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The business outlook is more promising than at any time since 1881. All departments of trade report progress. Stocks have been buoyant and with good reason; for railway wars are being settled and all the trunk lines report increased earnings and excellent prospects up to the close of this crop year. There is also a very good feeling in the real estate market. It now looks as though there may be as large a business as was transacted in the Spring of 1884. Owners of money seem to have become tired of leaving it lie in banks without interest, and are disposed to invest in good bonds, stocks and valuable real estate.

The Board of State Assessors make some very important suggestions to the Legislature. They allege that there is favoritism in the way in which real estate taxes are levied in the rural districts. Poor farmers and owners of small houses are taxed at a much higher rate than are the more prosperous owners of country property. In other words, the local assessors are influenced in a way that may be understood to place the burden upon the poorer taxpayers. The board also think that the State should receive an income from taxes on inheritances and legacies. The recipients of these favors consider it no hardship to give a percentage to the State. In England, Pennsylvania and other states the income derived from these sources is very large. The board also renewed their recommendation of last year, that a tax should be laid on all incomes over \$10,000 per annum. If these recommendations are heeded and a high licence law also passed the State will be in receipt of such large sums of money as to relieve real estate of a large part of its tax burdens.

When the Real Estate Exchange memorialized Congress to make an appropriation for defending New York Harbor it invited the other exchanges to send similar memorials so as to bring a pressure to bear upon the government. The Produce Exchange complied at once. The Chamber of Commerce had already petitioned the national legislature on this subject. It would be well if all the exchanges were occasionally to unite and use their influence with Congress and the State and City Governments to forward reformatory measures.

The Real Estate Exchange is rapidly approaching completion, the finishing touches are now being made upon the building and it will be in readiness for occupancy in March. The formal opening will take place sometime during that month. Apropos of this matter the heirs of Francis D. Fowler deny emphatically the statement made in the issue of THE RECORD AND GUIDE, of February 7, that the good-will and business of the salesroom No. 111 Broadway had been purchased by the new Real Estate Exchange. Such they say is not the fact. No agreement has been made and no contract signed making any such transfer.

The moral of the following paragraph from the *Chicago Tribune* respecting the hanging of three murderers in Iowa, is obvious on its face:

Terrible as lynch law is, the people of Audubon cannot be condemned for their act. Seven murders have been committed in their county in the last three years, and not one of the murderers has been punished. They were not warranted in waiting any longer for the courts to act. There could be but one change of venue granted to the Jellerson murderers, and that was from the lawyers to the people. Justice having utterly failed, to be administered by the courts, it was their duty to administer it or there was no security for society.

The *Evening Post* condemns the sentiment expressed above on the ground that it justifies dynamiters and others in taking the law into their own hands to satisfy their real or imaginary grievances. But should not a different moral be drawn? Would there be any vigilance committees or Judge Lynch proceedings like the above if our courts did their duty? Is not the whole machinery of the law out of gear? And does not justice miscarry not only in civil but in criminal cases? It seems to be impossible to reform our legal machinery, because all law-making and law-executing are in the hands of one profession, which profits by the litigation, the waste and the uncertainty that now prevail.

Less Law and More Justice.

The reduced aggregate sums of money paid out to lawyers and courts in Philadelphia has already been noted. Title companies have taken away the real estate business of the lawyers, and the various institutions holding trust funds are settling disputes by arbitration committees. The sum total saved by the business community is said to be very large compared with former years. Philadelphia lawyers are proverbially smart, but it seems they were somewhat too smart, and their former customers are trying quite successfully to get along without them.

Attention is called to the remarks of a broker representing one of the largest railway interests in the country, on this subject of court and legal expenses. He tells a representative of this paper that the railway managers are anything but satisfied with their legal advisers. The sums paid to lawyers represent such enormous figures that they seriously reduce the income of the most solvent roads. Following the example of the great business exchanges the railroad managers for some time past have been submitting their disputes to arbitration. The same gentleman states he understands that in business circles there is a growing feeling that something must be done to save the waste of time and money which follows a resort to the courts in settling disputes.

It may be asked, if courts are so costly and procrastinating as to be worse than useless in settling business disputes, why the popular reverence for the judiciary and the general acceptance of the maxim that "the law is the perfection of human reason?" The answer is to be found in the history of free institutions. The time was when the king was the source of all law. From his *grace* as no appeal. This power was, of course, abused, and hence the popular protests which gave England Magna Charta, the Bill of Rights, trial by jury, and the legal machinery which was intended to protect the citizen in person and property against the exactions of King and Noble. The law became the bulwark of popular rights and its procrastinating methods were used to save the commoner from the evil results of arbitrary power. In France the Bastille was destroyed because kings, their ministers or their minions could consign citizens to its dungeons without a trial by a simple *lettre de cachet*. It was the law which intervened to protect the citizen, and hence the reverence in which it has been justly held.

But the nineteenth century ushered in a new era; kings and nobles lost their power, and the people, through parliaments and congresses, have learnt how to govern themselves. But the law with all its procrastinating methods is an inheritance of the previous centuries. Its tedious and complicated machinery which was designed to protect the people against their hereditary rulers, has now become a public nuisance. The vast dealings in personal property which have characterized this century and which are done through exchanges are outside the protection of the law. This is an age of steam and electricity. All the agencies of modern invention and commerce are designed to save time, diminish space and economize expenditure. But our inherited legal machinery utterly refuses to change its character. The miscarriage of justice due to the delays of our courts has brought Judge Lynch into existence whose mission it has been to administer swift justice to social outlaws. It was only the other day that three men were hung in Iowa for a hideous crime which the courts would not punish. It is only a few months back when the citizens of Cincinnati arose and burned down their court house because it was impossible to bring murderers and malefactors to justice within its walls. In Connecticut there have been many revolting murders, of late years, but no man is ever hung in that so-called land of steady habits. Under the decision of our Court of Appeals, and the tendency of our laws, it is next to impossible to bring an assassin to justice in this state.

In the business world, however, there is no need of Judge Lynch. Arbitrators familiar with the technicalities of each occupation are destined to replace the court in numberless cases. This matter has been satisfactorily settled by the experience of all the great exchanges. As a nation we are indebted to the lawyers. They have furnished nearly all our presidents, governors and legislators since the foundation of the republic. All our statesmen have been trained in the profession of the law. In war they have not been so successful. At the beginning of the rebellion the lawyers fairly swarmed in the armies north and south but it is a notable fact that at the close of the war every successful general, north and south, without exception, was a graduate of West Point. The lawyers were conspicuous failures in the conduct of armies. Nor have they distinguished themselves in the world of business. Among our railway managers, Franklin B. Gowen is about the only lawyer. He is a man of wonderful fertility of resource and persuasive powers, but what a wreck he has made of one of the finest railroads and manufacturing properties in the world.

Mayor Edson's acts at the close of his administration were very freely criticized by this journal, but, notwithstanding his punishment for contempt of court, we cannot but regard it as a libel upon justice. The Mayor and Common Council had a clear legal right to nominate a successor to Hubert O. Thompson, and the interven-

tion of the courts in the latter's behalf was a monstrous abuse of the authority vested in judges to issue injunctions. The time has come when judges should be told that when their action is an affront to common sense and the most primary ideas of what constitutes justice, that they are liable to be condemned by the higher court of public opinion. The law must intervene to set some bounds to this abuse of injunctions. The whole machinery of our courts seems to have gone wrong. The receivership scandals are to be charged directly to our judges. It will not do for them to interfere with the just authority of officers elected by the people. We have always argued that the aldermen should be deprived of power. When, however, they exercise authority recognized by the law, it is a usurpation for the judiciary to interfere with their action.

Our Prophetic Department.

OPERATOR—Well, Sir Oracle, everything looks lovely. Prices are on the up grade. The bears, it seems to me, had better commit suicide at once.

SIR ORACLE—I said last week that there were two possible occurrences, either of which would advance the market from eight to ten points, provided other circumstances were favorable. One was the settlement of the difficulty between the Central and West Shore roads, and the other a rise in the rate of interest on this side of the ocean. Should we have a 4 or 5 per cent. money market, the American funds now lending on the London, Paris and German markets would be transferred to New York, and this would mean an influx of some \$50,000,000 of gold, which would send stocks "kiting."

OPERATOR—I notice that the financial articles in several of the papers contain a rumor of the settlement of the Central and West Shore difficulty. If this is a fact, why is it that the Vanderbilt securities did not lead the market?

SIR O.—There was where Jay Gould was smart. He probably heard, through Trevor or some of his other brokers or scouts, that Messrs. Hilton, Colgate, Stewart and others largely interested in West Shore securities had been holding meetings with representatives of the Vanderbilt interest with a view to coming to an understanding. Jay Gould jumped to the conclusion that a peace would be patched up, and immediately he began to "whoop up" his specialties. He had the market all to himself for two weeks, and he probably expected that by the time the Vanderbilt securities got fairly under way, his stocks, with their marked-up values, would float along with the current. I have excellent authority for saying that West Shore will not pass under the management of the Central, but there will be an agreement putting a stop to the war so far as rates are concerned. This accounts for the strength of the Vanderbilts during the past week. The West Shore problem is a very complicated one to solve, and the negotiations may fall through even yet. Still the fact of their being under way and that both parties are willing to settle is a great step forward toward the inevitable alliance which must be formed between these corporations in time. In my conversations last fall I repeatedly stated there could be no real recovery of railway values until West Shore could be brought into alliance with Central.

OPERATOR—But, apart from this particular matter, do not the general conditions favor higher prices for stocks?

SIR O.—Well, yes. There is a more hopeful feeling, the demand for goods is better, the great corn crop is beginning to be felt in railway receipts, and then people who have had large balances at the banks are beginning to tire of keeping them unemployed, and are disposed to purchase good bonds and stocks. But for myself I am not over hopeful. Indeed, I feel like playing the *role* of the skeleton at the Egyptian feast, which you remember was placed at the table in every banqueting hall to remind the merry guests of the sorrows that are sure to come upon them sooner or later.

OPERATOR—If you keep on in that view, you should change your name to Sir. Skeleton. I really don't see what there is to be dismal about.

SIR O.—I admit that the general outlook is better than it was. Stocks may be dull and lower for a while but in time will advance in value, so will wheat and corn, while cotton will see the highest figures it has witnessed for three years past. But let us not deceive ourselves or be over hopeful. The bulk of the cereal and cotton crops went into the hands of speculators, at prices unremunerative to the farmers and planters. Wages have been reduced very greatly, and hence the surplus for purchasing in possession of the great consuming class, has been very greatly diminished. The wage fund has been lessened by about \$50,000,000 per week; that is \$2,500,000,000 per annum. This means so much loss to the retail trade, and because of their smaller trade the wholesale traffic will be affected. Then there are other bad signs. The cereal and meat consuming nations propose to levy duties upon agricultural products as a protest against our tariff discrimination against their manufactured products. Then there is no evidence of any increase in the acreage of new lands opened for tillage corresponding to the growth of our railway

system or population or the numbers engaged in our manufacturing industries. Our entire income as a nation is dependent upon the surplus of agricultural productions which we are enabled to sell to the rest of the world. Now our income is relatively far less from this source than it was previous to 1881. We consume more and sell less than was formerly the case. All this is set forth in a statistical article to be found in THE RECORD AND GUIDE of January 3.

OPERATOR—Still you believe that both grain and cotton will see higher figures.

SIR O.—Grain certainly will and that before very long. If a European war should break out, wheat would at once sell in Chicago for \$1 a bushel. But the prospect of war abroad would probably create a panic in the cotton market, for a few great operators seem to have loaded up with that "floculent fibre." One concern is said to have \$13,000,000 invested in cotton. If there is no war I would not be surprised to see cotton advance to 13 cents before the close of the crop year.

OPERATOR—What is your final view with regard to stocks?

SIR O.—That they will go higher, considerably higher this spring, but there will be frequent re-actions, one due now, and later a very serious break.

Internal Improvements.

A city paper, to show the enormity of the so-called river and harbor "steals," gives the following table of the annual expenditures authorized by Congress for river and harbor improvements:

1873.....	\$5,588,000	1878.....	None.	1883.....	\$18,988,000
1874.....	7,352,000	1879.....	\$8,322,000	1884.....	None.
1875.....	5,228,000	1880.....	9,577,000	1885.....	13,940,000
1876.....	6,648,000	1881.....	8,976,000	1886.....	11,899,000
1877.....	5,015,000	1882.....	11,451,000		

These are not very extravagant figures in view of the great extent of our coast lines, the length and number of our rivers and the importance of the harbors on our lakes. Indeed what wiser expenditure could we have made than in increasing the facilities for transacting the internal and external commerce of the nation? The sum total is far less than was paid out of the general treasury for the benefit of newspaper publishers in carrying their mails at a heavy annual loss. The letter postage of three cents per half ounce was always profitable to the government, but the charge of two cents a pound for carrying printed matter not only eat up the profits of letter carrying but left besides a large annual deficit. The facts are difficult to get at, for no newspaper ever publishes them, but the government's subvention to the press, it is believed, averages about \$10,000,000 annually. The excuse for this expenditure is that newspapers are public educators, but the fact remains that rich newspaper proprietors and corporations put their hands into the public treasury and help themselves to a far larger sum than is annually spent on all the river and harbor improvements in the United States. Yet when the appropriations are reported the subsidized press roars with indignation at any expenditure to improve our harbors, remove obstructions from our waterways or pay fair rates to steamship lines for carrying our foreign mails.

The press in the meanwhile says very little about the gigantic pension swindle. We have spent some \$300,000,000 in five years for pensions and will spend \$400,000,000 within the next five years. Fully three-fourths of these enormous sums are a pure steal known to be such of all men.

How unwise we have been! With our overflowing treasury we might have built the Hennepin Canal, leveed the Mississippi, made Galveston a great harbor, put our own harbor in splendid condition, built a navy, which we so much need, and defences for our exposed seaboard cities, and all without contracting a dollar of additional debt. But no, we spent our surplus on fraudulent pension agents, in subsidizing newspapers and in paying a national debt before it was due. This last performance was as foolish as the others were criminal. We made a corner on government bonds for the benefit of Wall street, for we ran up their price artificially, thereby reducing the rate of interest and robbing the widows and orphans whose money was in trust funds. "Go forth my son," said the sage, "and see with how little wisdom the world is governed."

The complaints about the gas supply still continue. There is no diminution of the bills though there is of the light furnished by the consolidated companies. There is no escape from this monopoly. When Governor Cleveland signed the act permitting the consolidation of the gas companies, he knew what it meant, for he was told about it at the time, when the matter was commented upon in this paper. He also knew that when he signed the bill forbidding any new corporation from tearing up the streets of New York, it was in the interest of this consolidation. So far as gas is concerned our citizens are bound hand and foot. But why do not the electric light companies enter this field and furnish light cheaper than the gas companies? If they will not do so, our gas consumers should cut off their supplies, and use kerosene. It is far cheaper than gas, and furnishes a light grateful to the eye. It is now almost universally used by the poor, and there is no reason why it should not be resorted to in ten thousand establishments which now pay a high price for very poor gas. Even fashion favors the use of kerosene, for glaring gas-lights are no longer tolerated at large receptions. Petroleum is very cheap and likely to continue so, and its larger consumption would benefit an important domestic industry.

Guide to Buyers and Sellers of Real Estate

BY GEORGE W. VAN SICLEN.

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V.

In a new country like one of our Western States or Territories, or like New Zealand, where very lately the title to the land originated in a patent from the government, it is a comparatively easy matter for the deeds and mortgages and judgments to be very soon systematically arranged so that the government itself, for a small fee, can promptly issue a certificate of all deeds, &c., affecting the title to a lot; and not only that, but as the title so recently came from the government, and such few and simple rights have intervened, the government itself can also guarantee the title, so that the chain of title can be kept on the page of a ledger, and guaranteed certificates can be issued to the owners, who can sell or mortgage the property by simple transfer of the certificates, as in the case of a warehouse receipt, from hand to hand, a new certificate being obtained from the Land Office for a small fee. But it is not practicable to apply this guarantee in this way in this old city; for in the many transfers that have taken place there have crept in rights of aliens and of infants, and of lunatics, and disputes over wills, and varieties of other claims which would make it unsafe for the city to pledge its credit and its property and to risk guaranteeing all the titles of all the houses and lots in its limits, especially as the safety of its guarantee would depend on the correctness of examinations which would be made by lawyers who would necessarily be politicians, unused to the studious ways and sedate habits and careful, thoughtful methods of counsel accustomed to examining titles. Besides, many titles are in dispute and the city could not guarantee them, nor could any law be constitutionally passed which should injure the vested rights of many claimants by attempting to take away or annul their claims, no matter how convenient it might be to the general public.

Any systematized effort to remove the trammels which now impede the transfer of real property must depend upon the accuracy and conscientious fidelity with which details are carried out, for the confidence it would deserve and receive at the hands of the public. The practical difficulties are great and can only be overcome by scrupulous performance of duty on the part of those intrusted with the execution of details. The utmost care would have to be exercised in the selection of those who abstracted from the records and of those who verified the work. No principle but that of competence and fidelity could prevail in the selection of the workers without disaster coming upon the result of their labor.

The practical way to carry out such a system is to create special corporations as trust companies, with sufficient capital, with power to guarantee the titles to real estate, and with the right to make all searches and copies of records, abstracts, indices, maps, &c., that they may need for such purposes. This renders possible the existence of combinations of experienced men, of the highest reputation for character and ability, who will by great labor and expense and by the employment of systematic methods do the work once and for all, and preserve the result of this work in available form for future use.

It is obvious that such companies would, for their own protection, take the utmost pains to secure the services of those who have had the greatest experience and who have shown the highest degree of skill in the successful conduct of similar work. The labor to be performed is immense, and it requires legal knowledge and ability of the highest order. The most perfect system and the most thorough accuracy and reliability in every detail are absolutely essential. If such a task should be managed as a political job it could only result in a colossal failure and make matters much worse than they are now.

Companies of the character alluded to are in successful operation in Baltimore, Boston, Washington, Louisville and Philadelphia.

The labor which here requires weeks is, in these other cities, the work of hours. The prices charged are uniform and moderate.

The guarantees of such companies protect purchasers of property and mortgagees against risks which, though remote, always attend real estate transactions. The most experienced lawyer may err, especially where the law is undetermined, and fraud as an element of danger increases with the growth of the city, though the nature of such a company's work should render the perpetration of successful fraud more difficult than at present. When a purchaser loses by reason of error in an official certificate of search, suit against the official leads to uncertain expense and vexation. A company guaranteeing its searches should and would pay such losses on notice given, be subrogated to the rights of the insured, and conduct litigation in his stead.

With a guarantee policy of corporation of sufficient capital, whose directors and stockholders should be the best lawyers and most conservative business men in this city, the owner of a piece of property here could in a day turn it into money or obtain in the same time a loan upon it on bond and mortgage, or get money from his bank upon his own note without an indorser, with his mortgage and

guarantee policy as collateral, and real estate would be relieved from the larger part of the burden of expense and delay which now trammel its free use as capital.

The proper corporation to do this in New York city is our new Real Estate Exchange.

Arbitration in Mercantile Circles.

A broker who represents in the stock market one of the largest systems of railways in the United States, said one day last week to a representative of the RECORD AND GUIDE:

"Your paper has made quite a point in calling attention to the growing discontent of the business community with the time-wasting and costly machinery of our courts. The business exchanges organized to facilitate transfers of personal property were the first to discover that it was not economy to resort to courts in settling business disputes. On the bourses of Europe, arbitration committees have taken the place of judges and lawyers for more than a quarter of a century. Their example has been followed in the Stock Exchange, and, indeed, in all the exchanges in the United States. The result has been a great saving of expense and the expediting of business. I had a very complicated railway case recently, in which two rival roads disagreed as to the terms of a contract about the issue of certain bonds. The questions in dispute were involved, and were of a nature about which honest men on opposite sides might seriously disagree and each be justified in the position he took. We realized, however, that were this case taken to courts it would lead to endless litigation and be very expensive. Worse than all, it would have taken a long time to decide the points at issue. The case would have been carried from court to court, and there would probably be reversals of decisions and re-trials without end. We determined, therefore, to submit the matter to the arbitration committee of the Stock Exchange, and pledged ourselves to abide by the decision. The presentation of the case took just one hour and a quarter, and the decision was rendered at 10 o'clock next morning, the cost being trifling. Now, I happen to know that the great railway men of the country are very restive under the exactions of the courts. The legal fees alone are a fearful item in railway expenses; then the loss of time spent in litigation is exasperating as well as a cause of additional cost. The growth of pooling arrangements is simply arbitration taking the place of court contests. The determination of the railroad people hereafter is to create agencies that will settle disputes without resorting to the courts. I understand there is a restive feeling, too, among the business community, and the subject is being mooted to organize committees of arbitration in the dry-goods and other large businesses. There are many large interests which cannot do their business in exchanges, and others again which depend upon the courts to collect debts; but there are numberless business disputes which now are referred to the courts, where the litigants lose their money and are never sure of getting a verdict in a just cause, and which might do better by arbitrating. Yes, I think THE RECORD AND GUIDE has been smart in voicing the growth of the feeling against lawyers and courts, which fact the other papers seem to have overlooked."

A Table Worth Studying.

Bankers and business men generally would do well to carefully peruse the following table. It is official and shows the exports and imports of gold and silver for the last thirteen years. We have grouped the years so as to show the exports and imports for the six years previous to 1878, when the silver coinage act was passed, compared with those of the seven years since the silver law has been in operation. It will be noticed that our exports for the six years were in round numbers \$440,000,000, against an import of \$141,000,000; but since 1878 we have exported only \$243,658,527, while we have imported over \$362,000,000 of gold and silver. As we have repeatedly shown the great bulk of these imports has been gold; that is, counting from the beginning of 1878, our gold store had increased from \$200,000,000 to \$600,000,000. This was because in addition to the gold we imported we retained the product of our mines. This table is a complete answer to the torrent of lies which is poured out in the press respecting the danger of silver coinage.

Since that coinage commenced we have steadily added to our stores of gold. Previous to the silver coinage act the gold was driven out of the country. The following is the table which no other paper in New York will dare publish.

FISCAL YEARS ENDING 30TH JUNE.					
	Exports.	Imports.			
1884.....	\$67,133,383	\$37,426,262	1877.....	\$56,162,237	\$40,774,414
1883.....	31,820,333	28,489,391	1876.....	56,506,302	15,936,681
1882.....	49,417,479	42,472,390	1875.....	92,132,142	20,900,717
1881.....	19,406,847	110,575,497	1874.....	66,630,405	28,454,906
1880.....	17,142,919	93,034,310	1873.....	84,608,574	21,480,937
1879.....	24,097,441	20,296,000	1872.....	79,877,534	18,749,689
1878.....	33,740,125	29,821,314			
Total.....	\$243,658,527	\$362,115,164	Total.....	\$435,917,194	\$141,291,844

The engagements of Edwin Booth and Lawrence Barrett both end this week. The former's most remarkable popular success was the court jester in the "Fool's Revenge," which is certainly a powerful piece of acting. Mr. Barrett's most striking success was in the fine revival of Julius Caesar. The run of that piece as well as "Francesca di Rimini" is proof positive that if standard dramas were produced, with the same attention to detail, and the liberal expenditure now bestowed upon musical comedies, that they would be relatively as successful as the German Opera at the Metropolitan Opera House. Why Mr Barrett produced "The Blot on the Escutcheon," is a mystery. It failed forty years ago when Mr Macready produced it, and was not successful when Mr. Barrett revived it in Washington. It is one of the most unactable of plays, although there are several scenes in which Mr. Barrett and Miss Wainwright appeared to great advantage. Robert Browning is unquestionably a poet of unique power, and some of his minor poems are intensely dramatic, but this tragedy is dreary beyond expression. The "King's Pleasures," is a charming little one act play, and gives Mr. Lewis James a chance to show that he is fitted to sustain worthily the nobler roles of the drama.

Home Decorative Notes.

—Very elegant lamp shades have jewels of cut-glass in different colors set into the metal shade, which may be of oxidized silver or brass.

—A very rich square table-cover has a foundation of olive-green Turkish satin, bordered with a design of sea mosses worked up in filo floss silks.

—Oyster sets in Japanese porcelain have the plates like very shallow broad bowls, the tureen corresponding in shape.

—Ecu canvas is in favor once again for drapery, with the addition of embroidery in cross-stitch worked with silk or fine crewels.

—Oil painting on wooden trays, such as are used for meat chopping, is an interesting employment and does not wear the nerves; these bowls serve various uses, making very pretty receivers for cards, fancy work and bureau catch-alls.

—A handsome lamp of ovoid form is of polished copper encircled by a branch of poppies in bronze.

—An odd fancy in chamber sets is a cabinet or shelf on one side of the bureau or dresser, the other side being finished plain and having a brass candelabrum opposite the plate glass mirror.

—The India Korah silks, which may be procured in the most quaint colorings, are very lovely for vestibule doors or sash curtains.

—Urn-shaped waste paper baskets are extremely pretty if silver bronzed and decorated with great bows of pink satin ribbon.

—A very pretty old fashion revived is that of decking the dressing table with white spotted swiss muslin or cretonne made with plaiting and adorned with bows of ribbon.

—Very attractive designs and colorings in Leeds pottery have recently appeared, including pale blues, brilliant yellows and sombre greens.

—A dark red silk cloth for the tea table makes an effective background for delicate china and pretty silver.

—The taste of the day runs to low book cases; there is much to be said in their favor, as they are very convenient, the top may be used for displaying bric-a-brac on a level with the eye; the cases should be of some hard wood, mahogany, cedar or oak, as such woods are less liable to be pierced by insects and less affected by moisture.

—A single pink cactus flower forms a lovely candle shade.

—Cameo glass finger bowls are among the latest imported luxuries.

—Of making pin cushions there is no end; one of the newest styles go in pairs; they are small-sized and are tied together with bows and loops of ribbon; the covers are of ecru grenadine, through which is drawn several rows of narrow ribbon of different colors; the edging is of soft lace.

—Blinds of soft China silk, drawn on vertical tapes, are now hung close to the glass of the windows.

—Ink stains may be removed from anything white by simply putting a little powdered salts of lemon and cold water on the stains, allowing it to remain about five minutes, and then washing it out with soap and water, when the stains will disappear.

—Tripod frames of bamboo are now utilized for work-baskets and so arranged as to open or close at will. A bag of colored silk takes the place of the basket trimmed with lace and satin bows; a very pretty one is of olive green surah silk; with seams of the bag joined together with feather stitch of pink embroidery silk, the framework is adorned with pink satin bows of ribbon, fastened wherever fancy dictates. Alligator plush is one of the recent fancies for upholstering purposes.

—In furniture the public taste demands reproductions of the past; a variety of forms and coverings is called for; the Louis XV. sofas and the slender limbed Louis XVI. chairs are in high favor; the upholstering may be in velvet, silk brocade or Italian tapestry; particular attention is given to specialties in drawing-room furniture by C. H. George, 152 Fifth avenue.

—Pretty five o'clock tea table scarfs are of oatmeal cloth, braided with gold and trimmed with Russia lace.

—Among fine novelties in glass ware are epergnes for the centre of the table in pale blue and white and yellow and white shaded striped glass trumpet flower forms, from a yard to a yard and a quarter in height, the slender tube rising from a heavy green glass calyx resting on a heavier thick French glass mirror, circular in form and scalloped around the edges.

—A late fancy in folding beds comes in the form of an apparent ornamented mantel.

—Delicate baby's shawls are made of squares of white cachmere, trimmed with bands of white satin ribbon with feather stitch between them.

—There is evidence that the old love for the camelia is returning after twenty-five years of neglect, for centre-pieces on dinner tables; there is a fancy for camelias of both white and red decoration, and although the blossoms are without fragrance, yet in their perfection of form, exquisite coloring and delicate texture there is an indescribable majesty.

—Fretwork appears to be a favorite pastime at present, and its use for friezes, panels and corner-pieces of ceilings have afforded artists and decorators full play.

—Oil paintings should not be hung over the mantel, as they are liable to wrinkle with the heat.

—Extreme elaborateness on embossed and repousse work in gold and silver articles has now the preference in public taste; the less mechanical the work appears the greater its charm; brass is more and more coming to the front after a long period of neglect, and nothing shows to greater advantage the rapid strides art is making in this country than articles of iron and brass; Renton Bros., of 105 East Ninth street, make a specialty of art brass and antique forged iron work; a glance over their stock reveals many artistic novelties.

Decorations of the Real Estate Exchange.

A unique and attractive feature of the salesroom of the Real Estate Exchange is the decorative frieze in bas-relief extending around three sides of the room. The latter is 44x88 feet, and the frieze consists of fifteen panels illustrating the most important epochs in architecture and building from the earliest period. The work is being done by W. V. D. Ford, a decorative artist who in the past sixteen years has supervised the decorating of many private residences and beautiful rooms for our wealthy citizens. Mr. Ford's work has long been admired, not only for delicacy of detail and coloring, but perfect execution as well. In the decoration of the Exchange salesroom he has had the assistance of H. J. Brewer and other capable artists, and the result is a series of nicely blended representations of the progress of the art of building, which will be found entertaining and instructive to the members of the Exchange, and prove an interesting attraction for patrons and visitors. The work is hand-modeled in a plaster-like composition which requires to be handled quickly, and is now being colored, with a view to its completion within the next few days. The whole is on a scale larger than any similar work hitherto attempted, and will, no doubt, cause many encomiums, and possibly criticisms, to find their way into the columns of architectural publications.

The fourteen side panels are seven feet high, and commencing east of the main entrance present the following examples in the world's history and progress. The Celtic age of stone, an altar of the Druids. The Egyptian era, comprising an archway, a pyramid, obelisk and sphynx; and the Assyrian, represented by a winged god, copied from a gateway found in the city of Nineveh. India comes next, with examples of a rock cave temple and Hindoo god. China is represented by a pagoda, or temple, and is followed by selections from the three periods of Grecian architecture, consisting of a portico of temple, caryatides, and a tomb in form of Diogene's lantern. The furthest panel on the westerly side is devoted to the Roman, with specimens of the earlier and later periods, including temple and pillars and the Arch of Constantine. The extreme end of the room displays a panel 44 feet long, which is emblematic of the rise and progress of architecture and the art of building. A female figure of heroic size is represented as sitting on a broken column, suggestive of the Past, and crowning the arts and mechanics represented by Minevah and Vulcan. Below, and to her right, are tools used in construction, and on the opposite side of the panel the compass, palette, brushes and other implements of design, and the fine arts, find a place. The panels on the easterly wall are devoted to illustrations of the Byzantine period, a cap with temple in the distance; the Early Christian with specimen of sculpture from ancient church; the Romanesque, the Gothic, two examples of the latter, including one from rear of St. Patrick's Cathedral in this city; the Renaissance; the Colonial, from old house now standing on Battery place, and the modern, which is a perspective from Printing House Square, embracing the Tribune tower, the spires of the Potter building, and a view of the Boreel building.

Financial Points.

A gentleman whose name is well known in connection with the "L" roads said last week that Messrs. Hilton, Colgate, Stewart, Libby and others were negotiating with the representatives of the Vanderbilt interests with a view to settling the war between the Central and the West Shore roads. A reporter of THE RECORD AND GUIDE saw Mr. Colgate and he denied emphatically that there was anything in the report. Judge Horace Russell, one of the receivers of the West Shore, told our reporter that under no circumstances would that company fall under the control of the Central management. He would, however, neither affirm nor deny that negotiations were pending regarding a settlement; and on that point declined to be interviewed. Receiver Houston also denies that there is anything in the reported settlement. Judge Henry Hilton expressed great surprise when our reporter asked him if any conferences were being held to bring about a settlement between the West Shore and Central roads. He said he had not even heard of such a report, and if it was true he would like to buy some West Shore bonds. It is evident from the way in which Messrs. Hilton, Russell, Colgate and Houston speak of this matter, that if anything is going on they are not aware of it, or have determined to keep their own counsel. It is now alleged that these points were given by the Vanderbilt and Gould brokers in order to stimulate a buying movement which came to an end late on Thursday afternoon. It has since transpired that the shorts both in Western Union and New York Central covered on Wednesday and Thursday and that all the principal bears made private settlements.

Long-headed men in the "street," however, claim that the situation has changed for the better, and that although there may be a dull time and lower prices, good securities will be a purchase for another upward turn later along.

The *Stockholder* has won quite a reputation during the past week. Every morning it foretold with great accuracy not only the course of the market during the day, but indicated the price which certain stocks would probably reach. It forecasted the re-action which took place on Thursday. It was noticed, however, that all its points, or nearly all, seemed to come from Jay Gould's and Deacon White's offices. The Vanderbilts had their little "boom," but the *Stockholder* seemed to have no knowledge of what was taking place inside of that camp. The paper, however, has got a prestige in the "street" greater than that ever acquired by any other financial organ; but if Jay Gould is really the inspirer of its foreshadowings, then there is every probability that the "boys" will sometime be fooled in a very unpleasant manner. The great stock operators have no use for newspapers except to deceive the investing and speculating public. The latter are their natural prey.

The Chicago Real Estate Board seems to be a very live body. Members meet every day at noon to transact business, while every month there is a gathering of all the members to decide upon matters of general interest. Mr. Turner, at the February meeting, introduced the question of simplifying, preserving and completing real estate titles. The Committee on

Nuisances reported that they had submitted an ordinance to the City Council prohibiting the erection of livery stables, etc., in residence neighborhoods, and expected favorable action. It seems to be a democratic body also, for the three standing committees will hereafter be elected by the members instead of appointed. The most questionable element of this board seems to be its orators, whom the *Chicago Real Estate and Building Journal* compliments, and says that "forensic eloquence is being rapidly developed." This is a bad sign. Orators are a nuisance in business organizations. Messrs. Mullikan, Bond, Barnard, Lombard, Cummings and Turner, "the spouting wretches," whom the *Journal* compliments as "astute speakers," ought all to be suppressed and sent to the rear. Lyman Baird is the president of the board, and the following are the standing committees for the year: Executive Committee—E. A. Cummings, W. H. Thompson, H. W. Hoyt; Membership—W. L. Pierce, E. S. Dreyer, F. A. Barnes, R. W. Hyman, Jr., George Birkhoff, Jr., H. J. Stone, J. Appleton Wilson; Reference—H. C. Morey, A. L. Coe, M. R. Barnard. This body spent nearly \$600 on an annual dinner recently.

Ceiling of the Exchange Room.

Editor RECORD AND GUIDE:

I see we are to have a history of architecture in frieze on the ceiling of the new Real Estate Exchange to add to the attractions of that room. Would it not be more characteristic to represent Moses looking towards the promised land, or what would be still more local, Heinrich Tenbroeck's famous bargain with the Indians, by which he secured so large a share of Manhattan Island by covering the ground with his famous ten breeches, which the unsuspecting Indians had allowed him to do in return for some trinkets, supposing that all he would claim was that which was covered by one of his ample nether coverings?

The great crowd of last Monday's sale suggests the danger that perhaps the new Exchange room may not be large enough for the business to be transacted therein. In that case would it not be wise to have calls of property for sale at different hours of the day? There is no sense in having all the sales at 12 M. As it is stocks are sold at 12.30. Why not sell different descriptions of property at different stated hours, and confine the 12 o'clock sales to those ordered by the courts? This would allow dealers to be present at all the sales and would diminish the crowd at any one time.

REAL ESTATE.

The Jumel Searches.

Editor RECORD AND GUIDE:

The friendly criticism of Messrs. M. S. and I. S. Isaacs (*RECORD AND GUIDE*, January 24, page 80), would have been sooner answered but for serious illness. A little calculation, I think, will show no error respecting the expenses of searches connected with the title to a tract like the Jumel estate. In that property there were not three hundred lots, but thirteen hundred and eighty-three lots, and in my article I stated that it was understood there had been about three hundred purchasers. I do not understand Judge Isaacs' firm to claim that they examined this title in 1883 for one hundred and twenty purchasers, but for one hundred and twenty lots, or one-eleventh of the whole, for the searches for which they paid \$125; at this average the total searches would have been about \$1,400. According to my article the fees of three hundred purchasers, paying \$43.25 each, would have amounted to \$1,300. With regard to accepting the Jumel title from the date of the referee's deed, I am sure my learned friends will agree with me that unless specific searches are demanded of the County Clerk and Register and of each official, and paid for in each case, but only copies are relied on, nobody can hold either of them responsible for any error in the searches or copies; and this being the rule, trustees, savings banks, and corporations, with many wealthy individuals, refuse to take copies but insist upon original searches for all loans and purchases, and we usually go back at least forty years. I took the Jumel estate as an example because it was of recent occurrence and strongly illustrated my line of argument. But let us take some other property. For example, part one of the Louvre farm, the Schermerhorn estate, which is bounded irregularly by Sixty-seventh street and Sixty-ninth street, and by Third avenue and East River, in this city. It contains more than 250 lots, almost every one of them, I believe, built upon; now I say if in the course of 1885 every one of those lots should be sold or mortgaged and official searches be required, as they usually are, there would be two hundred and fifty times the same fees paid to the Register and to the County Clerk and to other officials for copies of one and the same set of searches as against the owners of said Louvre farm down to the time of its partition in 1871. I do not wish to overrate the difficulties nor faults now existing, and I am glad that my learned friends agree with you and me that the cost of the original searches should be substantially reduced. It will benefit buyers, sellers, lawyers, property, business, the whole community.

GEO. W. VAN SICLEN.

The *Sun* says:

A Senator in Washington telegraphs us that "John Roach's nigger in the Post Office Appropriation bill is hidden in lines 223 and 252 of the reprinted bill." Also that it is "an infamous steal."

John Roach is the one ship builder in the United States who can turn out a first-class iron or steel vessel. He is a self-made man and doubtless looks after his own interest, but his work is a credit to himself and his country. Yet he has been the target, for years, of personal abuse by the press of this city. The "infamous steal," is the proposition to reduce the postage on printed matter from two to one cent a pound, when it costs the government anywhere from three to six cents according to the distance carried. This means a subvention to the newspaper press of some \$10,000,000 per annum. Some people cry stop thief with a purpose.

An interesting lesson for investors is to be deduced from the sale of Union Square property on Thursday last, on behalf of the heirs of the late George Lovett. As announced at the time, the premises Nos. 21 and 23 Union Square, on the west side of Broadway, between Fifteenth and Sixteenth streets, were sold by R. V. Harnett for \$242,000, the purchaser being

John D. Wendel. The frontage of the property is 57 feet, and its depth 116.10. The late Mr. Lovett bought the land in 1851 for \$31,000, and in the same year erected a dwelling on it for his own occupancy at a cost of \$40,000. In late years the building, slightly altered of course, has been used for stores and offices. As Mr. Lovett occupied the house until his death, he reaped the expected benefit of his improvement of the site, and therefore, in estimating the value of the investment, it is only fair to consider the premises as vacant property. Viewed in this way, the increase in the value during about thirty-four years has been the difference between \$31,000 and \$242,000.—*Evening Post*, Feb. 9.

President Elect Cleveland on the Silver Question.

Editor RECORD AND GUIDE:

The newspapers last Sunday published misleading reports of the conference between President elect Grover Cleveland and the representatives of the New York National Banks. The object of the bankers was to get an expression of opinion from Mr. Cleveland, which would help the passage of the act now before Congress, suspending the coinage of silver dollars. The President elect soon saw the drift of the inquiries and he frankly told the bankers that it would be in the worst possible taste for him to express any opinion in a public way likely to affect the action of the present congress. He pledged the gentlemen present not to make any statement respecting his views, as they must see that it would bring upon him the just wrath of one party or the other to this vital dispute. The Democratic National platform as well as the Republican National platform had carefully refrained from committing either party against silver coinage. Indeed both platforms favored the use of silver as well as gold in measuring prices.

But the bankers were so determined to get the prestige of President-elect Cleveland's name in favor of the anti-coinage bill that they allowed themselves to be interviewed by the reporters, and in all indirect ways made it appear that Mr. Cleveland was a gold monometallist and as heartily opposed as they were themselves to the coinage of silver dollars.

This breach of faith was so gross and inexcusable that I have been at pains to get at what the President-elect actually said, from a person who was present and who took notes without being observed.

A well-known president of a national bank was the first speaker. He said that we were fast drifting upon a silver basis; that under the continued coinage of silver dollars and the certificates issued against them gold would be driven out of the country and silver would take its place.

Mr. Cleveland (interrupting)—I am a little surprised at that statement. Do I understand that it represents the views of all present?

Here all the bankers in the room said that they entirely agreed with Mr. — in believing that the country was in real danger of getting upon a silver basis.

Mr. Cleveland—Col. Lamont has been looking up the statistics on this subject and he tells me that according to Mr. Blanchard the Director of the Mint and other experts, there are now about \$610,000,000 of gold coin and bullion in the United States, and about \$253,000,000 of silver. Surely it cannot be possible that anything could happen to demonetize this vast mass of gold, and make an exclusive currency on this very small amount of silver. There is, I believe, less than \$4.00 per capita of silver in the country, while there is over \$10.00 in gold per capita. Then the condition of things in France should throw some light upon this subject. There are \$14.00 of silver per capita in that country, and some \$23.00 in gold per capita. Now the silver five franc piece has three per cent less of the white metal than has the American standard dollar, but no one dreams that France is in danger of getting on a silver basis, although with a population 20,000,000 less, she has \$540,000,000 light weight silver five franc pieces against our \$200,000,000 silver dollars, each weighing 412½ grains.

Another president of a national bank pointed out how all the financial and daily press of the eastern cities were unanimous in deploring the terrible evils of silver coinage. Under the Gresham law the cheaper currency in time always expelled the dearer. We would inevitably lose our gold and get on a silver basis unless we stopped the coinage of silver dollars.

Mr. Cleveland replied that he had a high opinion of the press and he wouldn't speak disrespectfully of the Gresham law any more than he would of the equator. (Laughter). But facts were stubborn things and he was bound to accept the lesson they taught rather than heed any carelessly written newspaper articles or defer to so-called laws which were in defiance of our daily experiences. It was a fact which could not be disputed that previous to the Bland bill in 1878, we exported \$435,917,194 of bullion from 1872 to 1878, while we imported only \$141,291,344, a balance of specie exports against us of \$294,625,850. Since the passage of the Bland bill we have imported \$362,115,164, and have exported \$243,658,527. These figures include both gold and silver; but it should be considered that for the last seven years we have mined nearly \$80,000,000 per annum of gold and silver, which has been retained in the country, and has thus added so largely to our bullion store. So you see gentlemen that our silver coinage seems to attract gold even more than it does silver; and this is also the experience of France and other bi-metallic nations. In 1877 there were only \$194,000,000 of gold coin in the United States. Three months after the passage of the Bland bill we had \$243,000,000, which sum had swollen in December, 1884, to \$610,000,000. Notwithstanding the silver coinage of \$24,000,000 more per annum, the increase had been far less than the addition to our gold supply. Our store of silver in 1878 was \$80,252,328, while it is now about \$252,000,000, of which some \$200,000,000 are standard silver dollars.

A running conversation here ensued in which Mr. John A. Stewart, president of the United States Trust Co., Charles M. Fry, president of the Bank of New York, O. D. Baldwin, president of the Fourth National Bank and other bankers took part and in which the usual arguments against silver coinage were repeated and prophecies made that it would bring unnumbered woes upon the trade of the country. They particularly emphasized the fact that the banking interests of the nation were unanimous against silver coinage.

Mr. Cleveland in reply said that he was aware of the attitude of the banks and from their point of view it was quite natural. Under the present state of things their note issues were being retired at the rate of some \$25,000,000 per annum and silver certificates were taking their place. The continued additions of metallic money as a basis for paper had in these dull times made money so easy that the banks could not loan their idle funds at much of a profit. This might be unsatisfactory to holders of bank stock, but easy money in times of commercial depression was an undoubted blessing to the business community. In England, Germany, Italy and the other gold unit countries the distress was far more severe and the difficulties were aggravated by the high charges for the use of money. I find, continued Mr. Cleveland, the following table in the *London Economist* of January 24, which I commend to the careful attention of bank officers:

	1885.	1884.
Bank of France, gold.....	£39,876,000	£17,842,000
Bank of France, silver.....	40,990,000	39,936,000
Bank of Germany.....	26,612,000	28,801,000
Austro-Hungarian Bank, gold.....	7,882,000	7,170,000
Austro-Hungarian Bank, silver.....	12,737,000	12,270,000
Netherlands Bank, gold.....	2,268,000	1,973,000
Netherlands Bank, silver.....	7,685,000	7,750,000
New York Associated Banks.....	19,700,000	14,080,000
Bank of England.....	21,694,000	21,657,000

These figures, gentlemen, do not give countenance to your theories. They show that the bi-metallic countries attract gold while the mono-metallic countries repel it. How you can say that there is danger of a silver basis, when you have increased the gold in your bank vaults by more than \$35,000,000 in thirteen months, is more than I can understand. Then gentlemen as to your prophecies for the future. I have a slip from the *New York Tribune* of 1878 in which Mr. Coe predicted that because of the passage of the Bland Bill resumption would be a dismal failure. He declared that a position at the head of the line at the sub Treasury office on the morning of January 2d, would be worth \$50,000 and that it would be impossible to keep \$300,000 of greenbacks at par with the gold then in the Treasury. Messrs Vermilye and F. D. Tappan had endorsed this view of the immense advantage of being at the head of the line to draw out gold from the Treasury when resumption occurred. Mr. William Dowd when appointed Chairman at a meeting of New York, Boston and Philadelphia Banks to defeat the Bland Bill predicted that the passage of that act would reduce the assets of the trust and insurance companies and savings banks 10 per cent. But on the contrary they were never so prosperous as after silver had been partially re-monetized by the coinage act. In conclusion Mr. Cleveland avowed himself a bi-metallist for the reason that if he read history aright an abundance of the precious metals always benefited the trade of the world, while a falling off in the production and use caused distress in all departments and commerce. To get rid of either gold or silver in the trade of the world would be a blow at every industry and produce the acutest misery. The influence of the United States should be thrown in favor of an agreement to coin both metals without any limit. He preferred the French basis 15½ silver to 1 of gold rather than the American basis of 16 to 1 which undervalued silver of which we are the largest producers of any nation in the world.

It will be noticed that this account does not agree with that published in the *Herald*, but what Mr. Cleveland is reported to have said in the above is far more in accordance with the facts, at least such is the opinion of

RATIO.

Realty at Albany.

[From our own Correspondent.]

ALBANY, February 12.

The embarrassments felt by the authorities of the city of New York in prosecuting needed public improvements to meet the growth of the city demonstrates the folly of engrafting amendments upon the organic law of the State without considering their full effect. The amendment restricting the bonded indebtedness to ten per cent. of the assessed valuation of property and limiting the assessed tax to two per cent., sounded well, and enlisted the enthusiasm of a certain class of economists. It was pressed through two legislatures without discussion, or any actual consideration of its effect. It was adopted by the people at a time when their attention was absorbed in the excitement of a presidential campaign, without discussion in the public press. By incorporating it in the organic law every municipality in the State has been placed in a straight-jacket. Circumstances have brought public attention to its effect upon New York city more than elsewhere, for the simple reason that the growth of that city is more rapid than any other and the necessities for preparing for that growth are greater. With New York it has become a question whether its growth and development shall be retarded by the literal application of the amendment, or some new mode provided for the prosecution of local improvements. As it now stands it will be useless for the legislature to authorize the extension of Lafayette place through to Elm street, and the widening of that street to make a wide thoroughfare from the Brooklyn Bridge up town on the east side, for the reason that there is no way to provide payment for that improvement, or the raising of the money to meet it and pay for property taken.

The property-holders and residents of the new wards north of the Harlem are demanding sewers for drainage of that section, and complain that the health of the inhabitants there is endangered on account of the lack of drainage, and its development delayed. All admit that the value of realty there would be enhanced by proper sewerage, its population increase more rapidly and the assessed value be much greater. But the authorities say that their hands are tied by the constitutional amendment. Thus a section of the city almost as large as Manhattan Island is kept back by the constitutional prohibition. The city is prohibited from doing that which would stimulate its growth. There are two ways for relieving the city from this embarrassment. One is to change the management of the sinking fund, so that the bonds purchased by the city and held in that fund can be cancelled and no longer created as part of the debt of the city, the other is by a slow process of creating a fund for such improvements. The city officials appear to be more in favor of the latter. It is alleged that one of their motives for this is found in the fact that some of the leading officials own considerable property on Staten Island and on Long Island, and are desirous of diverting population from upper New York to their Staten Island and Long Island possessions. Whether true or not, these averments find believers—as the cause of the attitude of some of the city officials against those improvements which will help develop the Northern portion of the city.

Instead of directing their attention to the change of the management of the sinking fund so as to relieve the city from the embarrassments now felt under the constitutional restrictions, the city officials have sent a memorial to the Legislature, pointing out the fact that local improvements cannot now be carried on under the system heretofore in vogue. They set forth that the money to pay for lands acquired for streets, the regulation, grading and sewerage of these streets has been obtained by bonds issued on the faith of the city, the money so borrowed paid when due from assessments on property benefited by the particular improvement. They state that the amendment to the constitution adopted last November will prevent for some time to come the further issue of bonds of that character and for those purposes. That since January 1st all proceedings to acquire titles to land for streets have ceased, and all works not under contract before that date for grading and sewerage streets have been suspended. They present with this memorial three bills as their plan to relieve the situation and allow local improvements to go on to a limited extent. They affirm that the enactment of these bills into laws will provide a plan to meet the emergency which has arisen and allow local improvements to be made when actual necessity requires. They therefore insist upon their immediate passage, but some of the prominent property-holders allege that the plan marked out in this bill is intended to retard important local improvements instead of facilitating them. The Legislature has shown a disposition to examine the bills carefully and get more light before acting upon them.

One of the three bills enlarges the powers of the Board of Street Openings

and Improvement. It seeks to give to that board full power over street openings in all parts of the city, including the new wards. It declares that the board shall possess the same power and authority for laying out, opening, widening and extending all streets, avenues, boulevards, parks and parkways, the fixing and establishing the grades in all parts of the city, as the said board now has as to any street or avenues in that part of the city south of One Hundred and Fifty-fifth street and the Harlem River. That all the power and authority to locate streets, avenues, bridges and tunnels, to establish the width and grades, to acquire title for the use of the public to all lands required for streets, avenues, public parks, squares, places and approaches to sites of bridges and tunnels now possessed by the Department of Public Works or the Departments of Public Parks, are transferred to said Board of Street Opening and Improvement. All proceedings to acquire title as above described, begun before the passage of the act by either of said Departments, shall be continued and completed under the direction of said board. The proceedings for the acquirement of lands for increased supply of rates are excepted from this act.

Bill No. 2, provides that there shall be established and accumulated in the treasury of the city, a fund to be known as the fund for street and park openings, which shall be applied to the several objects and purposes in the act provided. The said fund to be collected as follows:

1. Whatever cash balance may at the date of the passage of this act be on deposit in the city treasury to the credit of the fund known as the assessment fund.

2. All moneys heretofore collected by the city for and on account of assessments heretofore, and subsequent to June 3, 1878, made and confirmed, and hereafter to be made and confirmed for opening any street, road, avenue, boulevard, public square or place, park or parkway, or for acquiring title to land required for any bridge, tunnel or approach thereto.

3. Such sums as may be raised by taxation in said city, as in this act directed, to provide for the expense in whole or in part of any of the objects and purposes in the preceding sub-division of this section.

From the fund for street and park openings, and not otherwise, shall be paid all damages awarded by the Commissioners of Estimate and Assessment in reports hereafter confirmed in proceedings taken to open any street, road, avenue, boulevard, public squares or places, park or parkway or to acquire title to land required for any bridge, tunnel or approach thereto, and all the acts of such proceedings hereafter taxed. The persons to whom awards shall be made in such proceedings wherein the reports are hereinafter confirmed, and the persons in whose favor costs and expenses may hereafter be taxed, shall not have an action at law against the city of New York for said awards, but may require the officers of the city to raise as hereafter provided, the money necessary to enable the Comptroller to pay such awards from the fund hereby created, and thereafter compel the payment of said damages, costs and expenses from such fund. Whenever the amount of damages awarded in any report, together with the costs of the commissioners, shall exceed the balance remaining in said fund after deducting all outstanding claims against said balance, such damages and expenses shall not become due and payable until the year ensuing the year in which such report is confirmed.

The counsel to the corporation shall furnish the Board of Estimate and Apportionment in each year, at the time of making the provisional estimate for the ensuing year, a list of all reports confirmed since the first day of January preceding, with a statement of the amount of awards and cost in each proceeding. The Comptroller shall, at the same time, furnish the said board statements of such awards already paid, the amounts due from the fund hereby created and the balance in the treasury to the credit of said fund. The board shall, thereupon, include in the provisional estimate for the ensuing year a sum sufficient, with such balance to pay all claims for the awards and costs in the reports confirmed prior to that time.

Whenever, upon a motion to confirm any report of Commissioners of Estimate and Assessments in proceedings to acquire title, or to tax costs and expenses, it shall appear to the court that the amount of damages awarded in said report shall, together with the damages and costs of all proceedings already confirmed in the year in which the motion is made exceed the balance standing to the credit of said fund unappropriated and in excess of all claims against said fund by the sum of \$500,000 the court shall adjourn the motion for confirmation of the report, or the taxation of the costs until some convenient day in the ensuing year, or in its discretion order a discontinuance of said proceedings.

Section 7 of this bill provides that this act shall not apply to any proceedings to acquire title to lands for public places, parks and parkways, under the law of 1884, chapter 522 (new park act), nor to any proceedings to acquire title to lands required for the purpose of securing an additional supply of water.

The third bill relates to local improvements, grading and sewerage, and creates a fund, to be called a "Fund for Local Improvement." In this is included all works, the expense of which is to be collected in whole or in part by assessment upon the adjacent property benefited thereby, and confirmed by the Board of Revision and Correction of Assessments.

The fund for this class of local improvements is created as follows: Whatever cash balance may at the date of the passage of this act be on deposit in the city treasury to the credit of the fund known as the street improvement fund; all moneys hereafter collected by the city for, or on account of assessments heretofore made and confirmed, or hereafter made for works of local improvement completed after June 3, 1878.

Whenever at the time of making the final estimates for any year it shall appear to the Board of Estimate and Apportionment that the balance standing to the credit of the fund for local improvement, including the estimated accumulation thereof during the ensuing year, will be insufficient to pay the expense of local improvements then under contract, and of such as it may in the discretion of said board be necessary or desirable to undertake in the ensuing year, the board may include in such final estimates an appropriation to said fund, such sum as may in its judgment be sufficient with such balance and accumulations to provide for the expense of such local improvement.

The fund for local improvements herein created shall constitute the appropriation authorized for the execution of all such works in the city, and all expenses incurred in the execution thereof, including all damages awarded for the change of grades, should be paid wholly from this appropriation, and in no other way.

Of the two funds created by these bills it has been represented by the Corporation Counsel that the fund for street and park openings will start off with about \$90,000 in it from past accumulations of the assessment fund. It has that nucleus to start, with probable accumulation from assessments now being, or hereafter to be, collected. The proceedings authorized under the act of last year for new parks in the annexed territory are excepted from the operation of that fund, as by the terms of last year's bill the expenses of taking those lands are to be paid by bonds, and for the further reason not to antagonize that improvement.

According to statements of Mr. Lacombe the fund for local improvements will start off with about \$2,000,000 in it, the accumulations from the old fund for street improvements and from assessments heretofore made for that class of work. The advocates of the last bill assert that the principal object of its immediate passage is to enable the city to construct sewers in the annexed wards.

It also appears from the statistics laid before the committee by Lacombe that from the commencement of 1880 to the present year the city has expended \$6,000,000 in local improvements of the character referred to, or an average of \$1,250,000 per year.

The question which is brought to the front by these bills is whether the city of New York is to be compelled to pursue a plan for local improvements appropriate for large villages, or a plan applicable to a metropolis.

The Senate Committee has reported the bill amending and revising the

building laws for New York. The building bureau is still retained in the Fire Department, the Board of Fire Commissioners to appoint the Superintendent to execute the building law. A part of the changes made during the passage of the bill last year have been incorporated in it by the committee, but not all.

The Assembly Committee on Trades and Manufactures to-day reported Mr. Earl's mechanic lien law bill, without making any amendments.

The Senate has passed the bill closing Morris avenue, between One Hundred and Sixty-second street and Overlook avenue, and One Hundred and Sixty-fifth street, between Winfield place and Sheridan avenue in the Twenty-third Ward, also requiring the Commissioners of Parks to revise the map for laying out the section of the city at Railroad avenue, Webster avenue, and One Hundred and Sixty-second and One Hundred and Sixty-fifth streets, and file a new map.

The Senate Committee on Cities to-day reported a bill to compel the County Clerk and Register, of New York city, to make searches for titles and certify to them within twenty days from the time that the request for the search is filed—also Mr. Daggett's bill to make the Brooklyn Bridge free to foot passengers, and allow the trustees to use the revenue from the bridge to convert the arches under the approaches to storage warehouses.

Mr. Shea has introduced in the Assembly a bill to reduce the width of Trinity avenue, between Cliff street and the Boston road at the Twenty-third Ward, from 80 to 50 feet, by taking from it a strip 30 feet wide, on the westerly side of said avenue.

The bill adding the president of the Fire Department to the new Croton Aqueduct Commission has passed the Senate and been ordered to third reading in Assembly. The Commissioner of Public Works is retained in the commission. It is alleged that Mayor Grace is urging the passage of this bill in the expectation of having Purroy made the president of the Fire Department in May, and then place him in the Croton Aqueduct Commission to help along the Mayor's political plans.

Safe Fidelity Insurance.

HOW EMPLOYERS CAN SECURE THEMSELVES AGAINST A BREACH OF TRUST BY EMPLOYEES.

The system of insurance inaugurated in New York some five years ago by the Fidelity & Casualty Company has resulted in the saving of hundreds of thousands of dollars to employers who would otherwise have suffered large losses from the dishonesty of those in their employ. A personal breach of trust on the part of an employe nearly always results in a dead loss to the employer. The money entrusted to the former is swallowed up in the whirlpool of speculation or the defaulter has absconded. Under such circumstances criminal prosecution is but little satisfaction, even though the guilty one be within arm's reach. Here it is where the benefit and utility of the Fidelity & Casualty Company comes in. Individuals become bondsmen for clerks and others, but very frequently the guarantors become bankrupt or through business losses are not in a position to meet their bonds should they unexpectedly be called upon to do so. What was wanted, and what for some years has successfully existed in our midst, is a company which by its very constitution would be a safe guarantee, and which from the names of its directors would afford a certain security to employers for any losses incurred by them through the dishonesty of their employes. On the other hand the company is highly valuable to employes themselves in so far as it enables them to obtain positions of trust owing to its guarantee, simply exacting from them in return a small premium to act as a fund securing their employers against losses. The idea is not a novel one. It had been in practice in England for many years before introduced here, and has met with very great success, insuring to the benefit of both employers and employes. The Fidelity & Casualty Company of the City of New York is chartered under the laws of this State and is subject to the investigation and control of the Insurance Department. It has a cash capital of \$250,000, with \$200,000 in United States Bonds, deposited in the New York Insurance Department, and assets amounting to over half a million dollars. It numbers amongst its directors such men as J. D. Vermilye, G. G. Williams, David Dows, Geo. S. Coe and Alexander Mitchell. It is empowered to guarantee bonds in all court proceedings, and to indemnify bonds to sheriffs, and for administrators and guardians in surrogates' courts. It counts among its patrons the Mayor and Corporation, the Postmaster and Comptroller, the principal steamship and railroad companies, including, the New York Central, Chicago, Milwaukee & St. Paul, and Pennsylvania Railroad Companies, scores of banks, express and insurance companies, &c., and has on its records upwards of 19,000 persons who have applied for endorsement. We have before us a pamphlet issued by the company containing letters from the Equitable Life Assurance Co., the Western Union Telegraph Co., a number of railroads, &c., acknowledging prompt payment for losses sustained by them. The success of the company has been largely due to the energy and ability of Wm. M. Richards, the president, and John M. Crane, the secretary. The offices are at Nos. 214 and 216 Broadway.

e Equitable Life.

The popularity of the Equitable Life Assurance Society seems rather to be increasing than waning. Its twenty-fifth annual report is published to-day. It is not excessive praise to say that the results there recorded are astonishing. Notwithstanding the obstacles of the past year, most material progress has been made. The public has been made familiar with the big figures uniformly reported by the Equitable, but a falling off in the last year would have been condoned on the ground of the unusual difficulties. Instead of falling off, increase and improvement are visible in every department. If the Equitable was popular on January 1st, 1884, with assets of \$53,000,000, a surplus of \$9,000,000, and new business of \$81,000,000, it ought to be still more popular on January 1st, 1885, with assets of \$58,000,000, a surplus of \$10,000,000, and new business of \$84,000,000.

The finances of the company appear to have been well handled; for while shrinkage is inevitable in times of financial crisis, profits have been made by judicious investment so as largely to make up for losses, and a net result attained which the most skillful investors may well envy. The Finance Committee is composed of Louis Fitzgerald, Henry G. Marquand, Henry A. Hurlbut, Chauncey M. Depew, Henry Day, Charles G. Landon, Henry M. Alexander, John Sloane, Marcellus Hartley, William A. Wheelock. No investments are made without a unanimous vote of this committee. The inconceivable feature of the Equitable's policies under which no death claim

can be disputed after having been three years in force on the books of the Company, has been of vast advantage to insurers, and has contributed greatly to its reputation for high principle in its dealings. It is impossible to enumerate the various notable points which the statement brings out sharply. It must be studied to be appreciated.

The World of Business.

The Business Outlook.

A general impression prevails that when the spring season opens there will be a brisk demand in all business branches and a sharp advance in prices. There is scarcely a merchant of prominence in the whole country whose stock of goods is not at the lowest ebb. Heavy purchasing will be the order of the day before long. Hereabouts the industrial prospect is full of cheer. The stove foundries are preparing to light up, and with the resumption of work at the mills several hundred men, who have been idle all winter, will be in shape to give local merchants a boom. One hardware firm in this city during the past few days has filled several very heavy orders, and others are coming in. The iron and steel business is always the first to feel the effects of industrial stagnation, and it invariably leads the way to a business boom. Even in "good times" the month of February is dull, and for this reason the volume of business at present noted should not be taken as an index of what will be done throughout the year. If, however, anything encouraging can be found in industrial or trade operations this month the most should be made of it in dissipating the gloom which has settled upon our business interests. The most astute observers of trade tendencies, whose opinions have been quoted of late in trade journals, agree in stating that bed-rock has been reached and that an upward tendency is inevitable. In order to gauge the force of this tendency, however, it will be necessary to wait until the volume of business for March and April has been determined. —*Troy Standard.*

Condition of Trade and Commerce--A Western View.

The general course of trade is not running perfectly satisfactory at present, but there is little or nothing of a more discouraging nature than has long prevailed. Wheat has been depressed in the speculative market by the large accumulation at the receiving points of this country, and the falling off in the export demand; this is the natural result of the large advance which had previously taken place in prices—an advance that was too rapid to be entirely healthful, or permanent, as it tended to promote the more free marketing on the part of the farmers, and caused the foreign markets to look elsewhere than to this country for supplies, or to cease buying until the natural reaction should come. The cessation in the foreign demand is doubtless only temporary, for Europe must have a large amount of wheat before the next harvest, and there is no country from which the requisite supply can be obtained except the United States and India. The latter country, according to the report of Consul-General Leonard, at Calcutta produced in 1884, 244,000,000 bushels, from 26,000,000 acres, or less than 9½ bushels per acre. The cost of production and marketing at Delhi, which is the wheat Chicago of that country, is about eighty cents per bushel, and it costs 20c per bushel more to transport it to Calcutta, so that when wheat is selling for less than one dollar per bushel in New York there is not likely to be much competition from India, where it costs over one dollar on the seaboard, in placing it in Europe markets. India always has the possibility of famine staring her in the face and it is with wheat as it is with cotton in that country, when it will not bring the cost of production it is withheld from market to a considerable extent. The consumption of wheat in India is reckoned at two hundred million bushels per annum, so that there are only forty-four million bushels available for export. For the year ended June 30, 1883, the exports amounted to forty-three million bushels, but the lower prices which have since prevailed have greatly restricted the exports. For the first six months of 1884 only 11,125,000 bushels were exported, as against 20,513,000 during the corresponding time in 1883; for the falling off is still larger, but the exact where figures are not yet available. Probably there is no place in the United States where wheat can not be produced as cheaply as it is done in India. California where estimates the cost in that state at \$1.33 per cental, or 80 cents per bushel and most of our Western States compute the cost at much less than this. In Michigan it is 71 cents, as given by the Secretary of State, delivered at the railroads, and this is a winter wheat-growing state. This is the average cost for the state, but there are individual cases reported where the cost was less than 50 cents. In the spring-wheat-growing states the cost is generally less than 50 cents, and in some cases as low as 40 cents on the farm. In Manitoba recent estimates have been made, resulting in placing the direct cost on the farm at 42½ cents, but the expense of getting wheat to market there is greater than in most of our principal wheat-growing states. It seems to be pretty well demonstrated that Mr. Caird, of England, was right when he said that British India could not afford to grow wheat in competition with the Northwest and California any more than it can afford to compete with the Southern States in the growth of cotton. But still Great Britain may find it politic to keep up the cultivation of both of these commodities in India for the influence it has in modifying prices in the markets of the world, and thus reducing the cost to her of the large quantities which she annually requires for consumption. The official statistics of the foreign commerce of the United States have at last been made up for the month of December, thus completing the record for the year 1884. The merchandise exports in December amounted to over \$91,000,000, which is \$12,500,000 more than in November, and over \$15,500,000 more than in December, 1883. The gain was chiefly owing to the larger outward movement of cotton and breadstuffs. In 1883 the exports in December were nearly \$4,400,000 more than in November. On the other hand, the merchandise imports in December fell off nearly \$12,000,000 from those of December, 1883, or over 22 per cent., the total being \$42,139,304. Nothing could show more emphatically the depression in trade in this country than such a large shrinkage in the amount of foreign goods which we are able to consume. The balance of trade for that month, exclusive of specie, was \$49,000,000 in our favor, compared with a little over \$22,000,000 in December, 1883. In the year 1884 our export of commodities for cash of the first six months were far less than for the corresponding time in 1883, owing mainly to the short crops of the preceding year, and, in fact, no large gain was made until December, while our imports were less in every month except March and September than in 1883, and in those two months the increase was inconsiderable. The exports of December were larger than ever before in any one month, except December, 1880, and December, 1882, and served to make the balance of trade for the year more largely in our favor than in 1883. The total exports for the year, exclusive of specie, amounted to \$749,303,802, which compares with \$795,166,116 in 1883, showing a decrease of nearly \$46,000,000. The imports fell off nearly \$58,000,000, the total being \$629,227,730 against \$687,066,216, but the balance of trade was in our favor \$120,000,000, and this is \$12,000,000 more than it was in 1883. Nearly the whole of the favorable trade balance was made during the last quarter of the year, it being for those three months \$102,117,690, but notwithstanding this our net imports of gold in those months were only \$11,792,101. Probably bills had been drawn during the autumn in anticipation of future large shipments of produce, and then the movements of securities were against this country, but allowing for this, and also for freight which goes mainly to foreign shipowners, and interest to foreign holders of our securities, it is difficult to account for the small imports of specie, except upon the theory that foreign capital has been withdrawn from us. Of the precious metals we exported in 1884, \$41,331,000 of gold, and \$29,171,000 of silver and imported \$28,113,000 of gold, and \$15,350,000 of silver, making the exports

of gold \$13,218,000 in excess of the imports, and of silver \$13,821,000 in excess of the imports; the total exports of specie were \$70,501,744, which compares with \$31,483,440 in 1883, and the imports were \$43,462,434, against \$36,209,318 in 1883. The net result of the specie movement was a loss of \$27,039,310 of which \$13,000,000 was gold and \$14,000,000 was silver, but as silver is exported only at its bullion value, it perhaps would be more properly classed with merchandise. Our total foreign commerce, including specie, amounts to \$1,483,493,710 for the year 1884, with an excess of exports over imports of \$147,115,382. In 1883 the imports and exports combined were \$1,650,285,690 but the excess of exports was only \$103,734,022, showing a much smaller aggregate business, but the decrease was mainly in imports. The further accumulation of idle currency in the New York banks, during the past week is indicative of dullness in general business, and of the absence of any such prospect of a revival as would induce the increased investment of borrowed capital; in fact the line of loans decreased in the face of the large gain in net reserve. While there is a general belief that we are on the eve of recuperation, there is a disposition to make haste slowly.—*Commercial Gazette*.

The Business Improvement.

The much-hoped-for revival in the trade of various classes of commodities has at length put in an appearance, and in a way, too, calculated to give great encouragement to hope for a permanent improvement in business. Flour has gone up a dollar; sugar has made a sharp advance. As for tea, the war in China has prevented the importation of Formosa, the kind most used in New England, and dealers who hold this brand are said to be holding it for a big rise. Prices for coffees, spices, and many less important staples have likewise materially advanced. Canned goods which have been a drug in the hands of the manufacturers, have moved up a peg. Prices during 1884 were, in consequence of the business depression, almost unprecedentedly low, but the advance since the first of January gives the most favorable auguries for the year just entered upon. It is not a good time for speculators, but legitimate capital invested in business from now on is sure to reap gratifying benefits.—*Boston Globe*.

British and American Earnings.

Professor Leoni Levi, an English statistician of repute, recently submitted to a London conference a paper on the wages and earnings of the working classes of Great Britain. In the presentation of his subject Professor Levi represents the total number of English workers to have been 11,018,000 in 1867, and 12,200,000 in 1884. The last number he divides as follows:—

Occupation.	No. of work-ers, 1884.	Amt of earn-ings, 1884.
Professional	400,000	\$193 60
Domestic	2,400,000	193 60
Commercial	900,000	290 40
Agricultural	1,900,000	184 50
Industrial	6,600,000	222 64

The foregoing shows an average of £42 or \$203.28 for each person engaged in gainful occupations, other than small farmers, crofters, etc. Professor Levi assumes that the working classes comprise 70 per cent. of the population and that the 12,200,000 persons engaged in gainful occupations average about 2.17 for every family. In reviewing Professor Levi's statistics Mr. Robert P. Porter intimates that this able statistician has been obliged to depend upon very meager material, and that his conclusions are necessarily incorrect; that is to say, Professor Levi undertakes to make a better casethan the actual state of affairs will warrant. According to Professor Levi's estimate, the average earnings of those engaged in gainful occupations in the United Kingdom were £4 a year more in 1884 than they were in 1867, but Mr. Porter inquires why he chooses to institute a comparison with 1867, and adds that British workmen may now be earning very much less than ten years ago. Our own data, Mr. Porter says, are much more reliable, although the census classification of occupations in the United States differs somewhat from that of Great Britain. The following table shows the number of persons reported in the census of 1880 as pursuing gainful occupations in the United States:—

Classes.	No. of persons.	Classes.	No. of persons.
Agricultural	7,670,493	Trade and transportation	1,810,256
Professional and personal	4,074,238	Manf'g, mechanical & mining	2,837,112
Total			18,392,099

It will be seen that no comparison can be made between the above table and that presented by Professor Levi. In compiling the American census, General Walker has included farmers and planters to the number of 4,225,945 under the head of agricultural, whereas Professor Levi merely took the number of agricultural laborers returned by the British census of 1880. Under the head of "Professional and Personal Service" General Walker has included laborers, domestic servants, actors, architects, artists, chemists, clergymen, journalists, physicians, teachers, and all sorts of professionals. Like differences exist in the returns of transportation, while there is an apparent agreement in the returns relating to manufacturing, mechanical operations, and mining in the two countries. For the purpose of making a comparison between the earnings of wage-workers in the United States and Great Britain, Mr. Porter has reconstructed General Walker's table of occupations as follows:—

Class.	No. of persons.	Yearly Earnings.
Agriculture	3,323,876	\$258
Domestic	2,934,876	312
Railroads	418,957	492
Sailors, draymen, canalmen and others engaged in transportation	280,771	325
Manufacturing	2,732,595	347
Mining, miners	234,228	380
Mechanical	870,289	500
Total	10,795,592	

The average of the foregoing is \$373.42 against \$203.28 in Great Britain. Mr. Porter says that the estimates of the foregoing table are, if anything, below the actual earnings. Professor Levi claims for his 12,200,000 workers, 2.17 workers for one family. This would make the wages per family \$406.56. Allowing the same number to a family, in this country the average earnings of an American family would be about double that of one English family. But Mr. Porter says that if only two persons be allowed to one American family, the earnings would be \$749.84 per year against \$406.56 in Great Britain. In concluding his comparisons between the earnings of wage-workers in the two countries, Mr. Porter says: "In presenting the above figures it must be distinctly understood that I do not regard those general averages as conclusive; that the methods I have applied are Professor Levi's methods, not my own; that the object in view is to head off the unscrupulous use of Professor Levi's figures by the free trade press and the free trade orators of the United States, who will soon be claiming that 'exact inquiry' indicates that wages are increasing under free trade in England, and that the average earnings of the British workman (not the family of 2.17 workers) is \$408 a year." The free traders will undoubtedly make such a claim, but they will take good care not to state that the same methods of inquiry and the application of the same rule in working out results, all go to prove that the earnings of wage-workers in the United States are just double those of Great Britain. *Cleveland Leader*.

Low Wages Undesirable.

There is a statement frequently made by workmen which not only has a great deal of apparent truth, but also much real truth in it. It is to the effect that reductions in wages are no benefit to either manufacturers or workmen; that while these reductions are ostensibly demanded for the purpose of enabling the manufacturer to meet competition and

produce without loss, they really stimulate competition, the manufacturer, in most cases, in times of depression giving away the entire reduction secured. No manufacturer who has passed through a period of depression will be inclined to question this statement, and there is a great deal of wisdom and sound political economy in the position assumed by the workmen, that no good to either manufacturer or workman will result from reductions of wages below a certain minimum. If wages in a given industry and for a specific employment were the same all over the country, there is no doubt that this position of the workmen would be impregnable, but when rates differ in the same industry in different parts of the country, especially in those which compete with each other for the trade of certain localities, the argument loses much of its force, as it may be necessary for the section paying the higher rate of wages to have a reduction in order to compete with cheaper products made elsewhere. This argument assumes an equality of conditions of manufacture, or what would perhaps be better, an equilibrium of conditions. So long as this equilibrium is maintained, nothing can be gained by reductions in wages; when the equilibrium is disturbed, it may then be necessary, in order to restore it, to reduce wages. There is another fallacy in regard to reductions of wages that is quite general. It is that reductions in wages, in reducing cost, stimulate consumption. Theoretically, this may be true. Practically, it is not, for the truth in the matter, apparent to every manufacturer as well as to every large consumer, is that consumption is greater in times of high prices than in times of low prices. It is possible that, in the downward tendency of prices, there is a point reached at last which is the lowest point of the depression, when trade is about to improve and when a slight reduction then may stimulate consumption; but the true statement would be, not that low prices stimulate consumption, but that there is a certain price, which is probably the lowest, that may stimulate the consumption of the article momentarily and bring about increased trading. The fact is that in times of low prices consumption, as a rule, is less than in times of high prices, for the simple reason that the purchasing power of the country is less in periods of depression than in normal or highly-inflated states of trade.—*Age of Steel*.

Water-supply Projects for New York.

If the city of New York does not get enough water in the future, it certainly will not be for want of projects. The new aqueduct, which is to have a capacity sufficient to convey the entire available yield of the Croton River nearly forty miles to the city, is now under way, and will be completed, in all probability, long before the dams and reservoirs essential to its full utilization are finished. This work may be considered as having passed out of the category of projects and become a fact. Pending its final adoption by the city authorities, the need of a new supply stimulated private enterprise to the examination of other methods and sources of procuring water, and the surrounding country was ransacked for sites of reservoirs and routes for conduits. The plains of Long Island and the hills of New Jersey were surveyed, and their stores of water offered to the city. Other projectors, looking further afield, suggested that the great lakes alone could furnish what was needed. Another enterprising party sought to combine two desirable objects in one grand scheme, and proposed to save the great north woods of the State of New York from destruction and to furnish the inhabitants between them and the metropolis with water, by one operation. This project seems to have taken full possession of the mind of its originator, for he has within a few days asked the Legislature to authorize the formation of a company, with authority to build reservoirs in the Adirondacks and a canal down through the State to convey water to every town along the Hudson River and to the city of New York. The names of the incorporators include financiers of experience in watering stocks, lawyers skilled in removing obstructions, architects who seek another field than this island offers, engineers who hope to find in the proposed work opportunities for lofty iron bridges, and many others as yet "to fortune and to fame unknown," who are willing to take their chances of both by association with an enterprise which makes immense, though, it must be acknowledged, rather vague promises of future profits. It is to be hoped that this company will be incorporated, and that the holders of the stock will be assessed liberally and the money honestly expended in investigating the subject the projectors have in view. That an enormous addition to the water-supply of New York will be needed after the capacity of the Croton and the little Ramapo are exhausted is plain to every one who has examined into the matter, and if private parties are willing at their own expense to investigate the methods by which such addition can be made, no obstacles should be placed in their way. The work they do will be of value in the future, and will save the taxpayers just so much expense. When the time comes that the city wants the water, the merits of the various schemes proposed can be examined and the best one selected. Until then, let every man who has an idea be given the fullest opportunity to associate with him men who will furnish money to find out whether he has brains.—*Sanitary Engineer*.

The Railroad Problem.

Senator Sherman, being recently interviewed upon the subject of the condition of political parties, declared that both the Republicans and Democrats must take a new departure, turn their backs upon the dead past, and recognize that there are new and living issues to be considered and determined. One of them, he said, was that of the relations of the railroads to the State. Senator Sherman, whatever else he may not be, is certainly a practical statesman, and is quite able to perceive that it is neither a brilliant foreign policy, nor a revival of the war between the North and South, that is needed to give a vitality to politics, but a shrewd domestic policy which shall place the material interests of our fifty millions of people upon a sound basis. Probably no better beginning could be made than with an intelligent and honest effort to settle the railroad problem. There is much and constantly accumulating evidence to prove that it greatly needs settlement. On the one hand are the railroads themselves making a desperate struggle for a profitable existence, often waging war one upon the other by cutting down rates, with the result of perplexing commerce and of cutting off dividends, and frequently interest even. Line after line which is not needed is built; competition crowds competition, and hundreds of millions are spent upon Nickel-Plates or West Shore lines apparently for purely speculative purposes. The other side of the question is represented by the Granger laws of Western Legislatures, the Reagan and Cullom bills in Congress, the frequent protests and clamor of the mercantile community against the "pooling" compacts and the discriminations of the companies, which are declared to be ruinous to trade. There is apparently at the present time,—which is a time, as every one unfortunately knows, of profound trade depression,—no one who is entirely satisfied with the existing state of the railroad muddle. So many have passed into the hands of receivers, so many more are leased, so many more are earning fixed charges and no more, so many are earning reduced or no dividends, and others again are being so rapidly eaten up by receivers, masters, and learned counsel and court charges, as to disgust and terrify bond and stockholders. The companies that are really successful are exceedingly few, and are not rapidly increasing in numbers. It is pretty plain that it is not one remedy, but two, that must be found for the settlement of the railroad trouble. The first, of course, is that which will make them profitable to their owners while accommodating the public. In view of the floods of watered stock that cover almost all the railroads in the country, and the speculative tendency of the managers, that is not an easy thing to do. It is proposed that competition shall be summarily checked by law in this country as it is in England; that no road shall be built or chartered until it is satisfactorily proved that it is absolutely required by the public. If such a law were adopted here, the entire railway problem might be solved by it; but let the people have the whole law of England and not merely that part of it which accrues to the benefit of the companies

Let this proposed law not only decree that no competing line shall be built merely for competition's or speculation's sake, but that the element of competition, being thus eliminated, shall be virtually compensated for by rates and facilities rigorously fixed and provided by statute. When the English Railway Board goes before the authorities to protest against the proposed line which is to intrude upon the territory of the existing line, they have warrant for doing so, because not only are their rates fixed by authority, but their freight and passenger service is also largely controlled by the law. They must charge so much or so little, and they must run so many trains per diem between this place and that, and stop here and there so many times per diem, whether to stop pays them or not. In other words, the railroads of England are by law the public's servants—the common carriers or the porters of the public. The Parliamentary Railway Commission is an inexorable master, and it does not permit the railroads to usurp its functions. If a dozen lines ran parallel along a given route in England, they could, of course, make their rates as low as they pleased; but though only one is permitted, its rate must be as low as they should be after paying a fair rate of profit on the *bona fide* investment, which all parties' interests considered, is better than a shifting, unreliable competing rate. In England, also the road-bed and all its plant must be kept up to the highest standard, and, indeed, there is no point of management or operation which is not subject to investigation and change by the Commission. The Reagan bill, which the Senate properly killed, was founded upon a substantial grievance, but it was in its spirit and provisions as hostile to the railroads as the railroads are alleged to be to the public. It was no remedy at all. The railroads have just rights, which the law must recognize if it would not destroy their usefulness. The Commission bill of Mr. Cullum is objected to because it is said that no Commission could withstand the temptations the railroads would throw in its way. There is a great deal of force in that, as experience proves. The Pacific or Land Grant Railroad Commissions were failures because they became the supporters of the roads. But we still believe it possible for enough honest men to be found in each State to form a State Commission, and in the United States to form a National Commission. It is not suspected, much less alleged, that the English Railway Board is not honest. The good it has effected proves that it is honest; and if we could have in this country a similar one, to work under similar laws, the remedy of the railroads and the remedy of the people would best be found. On one side ruinous or speculative competition would be stayed, and on the other the public's interests would be protected. That is the sort of law that is needed.—*Phila. Telegraph.*

A Sliding Scale for Coal and Freight.

Although Mr. Franklin B. Gowen has been very severely criticised for his management of the affairs of the Philadelphia and Reading Coal and Iron Company and the Philadelphia & Reading Railroad Company, he is nevertheless a man of great talent and is quick to see the necessities of an emergency. The troubles of the Reading companies are by no means due to any lack of capacity on his part. He still retains an intimate connection with the anthracite mining and transportation interests, and his views upon the relations of the coal companies toward Eastern iron manufacturers are entitled to much consideration. In a recent interview he is reported as saying that the best way to treat the iron manufacturers of Eastern Pennsylvania is to adopt some sliding scale for the price and transportation of coal whereby the latter should always be regulated by the price at which the iron is sold in the market. He added that it was probable that some such plan would be carried out. We imagine that such a scheme would not be unacceptable to iron manufacturers, even though they would possibly pay higher rates for coal and transportation in good times than they have ever done. But the good times are so short and bad times last so long that iron manufacturers could well afford to take the chances, with the prospect of saddling some of the burden of making iron cheap on the coal and railroad companies. The proposition has much to commend it. The sliding scale is greatly in vogue in adjusting wages, in paying for iron ore and in paying for castings. It ought to work satisfactorily in adjusting the cost to furnacemen of these very important essentials, fuel and transportation. This promises to be at least a very fair solution to the disagreement between the Eastern pig iron manufacturers and the coal and railroad companies, providing, of course, that the basis is not made too high. Mr. Gowen goes somewhat further, however, into a diagnosis of the situation in the East. He is evidently not disposed to have all the blame of the present unsatisfactory condition of Eastern iron manufactures laid on the mining and transportation companies. On this point he says:

A great deal of the trouble in the anthracite iron manufacturing districts is due to the fact that many of the furnaces are antiquated, only capable of producing from 120 to 200 tons a week; whereas modern furnaces are producing from 800 to 1,000 tons a week, and the great economy in manufacturing iron is to divide the fixed charges by the greatest product possible. In other words, a furnace producing 150 tons a week cannot pretend to compete with one producing 1,000 a week, because the labor required at a furnace producing 1,000 tons a week is very little greater than that of a furnace producing but 150 tons a week, and the whole tendency of modern manufacturing is to increase the product.

There is much more truth in this assertion than many members of the Eastern iron trade are willing to admit. In the Lehigh and Schuylkill valleys quite a number of blast furnaces are no longer worthy of being classed among possible producers. They are temporarily out of blast, their owners hope, but it is very problematical whether the necessities of the country will ever rise to such a height as to again call them into activity. These are favorable times for making changes and improvements, however, as wages and the cost of materials are now so low that there is little chance of their going much lower. Old furnaces could be converted into new ones, and old machinery and apparatus could be replaced with that of greater efficiency, at probably less cost than ever before in the history of the country. But the Eastern pig iron manufacturers are not lacking in enterprise, and we believe that changes such as we have indicated would have been inaugurated in that section long before this time if it had not been for the blighting effect of the policy of the coal companies and the transportation companies. They would have profited immensely if all the Eastern pig-iron manufacturers had continually introduced improvements to offset the fall in prices and had been able, if such a thing were possible, to continue to turn out as much iron as ever, and to hold their natural markets. But pig-iron producers certainly are not to be chided for not having made such improvements when it was apparent that furnace owners would reap very little, if any, profit from their operations. Perhaps, if the new policy foreshadowed by Mr. Gowen is adopted by the coal and railroad companies, Eastern furnace owners will take fresh courage, invest further capital in improvements or in new plants, and continue to manufacture iron in the quantity that ought to be turned out by these old iron-making localities.—*Age of Steel.*

Private Banks Disappearing.

Mr. Walter Bagehot, some years since, in his Lombard street article, noticed the gradual decadence of the English private banks. He said that it was only a question of time when the last firm of that description would disappear or be merged into the joint stock with limited liability system. His words were prophetic. On the 15th of last month Messrs. Glyn, Mills, Currie & Co., called by a leading London journal "the great private bankers of Lombard street," registered themselves as a joint stock company. Two other old private banks disappeared last year, being taken over by a provincial joint stock bank. Others, like the Dean Pauls and the Willis Percivals, have failed in business through the incapacity and folly of their proprietors. The English private banks have in this way dwindled down to a couple of dozen or so, while among these some are banks only in name. Yet at the beginning of the present century there were seventy private banking houses in London alone. And, after all, it was the private banks

of former days that laid the foundation of England's commercial greatness, even as far back as the last century, when the old Scotch bankers of London, Edinburgh and Glasgow financed the tobacco supply of the French receivers general.—*Chicago News.*

Real Estate Exchange Legislative Committee.

At the meeting of the Committee on Legislation of the Real Estate Exchange yesterday, it was resolved that when the committee adjourned it would be to meet on Tuesday the 24th instant, and that the day of the weekly meeting should thereafter be on Monday instead of Friday as heretofore.

The Sub-committee on Mechanics' Liens and Building Laws reported that they disapproved of the bills referring to mechanics' liens recently introduced in the legislature, and would at the next regular meeting submit for consideration proposed amendments to the existing law which they believed would remedy all existing defects, and it was resolved that the secretary of the Exchange communicate with the committees to whom the mechanics' lien bills have been referred, requesting that no action be taken until the Exchange or its representatives are heard on the subject.

It was resolved, after a spirited debate, that a committee be appointed to furnish such information as can be obtained regarding the location, the number of acres, probable cost, etc., of the proposed new parks in the Twenty-third and Twenty-fourth Wards and vicinity, authorized by an act of the legislature passed April 19th, 1883, and the methods by which said parks shall be paid for.

Williams on Real Property.*

Another good book for owners of real estate is one published by T. & J. W. Johnson & Co., of Philadelphia, the principles of the law of real property, intended as a first book for the use of students. It is not so abstruse as the majority of law books upon this subject necessarily are, and we recommend those of our readers, and there must be many of them, interested in this subject, to obtain a copy of this excellent work, which gives each principle its adequate importance, presents the best of illustrations, is readable and useful for reference, and will always be a standard authority. It is a handsome octavo of five hundred pages, treating of leases and mortgages, of wills, and the kinds of estates that may be created by wills, the mutual rights of husband and wife, of uses and trusts, joint tenants and tenants in common, containing the fundamental English law, together with the valuable American notes with which it has been enriched by Mr. Rawle, by Judge Mitchell and by the present editor, E. Coppee Mitchell, in its three American editions.

* "Principles of the Law of Real Property", by Joshua Williams, Esq., of Lincoln's Inn, one of Her Majesty's Counsel. Fifth American edition, from twelfth English edition, with American notes. Philadelphia, T. & J. W. Johnson & Co., Law Booksellers & Publishers, 535 Chestnut st.

Real Estate Department.

Although March is still two weeks distant, the spring business in real estate may be said to have commenced, and under auspices that are very reassuring. The sales last Tuesday were a real surprise to the trade. The room was thronged in such a way as to suggest doubts as to whether the new Exchange room will be large enough to accommodate several great sales at one time. It may be, as a correspondent suggests, that different kinds of realty will be called at different hours, just as there is in the Stock Exchange a separate call each for stocks, bonds and miscellaneous securities. But not only was the room crowded on Tuesday; the bidding was spirited for all the parcels offered and the prices very satisfactory. It is evident that auction sales are growing in favor. Holders of property are finding that it is not sacrificed at a public sale, as there are and have been for some time trained experts on hand with plenty of money who are willing to give a fair price for such parcels of real estate offered as are desirable. When titles are guaranteed, as they soon will be, and offered on the market with this guarantee, it will largely increase sales and add to the value of the property sold.

Our reporters state that there is a much better feeling in the trade. We commented last week upon the fact that this would be a good building year, as shown by the new plans at the Building Department and the projects now in the offices of the architects. The demand for dwellings will unquestionably influence the market for vacant lots in the line of improvement. We should not be surprised to see something of a speculation in vacant lots before the season is over. For houses suitable for persons of moderate means in accessible parts of the city there is a decided demand, and for this class of property there is no concession in price. House agents say there will be little or no concession in rents in residences letting for from \$1,000 to \$3,000 per annum. It is as certain as anything can be that the population of New York is steadily growing, and as rapidly as at any former period. Hence the demand for new houses, both for sale and to rent. There is, however, no particular call for high-priced houses or costly flats. Should the present activity in general business continue and stocks keep on advancing, even these descriptions of property may do better before the close of the renting and buying season.

It was the curtailment of the profits of the well-to-do which lessened the demand for first-class residence property; but Wall street is buoyant again, the banking and mercantile classes think the times have really improved, and hence good houses in any desirable part of the city will not in that case go begging for either tenants or owners.

It is not to be disguised that conservative dealers during January were apprehensive of a dull spring business. They thought there would be a general reduction of rents and a lower valuation for realty. Concessions were made on Broadway above Chambers street and in the dry-goods district on the west side. It was believed that office buildings were overdone in the lower part of the city, and that there would be a further liquidation in the streets and avenues east of the Central Park and west of Lexington avenue, but more hopeful views are now entertained and a more cheerful feeling prevails, for the season has opened auspiciously, and there is every prospect of a good buying and renting demand.

On Tuesday the sales of the Post and Boyle estates attracted an immense throng, and very satisfactory prices were obtained, the amount r

being \$358,725 on the former and \$90,600 on the latter. The corner of Third avenue and Fifty-first street, 20x80, was sold for \$41,500. It was recently offered at private contract for \$36,000. On the same day the four-story stone front dwelling No. 10 West Fifty-seventh street was sold under foreclosure to the New York Life Ins Co., for \$68,000. It is said that \$75,000 was offered for the property after the sale at the Exchange Salesroom. It may be added that the house was traded in August 1883 for \$100,000, and in the October following for \$113,000. The same Company foreclosed a mortgage of over \$104,000 on the seven-story flat on the northwest corner of Seventy-eighth street and Ninth avenue, 150x102.2. John D. Crimmins who holds a second mortgage against the premises bought the property for \$110,000.

Several extensive water fronts on the Harlem River are offered at private sale, containing frontages of 500, 300 and 1,470 feet respectively. The property is located near the Fourth avenue Railroad bridge, connected with the New York Central, New Haven & Hartford and Harlem Railroads. For particulars address R., P. O. Box 2180, New York City. See advertisement.

At the Exchange Salesroom, on Monday, the five-story iron front building Nos. 32 and 34 Vesey and 20 Church street, was sold for \$112,500, to Robert Hoe Jr.; and the four-story dwelling, No. 5 East Sixty-ninth street, 34x100.5, for \$70,000. The New York Life Insurance Co., held a mortgage against the latter for over \$90,000. The company, of course, purchased the house.

On Wednesday three lots on the northeast corner of Riverside avenue and Ninety-fourth street, brought \$15,675 under the hammer. On Thursday the three-story brick dwelling, No. 256 East Broadway, 23x56.6, brought \$9,900. This house was sold on the exchange in March last for \$11,100, but the purchaser refused to take title, claiming he believed he was also purchasing a house on the rear on Division street. A four-story brick dwelling on Fifth avenue, south of Eighty-sixth street, was sold under foreclosure for \$36,750, to A. K. Ely. Last week the same house was knocked down for \$42,600, and on Thursday, before being sold to Mr. Ely, it was knocked down at \$36,300, but both purchasers failed to comply with the terms of sale. The foreclosure sale of the Imperial apartment house, on East Seventy-sixth street, and the partition sales of French's Hotel, and the Vesey, Franklin and Washington street properties, were postponed. There were no sales at the Exchange yesterday.

The Conveyances of last week show no falling off compared with those of the corresponding week of last year. The mortgage indebtedness is less in the same number of transactions, which is a good sign. The following is the table:

CONVEYANCES.		1884.	1885.
		Feb. 8 to 14, inc.	Feb. 6 to 12, inc.
Number.....		179	180
Amount involved.....		\$2,246,582	\$2,312,608
Number nominal.....		64	70
Number 23d and 24th Wards.....		27	29
Amount involved.....		\$29,570	\$93,008
Number nominal.....		8	12
MORTGAGES.		1884.	1885.
Number.....		163	135
Amount involved.....		\$1,661,201	\$1,319,319
Number at 5 per cent.....		57	55
Amount involved.....		\$708,631	\$507,514
Number at less than 5 per cent.....		6	5
Amount involved.....		\$120,000	\$99,300
Number to Banks, Trust and Ins. Cos.....		28	21
Amount involved.....		\$560,400	\$268,600

PROJECTED BUILDINGS.

A comparison between the buildings projected during the past week, and the corresponding week last year, shows a large decrease for the first time this year, the previous weeks showing, in one instance double, and in another nearly four times the number and amount larger than last year. In explanation of this week's decrease it may be stated that in the same week in 1884 there were filed plans for 54 three-story brick buildings in the annexed district by an improvement company; these houses, it may be added, were never commenced, and if their number were deducted it would be reduced from 98 to 44 and the amount from \$1,111,860 to about \$1,000,000.

		1884.	1885.
		Feb. 9 to 15.	Feb. 7 to 13.
No. of buildings.....		98	46
Estimated cost.....		\$1,111,860	\$605,400

Richard V. Harnett & Co., will sell on Tuesday, by order of the executors of the late Geo. G. Hallock, the desirable property, No. 158 South Fifth avenue, near Broome street, a five-story brick building, covering nearly the whole lot, which is 25x75.

On Thursday, February 19, Richard V. Harnett will sell under the order of an assignee, 21 acres of upland (about 365 city lots) in the Twenty-third ward. This property adjoins Port Morris on the East River, and is near the depot of the Harlem & Portchester Railroad. It includes 4½ acres of very valuable water grant given by an act of the legislature in 1861. This right extends about 300 feet into the East River. It was originally intended to sell this property in single lots, but we understand the whole parcel will be put up together, as it would be invaluable in a body to a corporation or syndicate just as it stands, in view of the improvements which might be made.

On Thursday, February 19th, John F. B. Smyth will sell at auction, the two frame houses and the lots upon which they stand, Nos 348 and 350 Water street, near James. On Friday, the 20th, the same auctioneer will dispose of two very fine four-story flat houses, Nos. 54 and 56 East One Hundred and Thirtieth street. These last are sold under the order of an executor, and are very desirable properties.

On Wednesday February 25th, E. H. Ludlow & Co., will sell the large and valuable plot of ground on the southwest corner of Fourth avenue and Thirteenth street. The property has a frontage of 145 feet on the avenue and 100.5 on the street. This is an executor's sale.

Gossip of the Week.

The Fifth Avenue Apartment Company has purchased from the Caswell estate, the southwest corner of Fifth avenue and Thirty-fifth street. The

property has a frontage of 85.9 feet on the avenue, and 150 on the street. It adjoins the Stewart mansion, and the building on the site was formerly occupied by the University Club. The price paid by the company was \$577,500, the firm of E. H. Ludlow & Co., being the brokers. The property will be improved as announced in another column. It comprises 12,862½ square feet, or about 5 1-7 lots, which is nearly \$45.00 per square foot.

W. P. Seymour has sold for R. Lo Forte the four-story stone front dwelling, No. 574 Madison avenue, 24.5x75, to a physician, for about \$45,000. Mr. Le Forte took the house in trade last week from E. A. McAlpin at \$55,000, and sold to the latter the Palermo apartment house on East Fifty-seventh street for \$250,000.

Messrs. Ottmann, Keppler & Schwarzmann, proprietors of Puck, have purchased the St. Catherine's Convent on the southwest corner of Houston and Mulberry streets, on which they will erect a large building, as reported in another column.

J. W. Stevens has sold five lots on the north side of Sixty-second street, 100 feet west of Ninth avenue, to Gillie & Walker for \$8,800 each.

Architect W. H. Hume has purchased for his own occupancy, from Dr. J. V. S. Woolley, the four-story high stoop brick and stone private residence on the southwest corner of Park avenue and Seventy-ninth street, being No. 82 east, size 21x57 and extension x 75, to which several alterations will be made prior to occupancy, the total cost being between \$40,000 and \$42,000.

Lespinnase & Friedman have sold about three and one-half lots on the south side of Eighty-third street, 275 feet east of Tenth avenue, 75x121x127 irregular, for \$21,000.

E. De Witt has sold for John M. Pinkney three three-story and basement brown stone houses, Nos. 155, 157 and 159 West One Hundred and Twenty-ninth street, for \$42,000; for Mrs. S. E. Harney three lots on the south side of One Hundred and Eighteenth street, 285 feet west of Fifth avenue, for \$4,000 each, and for James Rozell the three lots adjoining the above on the west at the same figure.

S. M. Blakely has sold for C. Seymour the lot No. 420 West Forty-seventh street, south side, 225 feet west of Ninth avenue, 25x100.5, for \$9,000.

Walter W. Montague has sold for the estate of M. Doyle the four-story building No. 28 West Thirteenth street, 25x103.3, for \$15,500, to Samuel Reynolds.

V. Freund & Son have sold for W. H. Redman the house No. 317 East Forty-sixth street, for \$19,500, to Christian Roth, and for Karl M. Wallach the tenement, No. 1508 Second avenue, to Charles S. Cohn, for \$25,000.

M. B. Baer & Co. have sold the two three-story high stoop brown stone dwellings, Nos. 57 and 59 East One Hundred and Tenth street, for \$17,000.

George B. Christman has purchased a lot on the east side of Second avenue, 100.5 feet west of Sixty-third street, 25x100. Mr. Christman will erect a workshop thereon at once.

The nine lots sold by Messrs. Oppenheimer & Metzger are on the southeast corner of One Hundred and Seventh street and Fourth avenue, instead of One Hundred and Ninth street, as previously reported. They will be improved at once by the erection of flats.

A. Guthman has sold, for J. Paris, the two five-story brick tenements on the northeast corner of Sixty-first street and Second avenue, 50.5x75, to F. Marks for \$47,000.

Chas. Buek & Co. have sold the four-story dwelling, No. 19 East Sixtieth street, 25x55x100.5, to Mrs. Louise Fisk for \$55,000. This is the last one of twelve houses built by the above firm on Sixtieth and Sixty-first streets.

Charles Graham & Sons have sold one of their new dwellings, 25.6x63x100.5, now in course of erection on south side of Seventieth street, No. 32 East, between Madison and Fourth avenues, to George Kemp, for \$45,000.

Benjamin Page has sold for the Edgar Ketchum estate, the lot No. 54 East One Hundred and Twenty-ninth street, with frame dwelling thereon, to Henry Smith, for \$7,000.

The Fifth Avenue Apartment Co. has just been incorporated with a capital of \$600,000. Messrs. Jared B. and Ernest Flagg and Joseph S. Auerbach are the incorporators.

F. Yoran has sold at an advance the property Nos. 136 and 136½ Cherry street, which he purchased at auction on Wednesday for \$5,000.

Mrs. Underhill has leased the house No. 321 Fifth avenue for a term of fifteen years to Edward Leissner, the decorator and furniture maker.

William Schaus, the picture dealer, has taken a lease of the house No. 204 Fifth avenue for a term of years.

Brooklyn.

The sale of the Gloucester estate took place on Wednesday. It comprised four vacant lots and eighteen houses, situated in South Brooklyn, the Heights, Hill and East Brooklyn, the result being \$145,000. It may be of interest to add that the executor, Francis T. Garretson, estimated that the property would bring \$150,000, while a computation by Mr. Silas Condict made it \$141,000. The sale was largely attended and the prices realized good. The dwelling on Remsen street was sold at private sale for \$51,000, to Louisa R. and Adelaide Gloucester.

In comparing the following figures it will be seen than an extraordinary increase, both in number and amount, has taken place over last year. This requires explanation. The authorities are considering the extension of the city fire limits, which will restrict the erection of frame buildings in the future. Owners, builders and architects having got wind of this, made a grand rush into the building department with their plans, in anticipation of the new measure, thereby swelling the figures as they appear in the following table:

BUILDINGS PROJECTED.		1884.	1885.
		Feb. 9 to 15.	Feb. 7 to 13.
No. of buildings.....		39	72
Estimated cost.....		\$169,695	\$480,702

Paul C. Grening has sold the lots on the west side of Schenck street, 209 south of De Kalb avenue, 90x100, to Thomas H. Brush, for \$4,000, and the two-and-one-half-story brown stone dwelling, No. 463 Willoughby avenue, to Mary E. Brummel, for \$7,800.

W. F. Corwith has sold the lot with front and rear buildings, No. 188 Greene street, to John C. Muller, for \$5,700.

The plot on the northwest corner of Lafayette avenue and Steuben street, 125x82, has been purchased by Paul C. Grening, for \$15,000.

Bulkley & Horton have sold for John Lowitz the three-story stone front dwelling, No. 228 Washington avenue, 21.9x45x100, to John A. Demody, for \$14,000; for Wm. F. Porter the three-story brick dwelling, No. 242 Clermont avenue, 20x40x100, to Emma S. Fisher, for \$7,500; for Fred. A. Adams, the two-story frame dwelling, No. 185 Adelphi street, 22x37x78, to A. Morrell, for \$5,000; for George Phillips the three-story stone front dwelling, No. 239 Jefferson street, 20x45x100 to Charles Currie, for \$14,000; and for Rufus Ressigie the three-story brick dwelling No. 212 Clason avenue, 50x100, to Wm. Gainer for \$8,000.

Out Among the Builders.

The Fifth Avenue Apartment Company will erect an eleven-story apartment house on the southwest corner of Fifth avenue and Thirty-fifth street. The building will have a frontage of 85.9 feet on the avenue and 146 feet on the street. It will be of a first-class character throughout, and will cost upwards of \$600,000. The structure now on the site—formerly occupied by the University Club—will shortly be demolished to make way for the improvement.

The Puck building—Messrs. Ottmann, Keppler & Schwarzmann, owners—instead of being erected on Pearl street, near Broadway (as previously reported in THE RECORD AND GUIDE), will be built on property just purchased by them on the southwest corner of Houston and Mulberry streets, formerly St. Catherine's Convent. The building will front 117 feet on Houston and 138 feet on Mulberry street, by a depth of 138 and 100 feet respectively. The new structure will be seven stories in height, with basement and sub-basement, and two 100-horse power boilers will be placed under the sidewalk. A driveway is to be constructed on the Mulberry street side and two elevators will be provided. The entrance floor will be used and divided into stores, the second and third floors for offices, and the remainder for press and printing purposes. The front will be constructed in stone, brick and iron. The cost will be about \$200,000. The plans are being drawn by Albert Wagner. The same architect is preparing sketches for a six-story store building to be built in Adelaide, South Australia—S. Mayfield & Sons, owners—to front on Rundle street. The dimensions will be 75 by 210 feet. An hydraulic elevator, the first ever used there, will be placed in the building. The iron work will be furnished by Messrs. J. B. & J. M. Cornell. The cost will amount to about \$65,000.

A seven-story apartment house is to be erected on the north side of Fifty-seventh street, between Eighth and Ninth avenues, by Philip Braender. It will be 50x90 in size, and have a front of brick, stone and terra cotta. The interior will be in hardwood, an elevator, steam-heat and other improvements will be supplied, and all the appointments will be of a good character. The cost has not yet been estimated. The plans are being drawn by John Brandt. The same architect has the designs for two five-story brown stone flats, 25x83 each, to be built on the north side of Ninety-third street, 275 feet west of Lexington avenue, for Louis Wirth, at a cost of about \$40,000.

John G. Prague intends to erect five four-story and basement private dwellings on the north side of Seventy-third street, commencing 87.6 feet west of Park avenue. They will be 17.7x80 each, including an extension, and will have fronts of brick with Belleville stone and terra cotta trimmings. They are estimated to cost about \$100,000. Mr. Prague is both architect and owner.

Thom & Wilson have the plans under way for two five-story brick and brown stone tenements, 25x84 each, to be erected on the south side of Forty-ninth street, 125 feet east of Ninth avenue, for George Kick, at a cost of \$32,000; a five-story brick and brown stone flat, 25x85, to be built at No. 346 West Forty-eighth street, for Theodore Riehl, to cost \$18,000; a five-story brick and brown stone flat, 25x82, to be built at No. 310 West Fiftieth street, for Martin Karl, to cost \$18,000; a five-story brick and brown stone tenement and store, 25x76.6, with four-story shop in rear, size of lot 150 feet, to be built on the west side of First avenue, 75 feet south of Twenty-third street, for John Kreeb, at a cost of \$22,000, and a five-story brick and brown stone tenement, 25x76.6, to be built on the east side of Seventh avenue, 25 feet south of Thirty-second street, for James J. Morison, to cost about \$17,000.

Cleverdon & Putzel are drawing the plans for eight three-story and basement brick and stone private dwellings to be erected on the southwest corner of Sixth avenue and One Hundred and Thirty-third street. Six will front on the avenue, four having a dimension of 16x45 each, and the remainder 18x45, while two will front on the street, being of the same size as the latter. The estimated cost of this improvement to the owner, R. Wilson, is \$75,000.

Wm. Schickel has the plans under way for a four-story brick dwelling and stores, to be built for John D. Crimmins, on One Hundred and Sixteenth street and New avenue, near the Eighth avenue "L" road station.

Gillie & Walker intend to improve five lots on the north side of Sixty-second street, 100 feet west of Ninth avenue, probably by the erection of flats.

A. B. Ogden has the plans for two five-story brick and brown stone tenements, 28x76 each, to be built on the north side of Nineteenth street, 150 feet west of Tenth avenue, for Wm. E. Keys, at a cost of \$26,000.

John G. Prague has the sketches on the boards for a four-story brick stone and terra cotta hardware store, 18.4x100, to be built at Newburgh-on-the-Hudson, for J. P. Andrews, and for a cottage to be built for J. W. Elsworth, at Bayonne, L. I.

Francis M. Wilmurt will improve the lot on the south side of Sixty-second street, 200 feet east of Tenth avenue.

Lederle & Co. have the plans on the boards for a five-story brick and stone tenement, 25x61, to be built at No. 25 Mulberry street, for Pius C. Volta, at a cost of about \$14,000.

Thomas R. Jackson intends to erect a six-story and basement building and stores, at No. 478 Pearl street, to form an addition to the structure

erected by him last year, adjoining. The front will be of brick and stone. Mr. Jackson will be both architect and owner.

Ernest W. Greis is drawing the sketches for a five-story brick and brown stone tenement, with stores, 25x76.6, to be built at No. 151 Essex street for Mrs. Hanselmann, at a cost of \$15,000.

Gilbert & Thompson are preparing the plans for alterations to five flats on Fifty-eighth street, between Ninth and Tenth avenues, for C. W. Dayton, to cost about \$20,000.

Brooklyn.

E. F. Gaylor is preparing plans for a one-story brick roller skating rink, 100x190, to be erected on the corner of Fifth avenue and Union street, for Mr. Wilson, and a three-story brick flat, 22x33.8, with a three-story brick extension, 16.6x11.4, to be erected on South First street, for W. Baker.

Paul C. Grening will improve the lots just purchased by him on the northwest corner of Lafayette avenue and Steuben street, by the erection of six four-story brick flats; the corner will be 24x70 and the others each 20x70 each.

J. N. Longhi intends to erect a two-story brick and terra cotta dwelling in the Italian Renaissance, size, 40x45, on the corner of Willoughby and Yates avenues, and to cost about \$22,000, from plans by Gilbert & Thompson.

A number of persons interested in the building trade have drafted a Mechanics' Lien Act which they will endeavor to get through the Legislature this session. The bill is styled "An Act to secure the payment of mechanics, laborers and workmen who performed work or furnished material towards the erection, altering or repairing of buildings, wharves, vaults or other structures in the city and county of New York and in Kings, Queens and Westchester Counties."

Special Notices.

New Yorkers have always had a high regard for the open grate fire, and in this city few houses exist which do not contain one or more grates. Still the small amount of heat that is utilized for health and comfort in rooms warmed by grates has caused their general disuse, especially in country houses, except for ornamental purposes. Grates are, however, now made that have all the heating power of stoves or small furnaces and they have been and are at the present time in use in our most northern latitudes for thoroughly heating large and exposed rooms and even for heating rooms situated on different floors. These grates, of which the Jackson Heat-saving and Ventilating Grate is the best type, have chambers below, above and on all sides of the fire into which the air from out of doors is admitted, and being there heated is carried into the room through an open panel in the frame of the grate, or carried through a pipe, located in the smoke flue, to a register in the room above. These grates, manufactured by Edwin A. Jackson & Bro., of No. 77 Beekman street, have been very extensively introduced into country houses throughout the United States, and are in this city replacing in many instances grates of the old-fashioned construction. The illustrated catalogues of the above firm give full descriptions of their utility and value, and of the health and economy which results from their use.

The destruction of Gillis & Geoghegan's offices on the 4th inst., will in no wise interfere with the workings of their business. Their factory is practically intact, and they are ready as before, to furnish and erect heating apparatus. Their temporary office is at No. 137 Spring street, where all communications can be addressed.

The particular attention of architects, builders and owners of property, is called to the waterproofing process, of the Brick and Stone Waterproofing Company. This process has received the highest encomiums for the past five years from architects, civil engineers and others all over the country. It is based on scientific principles, is capable of speedy application and perfectly effective in its action. Moreover, it improves the face of the stone and leaves it in a clean, sound and solid condition. The company has given a good deal of attention to brown stone fronts and stoops which they can make water and weatherproof, so that they will be unaffected by the destructive influences of rain, frost, gases, fungoid growths, etc. It can be applied with equal success to all kinds of brick and stone. Hospitals, asylums, damp houses, public institutions, monuments and statuary have had the waterproofing applied to their fronts and surfaces. The substance used in treating the buildings is a solid compound differing from all oils, paints and other solutions. The method of application is to heat the wall so as to evaporate its humidity and render it absorbent, thus causing the waterproofing material to remain in a melted or liquid state until it is absorbed into the pores, after penetrating which, to the depth at one-quarter of an inch, it gradually hardens, becomes colorless and invisible, renders the surface hard and durable, and prevents disintegration by precluding the entrance and subsequent evaporation of moisture. This company also cleans stained and decayed buildings, or marble and stone in any form. Catalogues giving a full description of the process, which will be found interesting reading to those concerned, can be had on application to the company, at No. 55 Broadway, or No. 886 Eighth avenue, where every explanation will be afforded.

Artificial stone work of whatever description can be obtained from John H. Sturk, at his works No. 174 East Eighty-seventh street, city. He makes a specialty of John J. Schillinger's patent concrete water-tight cellars for breweries, malt and ice houses and stable floors.

Geo. B. Christman, the well-known carpenter and builder, has, owing to the increase in his business, purchased a lot on the east side of Second avenue, north of Sixty-third street, and has commenced the erection thereon of a five-story brick workshop. Mr. Christman, it may be remembered, recently secured the contract to build the schoolhouse on the south side of One Hundred and Tenth street, between Second and Third avenues, amounting to \$113,000. He contracts for work in its entirety, including the masonry, carpentry, etc. He is now prepared to furnish trim and window frames for new buildings on the most advantageous terms. His shop is at No. 55 First street, and his office at No. 331 East Fifty-fifth street.

BUILDING MATERIAL MARKET.

BRICKS—Everything has remained at a complete stand still on the market for Common Hards. The extreme cold weather has thoroughly paralyzed consumption by making out door work impossible and even had there been a demand nothing was available in first hands to meet it, the ice embargo simply shutting off every point of supply. Under the circumstances there is no basis upon which to fix values except sales made previous to our last and it is in consequence necessary to retain old quotations as showing the only really established rates. For the benefit of those who take special delight in finding fault with market reports, however, and especially when such reports give hard facts, we will add that the figures can only be considered as nominal and would no doubt be exceeded to a considerable extent were a little choice stock immediately available. There is a number of consumers who really want a supply to push forward work just as soon as the weather will permit and unless arrivals work through they will be compelled to resort to the yard accumulation at the full rates dealers ask and must get to bring them out whole on the piled cost. Dealers too are awaiting a fresh offering in order to meet engagements already booked and against which they have hardly enough stock available. There is a chance for a few good pales at full rates.

HARDWARE.—Reports differ somewhat over the condition of business, but dealers distributing to districts now in season claim a fair and rather increasing demand with pretty good promises of more to come. Buyers are certainly cautious in selecting assortments and calculate closely on probable wants, but even this basis is considered a good one for an improving trade and likely to keep matters in safer financial form. Collections have been somewhat slow since the commencement of the year and that is another incentive to keep the line of credit within safe bounds. On values the general tone is quite as unsettled as ever but there is a natural effort to keep matters in shape, upon the surface at least. The manufacturers of Cast Butts have taken an even more determined stand and at a recent meeting agreed upon the following discounts: Narrow and Broad, Fast Joint, 60 and 10; Narrow and Broad, Loose Joint, 70 and 10; Parliament and Mayer's, 70 and 10; Loose Joint, Japanned, 70 and 10; Loose Pin, Japanned, 70 and 10. The Lock Association have made a slight advance by changing discounts from 70 and 2 per cent. cash, to 66% and 5 and 2 per cent. cash, but on cheap goods by a revision of list rates the cost remains about as before. The manufacturers of Padlocks have adopted a similar change and now quote at discount 66% and 5 per cent. The continued "cutting" and consequent irregularity on the rates for Augers and Bits has finally broken up the association and manufacturers can now sell as they please with buyers gaining advantage, accordingly, as competition for a time promises to be sharp.

LATH.—There has not been much of a market since our last, owing in the main to the absence of fresh supplies. The rumor of sales at \$2.35 before suggested is confirmed, but buyers who took only a small quantity at that rate, and then stood off in hopes of still better terms, have been disappointed. Indeed, they were not even enabled to duplicate their purchases, as the balance of cargoes from which they bought were afterward disposed of at 10@15c. higher, and at the present writing \$2.50 is as low as receivers are willing to name on parcels to arrive, and have not many to offer at that. Dealers have been working close, and yard stocks are not abundant.

LIME.—Now and then a cargo drops in from the Eastward and appears to find immediate sale at full rates. It has, in fact, been a very good winter for lime, and receivers speak confidently of their ability to dispose of all the stock likely to come forward until the open season sets in, without submitting to a modification of cost.

LUMBER.—If business has made no headway as claimed in some instances, we see no evidence that it has lost ground, and the position is apparently in quite as good form as last week. Demand may drop off from some sources, as buyers are unquestionably still very cautious and withdraw whenever they satisfy fixed wants, but their places appear to be taken by others with an odd addition now and then tending to create confidence. The outlet is of a general character, covering both manufacturing and building consumption, with a fair proportionate sprinkling of shipping orders. Taken all in all, there is a conservatively hopeful feeling extant that keeps many operators in a cheerful frame of mind, but disappoints the over-sanguine who are constantly rebuffed in their efforts and desire to work up some sort of a mild boom. It is the coaxing and not the driving policy that has the best chance to restore business. Log crop prospects continue more or less perplexing, owing to the great variety of statements upon the subject. Producers as usual and natural repeat the stereotyped story of a short supply, yet testimony of an opposite character is not wanting and the chances are that the cut will be fair as a whole, and in some sections of the West quite up to last year.

Eastern Spruce undergoes but little variation in the general feature of the market. There is no demand standing in wait and ready to snap up almost anything offered in the way of stock, yet recent experiences have shown that a little prudence in handling supplies will, as a rule, end in securing customers, and if specifications shown have anything in the way of extra attraction, prices to correspond can be realized. There is a further inquiry for specials, and whenever manufacturers are ready to negotiate they find some one waiting for them. Receivers, in fact, feel that the turn is in their favor and assume steadiness in accord therewith, especially as they have freight rates to help them. On randoms \$14 remains as an inside figure, with as high as \$16 obtained in some instances of late, though it is extreme. Specials are somewhat uncertain, but will bear a quotation at \$16@17 per M, according to specification.

"White Pine is dealt in just as it may be wanted" says an operator and that about covers the situation. If an export call arrives shippers come upon the market, purchase to the extent of instructions and retire in good order, while home buyers invest whenever necessity forces them, but refuse to anticipate the future. Supplies still appear to hold out very well against the outlet presented and cost about former rates, with a pretty firm showing, however, on desirable assortments. Last month's exports were within half a million feet as large as the same time

in 1884 and there is understood to be quite a fair number of orders now on hand from South America. We quote at \$15@17 for West India shipping boards; \$20@27 for South American do.; \$12@14 for box boards and \$16@18 for extra do.

Yellow Pine meets with moderate attention only from the general run of customers and the market has no special degree of activity to recommend it. There is, however, the same occasionally occurring development of a few fair orders and dealers base hopes of still better showing in this line at no distant day. Two or three buyers from along the "Sound" and still further East are said to have been looking around to ascertain what they can do for Spring delivery. Yard stocks are fair though diminishing somewhat. 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 continue to sell on a moderately increasing scale and for good and attractive stock there is a fairly healthy and cheerful sort of market. It will not do, however, to over-rate the capacity of trade to exhaust supplies or submit to extreme cost and the indications are just as strong as on any other class of goods that a conservative policy is by far the safest. We quote at wholesale rates by car-load as follows: Walnut, \$65@100 per M.; ash, \$33@42 do.; oak, \$30@55 do.; maple, \$30@32.50 do.; chestnut, \$28@37 do.; cherry, \$60@90 do.; white-wood, \$28@35 do. do.; elm, \$32@25; hickory, \$45@50 do.

Shingles retain about the same general position as for some time past and neither buyer or seller seek special advantage. The demand is almost solely for export as usual at this season. We quote Cypress at \$8@8.50 per M for 5x20 and \$11@12 do. for 6x20 regular, assorted shipping. Pine shipping stock, \$3.25@3.50 for 18 inch, and Eastern saw grades at \$3@3.25 for 16 inch, as to quality and quantity. Eastern shaved cedar, \$4@4.50 per M. Machine dressed cedar shingles quoted as follows: For 30 inch, \$15@20 for A and \$22@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.

GENERAL LUMBER NOTES.

THE WEST.

The Chicago Northwestern Lumberman says:

AT THE YARDS.—No marked change in the condition of trade has developed during the week. A few yards have received orders of considerable size, and have been able to send out trains of some length, but, as a general thing, the same quietness has pervaded the district characteristic of the month past.

A few traveling salesmen have gone forth to spy out the land, and in a very few instances the result has been the reception of considerable orders by the houses that they represent. These desultory orders are taken to indicate that some lumber can be sold if special effort for it is made; but, as has been indicated, few care to make special effort. The general opinion is that it would be better to have but little trade until March, and then let it come with a rush. This, it is thought, would absorb dry stock so rapidly that prices during the rush would be fairly maintained.

It is generally believed that there is not an overstock of dry lumber on hand. Since the cheap rate rush last November drew heavily on the dry lumber then in pile, and the winter has been unfavorable to seasoning stock, it is concluded that a lively demand would quickly show that there was an actual scarcity of lumber light enough for long haul.

The raising of the ice and snow embargo has quickened movements in hardwoods somewhat, and now the majority of dealers report trade to be fair, "considering." The emphasis put upon the word "quoted" is alone enough to show that there is very little business to be done. What demand there is comes from all sources, and is about equally distributed. The furniture trade is taking some lumber, as are the builders. Out of town shipments are about in proportion to the local trade, showing that what improvement there may be is general. Perhaps the heaviest consumers at present are the agricultural implement and wagon factories.

There seems to be some improvement in dry oak. Common can not now be bought for less than \$16, except in rare instances, and timbers are a little firmer than they were, and sell here, from first hands, at just about an even \$18, with a higher range for extra long lengths.

The value of whitewood is a disputed question. A man who visits the various dealers in search of information will hear of prices on firsts and seconds all the way from \$20 to \$27 or \$28. They vary according to the quality and dimensions and also as to the urgency of the seller or needs of the buyer. To make regular quotations on this wood a little more definite we have separated the upper grades into two quotations according to thickness, putting inch or less at \$22@24, and thicker at \$24@26. Of course clear box boards would not be sold at even the upper limit and, on the other hand, a good deal of narrow stuff, with a large proportion of seconds in the grade, is sold below the lowest figure given; but for the average lots of lumber the quotations may be taken as a guide of what the manufacturer can expect to obtain for his lumber, delivered in this city.

Maple is showing greater firmness and a purchase of a large quantity for next summer delivery has been made at \$22. Maple shipped in here at this season should bring higher prices than when navigation is open, but as a glimpse at the future the above quoted price is important. In view of the large quantity of strips turned out last year, and the abundant supplies always available it would seem hazardous to predict a permanent advance, but some seem to have enough confidence in it to risk some money in the venture. Probably the rick mania has something to do with it. Construction of these places of amusement continues as briskly as ever, with no signs of diminishment. However, it can't go on forever, or the whole country would be roofed over and floored with maple.

Elm, beech and chestnut are not inquired for, and prices are nominal.

Reports from the woods show that the excessively cold weather was a drawback on logging operations. It is milder, however, throughout the Northwest now, and the conditions have changed for the better. Too much snow is complained of in some districts, but where skidding is completed it does not prove much of a hindrance. News from a few steams go to show that the original estimates will be exceeded, but generally the larger operators are determined to keep their cut within the limits laid down early in the season.

LUMBERMAN AND MANUFACTURER, MINNEAPOLIS, MINN.

The ups and downs of the lumber trade were never better illustrated than in the history of the last five years' business in the Northwest. A few have converted large timber estates into money at far less than its value and are reported to be wealthy and prosperous, but not one of them but would be far better off if they had their wasted timber standing and a scant supply of lumber on hand. This was impossible with most of them as they were overloaded with timber and unable to hold it. The loggers are numerous and impecunious, but must have work in the woods on some sort of terms and between the two crowds they have crowded themselves nearly to the wall. Men who have owned mills and sawed somebody else's logs have done well all the time, while the man who hired logs sawed and sold lumber at last years prices have been made to wish he had lain still. Many Michigan operators have cut \$4 stumpage, paid \$1 for driving and sold for \$7.50 at Chicago, with figures approximating these to be made at all points. Last year in the upper Mississippi logs were cut on \$2 stumpage, and sold for \$4.50 in the boom, but left a very fair margin to the mill man even at the low figures the product brought. This season promises to be a repetition of last year's experience in all the Northwest. There is some reduction of the log cut, but this is compensated for by the heavy surplus of old logs carried over to say nothing of the increased stocks on the sticks.

AILS.—The market continues unsettled, and, as a dealer put it, "somewhat fussy." Occasionally quite a flurry of animation will be made but by the time business appears to be setting down to a good healthy volume a break takes place in the demand and everything has to be commenced over again. Supplies are claimed to be well in hand, and there is certainly an absence of pressure in the effort to place stock but at the same time always enough available for the outlet offered. Values are named at \$2.10@2.25 per keg for 10d. to 60d., according to size of invoice.

PAINTS, OILS, ETC.—Much the same general features are reported, the majority of operators claiming more or less increase of business, and while the volume is hardly up to what is ordinarily expected at this season, all signs of interest among buyers are hailed with satisfaction. Thus far the selection has been a careful one as investment is rarely made except against quite clearly defined wants, but customers do not appear to have found any serious fault with the line of cost. Linseed Oil has an average demand and is ruling steady at 51@52c. for domestic, and 54@55c. for foreign. Spirits Turpentine in fair demand but offered rather more freely closing at 30@32c. per gallon, according to quantity, etc.

PITCH AND TAR.—Demand shows about the usual form and volume and there has been no reported change in values. We quote pitch at \$1.75@2.00 per bbl.; Tar, \$2.00@2.25 do., according to quantity, quality and delivery.

PLASTERER'S HAIR.—There is a somewhat better demand for cattle hair, and while the rates remain about the same as previously quoted, a scant supply of stock gives sellers greater advantage and the tone is stronger. Goat hair without much change worthy of note.

For Market Quotations see page 177.

SALES OF THE WEEK.

The following are the sales at the Exchange Sales room for the week ending February 13:

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

R. V. HARNETT & CO.

Table listing property sales including East Broadway, No. 256, 30th st., No. 30, 48th st., No. 210, Lexington av., No. 1340, 81, four-story brick dwell'g., 2d av., No. 427, 3d av., No. 886, 3d av., No. 886, four-story brick store and building on av., with three-story brick building and stores on st. Edward I. Kenney.

C. S. BROWN.

Table listing property sales including Bleecker st., No. 259, 18x80, three-story brick building, C. S. Southmayd, Bleecker st., No. 261, 18x80, three-story brick building, Same, (Rent, \$800), Bleecker st., No. 263, 18x80, three-story brick building, Same, (Rent, \$750), Broad st., No. 67, n e s, 22.6x101.3, four-story brick building, Thatcher M. Adams, (Rent, \$2,300), Broad st., No. 69, 24.8x126.11, irreg, four-story brick building, Same, (Rent, \$2,500), Washington pl., No. 115, n s, 181 w 6th av, 25 x97, four-story brick dwell'g., D. Rosenbaum, (Rent, \$1,080), Washington pl., No. 117, 25x97, four-story brick dwell'g., Same, (Rent, \$1,000), Waverly pl., No. 23, n e cor Greene st, 30x112, four-story brick dwell'g., Greene st., No. 256, e s, 112 n Waverly pl, 22.11x57.6, three-story brick build'g., Lipman Toplitz, (Rent, \$2,500), William st, Nos 104 and 106, s e cor John st, 40x49, two four-story brick buildings, Max Jacoby, (Rent, \$1,275), 4th st., No. 233, n w cor 10th st, 20x80.3, three-story brick dwell'g., H. A. Hartman, (Rent \$900), 4th st., No. 235, 20x80.3, three-story brick dwell'g., J. McEwen, (Rent \$800), 4th st., No. 237, 20x80.3, three-story brick dwell'g., L. F. Van Ohlsen, (Rent \$800), 4th st., No. 239, 20x80.3, three-story brick dwell'g., G. Jeremiah, (Rent \$800), 4th st., No. 239, n e cor Bank st, 18x65, three-story brick dwell'g., H. Meersse, (Rent \$715), 4th st., No. 237, 18x65, three-story brick dwell'g., J. Hartley, (Rent \$600).

Table listing real estate sales with columns for address, description, and price. Includes entries for 4th st, No. 295, 18x65, three-story brick dwell'g. H. Thole. (Rent \$500) for 6,800 and 4th st, No. 293, 18x65, three-story brick dwell'g. Same. (Rent \$650) for 7,500.

Table listing real estate sales. Includes entries for 77th st, No. 403, n s, 94 e 1st av, 25x102.2, five-story stone front dwell'g, unfinished, J. Rothschild & Son. for 18,011 and 77th st, Nos. 405 and 407, n s, 50x102.2, two five-story stone front dwell'gs, unfinished, William Hall. for 32,022.

Table listing real estate sales. Includes entries for 5th av, e s, 69.6 s 86th st, 22x100, four-story brick dwell'g. A. K. Ely. (Amt due \$26,350) for 36,750 and Riverside drive, n e cor 94th st, 76.2x89.9x75.6x98.5, vacant. Geo. F. Johnson. for 15,675.

Table listing real estate sales. Includes entries for Canal st, No. 436, s w s, 98.1 n w Vestry st, runs northwest 22 x southwest 64 x south 17 to Vestry st, x 22 x — to beginning, five-story stone front factory. S. V. R. Cruger. (Rent, \$1,320) for 19,550 and Cherry st, Nos. 136 and 136 1/2, n s, 25x100, with bldg. F. Yoran. for 5,000.

BROOKLYN, N. Y.

Table listing real estate sales in Brooklyn. Includes entries for In the City of Brooklyn Messrs. J. Cole, J. C. Eadie and others have made the following sales for the week ending February 13: Bergen st, No. 232, s s, bet Bond and Nevins st, 20x100, three-story brick dwell'g. Thos. Megarr. for \$5,125.

Table listing real estate sales. Includes entries for *2d pl, s s, 85.8 e Henry st, 17x133.5. Seth G. Babcock. for 4,100 and *3d st, s w s, 397.7 s e 5th av, 88x190 to 4th st. (Sub. to encumbrances.) Edwin C. Litchfield. for 20.

CONVEYANCES.

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

NEW YORK CITY.

Table listing real estate sales in New York City. Includes entries for Boulevard, n w cor 110th st, 90x75, vacant. Partition. Frederick P. Forster to Benjamin F. Holske, Brooklyn. Feb. 2. for \$15,650 and Boulevard, w s, 40.5 n 110th st, widened, 50.5x75, vacant. Robert B. Denison to Benjamin F. Holske, Brooklyn. Q. C. Correction deed. Dec. 16. nom

Table listing real estate sales. Includes entries for Same property. Benjamin P. Fairchild, trustee for Daniel Kelly, to Louis Stern. Feb. 3. 25 and Morton st, No. 60, s s, 105 e Hudson st, 25x100, three-story brick dwell'g. George W. Lithgow to Margaret McKimmin. Mort. \$7,000. Aug. 1, 1883. 14,750

and Carrie M. his wife to Friederich Hasselberger. Mort. \$7,000. Feb. 9. 15,000
 51st st, s s, 75 w 4th av, 75x100.5, vacant. Robert W. Tailer to Patrick and James F. McManus. See 58th st. Feb. 7. 65,000
 52d st, No. 12, s s, 175 w 5th av, 25x100.4, four-story stone front dwell'g. George W. Douglas to Juliet Douglas, Trenton, N. Y. June 22, 1878. nom
 55th st, No. 344, s s, 144.4 w 1st av, 25.6x100.5, five-story brick flat. Henry Esser to Frederick Kuhn. Mort. \$13,500. Feb. 11. 25,750
 57th st, No. 217, n s, 230 e 3d av, 20x100.5, four-story brick dwell'g. Mauel Fried and Albert Deutsch to William C. G. Wilson. Mort. \$9,000. Feb. 9. 15,500
 58th st, No. 426, s s, 281.5 w Av A, 20x100.4, five-story brick flat. Patrick McManus to Robert W. Tailer. Mort. \$7,500. See 51st. Feb. 7. 21,000
 59th st, No. 333, n s, 275 e 9th av, 17.10x100.5, five-story stone front flat. Caroline F. Weed, widow, and Kate B. Weed to Anne E. wife of Michael Treacy. Mort. \$20,000, taxes, assmts, &c. Jan. 30. 31,000
 60th st, No. 19, n s, 95 w Madison av, 25x100.5, four-story stone front dwell'g. Charles Buek to Louisa Fisk. Feb. 7. 55,000
 64th st, s s, 231.2 e 1st av, 50.2x100.5, two five-story brick and stone tenem'ts. Patrick Nolan to Albert Hirsch. Mort., &c. Feb. 4. 30,000
 65th st, No. 342, s s, 198 w 1st av, 27x100.5, five-story stone front flat. John C. Ueberfeld to Charles J. Betts, Chester Hill, N. Y. Feb. 10. 28,000
 Same property. Release mort. Selig Steinhart to John C. Ueberfeld. Feb. 10. 17,000
 69th st, No. 38, s s, 150 e Madison av, 25x100.5, four-story brick dwell'g. Paul Feierabend to William H. De Forest. Mort. \$31,000. Feb. 6. 50,000
 73d st, n s, 87.6 w 4th av, 87.6x102.2, reserving easement, vacant. John N. Stearns to John G. Prague. Feb. 9. 59,500
 76th st, s s, 80 w Lexington av, 72x102.2, four three-story stone front dwell'gs. Foreclos. Edward M. Burghard to Edward C. Sterling. Mort. \$21,000. Jan. 23. 11,000
 77th st, s e cor Madison av, 45x102.2, new apartment house projected. William H. De Forest, Jr., to William B. and Edward Franke. Mort. \$25,000. See 34th st. Feb. 4. 55,000
 77th st, Nos. 405 and 407, n s, 119 e 1st av, 50x102.2, two five-story stone front tenem'ts, unfinished. Foreclos. William R. Thompson to William Hall. Feb. 9. 3,000
 78th st, s s, 125 e 5th av, 50x102.2, vacant. Edward A. Boyd to William A. Thomson. Mort. \$11,900. Feb. 9. nom
 82d st, n s, 208.4 e 9th av, 16.8x102.2, four-story brick dwell'g. Richard Deeves to Andrew Little, trustee for Marietta and Katie Regain. Mort. 12,000. Feb. 6. 22,500
 83d st, No. 111, n s, abt 125 e 4th av, 25x102.2, frame building. John Gorman to Charles Gulden. Mort. \$6,000. Feb. 7. 10,750
 88th st, No. 323, n s, 325 e 2d av, 25x100.8, five-story brick flat. Hugo Gorsch to Margaretha Wendland, widow. Mort. \$10,000. Feb. 9. 21,000
 90th st, s s, 102.3 e 5th av, 25.7x100.8, vacant. Frank S. Crittenden, San Diego, Cal., to Mary F. S. Hopkins, Great Barrington, Mass. Jan. 21. 15,000
 91st st, No. 75, n s, 77.4 w Park av, 20x100.8, three-story stone front dwell'g. Andrew J. Kerwin to Samuel Ullman, Brooklyn. Mort. \$13,500. Feb. 6. 21,500
 Same property. Samuel Ullman to Julia Aarons. Mort. \$13,500. Feb. 5. 21,500
 93d st, No. 185, n s, 100 w 3d av, runs north 94.8 x west abt 10 x north to centre block, x west 20.6 x south 100.8 to 93d st, x east 30.6.
 93d st, No. 173, n s, 280.4 w 3d av, 19.8x100.8, John H. Butler to Carrie Lowenstein. July 30. nom
 94th st, s s, 175 w 11th av, 25x73.11x25x74.7.
 94th st, s s, 200 w 11th av, 25x73.2x25x73.11.
 94th st, s s, 225 w 11th av, 25x72.4x25x73.2.
 Vacant.
 William V. Carolin, trustee for Thaddeus P. Mott et al., to Marie L. wife of William V. Carolin. Feb. 7. 5,000
 Same property. Valentine Mott to same. Feb. 7. nom
 95th st, s s, 225 w 8th av, 161x100.8.
 94th st, n s, 275 w 8th av, 25x100.8.
 95th st, s s, 386 w 8th av, 25x100.8.
 Vacant.
 Meyer Feuchtwanger to Sanford Simons. C. a. G. All liens. Feb. 3. 22,540
 105th st, n s, 550 e 9th av, runs north 100.11 x e 37.6 x north 100.11 to 106th st, x east 60.6 x south 202 to 105th st, x west 86.6, vacant. John L. Brewster, Plainfield, N. J., to New York Cancer Hospital. Mort. \$18,000. Feb. 6. 27,500
 105th st, Nos. 166 and 168, s s, 175 w 3d av, 40x100.11, two four-story brick flats. Bertha A. Deane, wife of John H., to Sarah A. Fanning. Q. C. and release dower. Dec. 7, 1883. nom
 106th st, No. 154, s s, 218 e Lexington av, 17x100.11, four-story stone front dwell'g. Foreclos. Richard M. Henry to Rebecca E. Williams and ano., exrs. F. B. Williams. Dec. 26. 9,200
 111th st, s s, 180.6 w 4th av, 16.2x100.11. Foreclos. Charles E. Lydecker to Ella A. Treacy. Feb. 3. 7,900
 111th st, No. 76, s s, 180.6 w 4th av, 16.2x100.11, three-story stone front dwell'g. Ella A. wife of Thomas F. Treacy to Hugh Ferrigan. Mort. \$6,000. Feb. 10. nom

112th st, No. 203, n s, 120 e 3d av, 20x100.11, three-story brick dwell'g. Joseph Andrade, London, and Emanuel M. Angel, of Joseph Andrade & Co., to Marks Newmann. Jan. 19. 10,000
 112th st, No. 68, s s, 78.9 w 4th av, 26.3x100.11, five-story stone front flat. Eliza wife of Jeremiah O'Sullivan to John Just. Mort. \$15,000. Feb. 4. 25,000
 112th st, No. 68, s s, 78.9 w 4th av, 26.3x100.11. Release mort. Annie C. Knowlton to Eliza O'Sullivan. Feb. 5. 180
 Same property. Release mort. William A. Darling, president Murray Hill Bank, to Eliza O'Sullivan. Feb. 5. nom
 112th st, No. 72, s s, 26.3 w 4th av, 26.3x75.11, five-story stone front flat. Bernard J. Tinney to Thomas F. Gregg. Mort. \$15,200. Feb. 7. nom
 Same property. Edwin A. Bradley and George C. Currier, of Bradley & Currier, to Jennie Tinney. Release mort. Feb. 7. 2,194
 Same property. Thomas F. Gregg to Jennie wife of Bernard J. Tinney. Mort. \$15,100. Jan. 7. nom
 115th st, No. 205, n s, 98 e 3d av, 18x100.11, three-story stone front dwell'g. Malvina wife of Oscar Hammerstein to Matilda wife of Samuel A. Cohen. Mort. \$7,500. Jan. 29. 12,000
 119th st, No. 536, s s, 480.1 e Pleasant av, 17.10x100.11, three-story stone front dwell'g. John McKallen to Jane McKallen. C. a. G. Feb. 11. nom
 120th st, s s, 90 w Lexington av, 100x100.11. Release mort. Abraham Steers to Eliza J. Dempsey. Jan. 22. nom
 120th st, s s, 235 e 4th av, original line, 50x100.10.
 120th st, s s, 310 e 4th av, original line, 25x100.10.
 Release mort. Marmaduke Tilden to Eliza J. wife of Patrick Dempsey. Jan. 20. nom
 120th st, s s, 235 e 4th av, original line, 100x100.10. Release mort. George Cowen to Eliza J. Dempsey. Jan. 29. nom
 121st st, No. 73, n s, 75 e 4th av, 15x100.11, four-story stone front flat. Elizabeth wife of John Lynch to Thomas F. Fullam. Q. C. Sub. to mort. Feb. 9. 4,000
 122d st, n s, 78 e 1st av, runs north 80.11 x east 10 x north 20 x east 10 x south 100.11 to 122d st, x west 20. Release mort. Bertha A. Deane to George Lane. Jan. 31. 500
 123d st, Nos. 332 and 334, s s, 303.2 w 1st av, 38.8x100.11, five-story flats. Contract. Edwin A. Bradley and George C. Currier to Thomas Dougherty. Mort. \$18,000. In consideration of \$1,000 and property 105th st, n s, 188 e 1st av, 75x100, vacant, free and clear. Nov. 18.
 123d st, Nos. 212-222, s s, 303.2 w 1st av, runs south 100.11 x west 135.2 to northerly side of old lane, x northwest along lane to point 211.6 e of 2d av and abt 100.8 s of 123d st, x north 100.8 to 123d st, x east 135.4. Charles M. Field, Brooklyn, to Edwin A. Brady and George C. Currier. Q. C. Feb. 7. nom
 126th st, No. 142, s s, 300 e 7th av, 18.9x99.11, three-story stone front dwell'g. Daniel L. Cornell to Frederick M. Cornell. Feb. 5. nom
 Same property. Frederick M. Cornell to Emilie T. wife of Daniel L. Cornell. Feb. 11. nom
 126th st, s s, 253.9 w 5th av, 18.9x99.11, three-story stone front dwell'g. Anthony Smyth to Fredericka Golland. Feb. 9. 22,000
 128th st, No. 243, n s, 351 e 8th av, 16x99.11, three-story stone front dwell'g. William McReynolds to John B. Porcher. Mort. \$7,000. Feb. 10. 11,500
 Same property. Release mort. Henry Weil, Brooklyn, to William McReynolds. Feb. 10. nom
 129th st, No. 216, s s, 184 w 7th av, 16x99.11, three-story stone front dwell'g. Robinson Gill, Brooklyn, to James W. Halstead. Mort. \$9,000. Feb. 10. 14,500
 130th st, No. 213, n s, 165.6 w 7th av, 19.6x99.11, three-story brick dwell'g. Hannah M. wife of and Zachariah J. Halpin to Mary E. wife of Vincent N. Le Comte. Mort. \$7,000. February 5. 15,000
 132d st, n s, 275 w 7th av, 125x99.11, vacant. Christopher B. Keogh to John C. Overhiser. Feb. 9. 24,500
 133d st, s s, 150 e 8th av, 16.8x99.11, three-story stone front dwell'g. Cornelia J. Sawin to Marietta P. Cooke. Mort. \$9,000. Jan. 31. 11,500
 133d st, No. 133, n s, 268, 4 e 6th av, 16.8x99.11, four-story brick flat. Lewis A. Sayre, recvr. Chas. H. Hall, to William H. Hussey, East Orange, N. J. Jan. 3. nom
 Same property. Same as trustee and assignee of same to same. Jan. 3. 250
 137th st, n s, 100 w 6th av, original line, 25x177.4x31.8x196.9.
 138th st, n s, 100 e 6th av, original line, 25x189.5x abt 25x171.
 135th st, s s, 425 e 7th av, original line, 25x72.8 x 31.1x91.3.
 6th av, w s, original line, 99.11 s 137th st, 50x100.
 138th st, n s, 125 e 6th av, before widening, runs east 25 x north 199.10 to 139th st, x west 11.8 x southwest 16.11 x south 189.5 to beginning.
 7th av, e s, original line, 24.11 n 135th st, 25x100.
 6th av, original line, s w cor 138th st, 24.11x100x21.10x96.1.
 George W. Douglas to Juliet Douglas. Nov. 11, 1880. 10,000

dwell'g. John L. Brewster, Plainfield, N. J., to Redmond Forrestal, N. Y.. Feb. 7. 25,000
 Same property. Redmond Forrestal to John L. Brewster, Plainfield, N. J. Mort. \$15,000. Feb. 10. 25,000
 Av C, n e cor 13th st, 103x87, five-story brick factory. Theodore Levy, to Armand and Sigismund Levy, joint tenants. Q. C. Oct. 10. 5,000
 Audubon av, n e cor 168th st, 100x95. Mary A. Organ to John J. Organ. Q. C. Feb. 7. nom
 Lexington av, No. 1362, s w cor 91st st, 17.9x88.3, three-story stone front dwell'g. Foreclos. Peter Mitchell to John Weber. Mort. \$10,000. Feb. 9. 4,700
 Lexington av, s w cor 97th st, 100.11x80, vacant. James L. Montgomery to Edward C. Sterling. Mort. \$13,750. Feb. 5. nom
 Lexington av, Nos. 1731 and 1733, e s, 60.11 n 110th st, 40x70, two four-story brick dwell'gs. Jeremiah A. Hallanan to James Murphy. Mort. \$7,500. June 9. 23,000
 Madison av, No. 1877, e s, 37 s 22d st, 18x100, three-story stone front dwell'g. John H. Deane to Mary Kahn. Feb. 2. nom
 Same property. Ward B. Chamberlain, assignee J. H. Deane to same. Feb. 9. 18,000
 Same property. Release mort. Ward B. Chamberlain, assignee J. H. Deane, to Mary Kahn. Feb. 9. nom
 Same property. Release mort. Same to same. Feb. 9. nom
 Madison av, No. 2103, e s, 19.11 n 132d st, 20x80, three-story brick dwell'g. Ferdinand Salomon to Arthur K., Leo C., Percy F. and Herbert Salomon. C. a. G. Mort. \$9,000. July 31, 1882. nom
 St. Nicholas av, e s, 25.5 n 159th st, runs east 104.8 x north 75 x west 25 x north 50 x west 103 to avenue, x south 127.2, vacant.
 St. Nicholas av, n e cor 160th st, 50.10x100, vacant.
 Meyer Feuchtwanger to Sanford Simons. C. a. G. All liens. Feb. 3. 6,195
 1st av, No. 406, e s, 24.9 s 24th st, 24.8x81.6, five-story brick store and tenem't. George H. Diescher to August C. Hassey. Feb. 10. nom
 Same property. August C. Hassey to Sophia, wife of George H. Diescher. All titles. Feb. 10. nom
 1st av, No. 1532, e s 51.2 s 82d st, 25.6x106.6, four-story stone front flat. Catharine, wife of Joseph Foerster to William Buehl. C. a. G. All liens. Feb. 9. 20,500
 1st av, n e cor 119th st, 67.9x— to 119th st, x60.10 gore; No. 401 East 119th st, five story brick bldg. Ralph Gans, assignee and trustee of Julius Strauss and Philip Nussbaum to Julius Strauss. Feb. 6. nom
 2d av, No. 806, n e cor 43d st, run east 100 x north 50.5 x west, 8 x south 25.2 x west 92 x south 25.2, three-story frame building, with two-story frame building on 43d st. Frederick P. Forster to Edward Rafter. Partition. June 2. 13,000
 2d av, No. 949, w s, 60.5 n 50th st, 20x70, three-story stone front dwell'g. Ernest O. Bernet to Edward Gerber. Mort. \$6,500. Feb. 1. 12,000
 2d av, s e cor 126th st, 100x100—x100, vacant. Daniel P. Ingraham, Jr., to William B. Donihue. Mort. 7,000. Feb. 10. 28,000
 3d av, No. 693, e s, 100.5 n 43d st, 20x80, five-story brick tenem't. Francis Lahey to Henry Esser. Mort. \$13,000. Feb. 12. 21,000
 3d av, s e cor 61st st, 60.5x70, three five-story stone front stores and flats. Philip Gomprecht to Leo Schlesinger and Joseph Hecht. Mort. \$50,000. Feb. 9. 105,000
 3d av, Nos. 2071-2077, e s, 25.2 s 114th st, runs east 80 x south 75.9 x east 24.6 x south 25.2 x west 104.6 to 3d av, x north 100.11, four five-story stone front flats. Sarah O. wife of David Mitchell to Thomas J. Tobin. Feb. 10. 125,000
 3d av, e s, 75.8 s 114th st, runs east 80 x south 25.3 x east 24.6 x south 25.2 x west 104.6 to 3d av, x50.5.
 3d av, e s, 25.2 s 114th st, 25.3x80.
 Release mort. William H. Jackson to Sarah O. wife of David Mitchell. Dec. 30. 30,500
 3d av, No. 2367, e s, 99.11 s 129th st, 25x80, four-story brick store and tenem't. Friederike Rauch, widow, and sole devisee Friederike Rauch, to Myer Foster and Edward Hilson. Mort. \$10,500. Feb. 10. 21,000
 4th av, w s, 159.5 s Astor pl, 55.9x178.2 to Lafayette pl, x52.6x159.6.
 Bowery, w s, 455.8 s Astor pl, 24.5x111.9x23.4x107.10.
 Grand st, s w cor Norfolk st, 25x100.
 Grand st, s s, 69.10 w Ludlow st, 17.8x80.
 West st, n e cor Hamersley st, 75.1x104 x north 25 x east 50 x south 100 to Hamersley st, x west 152.4.
 Washington st, w s, 75 n Hamersley st, 50x96.3x50x93.9.
 Washington st, e s, 50 n Hamersley st, 50x151 to Greenwich st, x south 75.3 x west 73.3 x north 25 x west 74.
 Greenwich st, s w cor Clarkson st, 50.2x77x50x78.5.
 Washington st, w s, 75 s Leroy st, runs west 97 x south 25 x west 50 x south 25 x east 145 to Washington st, x north 50.
 Also personal estate.
 Marion Langdon The New York Life Ins. and Trust Co. In trust. Jan. 20. nom
 4th av, No. 1993, e s, 75.8 s 110th st, 25.3x80, one-story frame stable. Esther wife of Matthew Coogan, Catharine wife of William H. Neidig, Eleanor and Hiram McDonald, children J. McDonald, dec'd, to Mary A. Sheehan, All title. Dec. 26.

5th av, n e cor 74th st, 27.2x100, four-story stone front dwellg. Isabelle M. wife of and William V. A. Mulhallon to Elizabeth wife of Van Antwerp. All liens. Jan. 29. **nom**
 7th av, e s, original line, 74.11 n 135th st, 75x100.
 136th st, n s, 600 w 6th av, original line, runs north 68.2 x southwest 111.1 to 136th st, x east 87.9.
 6th av, original line, s w cor 137th st, 99.11x100.
 6th av, original line, w s, 24.11 n 137th st, 150x100.
 6th av, original line, s e cor 138th st, 174.11x100.
 137th st, n s, 100 e 6th av, original line, 25x99.11.
 138th st, s s, 100 e 6th av, original line, 100x99.11.
 6th av, original line, e s, 24.11 n 138th st, runs east 100 x north 145.1 x southwest 126.7 to 6th av, x south 67.5.
 138th st, n s, 150 e 6th av, original line, 200x199.10 to 139th st.
 George W. Douglas to Juliet Douglas. Nov. 11, 1880. **65,000**
 9th av, e s, 125 n 150th st, 10x100. Release mort. Mansell Van Rensselaer to James Monteith. Feb. 12. **nom**
 9th av, No. 980, e s, 50 n 62d st, 25x20, four-story brick flat. Mary De Angelis, Brooklyn, to Mary A. Buchan. Jan. 30. **3,000**
 11th av, n w cor 110th st, 50.4x100, subject to the feet and inches taken for Boulevard; also,
 Boulevard w s, 50.5 n 110th st, 50.5x75, foreclosure. vacant
 Rufus T. Andrews to Benjamin F. Holske. Feb. 2. **19,000**
 12th av, s w cor 88th st, runs west 58.8 to Hudson River R. R., x south to 87th st, x east 41.2 to 12th av, x north 201.4, with land under water Hudson River, &c. Howard W. Coates and ano., exrs. and trustees G. H. Peck, to Joseph H. Godwin, Jr. ½ part. Feb. 5. **1,000**
 Land under water East River, adjoining upland of parties first part at foot of Freeman st, Greenpoint, reserving right to wharfage and bulkhead now constructed. Theodore F. Jackson et al., trustees Loftis Wood, dec'd, to The New York Dyewood Extract and Chemical Co. Jan. 29. **nom**
 Land under water East River, foot Freeman st, Greenpoint. The New York Dyewood, &c., Co. to Theodore F. Jackson et al., trustees L. Wood, dec'd. Jan. 29. **nom**
 Land under water East River in front of premises of grantees in 17th Ward, Brooklyn. State of New York to The New York Dyewood Extract and Chemical Co. Jan. 20. **letters patent**
 Railroad bonds and stock, bonds and mortgages, &c. Sarah B. Philips to Clark Bell. In trust. July 15, 1884. **nom**

MISCELLANEOUS.

All title under will Charles S. Huntoon. Caroline C. wife of William E. Bontecou, New York, and Mary A. wife of Horatio G. Knight, East Hampton, Mass., to Eliza M. Huntoon et al., exrs. Chas. S. Huntoon et al. Release. Jan. 10. **nom**
 Assumption of copartnership liabilities upon purchase of entire control by Benjamin Altman, and release of David Frankenberg, retiring partner.
 Exemplified copy of the last will and testament of Pierre V. Dufton, dec'd.
 General assignment. John J. Quin, Brooklyn, to Mary J. Quin. **val. received**
 Ratification of probate of the will of Simon Pinner, dec'd, by Marx Pinner
 Release upon payment of sum to equalize partition. Milton Shannon to Rachel Haughwout. **607**

23d and 24th WARDS.

Prospect st, n w cor Woodruff av, 61x117x51 to avenue, x—. Foreclos. Louis M. Doscher to Warren Hoghtaling. Feb. 10. **3,500**
 Warren st, n e cor Webster av, 34.1x93x28.2x94.6. Ann McCarthy to John McCarthy. Feb. 4. **gift**
 134th st, n s, 123.2 w Willis av, 33.4x100.
 Alexander av, n w cor 135th st, 16.8x70, h & l.
 Alexander av, s w cor 136th st, 16.8x70.
 Alexander av, w s, 150 s 136th st, 16.8x70, h & l.
 Alexander av, e s, 50 n 136th st, 16.8x96.6.
 Herman Knubel to Henry C. Knubel. Q. C. Feb. 10. **nom**
 136th st, Nos. 577-587, n e cor. Alexander av, 96.6x50. Frank G. Brown to Benjamin Weed, Darien, Conn. Morts. \$12,000, Feb. 5. **nom**
 Same property. Benjamin Weed to Georgie wife of Frank G. Brown. Morts. \$12,000, Feb. 5. **nom**
 138th st, n e s, 700 s e Willis av, 125x200 to 139th st. Robert A. Ripley to the Mayor, &c., New York. Jan. 27. **17,500**
 142d st, n s, 625 e Willis av, runs north 100 to centre block, x east to centre Mill brook, x south following curves to 142d st, x west to beginning. Thomas Rae, heir Jas. Rae, to Thomas L. Concklin et al., exrs. Walter W. Concklin. Confirmation deed. June 6, 1884. **nom**
 Same property. John, Charles A., Thomas and Mary E. Rae, Barbara R. Simpson, Margaret R. Watson, Jacob, Charles R., Abraham and Frank King and Minnie Wright, heirs James Rae and Ann King, to same. Confirms a lost deed and correcting defective record of same. June 6. **nom**
 Same property. Thomas L. Concklin et al.,

exrs. Walter W. Concklin, to William O'Gorman. Jan. 1. **2,750**
 Same property. Release dower. Catharine C. Concklin to same. Feb. 3. **nom**
 143d st, n s, 431.6 e Alexander av, 18.9x100. Rosine wife of Albert Heckel, Emma Heckel and Henry Currie, heirs Wilhelmina Gross, to Rudolph Gross. ½ part. Sept. 27, '83. **nom**
 Same property. Rudolph Gross to Rosine Heckel. ½ part. Feb. 4. **nom**
 149th st, n s, abt 95 e St. Ann's av, 34x12x45x31. George Buhler to Stephen Brambach. Feb. 11. **350**
 Av A, w s, 200 s 3d st, 25x105.8x25x106, h & l. John B. Haskin, Jr., to Rachel Carlock, Mott Haven. Jan. 30. **600**
 Alexander av, w s, extdg from 137th to 138th st, 200x100. Foreclos. Samuel B. Hamburger to William Sperr. Morts. \$40,000 and arrears interest. Feb. 9. **35,000**
 Courtlandt av, n e cor Denman st, 118.5x150. Foreclosure by advertisement. David L. Woodall, auctioneer certifies to sale of above premises on April 29, 1881, to William A. Hustace, Eastchester, for **2,200**
 Cora av, s w s, 131.8 n w Tompkins st, 65.10x100. Release mort. Ronald Ketcham to Emma wife of John N. or H. Devoe. Feb. 10. **500**
 Same property. Emma wife of John H. Devoe to Margaret Thompson. Feb. 10. **800**
 Jerome av, n e cor old road from Fordham to McComb's Dam road, 100x100. John B. Haskin to Nettie wife of Thomas M. Lynch. Jan. 27. **3,750**
 Morse av, n s, 50.1 e Waverly st, 23x100. Thomas Connor, Erie Co., to Michael Cavanagh. Mort. \$2,000. Jan. 19. **4,000**
 Madison av, n w s, 80 s w Marble st, runs north-west 100 x southwest 28 x northwest 100 to Washington av, x southwest 108 x southeast 200 to Madison av, x northeast 136. Edward C. Bull, Tarrytown, New York, to Ballard S. Dunn. Jan. 30. **15,000**
 Ogden av, s e s, 235 n e Union st, 25x195. Mary E. wife of John McNamara to Philipp Kress. Mort. \$600. Feb. 12. **1,600**
 Robbins av, w s, 200 s Westchester Railroad st, 50x109. Frederick Nagel to Charles Nagel, Hoboken, N. J. Jan. 31. **nom**
 Ridge av, centre line, at centre 205th st, runs north 180 x west 180 &c. Contains about 22 ½ city lots. Release mort. Isabella Andrews to Alfred J. Taylor. Feb. 8. **nom**
 St. Ann's av, e s, Lot 370 map East Morrisania, 50x110.7x50x118. Partition. John J. Macklin to Jane D. Kane. Jan. 31. **2,600**
 Thomas av, e s, part lot 22 map Rebecca Bassford property, Fordham, runs east abt 290 to lands of Harlem R. R. Co., x south along same 50 x west to avenue, x50. Julia wife of John Dennerlein, Fordham, to John Read, Scarsdale. Jan. 31. **1,300**
 Same property. Release mort. Adelia Bruner to Julia Dennerlein. Feb. 5. **500**
 Tinton av, w s, 372.10 n Denman pl, 23x120. Hulbert Peck to John W. Doscher. Q. C. Feb. 6. **nom**
 Same property. John Blake to John W. Decker. Feb. 6. **2,608**
 3d av, n s, 50.1 e 159th st, 23x100. Release mort. Emily Underhill to Michael Cavanagh. Feb. 9. **2,000**
 New York & Harlem R. R., w s, northeast quarter of lot 21 map Rebecca Bassford property, Fordham, 50x135x abt 50x125. Henry Bracken to John Read, Scarsdale. Feb. 3. **650**

LEASEHOLD CONVEYANCES.

Boulevard, e s, 15.9 n 91st st. Assign. of lease as security for loan. Henry Pletzing to Catharina Pletzing. **900**
 William S. Livingston to Paulina Mock, West Hoboken, N. J., widow, extrx., &c., F. Mock, dec'd. 21 years, from May 1, 1885, per year. **900**
 Ludlow st, e s, 50 s Rivington st, 25x21.10. Assign. lease. Joseph Fried to Henry Kensing. **300**
 Wooster st, Nos. 43 and 45. Agreement pledging rents, &c., as further security for mort. William H. Gray to Lehman Bernheimer, Munich, Bavaria. Feb. 9. **nom**
 Waverly pl, No. 25. Reassignment of lease. Henry Sanger to Cyrus Clark. **nom**
 23d st, Nos. 339 and 341, n s, 358 e 9th av, 58x142.4 x west 16.3 x north 55 to 24th st, x west 8 x south 55 x west 33.9 x south 142.4, two five-story stone front flats. Leasehold. Foreclos. James Brisbane to David C. Fitzgerald. Mort. \$40,000. Jan. 31. **4,250**
 4th st, n s, 100 w Av A, 25x96.2. Assign. lease. Andrew or Andreas Vetter, Great Neck, L. I., devisee J. Vetter, to Christine and Lizzie Vetter. All title. **nom**
 Av C, s e cor 14th st, 103.6x87. Assign. of interest in lease. Theodore Levy to Armand and Sigismund Levy. **nom**
 3d av, n w cor 72d st. Assign. and release of lease. Philip Meyer to David Mayer. **nom**
 4th av, No. 89, e s, 22.3 s 11th st, 16.9x49x9.7 x west 16.10 x west 36.1. Robert R. Stuyvesant to Henry L. Stebbins. 22 years, from May 1, 1885, per year. **400**
 Same property. Henry L. Stebbins to Alfred Van Beuren. Assign. lease. **6,000**
 4th av, No. 91, s e cor 11th st, runs south 22.3 x east 36.1 x again east 16.10 x north 12.1 to 11th st, x west 58.3. Robert R. Stuyvesant to Henry L. Stebbins. 22 years, from May 1, 1885, per year. **600**
 Same property. Consent to assign lease. Robert R. Stuyvesant to Henry L. Stebbins. **nom**
 Same property. Assign. lease. Henry J. Stebbins to Edward G. Byrnes. **7,500**

6th av, No. 531. Assign. lease. Jennie M. Keeler and ano., exrs. and trustees of Elenor Mulligan, to Margaret A., Jennie M., Emily F. and James M. Keeler, and John J. Brady, admrs.
 11th av, n w cor 19th st, 91.11x211.11 to Exterior st, x — to 19th st, x 190 to beginning; also bulkhead Hudson River, extdg from 18th to 19th st. Assign. leases. Joseph Hilton, assignee of D. C. Newell & Sons et al., to John H. Poynton, trustee for creditors. **nom**
 13th av, s e cor Janes st, third and fourth lofts, with steam power. William Whitehead to Hugh Burns, Richard Walsh and Henry Tattersalls, until notified to surrender the lease, per month. **292**

KINGS COUNTY.

FEBRUARY 6, 7, 9, 10, 11, 12.

Adelphi st, w s, 236.6 s Greene av, 18.6x100. E. Platt Stratton, exr. J. A. Woodhull to Caleb S. Woodhull. ½ part. **\$2,250**
 Ainslie st, s s, 161 w Lorimer st, 23.5x100. Henry Schade to Francis Naeher, Jr. **1,650**
 Baltic st, No. 179, n s, 173 e Henry st, 25x99.10. Edward Vannier to William Krines and Joseph Strasser. **6,500**
 Bennett st, s w cor Banzett st, 75x100, excepting portion conveyed by Anna Koehl to Austin Corbin. Elizabeth E. wife of Edward Bridgen to Joseph T. Bindrim and Maria V. his wife. **900**
 Bergen st, s s, 400.7 e Troy av, 28x127.9. Isaac J. Steane to William H. Caulfield. Taxes 1884. **250**
 Bergen st, n s, 250 w Underhill av, 25x91.8x28.8x105.7. John Gallagher to Elizabeth wife of Peter Mahon. Mort. \$500. **1,100**
 Bergen st, n s, 268 e Clason av, 84x130. Thomas Frazier to Theodore W. Swimm. **nom**
 Bergen st, Nos. 985, 987 and 989, n s, 340 e Franklin av, runs north 110 x east 59.8 x south 110 to Bergen st, x west to beginning.
 Bergen st, No. 981, n s, 300 e Franklin av, 20 x110.
 Herkimer st, No. 22, s s, 144 e Bedford av, 20 x92.9.
 Miles Gearon to Frank A. Gearon. Q. C. **nom**
 Bergen st, Nos. 985, 987 and 989, n s, 340 e Franklin av, —x110x59.8x110.
 Bergen st, n s, 300 e Franklin av, 20x100.
 Herkimer st, No. 22, s s, 144 e Bedford av, 20 x92.9.
 Frank A. Gearon to Artlissa V. Gearon. Q. C. **nom**
 Berkeley pl, s s, 202 w 6th av, 20x95, h & l. George E. Stone, exr. James D. Schuneman, to Emily M. wife of Platt S. Conklin. Mort. \$4,000. **7,500**
 Same property. Madeline wife of George E. Stone to same. Mort. \$4,000. **nom**
 Berkeley pl, s s, 350 e 6th av, 64.4x100, three hs & ls. Thomas H. Brush to James Myers. Morts. \$28,500. **42,500**
 Broadway, n e s, 225.2 s e Myrtle av, 25x103.1x 27x92.9. Joseph Herte to John Birkenkopf. **8,500**
 Butler st, n s, 250 w Bond st, 30x100, hs & ls. Daniel Hines to Samuel B. Rogers, Jersey City. Mort. \$7,000. **other consid. and 10,000**
 Butler st, s s, 120.3 e Court st, runs south 100 x west 1 x northwest 16 x north 90.8 to Butler st, x east 14. George Schaper to John W. Sanderson, recr. Conveyed by order of court.
 Cooper st, s e s, 100 s w Bushwick av, 25x100. Charles Frazier to Theodore W. Swimm. **nom**
 Columbia st, s w cor State st; 45x75, with buildings. Contract. Sigismund B. Wortmann to Robert J. Smith. **27,500**
 Devoe st, s s, 125 w Leonard st, 25x100, h & l. William Egginton to Anna wife of John Pullmann. **3,900**
 Devoe st, n s, 437.10 e Bushwick av, 25x100. Xaver Schoch to Frank Schaefer and Magdalena his wife. **nom**
 Douglass st, n s, 225 e Smith st, 25x100, h & l. Letitia L. Bates, widow, Syracuse N. Y., and Samuel McClelland to Eliza E. Wilkinson. Mort. \$3,500. **nom**
 Same property. Samuel McClelland and ano., exrs. Annie M. McClelland, to same. **7,250**
 Ditmars st, n w s, 275 n e Broadway, runs north-west 93 x northeast 0.11 to s s Myrtle av, x east along av 131.2 to Ditmars st, x southwest 93.5, h & l. Theodore Wellenberger to Adam Hendrich. Mort. \$4,800. **10,200**
 Dean st, n s, 237.6 w Utica av, 25x107.2. Alexander Baker to Alfred Tilly and Alexander Baker, of Tilly & Baker. **nom**
 Eagle st, n s, 250 e Manhattan av, 25x100, h & l. Archibald K. Meserole and ano., exrs. Magdalen Meserole, to Michael McGlynn and Catharine his wife, joint tenants. **2,250**
 Eldert st, s s, 193.6 e Broadway, 16.10x100. Irvin B. Mills, heir Jno. P. Mills, to Russell W. Adams. Q. C. Correction deed. **nom**
 Ellery st, n s, 23.6 e Broadway, 25x100. Henry Miller to Magdalena Welsch or Welsch. All title. Q. C. **75**
 Frost st, s s, 175 e Leonard st, 25x100. John M. Stearns to Stephen J. Burrows. **300**
 Fulton st, Nos. 1150 and 1152, s w s, 179.8 n w Bedford av, 40x80, hs & ls. Josephine A. and Fannie A. Dickens to Charles H. Woodbury, New York. Morts. \$9,500. **nom**
 Guernsey st, e s, 275 s Nassau av, 50x100. Caroline skillman, widow, to Samuel Self, Smithville South, L. I. **1,075**
 Grove st, s e s, 475 n e Broadway, 25x84. Lewis L. Bartlett to Homer L. Bartlett. **800**
 Same property. Anna E. R. Bartlett, lunatic, by L. L. Bartlett, committee, to same. All title. **125**

Hull st, n s, 450 e Rockaway av, runs east 25 x north 53.4 x northeast 54 to Brooklyn and Jamaica pike, x northwest along Pike 25, x southwest 43.2 x south 16.3 x west 10 x south 58.5 to beginning.
 Hull st, n s, 90 w Stone av, runs west abt 60 x north 39.2 x northeast 39.2 to Brooklyn and Jamaica pike, x southeast abt 50 x south — to beginning.
 Robert Ray Hamilton, New York, to Carrie H. Crowell. 1,050
 Hancock st, n s, 270 w Marcy av, 20x100. Patrick Brady to Charles E. Beebe. Mort. \$7,000. 11,800
 Heyward st, s s, 315 w Marcy av, 18.6x100, h & l. Louisa wife of Henry Grasman to Julius Bindrim. Mort. \$3,200. 6,200
 Heyward st, s s, 185.6 w Marcy av, 18.6x100, h & l. Louisa wife of Henry Grasman to Julius Bindrim. Mort. \$3,200. 6,000
 Himrod st, n w s, 100 n e Central av, 25x90.5x 25x90. Release mort. Catharine M. Meserole to Roseanna and Robert C. Magill. nom
 Halsey st, n s, 325 w Lewis av, 50x100. Thomas H. Brush to James Myers. 5,000
 Hart st, n s, 66 w Tompkins av, 14x55. Nathaniel H. Potter to Alphonso Gausmann. 2,350
 Henry st, e s, 86 n Luquer st, 21x77. William Pitt, New York, to Therese A. Pitt, East Newark, N. J. 1,000
 Ivy st, n w s, 150 w Central av, 50x100. Mary L. Woodworth, widow, to Franklyn and Thomas C. Phillips. 800
 Jefferson st, s s, 380 w Nostrand av 40x100 h s & ls. Mary McArthur wife of William to Charles W. Hayes. Ms. \$14,000. exch and 2,000
 Jefferson st, s s, 370 w Marcy av, 26x100. Release mort. Peter W. Lynch to Hermon Phillips. nom
 Kosciusko st, n s, 200 e Reid av, 50x100. Charles B. Hart to Elizabeth wife of Julius Breitmeyer. Mort. \$1,100, &c. Sub to use without charge of 25x50 off 1 lot for 2 years. 1,700
 Kosciusko st, s s, 219 w Stuyvesant av, 25x100, h & l. Alonzo E. De Baum to Charlotte Hervey. Mort. \$1,500. 3,900
 Laura st, n s, 115 e Clove road, 50x196.2x50x 203.10.
 Laura st, n s, 215 e Clove road, 50x180.10x50x 188.6.
 Alfred F. Swan, New York, and Emma A. wife of and James Whitlock to James F. Whitney. Q. C. nom
 Leonard st, w s, 50 s Scholes st, 25x75. Elise wife of and Joseph Spor to Ferdinand W. Keller. Sub. to mort. nom
 Same property. Ferdinand W. Keller to Joseph Spor. C. a. G. Sub. to mort. nom
 Madison st, s s, 150 w Ralph av, 20x100. Michael Dowling to George W. Muller and Kate E. his wife, as joint tenants. M. \$1,000. 2,300
 Madison st, n s, 310 e Tompkins av, 20x100, h & l. James A. Thomson to Alexander Loudon. Mort. \$4,000. 7,700
 Madison st, n s, 270 e Tompkins av, 20x100, h & l. James A. Thomson to Mary M. wife of Alphonse J. Setze. Mort. \$4,000. 7,700
 McDonough st, n s, 290 e Lewis av, 60x100. Emma H. wife of Daniel W. La Fetra to Mary E. wife of Samuel K. Addoms. M. \$3,000. 4,000
 Montith st, s s, 174.10 e Bremen st, 25.2x100. George Loffer to Pauline Bellmer. 1,850
 Montith st, No. 26, s s, 128 w Bremen st, 22x 100, h & l. Almira H. Stout to Henry Stubbing. Correction deed. Q. C. nom
 Same property. Almira H. Stout and ano., exrs. A. V. Stout, to Henry Stubbing. 900
 Montith st, s s, 150 e Bremen st, 24.10x100. James S. Williamson to Pauline Bellmer. 2,000
 Newton st, n w s, 150 s w Van Pelt st, 112.3x 71.4x104.6x42.1.
 Newton st, n w s, 130 s w Graham av, runs northwest 117.8 x west 6.1 x southwest 57 x southeast 82.3 to Newton st, x northeast 50.
 Eckford st, w s, 100 s Van Cott av, 127.8x100 x124x100.
 Newton st, s e s, 100 s w Graham av, 25x100.
 Newton st, n w s, 205 s w Graham av, runs northwest 61.7 x west 95.10 to Eckford st, x south 3 x southeast 110.9 to Newton st, x northeast 25.8 to rope walk lot, x northwest 71.11 x northeast 30 x southeast 66.4 to Newton st, x northeast 47.8.
 Ewen st, e s, at intersection westerly line of rope walk lot if extended, 46.2x16.4x39.2, gore.
 Ewen st, s e cor Bayard st, runs southeast 103.5 x northeast 45.7 x northwest 1.8 x northeast 19.6 x northwest 100 to Bayard st. x southwest 46.
 Meeker av, s s, abt 135 e Ewen st, 13.11x84.8x 85.9, gore.
 Henry M. Traphagen and Phebe A. wife of Beriah A. Watson, Jersey City, and William C. Traphagen, New York, to Henry Traphagen, Jersey City. C. a. G. nom
 Penn st, s s, 121.8 e Marcy av, 40.4x100. Joanna wife of and Patrick McKeon, formerly Joanna Boyle, to Emanuel C. Macclinchey. 3,900
 Same property. Emanuel C. Macclinchey to Martin Moser, New York. 3,900
 Pacific st, n s, 280.3 w Nostrand av, 18x100, h & l. Charles S. Whitney to Mary wife of William T. Whitehouse. 9,700
 Pacific st, s s, 43.4 w Nevins st, 20.4x100, h & l. Ann E. Hill to Otto and Margarette Heideklang. 5,750
 Palmetto st, n w s, 200 s w Bushwick av, 40 x100. Henry G. Goodwin to Hannah Goodwin. 1,280
 Pierrepont st, s s, 75 w Clinton st, 25x100, h & l. Timothy L. Waters and ano., exrs. Anne E. Waters, to Mary T. wife of Samuel G. Ormrod. 23,500

Park pl, late Baltic st, n f, 200 w Utica av, 25x 127.9. Isaac J. Steane to Lena wife of Benjamin Banyon. 150
 Powers st, s s, 150 e Ewen st, 25x60. Susan C. wife of Robert Tomes to Stephen J. Burrows. 3,000
 Pearl st, e s, 70 n Concord st, 24x52. Francis J. Hill to Mary A. wife of Anthony McNeely. 1,800
 Pearl st, w s, 126.9 n Tillary st, 30x102.11x27.4 x102.11.
 Pearl st, w s, 156.9 n Tillary st, 20.3x102.11x 20.11x102.11.
 Nelson Hamblin to James Burrell. 8,500
 Quincy st, s s, 125 e Bedford av, 100x200 to Gates av. Joseph C. Hoagland to Adelaide wife of Daniel Winant. exch
 Quincy st, s s, 254 e Reid av, 36x100. Isabella Boyd to A. Stewart Walsh. Mort. \$7,600. nom
 Quincy st, n s, 125 e Throop av, 16.8x100, h & l. Mary W. wife of and William H. Prior, Jericho, L. I., to Smith Powell. Mort. \$3,500. 4,500
 Quincy st, s s, 195 e Sumner av, 17.6x100. Theodore Ross to Catherine G. Hawkins. C. a. G. 6,000
 Raymond st, w s, 163.6 s Tillary st, runs west 106 x south 24 x east 82 to Raymond st, x north 23.2; also gore adj. on rear, being 18.6 on one side, 15.4 on another and 24 on the other. Benjamin C. Everett, Flushing, L. I., to William J. Durfey. 1,500
 Remsen st, s s, 83 w Clinton st, runs south 145.8 x east 83.10 to Clinton st, x north 34 x west 52.6 x north 100 to Remsen st, x west 30.6, with use of and subject to use of carriage way across rear. Francis T. Garretson, exr. Eliz. A. Gloucester, to Louisa R. and Adelaide Gloucester. 51,000
 Rutledge st, s e s, 485 n e Marcy av, 40x200 to Heyward st. John Auer to Jacob Bossert. 1/2 part. Sub to all liens. nom
 Rutledge st, s e s, 445 n e Marcy av, 40x200 to Heyward st. Jacob Bossert to John Auer. 1/2 part. Sub to all liens. 3,900
 Ralph st, n w s, 450 s w Central av, 50x100. Adam Hahn to Charles C. Gran and Conrad Hartmann. 975
 Randolph st, n s, 100 e Stewart av, 50x100. Jefferson M. Levy to Frederick Garwig. C. a. G. 160
 Rapalve st, w s, 1075 n 3d st, 50x150. New Lots. Christina Fleming to Lucy C. Giben. 600
 Richardson st, n s, 95 w Herbert st, runs north 59 x west 15.11 x north 15 x west 0.10 x south 62.5 to Richardson st x east 22.1. Ida A. W. Siney, widow, Mary E. Richards and Jerusha A. Wright, heirs Wm. R. Siney, to George H. Mann. 1,500
 Sands st, n s, 25 w Navy st, 25x50. Sarah Dooly to Corney and Matilda Colontrelle. 1,650
 Stockholm st, n s, 300 w Knickerbocker av, 25x 100. Theodore F. Jackson to William A. Sweeney, New York. Taxes, 1884. 600
 Schaeffer st, s e s, 100 n e Broadway, 25x197.11x 25x199.1. James B. Macduff, Jr., to Henry Vollweiler. 1,200
 St. John's pl, n s, 264.7 e 6th av, 9.11x100. Thomas Green to George H. Engeman. 1,600
 Spencer st, w s, 340 s Willoughby av, 16.8x100. Hannah K. wife of Gerrit D. Van Vranken, Hempstead, L. I., to Mary T. Davenport. 3,000
 Stagg st, s s, 350 w Waterbury st, 25x100. Theresa Maurer, widow, to Michael Proestler and Eva his wife. 1,000
 Skillman st, w s, 107.9 n Myrtle av, 25x100. Release dower. Elenor Buck, widow, to Thaddeus V. Buck. 75
 Van Buren st, s s, 409 w Sumner av, 19.3x100, h & l. Patrick Concannon to Edwin George. Mort. \$3,500. 6,400
 Varet st, s s, 150 e Morrell st, 25x100, h & l. Charles Doerschuck to Barbara Becker. nom
 Willow st, s s, 175 e Cypress av, 25x100, New Lots. Mira H. Crook, widow, to Henry Hagedorn. 150
 Water st, s e cor of alley which is 92 e Hudson av, 25x100. Matthew Ryan to John O'Neill. 2,500
 Whipple st, n w s, 90 n e Throop av, 20x100. Lawrence Grussier to William Schrader and Mary his wife. Mort. \$2,500. 5,000
 Whipple st, n w s, 110 n e Throop av, 20x100. Lawrence Grussier to Paul Koch. Mort. \$2,500. 5,000
 2d st, n s, 156.11 w Bond st, 15.8x85.5x15.8x85.9, h & l. John Layton to William Walsh and Ellen his wife. Mort. \$1,500. 2,200
 2d st, n s, 19.6 w Hoyt st, 48x96.6, hs & ls. John Layton to Benjamin Hunter. Ms. \$7,500. 12,000
 North 4th st, n e cor 2d st, 42x80. Elizabeth Seaman to Frank Seaman. nom
 7th st, s s, 297.10 w 5th av, 40x100. George Wessel to The German Evangelical Lutheran Emanuels Church, South Brooklyn. Mort. \$1,850. 3,700
 North 7th st, n e s, 175 s e 12th st, 25x100. Catherine wife of Andrew Young, Annie wife of William Coles and Mary Rodgers, widow, to Hugh Clark. Mort. \$500. 2,000
 8th st, n s, 420.9 e 3d av, 50x200 to 7th st. Sophie G., wife Asa W. Parker, Hempstead, L. I., to Mary A. Donlon. 6,000
 East 14th st, w s, 325 n Av Z, 50x200 to East 13th st, Gravesend. Maggie J. Mead wife of Henry to James MacKiverkin. 900
 East 15th st, e s, 250 s Av W, 175x75 to The Coney Island R. R., Gravesend. Susan Christy to George H. Engeman, trustee W. A. Engeman, dec'd. Q. C. nom
 Bay 16th st, s w cor 86th st, 125x96.8, New Utrecht. Archibald Young to John L. Nosstrand. 2,000
 16th st, s w s, 297.10 s e 7th av, 397.7 to 8th av.

x southern 200 to Braxton st, x northwest 695.6 to 7th av, x northeast 100 x southeast 297.10 x northeast 100. Deed on execution. Louis R. Stegman, Sheriff, to Charles H. Russell, recvr of Knickerbocker Life Ins. Co. 19,080
 18th st, n s, 116.8 w 5th av, 16.8x100. William Molloy, and Maria his wife, to John Slingerland, Jr. and Marriann his wife. 3,500
 20th st, n e s, 85 n w 5th av, 15x100.2, h & l. Thomas Folan to Maria Sharpe. nom
 Same property. Maria Sharpe to Sarah A., wife of Thomas Folan. nom
 21st st, s s, 225 e 3d av, 75x100. Alfred T. Drury to John Stabler. 3,500
 21st st, n s, 400 e 4av, 25x100. Henry C. Simms to Edward P. Simms. 25
 22d st, n s, 225 e 3d av, 75x100. Alfred T. Drury to Mary A., wife of George Drury. 3,000
 38th st, s s, 350.2 e 8d av, 25x100.2, h & l. Thomas R. Deverell to Mrs. Anne Harris. nom
 Same property. Anne Harris to Eliza J. Deverell. nom
 40th st, s s, 250 w 6th av, 50x200.4 to 41st st. Maria, wife of Patrick Brady, to Thomas Kelly. 730
 40th st, s s, 225 w 6th av, 75x100.2. {
 41st st, n s, 250 w 6th av, 50x100.2. }
 Eliza Brady to Maria, wife of Patrick Brady. 1,000
 42d st, n s, 190 w 2d av, 20x100.2. John P. Morris to Mary Riley. Taxes and asmts. since 1881. 1,550
 43d st, s s, 339 w 4th av, 19.6x100. Mary A. wife of James Barnatt to Henry and Katie Geist, joint tenants. 1,800
 49th st, n e s, 120 s e 3d av, 20x100.2. Edward T. Hunt et al., exrs. and trustees T. Hunt, to Mary J. wife of Jerome Bowman. 700
 86th st, n e s, 425 s e 16th av, 25x100, New Utrecht. Hans C. Pfalzgraf to Charles P. Bateman. 300
 86th st, n e s, 450 s e 16th av, 70x100.3x62.3x100, New Utrecht. Hans C. Pfalzgraf to James Thompson. 800
 Atlantic av, s e cor Monroe st, 50.8x85.1x50x 77.9, two hs & ls, East New York. Anna C. wife of Thomas C. Clark to Joseph A. Ulzheimer. Mort. \$2,500, and school and gas tax 1884. 5,000
 Atlantic av, s s, 310 e Buffalo av, runs south abt 53 x east to point 400 e of Buffalo av, x north 38.5 to av, x west 100. Release mort. Helen R. Russell, New York, to Robert R. Hamilton. 1,215
 Atlantic av, s s, 361 e Buffalo av, 17x42.3x17x 45.7, h & l. Robert R. Hamilton to Mary L., wife of James S. Whitman. 2,000
 Albany av, e s, 19.10 s Pacific st. 58.3x80, hs & ls. Hannah M. Moody, Northampton, Mass., to Philip E. Lockwood, Minneapolis, Minn. Mort. \$13,500. 30,000
 Bedford av, w s, 207.9 n Myrtle av, 25x100. William A., John H. and Charlotte C. Littell, Christiana L. Kellum, Josephine C. Sheppard and Amanda M. Campfield to Alexander McKnight. 1,700
 Central av, w cor Stanhope st, 25x85.10x25x 85.5. Michael Proestler to Leonard M. Fessler. 1/2 part. Mort. \$3,500. 5,000
 Carlton av, w s, 239.4 n Atlantic av, 18x100, h & l. Mary M. wife of Augustus Imhorst, Cranford, N. J., to Charles H. Althans. Correction deed. nom
 Clason av, e s, 66.8 s Greene av, 16.8x82, Martin E. Kingman to Richard S. Kingman. nom
 Division av, s s, 20 w Harrison av, runs south 64 x northeast 60 to Harrison av, x northwest 31.10 to Division av, x west 20.5. Julius Bindrim, Newtown, L. I., to Louisa wife of Henry Grasman. Mort. \$3,500. 6,500
 De Kalb av, n s, 325 e Tompkins av, 50x100. Henry C. Vogell to Willey J. P. Kingsley, Rome, N. Y. Q. C. nom
 De Kalb av, s e s, 150 s w Hamburg av, 25x100. Andrew Schmitt to Joseph Sweet. 700
 East New York av, n w s, 65.9 s w Pacific st, runs southwest 20x northwest 32 x north 20 to Pacific st, x east 17 x south 10 x southeast 32, New Lots. Clara E. Cobb to Carolina Chicherio. Mort. \$1,000. 1,800
 East New York av, s s, 114.6 w Kingston av, 60 x100, Flatbush. William B. Chase to Jane Brague or Bragne. 900
 Franklin av, s s, 273 w 1st st, 91x108.5. Release mort. John P. D. Angus, to Samuel G. Stanley. nom
 Franklin av, e s, 20 n St. Marks av, 19x80. Cornelia J. Carl to Mary A. McNeeley. Mort. \$1,100. 3,300
 Graham av, w s, 95 n Newton st, 25x143.4x 26.11x153.6.
 Van Cott av, s s, 100 e Humboldt st, 27.7x 133.10 to Russell st, x s 73.11 x w 100 x n 201.6.
 Russell st, e s, 123.6 n Van Pelt st, runs east 109.9 x northwest 139.2 to Russell st, x south 85.5, gore.
 Russell st, w s, 175 s Van Pelt st, runs south 49.2 x southwest 140.9 x northwest 82.1 to Bayard st, if extended x southwest 52.1 to Humboldt st x north 46.1 x east 100 x north 25 x east 100.
 Russell st, e s, 100 s Van Pelt st, 89.6x115.9x 31.3x100.
 Newton St. s e s, 135.4 n e Graham av, 125x 100.
 Van Pelt st, s s, 125 w Newton st. runs south 35.1 x southeast 35.1 to Newton st, x southwest 25x northwest 42.1 to Van Pelt st. x east 25.
 Henry M. Traphagen and Phebe A., wife of Beriah A. Watson, Jersey City, and William C. Traphagen, N. Y., to Henry Traphagen, Jersey City. C. a. G. nom

trustee of Schuyler V. C. Hamilton. Hull st. P. M. Feb. 10, 5 years. 630
Cantus, Werner, to The East Brooklyn Savings Bank. Elm st, s s, 300 e Evergreen av, runs south 97.6 x east 50 x north 72 to Myrtle av, x northwest to Elm st, x west 6.8. Feb. 12, 1 year, 5%. 4,500
Curnow, George G., to Frederick A. Miller. Partition st, n e s, 215 s e Conover st, 30x100, error. Feb. 12, 3 years. 1,500
Donlon, Mary A., to Sophie G. Parker, Hempstead, L. I. 8th st. P. M. Feb. 10, due June 1, 1885. 6,000
Dubernell, James V., to The German Savings Bank, City New York. Bergen st, s s, 100 e Hoyt st, 25x100. Feb. 11, due Feb. 12, 1886. 3,000
Davis, Charles E., to William H. McKee. Shepard av, e s, 100 s Union av, 50x100. Feb. 9, due Feb. 1, 1890. 1,000
Duppın, Catharine, to Ernst Kreusler. Union av. P. M. Feb. 5, 5 years. 1,400
Davenport, Mary T., to Hannah K. wife of Gerrit D. Van Vranken, Hempstead, L. I. Spencer st. P. M. Jan. 31, 3 years, 5%. 1,500
Geist, Henry and Katie, to Margaretha Freudenberg, Jersey City. 43d st. P. M. Feb. 7, 5 years. 800
Geib, Bertha, to Michael Roettinger. McDougal st, s s, 150 w Saratoga av, runs south 100 x west 25 x north 67 x east 0.6 x north 33 to McDougal st, x east 24.6. Jan. 1, 2 years. 200
Goering, Jacob, to John L. Gaus. Johnson av, s s, 60 e Graham av, 20x50. Feb. 5, due Feb. 1, 1888. 1,000
Grogan, John, to John A. Freman. Kosciusko st, n s, 225 e Lewis av, 25x150. Feb. 7, due Feb. 1, 1890, 5%. 1,500
Galway, James, to Edward de W. Mason. Union st, n e s 69 n w 5th av, runs northeast 90 x northwest 23 x northeast 5 x northwest 75 x southwest 95 to Union st, x southeast 98. Feb. 10, 3 years. 1,000
Gloucester, Louisa R. and Adelaide, to Francis T. Garretson, exr. Elizabeth A. Gloucester. Remsen st. P. M. Jan. 31, demand, 5%. 50,000
Giben, Lucy C., wife of Michael, to Christina Fleming. Rapalje st. P. M. Feb. 11, 3 yrs. 400
Homan, Benjamin F., to Stephen L. Vanderveer. Main road in Canarsie. P. M. Feb. 10, 5 years. 1,250
Henrich, Adam and Anna K. his wife, to Henry Sahlfeld. Graham av, w s, 75 s Staggs st, 25x100. Feb. 9, due Jan. 1, 1888, 5%. 5,500
Hervey, Charlotte, wife of and Charles, to Alonzo E. De Baun. Kosciusko st. P. M. Feb. 9, 5 years. 1,200
Heideklang, Otto, to Mina Finkbeiner, widow. Pacific st, s s, 43.4 w Nevins st, 20.4x100. Feb. 5, due Jan. 2, 1887, 5%. 3,000
Howard, James S., to Elizabeth W. Aldrich, New York. Lexington av. P. M. Feb. 6, demand. 16,800
Johanns, Meta, to The Williamsburgh Savings Bank. South 5th st, s e cor 6th st, 20x80. Feb. 11, 1 year, 5%. 2,000
Kayser, Theodore, to Margaretha Kayser. Graham av, w s, 50 n Scholes st, runs west 75 x north 50 x west 25 x south 100 to Scholes st, x east 25 x north 25 x east 75 to Graham av, x north 25. Sub. to mort. \$12,000. Feb. 28, due Feb. 1, 1888. 2,500
Kent, James S., to Margaret Hibbert, widow. Jamaica and Williamsburg turnpike, n s, adj. land David W. Van Cott, runs west 99.4 x north 153 x east 69 x south 157.9. Feb. 4, 1 year. 1,700
Laughlin, John F., to Jordan C. Dodge. Glen Cove, L. I. Spencer st, w s, 225 n Willoughby av, 25x100. Feb. 6, due Feb. 1, 1890. 1,000
Lauer, Daniel, to William W. Browning, trustee of Wm. Browning, dec'd. Chauncey st, n s 558.4 e Stuyvesant av, 16.8x100. Feb. 10, 3 years, 5½%. 2,500
Same to same. Chauncey st, ns, 541.8 e Stuyvesant av, 16.8x100. Feb. 10, 3 years, 5½%. 2,500
Same to same. Chauncey st, n s, 525 e Stuyvesant av, 16.8x100x15.8x100. Feb. 10, 3 years, 5½%. 2,500
Lincoln, Stillman P., to John Hart. 6th av, e s, extd from 13th to 14th st, 200x97.10. Feb. 10, demand. 6,000
Lynch, John, to Francis Markey. Monroe st, w s, 125 n Bay av, 50x90; Monroe st, w s, 175 n Bay av, 50x90; Monroe st, w s, 145 s Broadway, 50x90. Feb. 3, 5 years. 1,000
Mullen, Mary, widow, to William C. Yeoman. Myrtle av, n s, 103.4 e Hudson av, 16.8x105.1x 16.10x107.11. Feb. 11, due July 25, 1886. 1,000
Magill, Roseanna, to William W. Dunbar. Stanhope st, s e s, 125 n e Central av, 25x109.3 x25x109.7; Himrod st, n w s, 100 n e Central av, 25x90.5x25x90. Feb. 7, due Jan. 1, '86. 400
McKee, Peter, to The Greenpoint Savings Bank. Manhattan av, n e cor Clay st, 25x100. Feb. 5, 1 year, 5%. 5,000
McGarry, Lulu P., wife of and John, to Fanny Wahrenberger. Monroe st, No. 583, n s, 129 w Stuyvesant av, 21x100. Feb. 4, 5 years, 5%. 2,600
Meyers, James, to Daniel S. Arnold. 4th av, w s, 20 s Bergen st, 40x82.10. Feb. 9, due Feb. 1, 1886. 2,000
Mann, George H., and Sarah F. his wife, to Ida A. W. Siney, widow and admrx. Wm. R. Siney. Richardson st. P. M. Feb. 10, due Jan. 1, 1888. 800
Muller, George W. and Kate E., to Michael Dowling. Madison st, s s, 150 w Ralph av, 20 x100. Jan. 26, installs. 1,000
Nostrand, John L., to Archibald Young. Bay 16th st, w cor 86th st, 125x96.8. P. M. Jan 29, 1 year. 1,000

Oulton, Sampson B., to Edwin A. White and John J. Hermann. 6th av, w s, 40 n 21st st, 19.8x80. Feb. 3, note. 465
Phillips, Louis A., to Otto Huber. Montrose av, s e cor Leonard st, 75x100; Scholes st, s s, 175 w Leonard st, 25x100. Jan. 31, 5 years, 5%. 25,000
Pouch, Alfred J., to Samuel M. Meeker, as trustee for William S. Watson. Madison st, s w cor Howard av, runs east to Broadway, x southeast 111.11 x west 51.6 x south 91.8 to Putnam av, x west to Howard av, x north to Madison st. Feb. 4, 1 year, 5%. 10,000
Prior, Mary W., wife of and William H., Jericho, L. I., to Robert Porterfield and ano., exrs. A. Alexander. Quincy st, n s, 125 e Throop av, 16.8x100. Feb. 6, 5 years, 5%. 3,000
Same to Alonzo E. De Baun. Same property. Feb. 6, 1 year, 5%. 500
Phillips, George W., to George H. Roberts. Jefferson st, n s, 290 w Marcy av, 60x100. Feb. 9, 1 year. 3,000
Pieper, Henry, to William H. Simonson, Greenvale, L. I. 22d st, s s, 100 e 6th av, 100x100; 23d st, n s, 150 e 6th av, 50x100. Feb. 9, due May 1, 1885. 2,000
Peters, Mary A., wife of Henry, to Frederick Haas. Clermont av, w s, 260.5 s Park av, 25x100. Feb. 6, 3 years. 500
Randall, John J., and William G. Miller to Ann Williams and ano., exrs. Jabez Williams. Nassau av, s s, 80 e Lorimer st, 15x80. Feb. 10, due June 1, 1888, 5½%. 1,000
Robbins, Thomas H., Keyport, N. J., to John W. Herbert, Marlboro, N. J. Marion st, s w cor Rockaway av, runs south 188.4 to Plank road, x northwest 104.7 x north to Marion st, x east 50. Feb. 6, 2 years. 5,000
Reich, Margaret, wife of and Edward, to Albert Spitz and Kaufman Henschel. Railroad av, n w cor Ivy st, 25x100; Ivy st, n s, 100 w Railroad av, 25x100. Feb. 9, 1 year. 450
Riley, Mary, to John P. Morris, New York. 42d st. P. M. Feb. 2, due Feb. 1, 1890. 950
Rorden, Henry, and Martin Kohlmann to Philip Marr. Van Cott av, n w cor Oakland st, 25.10 x83.9x25x90.6. Feb. 6, 5 years, 5%. 4,000
Ryan, Josephine A., widow, and Emily M. Yates, individ., and as extrxs. Hannah A. Yates, to Anna C. Muthwill. Jay st, e s, 50 n Prospect st, 25x75. Feb. 6, due Feb. 1, 1887, 5%. 3,000
Savage, Mary A., wife of and James, to John C. Schenck. Broadway, easterly cor Vanderveer st, 50x101.8x50x101.3. Feb. 4, 1 year. 550
Self, Samuel, Smithville South, L. I., to John Englis, Sr. Grueney st, e s, 76.2 s 4th st, 125 x100. Feb. 7, 5 years, installs. 5,000
Slingerland, John, Jr., to William Molloy. 18th st. P. M. Feb. 1, due Jan. 1, 1890. 1,000
Same to same. 18th st. P. M. Feb. 1, due Jan. 1, 1890. 1,000
Stewart, James W., to John R. Kuhn. Tompkins av. P. M. Feb. 5, 6 months. 2,200
Straub, Catharine, wife of and George, to The Williamsburgh Savings Bank. Stockton st, s s, 450 e Sumner av, 25x100. Feb. 7, 1 year, 5%. 2,700
Squance, Hattie, wife of Edwin C., to Peter Lott and ano., as trustees Stephen I. Lott, dec'd. 13th st, n e s, 104.10 n w 6th av, 17x100. Dec. 1, 3 years. 3,000
Same to Henrietta Ficken et al., exrs. C. L. Zimmermann. 13th st, n e s, 155.10 n w 6th av, 17x100. Feb. 1, 3 years. 3,000
Schwartz, Joseph, to Louis Schwartz. Willoughby st, s s, 38.5 w Jay st, 19.4x80. Jan. 1, 1 year, 5%. 1,000
Springsteel, Daniel, Westchester Co., to Jacob Acker, Greenburg, N. Y. 6th st, n w s, 80 s w North 7th st, 20x100. Jan. 1, 1 year. 1,300
Shannahan, Ann, wife of and John, to Mary L. Gaylard and ano., exrs. E. D. Plimpton. Elm st, s s, 250 e Central av, 25x97.5x25x92.2. Feb. 11, 5 years. 2,200
Stabler, John, to Alfred T. Drury. 21st st. P. M. Jan. 1, 5 years. 2,500
Taylor, Arthur, to John H. Looff. Willoughby av, n s, 219.8 e Nostrand av, 20.2x100. Jan. 1, 3 years, 5%. 4,000
Ten Eyck, Blendenia S. C., Somerville, N. J., to The East Brooklyn Savings Bank. Pulaski st, s s, 180 e Lewis av, 20x100. Feb. 9, 1 year, 5%. 1,450
The South Brooklyn Wharf and Warehouse Co., Brooklyn, to Benjamin Richardson. Hamilton av, w s, 560.9 n 2d av, runs north 495 to Gowanus Bay or Canal, x south 721 x east 200 x northeast 370.7 x south 44 x east 100; Gowanus Bay or Canal, e s, 758.3 s Hamilton av, 36.9x200. Jan. 2, 1 month. 4,369
Thompson, James, to Sarepta Pease, Oak Ridge, N. J. Manhattan av, s w cor Calyer st, 25x50. Feb. 7, due May 1, 1886. 2,400
Thompson, James, to Hans C. Pfalzgraf. 86th st. P. M. Feb. 6, 5 months. 300
The Brighton Chapel Assoc. to John L. Voorhies, as Commissioner of Investment, &c., Town of Gravesend. Public road, from Van Sicklen's Hotel to Ocean Parkway or Boulevard, s s, at west line land Mrs. E. M. Murray, 119.8x150x114x150, Coney Island. Feb. 7, 1 year, 5%. 1,300
Van Wyck, Catharine J., John J., Samuel H. and Catharine E., to Abraham, John Z. and Jeremiah Lott and Abby L. Wells. Church lane, s s, adj land H. L. Powers, 150x211. Feb. 5, note. 1,400
Winant, Adelaide, to Joseph C. Hoagland. Quincy st. P. M. Jan. 30, due Jan. 31, 1886, 5%. 5,000
Waaser, Fanny, widow, to George Dietrich. Clinton st, n w s, 118 n e Nelson st, 19x90. Feb. 7, due Feb. 8, 1888. 2,500

Walters, William, to Benjamin M. Yarrington and Margaret K. his wife, of Greenwich, Conn. De Kalb av, n s, 100 w Clason av, 25 x100. Feb. 7, due Mar. 1, 1890. 1,700
Walsh, William, to John Layton. 2d st. P. M. Feb. 10, 1 year. 200
Whitehouse, Mary, wife of and William T., to Charles S. Whitney. Pacific st. P. M. Jan. 31, 2 years, 5%. 4,500
Whitman, Mary L., wife of and James S., to Robert R. Hamilton. Atlantic av, s s, 361 e Buffalo av, 17x42.3x17x45.7. Error. Feb. 12, installs. 600
Same to same. Same property. P. M. Feb. 12, due Feb. 1, 1890. 1,200
Wyckoff, Edward T., to Eliza B. Carter. Cumberland st, No. 124, w s, abt 375 n Myrtle av, 25x100. Feb. 12, due Feb. 1, 1888, 5%. 3,500

MORTGAGES -- ASSIGNMENTS

NEW YORK CITY.

FEBRUARY 6 TO 12—INCLUSIVE.

Austin, William P., to Francis M. Jencks. \$1,950
Astor, John J., to The Trustees of the Astor Library. 4,500
Benedict, Sarah S., et al., trustees of George and Henry B. Cromwell, to Henry B. Cromwell, Brooklyn. nom
Same to same. nom
Bell, John, to The J. L. Mott Iron Works. 2,500
Benedict, Sarah S., et al., trustees H. B. Cromwell, to Henry B. Cromwell, Brooklyn. nom
Same to same. nom
Same trustees George and Henry B. Cromwell, to Henry B. Cromwell, Brooklyn, 2 assigns. nom
Brewster, John L., Plainfield, N. J., to Caroline M. Whitbeck. 10,000
Buek, Charles, to Jonas B. Kissam. 20,000
Same to same. 30,000
Burridge, Francis O., to Lee S. Burridge. 43,000
Cock, Louise de F., to Henry G. de Forest and ano., trustees for her under will of L. de Forest. 1881. 2,000
Same to same. 1878. 6,000
Coudert, Charles, to Charles Coudert, as substituted trustee for H. Virginia Morgan. 10,000
Cummings, Richard, to Mitchel Valentine. 1,750
De Forest, William H., to Helen S. Schroeder, Woodside, L. I. 9,900
Demuth, Isaac, to William Demuth. nom
de Forest, Robert W., exr. for Loring Andrews, to Isabella Andrews, widow. 5,500
Same to same. 15,000
Emmet, Richard S., trustee, to Richard S. Emmet, exr. Benj. H. Lillie. 800
Flanagan, John F., to Henry D. Winans. 1,371
Fuller, Charles A., to Ralph D. P. Brown. nom
Goodrich, George W., Brooklyn, to Jennie A. Wheaton. 1,200
Hobe, Charles J., George J. and Adolph, to Ida Virmond, Kings Co., N. Y. 1,500
Jones, Lawson, Brooklyn, to Mary E. Crow. 2,600
Kaufmann, Sigismund, Brooklyn, to Louis F. C. Schmidt. 2,000
Same to Gottlob Gunther. 8,000
Same to same. 4,000
Same to same. 2,000
Kingsland, George L., et al., exrs. A. C. Kingsland, to Geo. L. Kingsland et al., trustees Mary H. Tompkins. nom
Leberecht, Frederick, to John Eichler. 4,000
Livingston, Levi L., to John Jones. 1877. 850
McLaughlin, Martin F., to Margaret Sammis. nom
McMillan, Samuel, to Morris Littman. 13,500
Miller, George M., exrs. L. R. Marshall, to Henry C. Bowers. 22,500
Mills, Margaret A., White Plains, to Abraham B. Tappen. 1883. 3,000
Morro, Elizabeth, Brooklyn, to John Burke. consid. omitted
Mount, Richard M., Brooklyn, admr. Z. Mount, to Eliza Dean. 2,000
McWilliam, John S., substituted trustee of estate of Thomas McDonald, to John R. McDonald. 2,000
Oppenheimer, Max, to The American Church Missionary Soc. 10,000
Ryer, Samuel, and ano., admrs. Mary J. Ryer to Ellen A. Wilkinson. 308
Suter, Hales W., admr. S. D. Bradford, to James M. Varnum. nom
Strauss, Zadok, to Charles Dorn and Jacob Schnitzer. 12,000
The Corporation for the Relief of Widows and Children of Clergymen of the Protestant Episcopal Church to Ferdinand Meyer. 14,755
The New York Life Ins. & Trust Co., trustee for Corinne H. Cottman to The New York Life Ins. & Trust Co. 4,041
Umstdder, Michael, and ano., exrs. S. Cohen, to Maurice S. Cohen and ano., trustees S. Cohen. 9,750
Same to same. 4,250
Same to John S. McWilliam substituted trustee Thomas McDonald, dec'd. 7,160
Same to John S. McWilliam. 2,641
Same to same, as substituted trustee Thomas McDonald. 7,160
Virmond, Ida, Kings Co., N. Y., to Charles J. Hobe. 1,500
Wattles, Catharine E., to Samson Wallach. 20,145
Wheaton, Jennie A., to Henry H. Man. 750
Whitehead, Charles, South River, N. J., to Frances M. Whitehead. Re-recorded. nom
Whitman, Samuel, to Annie C. Knowlton. 900
Wise, Frank E., to The J. L. Mott Iron Works. 9,900

KINGS COUNTY.

FEBRUARY 6 TO 12—INCLUSIVE.

Table listing names and amounts for Kings County, including Aikman, Robert S., and ano., exrs. W. Stewart, to Mary A. and Frederick B. Stewart.

Table listing names and amounts for Kings County, including 13 Alden, John B.—Margaret S. H. Robertson, 7 Bennett, Nathan G.—The Mayor, Aldermen, &c., New York.

Table listing names and amounts for Kings County, including 9 Feinberg, Henry—Elias Frank, 9 Frohmann, Gustave—J. F. Delury, 10 Franck, Alfred W.—Commercial Bk.

JUDGMENTS.

Table listing judgments for Feb., including 6 Adams, Charles C., Joseph Brooke, \$877 20, 7*Arnell, Frank A.—Herman Henneberger.

Table listing judgments for Feb., including 13 Davenport, Charles F.—James Havemeyer, 6*Evans, Tempey S.—Leon Rheims.

Table listing judgments for Feb., including 6 the same—the same, 7 Kissam, William A.—B. V. Butman, 7 Kroll, Karoline—Edward Wood.

