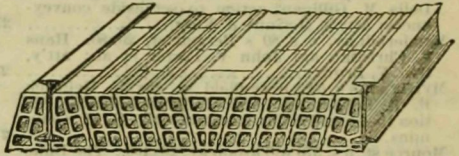
Made in many desirable colors and put up in Paste and Liquid form (Ready for use), Particularly adapted for all structural painting.

MISCELLANEOUS.

ATLANTIC WHITE LEAD AND LINSEED OIL COMPANY,
Manufacturers of
Atlantic Pure White Lead.



The best and most reliable White Lead made, and unequalled for uniform Whiteness, Fineness and Body.
RED LEAD AND LITHARGE PURE LINSEED OIL,
Raw, Refined and Boiled.
ROBERT COLGATE & CO.,
287 PEARL STREET, NEW YORK.



ESTABLISHED 1856.
HENRY MAURER, Manufacturer of FIRE-PROOF MATERIAL
Of every description. Hollow Brick made of Clay for Flat Arches, Partitions, Furring, etc. Porous Terra Cotta, Fire Bricks, etc., etc.
Office and Depot, 420 E. 23d St., New York.
WORKS, PERTH AMBOY, N. J.

J. RAYNER. MAHOGANY
IN LOGS, PLANKS
BOARDS & VENEERS
A FINE ASSORTMENT OF
CABINET WOODS
MILLS YARD & WHARF
FOOT OF HOUSTON ST. E. R.
NEW YORK

A. L. FAUCHERE & CO.,
IMPORTERS AND MANUFACTURERS,
Foreign and Domestic
MARBLE FOR INTERIOR WORK
438 and 435 7TH AVENUE NEAR 34TH STREET

"ULESOTE" PAINT.

Absolutely without precedent in the manufacture of Paints for its very durable, economical, preservative and other valuable qualities. Is produced from a pure metal, ground only in the best Linseed Oil, and contains no deleterious or injurious substances. The attention of ARCHITECTS, BUILDERS, HOUSE-OWNERS & AGENTS is especially called to this new Paint. Especially desirable for painting sea-side cottages as it entirely resists all salt water and atmospheric action. An investigation or trial will demonstrate that it possesses all the merits claimed for it. Correspondence invited. Testimonials and sample cards on application.

MANUFACTURED SOLELY BY
H. F. TAINTOR,
281 Pearl Street, New York.