

THE RECORD AND GUIDE,

Published every Saturday.

191 Broadway, N. Y.

TERMS :

ONE YEAR, in advance, SIX DOLLARS.

Communications should be addressed to

C. W. SWEET, 191 Broadway.

J. T. LINDSEY, Business Manager.

FEBRUARY 28, 1885.

And why not an extra session? What a commentary it is upon the kind of legislators we have been electing for years, that they are looked upon as such nuisances that when the time approaches for their assembling everyone fears some calamity to the country. Why not bring these legislators nearer to the people by forcing them to meet soon after election? The House of Representatives chosen in the first week of November, 1884, will not come together, unless there is an extra session, until the first week in December, 1885, thirteen months after they are elected. Events move quickly in this age of electricity and steam, and a Congressman elected to-day may not represent either his constituency or his party a year afterwards. Public opinion is focalized on an English Parliament far more effectively than on the American Congress. The British legislators come together immediately upon the close of a general election. Under the workings of the British system there are elections every few weeks for seats in different parts of the kingdom, and these always indicate how public sentiment is drifting.

The President chosen in November ought to take his seat on the succeeding 1st of January, and a meeting of Congress should not be delayed further than the February 1st succeeding. The country ought to know at once what to expect of a new administration. The uncertainty which now prevails over a year after a general election is hurtful to business and creates needless doubt and agitation. As, however, these changes are impossible, under our very imperfect and practically unalterable constitution, the next best thing would be the calling together of the new Congress early in March. The new administration could then outline its policy and business could at once adjust itself to the new conditions.

So the silver coinage bill will not be repealed for a year to come at any rate. There is no danger, therefore, of any disturbance in our monetary system. Had there been a suspension of the silver coinage the support given to prices by the white metal the world over would have been withdrawn, silver would have apparently declined from 10 to 20 per cent. in value, or, to be more accurate, gold would have increased in purchasing power to that amount, which would show itself in a violent depreciation in the prices of everything the value of which gold measures. The blow dealt at the business of the world would have been a terrific one. Indeed, the main argument in favor of a stoppage of the silver coinage was that the distress which would follow would bring Great Britain and Germany and the other gold mono-metallic countries to their senses; but, after all, is it worth while to do evil that good may come, or to bite off one's nose to spite his face?

Although our harbor is absolutely defenceless Congress refuses to do anything to ensure the safety of this great port in the event of a foreign war. The naked Arabs in northeastern Africa are fighting the English forces under Lord Wolesley with Krupp guns, but we have not a piece of artillery in the country that would be of the slightest use in a foreign naval war, and it would take two years to provide the plant for casting one. There is, however, a submarine machine invented by John Erickson now laying useless in the navy yard. It is offered to the government for \$112,000, and Mr. Erickson has the bills to show that it cost him and his backers at least \$150,000. Admiral Porter and other experts are unanimously of the opinion that this Destroyer is the most perfect torpedo vessel in the world, and that it would destroy any war ship attempting to enter a harbor. A bill to make it the property of the United States has been before Congress for some time, but there is no money in it for the lobby and hence there is no chance of its being purchased. The English government is willing to pay liberally for this gun and the patents which cover it, but the inventor has so much interest in his adopted country that he refuses to let this great invention pass into the hands of a foreign government. Captain Erickson has never been adequately compensated for his other great contribution to the navy of the United States. He saved our seacoast from the Merrimac and revolutionized the type of armored war vessels; but, the American people seem to have forgotten the services he rendered them, and a

Congress of short-sighted, chattering lawyers refuses to accept the only invention which may save our principal ports from destruction in the event of an unexpected war.

The Senate Committee of Investigation into the workings of the gas monopoly is bringing to light many interesting facts; but, after all, what good will result? We are bound hand and foot, and their is no visible way to escape from the exactions of this great consolidated gas corporation. When the exploding steam pipes blew up our streets, a bill was passed by the Legislature, with the warm approval of the press, prohibiting any new company from tearing up the pavement to lay new pipes. This was really the cunning work of the present gas monopoly, and Governor Cleveland approved, although he was told the real object of the bill. He also signed the enactment permitting the gas companies to consolidate. The only way out of the scrape would be for the city to supply gas as it does water. The politicians, of course, would profit by the patronage and there would be the usual number of scandalous jobs, but the whole history of our local and general government shows that where the politician pockets one dollar corruptly the corporations and contractors take one thousand. The go-betweens who do the public work, not only plunder the community but debauch legislators and executives. Our Croton Aqueduct Department is anything but perfect, but it is purity itself compared with our machinery for making city improvements by contract. But the attention of the public is always directed to the shortcomings of the politicians and private enterprise, so-called, that is, irresponsible plundering, goes on unchecked.

The recent debate between President Elliott, of Harvard University, and President McCosh, of Princeton College, as to the way in which the higher institutions of learning should be managed is naturally exciting a good deal of attention among all who are interested in collegiate education. So far as immediate effect was concerned the representative of Princeton, in defending the old curriculum against the new, had the best of the argument; but the facts, after all, seem to be on the side of the new departure in Harvard. Our great Eastern university but follows in the footsteps of the German universities, where there is a free choice of studies and opportunity to learn specialties thoroughly, and no pretence is made of controlling the morals or the conduct of the students. The scholarship of the German universities and of such of the English institutions of learning as follow their example is far ahead of that attained under the collegiate system heretofore in vogue in this country.

A change in our educational system was inevitable when modern conditions came into play. The higher education of the past was intended to train clergymen, lawyers and the sons of wealthy people; but of late years science, art and industrial pursuits demand as much, if not more, attention than did mere literary culture half a century back. Our university training now aims not only to make men scholars and orators, but scientists, artists and business men of the highest order. It is admitted that all one's life is too short to acquire an encyclopædic knowledge in every department of modern investigation; but as real culture in any department requires thoroughness, opportunity should be given for specialists in the different fields of study.

Dr. McCosh pointed out one apparently fatal objection to a high proficiency in elective and voluntary studies in this country. In Germany the government appoints the examining boards and confers the degrees. The examination is pitiless, and the students who pass it are honestly entitled to the honors they receive. A university degree in Germany means a great deal. Without it, it is impossible to become a clergyman, a lawyer, a physician or a public official. Hence the stimulus given to university education in Germany. The whole future life of the student depends upon his proficiency in his studies. There is really, therefore, no need of any machinery to force the youth in Germany to attend to their lessons and recitations. But in this country we have no government supervision; the colleges themselves give the degrees, and if they were exacting in their demands they would become unpopular and lose patronage. It follows that there are really no high tests for college education in this country. A college degree does not mean anything, and diplomas without number are given to so-called lawyers and physicians who are both ignorant and stupid. There is no high standard of proficiency for entrance to any of our so-called learned professions, and there never will be until the state and the nation sees to it that honorary degrees and diplomas are not given to the inefficient and unworthy.

Another point worthy of consideration was brought up in this debate. The old time colleges were planted in country towns for obvious reasons, but the modern university flourishes only in or near a great city. The technical, medical and legal schools of the world flourish in the great centres of population, and there only. As yet, New York is behind London, Paris, Berlin and even Boston

and Baltimore. Columbia College is not a first-class university, nor can it be one under its present organization. The School of Mines stands high in its specialty; we have a good law school, and our medical colleges are better than those of other cities, which is not saying much; but we ought to have the first schools in the world and a university worthy of the name. A New Yorker cannot get a first-class education for his daughter. To do so he must send her to Vassar, Smith, Wellesley or some of the Western colleges. The time has come when the higher educational interests of this country should be recognized by the establishment in this city of new institutions of learning, or, better still, the enlargement of those now in existence so as to remove what is now a reproach against New York.

Building Statistics Wanted.

Mr. Edward Atkinson, of Boston, some time ago estimated that there were annually expended in the United States from \$250,000,000 to \$300,000,000 in the construction of new buildings. This would not, we judge, include barns, outhouses and the fencing of farms. Unfortunately there is no way of verifying the accuracy of Mr. Atkinson's estimate. Outside of a few large cities no record is kept of the erection of new houses. We know in a general way about what the cost is in New York, Philadelphia and a few leading cities; but that is all. It is a surprising fact, but nevertheless true, that outside of some ten or twelve leading centres no record whatever is kept, nor is there any way of finding out the number of houses built, their sanitary condition or liability to be destroyed by fire.

It would, however, be very important to many interests if fuller statistics could be had on this subject. As much money is probably spent annually in house building as in the construction of railways, yet we know almost to a dollar what the latter costs. The fact is recognized that excessive railway building temporarily impoverishes the country by the too rapid change of floating into fixed capital. Periods of excessive railway building in England and the United States have always been followed by hard times and panics, partial or general. But house building absorbs money quite as rapidly as railroad building, yet so far we are without any data for determining how much is used up annually in the construction of houses in the United States.

To throw some light on this matter, if possible, THE RECORD AND GUIDE sent a request to the Mayors of the several cities throughout the country, asking for such information as it was in their power to give. Some of the answers of these Mayors will be found elsewhere, and they disclose a curious state of things. It seems that of all the houses put up in the United States not one in a hundred is made to submit to any official regulation. The local government know nothing of the plans of the builders or architects, there are no sanitary regulations or attempts to insure protection against fire. No wonder that whole cities are destroyed by conflagrations, and that malaria and disease are common throughout the country! There is no provision by law securing proper drainage, sewerage or safe construction, in ninety-nine out of every hundred houses erected in the United States. The time has come when municipalities, the states and the nation should co-operate to secure the public safety and health. No building should be permitted unless constructed upon plans which will secure reasonable safety from fire and exemption from conditions which invite disease and foster contagion. Hence the fairest country places are but too often haunts for fevers, diphtheria, scarlet fever and all the preventable disorders to which flesh is liable!

Authority should be given to the Bureau of Statistics at Washington to collect building statistics in every section of the Union. Reports of house construction would be of great value to the political economist in showing the annual absorption of the floating wealth of the country in building improvements. Fire and health insurance companies would gain thereby important information, and sanitarians would learn from the figures how large was the field for the reforms they have at heart.

Professor Felix Adler hit the nail on the head in his last Sunday's discourse in speaking of the prevailing theory that over-production was the cause of all our business woes. How absurd, he said, it would be to tell a poor naked wretch that his woes all come from there being too many shoes and too many overcoats in the world. What answer was it to tell the hungry poor that flour and meat had been so largely produced that there is nothing for them to eat. Of all the preposterous theories ever put forth to account for a fact it was that there was too much food and clothing in the world, for which there was no demand. The fact is there is never enough of the necessaries of life for the mass of the race, and the prevalent distress is really due to under-consumption, not over-production. There is not enough money to go round and that's what's the matter. While prices continue to shrink business will be unprofitable, and the poor remain in misery; and this state of things will continue while silver is demonetized by the commercial nations, and gold, which

is constantly diminishing in quantity, is made the sole unit of value.

Our Prophetic Department.

OBSERVER—Does not the break in wheat indicate a change in the tide towards lower prices? It was the advance in wheat during the first weeks in January which created a better feeling all over the Western country and led to the buying movement which affected not only stocks but every business in the country, I am inclined to believe, Sir Oracle, that things will be worse before they are better.

SIR ORACLE—There were several factors at work to advance prices; the higher price of wheat was one of them. Then there was a reaction from the unnaturally depressed feeling which prevailed during the latter part of December. The principal factor, however, which put up stocks was the belief that the difficulties between the Central and West Shore roads would be settled. It seemed very certain that negotiations were commenced as early as the first week in January. Jay Gould heard of what was going on and he "whooped" up his stock ahead of the Vanderbilts, but the latter were the real sustaining forces in the market. Gould sold all his own stocks he cared to dispose of and then skipped out. Another influence tending to a better feeling was the firmness of the metal market. This showed that there was a demand for tools, due to reviving industries. While I was predicting that all this would take place, I was careful to say that the future was not entirely re-assuring to me. I compared myself, you will remember, to the skeleton at the Egyptian feast. I would not now be surprised if there was some decided set-back.

OBSERVER—I notice that bear rumors are beginning to circulate in Wall street, stories of defalcations are being whispered and the bears evidently think that the time has come for a reaction.

SIR O.—Apart from the fall in wheat and the natural disposition to take profits, I do not regard the immediate outlook as so very unpromising. The settlement of the West Shore and Central difficulty will probably soon be announced, which ought to strengthen all the Vanderbilts. Our big crops are giving the railways plenty to do. We may be importing gold during the spring, and then there is no doubt but that capitalists are tiring of leaving their money idle in banks, and are putting it into securities. These investors will buy on every break. The bulls may hold up for a time but it will, I think, be a brokers rather than a bear market.

OBSERVER—How about wheat?

SIR O.—The statistical situation is against that cereal. The amount in sight, some 44,000,000 bushels, is 11,000,000 more than that of the same time last year, and over 20,000,000 more than in 1883. Then all the other cereals are more abundant and cheaper, while consumption is probably less, due to the impoverishment of the masses. I confess to being somewhat deceived by the wheat outlook. It will go higher in time, but the average quotation will remain lower than in any former year. All the cereals, including corn, will remain cheap. This will induce the farmers to store their corn or feed it to cattle. Our cattle crop for the next two years will advantage by the exceeding cheapness of corn. Meats have so far shown little or no falling off in price, but hereafter the drovers and butchers will be forced to make large concessions. But even at lower than the present figures pork, beef and mutton will pay far better than when in the form of corn and hay.

OBSERVER—France, I see, has put a duty on wheat of some fifteen cents a bushel, and Germany of some eight cents. Is not this a serious matter for wheat growing in America?

SIR O.—Undoubtedly it is what has caused the present fall in prices in the cereals, but the immediate effect ought to be to stimulate the purchase of wheat for importation to the Continent before the new duties go into operation. The tax on provisions a few years ago did hurt our export trade, but that has fully recovered since then.

OBSERVER—Cotton, of course, will be affected unfavorably if breadstuffs and provisions become cheaper?

SIR O.—There is a sympathy, of course, between prices; but cotton differs from grain in being strong statistically. We have had two short crops of cotton, and the world's consumption has been about up to the average; consequently for the remainder of this cotton crop year there will be very small supplies to draw upon. As I have said all along, I should not be surprised to see cotton selling for from 12½ to 13 cents a pound.

OBSERVER—But you also thought May wheat might sell at 90 in Chicago?

SIR O.—Well, did it not reach 89 in Chicago, and in the intervening two months it may react to that figure again; but in the meantime it may go somewhat lower.

OBSERVER—What have you to say about politics?

SIR O.—The Cabinet promises to be a strong one in character and brains. Mr. Bayard is a high-toned, honorable gentleman and will make a good impression upon foreign diplomatists. I do not fancy his general theories of politics so far as I know them. He is a fanatical gold monometallist, and in the negotiations for re-es-

tablishing bi-metallism the influence of the greatest silver producing nation on earth will be thrown against the enhancement of the value of that metal. Then, the incoming Secretary of State is an old-fashioned Democrat of the straightest sect, and will be opposed to any new departure in our foreign policy. He will follow the path marked out by President Washington, which was very wise for his time, but quite unsuitable for a nation of 60,000,000 people. Mr. Daniel Manning will, I believe, make a wise and popular Secretary of the Treasury. I notice that the editor of THE RECORD AND GUIDE is disposed to question the wisdom of this appointment; but I, for one, am a believer in political "bosses." There is a popular prejudice against them, but they could not achieve leadership without very high qualities. They must have judgment, tact and the power of influencing men. These are rare qualities and very desirable in an executive officer. I am now outlining the character and capabilities of men like Thurlow Weed, Simon Cameron, Dean Richmond, Chester A. Arthur, and the other great manipulating politicians who have from time to time appeared in our national and local politics. Mr. Manning, I judge, will be the controlling influence in the Cabinet of President Cleveland. Messrs. Lamar and Garland are public men of great ability. I confess I should like to have seen George H. Pendleton and ex-Senator Thurman among the advisers of the new President. They were probably excluded because they were bi-metallists.

The *Tribune* finds that British India, which uses silver exclusively in its currency, is now hoarding gold at the rate of nearly \$31,000,000 a year. Some of this is used for ornaments, of course, but this same hoarding is going on all over the world. The leading commercial nations are doing all they can to get up a corner in the yellow metal. They are making it the sole unit of value by demonetizing and discrediting silver, with the result of depressing prices the world over and adding to the burdens of indebtedness, besides making business unprofitable. Gold production is steadily diminishing at a time when these added values are given to the most precious of precious metals. The evil spell upon the commerce of the globe to-day is gold mono-metallism. While it continues the wise man will avoid the perils of business and will keep adding to his stores of gold like these prudent East Indians.

Saloon Car Gossip.

Colonel Mann, the principal owner of the stock of the Boudoir Saloon Car Company, was asked if he knew anything about the reported settlement between the Central & West Shore Roads. He said he had no means of knowing anything about it, but he suspected that if brought about the stoppage of the war would have consequences of no little interest to him as well as to the traveling public. George M. Pullman had very large interests in the West Shore and the fight, in Colonel Mann's opinion, had something to do with the rivalry between the Pullman and Wagner sleeping car companies. The Vanderbilt interest had a monopoly of the Wagner cars and did all they could to discredit the Pullman sleepers. The Pullman cars were, however, much the best managed and generally a better and more popular car. He (Colonel Mann) would not be surprised if the settlement finally led not only to the practical ownership of West Shore by the Central, but to a consolidation of the Pullman and Wagner saloon car interests. The companies might possibly unite and take in other sleeping-car enterprises. The stock of such a combined organization would command a high price in the market.

"Would your Boudoir Car Company go into such a combination?" asked the writer.

"Oh no," replied Colonel Mann. "We have a newer and better thing than any existing company, and have a great future before us. We have as yet only some forty-six cars, but shall soon have one hundred. The traveling public prefer them on every road where we compete with the Pullman or Wagner cars. The Pullman car was the best of its kind when it came into existence, but no improvements have been made upon it within the last fifteen years. Now, in all business there must be change and progress. The dining-room of the Hoffman House is the finest place for entertainment of that kind in the world, and hence it has the call over all other restaurants; but, doubtless, some day there will be a still more magnificent public banqueting hall. Now, our cars bear the same relation to luxurious railway travel that the Hoffman House does to former fashionable restaurants. Of course there is no jealousy felt to us by the older companies, for ours is yet an insignificant enterprise, and then the field is so large that there is room for all. But, as I said before, I should not be surprised if the Central and West Shore settlement finally involves a consolidation of the Pullman-Wagner, and, perhaps, some other of the sleeping and saloon car companies. The Pullman patents have all run out, and anybody who wishes can make these saloon cars without paying royalties."

Coney Island Point, so frequently mentioned during the past five years in connection with promises of great improvements and increased attractiveness alleged to have been in contemplation by capitalists suspected of a desire for its possession, has at last become the property of a private individual. The bid of Mr. William Zeigler, for years prominent as an operator in Kings County realty, has been accepted by the Gravesend Land Commissioners, the amount involved being \$183,000. Mr. Zeigler is a man of wealth and claims to have purchased the 160 acres, known as Coney Island Point, in the belief that it would turn out a good speculation, and not with any definite idea of improving it in the immediate future.

Statistics of Building in the United States.

The editor of THE RECORD AND GUIDE not long since concluded that the proper method to pursue in an attempt to obtain reliable data as to the numbers and cost of the new buildings yearly erected throughout the United States was to address the officials of the different cities requesting them to furnish for publication such facts as they possessed relating to the subject. Our efforts have not been crowned with success, owing, it seems, to the non-existence of any law in the majority of the states compelling builders to obtain permits from an official whose duty it would be to regulate building enterprises with a view to safety in construction. This is a deplorable condition of affairs, affecting as it does the lives of whole communities and a business interest second to but one other. The erection of buildings should be accompanied by an effort to protect as far as possible the lives of their future tenants, and as this would only be done through fear of legal penalties the necessity of legal enactments and official superintendence is evident. We publish below some of the communications received in answer to the letters sent from this office.

Our neighbor, Jersey City, possesses no record of the buildings erected within its limits. Permits are required for the erection of none but frame buildings, the only requisite apparently for the building of brick structures being the possession or ownership of the land. And yet Jersey City wonders why capital is not attracted to it and invested in dwellings for the workers of the overflowing metropolis. With no restrictions as to the erection of flimsily constructed dwellings and other man-traps affording excellent food for a possible conflagration, the value of improved real estate in that city will never be high enough to warrant extensive investments. The efforts of public-spirited city officials and citizens having the future of their city in view would undoubtedly be sufficient to cause a different and more satisfactory condition of affairs in this important suburb. Until there shall be a change in its building regulations Jersey City will no doubt remain the dead-and-alive place it is at present with no promises for the future worth mentioning. The following explains itself:

MAYOR'S OFFICE, JERSEY CITY, N. J.

Editor RECORD AND GUIDE:

I have delayed replying to your communication hoping that I could get the information you desire. I find that there is no record kept in this city such as would give the information you ask for. The Board of Fire Commissioners could tell the number of frame buildings erected, as they are obliged to give a permit for such erections, but further than that they could not help you. It occurs to me that you could get the information you need from the compilers of the atlases which are made and remodelled every year for the insurance companies. Any large company would have such an atlas of Hudson county showing every building now in existence. Of course that would not give the information as to the past, but I think the compiler of the work would have data to furnish it. Truly yours,

GILBERT COLLINS, Mayor.

That interesting and prosperous city, Hoboken, is, it appears, no better than Jersey City, and its recent rapid progression under such conditions can only be explained by the existence of its great shipping interests. The letter published below enters very fully into the subject of building statistics, with, however, but little result. Is it possible that the closing paragraph indicates that somebody in the Mayor's office is "on the make?"

MAYOR'S OFFICE, HOBOKEN, N. J.

Editor RECORD AND GUIDE:

Your letter at hand and contents noted. I wish to state that we have no bureau or official whose duty it is to collect statistics regarding the number of houses erected, prospective cost, etc. The only way which I can suggest to enable you to make a somewhat approximate statistical report would be to call upon our City Treasurer, and from him obtain a copy of the sewer tapping account, which shows the sums collected as sewer tapping fees by the Street Commissioner, and as each builder pays \$5.00 for the connection (sewer tapping), it will not be difficult to compute the statistics regarding the number of houses erected annually in our city as far back as the Treasurer's books show. The cost of the buildings can only be obtained by calling upon the owner direct. I have in my possession a list of all houses erected during my term of office, May 1st, 1883, to date. I find that about one hundred buildings have been erected during this time, which, I think, is somewhat above the average, as building is very brisk at present with us. This list shows the owners' name, etc., and is at your disposal, providing you make a copy in my office.

The books of our Street Commissioners will not be of any use to you, as the same have always more or less been kept in a very loose manner; and, again, it is very doubtful whether the fees for sewer tapping have all been paid or accounted for.

Any other information which I can give will be furnished, and in case you wish any body to aid you professionally, I can recommend several who are well acquainted with our official city business. I am,

H. L. TIMKEN, Mayor.

Apparently no information bearing even indirectly on the growth of the city, as shown by the new buildings erected, can be obtained regarding the capitol of the greatest state in the Union. Perhaps a little more interest in the proper development of the city and less attention to local politics on the part of Albany officials would improve matters somewhat.

CITY OF ALBANY, MAYOR'S OFFICE.

Editor RECORD AND GUIDE:

I am compelled to state that there has never been kept a record of the buildings annually erected in the city; consequently, cannot give you the information you desire. A. BLEECKER BANKS, Mayor.

As will be noticed on reading the letter next published, the city of Troy, with a population of 60,000, gives no assurance of safety in its dwellings to those who elect to reside within its boundaries. No official exists, it appears, whose duty it is to see that structures dangerous to life are not erected there, and the city's chief executive depends for any limited knowledge he may obtain on the subject of new buildings, upon the daily newspapers. This is certainly an unpromising condition of affairs in a growing city.

MAYOR'S OFFICE, TROY, N. Y.

Editor RECORD AND GUIDE:

Your favor is at hand. In reply, we have no means of furnishing you with the statistics requested. The newspapers here generally publish the information at the end of each year, and if you will write one of them they will undoubtedly be able to give you all the information you desire. EDMUND FITZGERALD.

The fair city of Syracuse is also without any record or statistics upon

which an estimate might be based of the structures yearly erected, as the following communication will show:

Editor RECORD AND GUIDE:

Your favor of the 16th instant to the Mayor is handed me to answer. There is no record kept in any city department here that will give the information you ask for. I send you a list of architects residing here, and you may be able to get the desired information from them.

H. W. BANNISTER, City Clerk.

In the same category can be placed two other cities of importance in this state, viz., Rome and Binghampton, as the two letters below will indicate:

Editor RECORD AND GUIDE:

There is no record of the number of buildings erected annually, nor can I give you an estimate of the number nor of the cost of buildings erected in this city.

F. E. MITCHELL, Mayor.

Editor RECORD AND GUIDE:

In answer to your inquiries am sorry to be compelled to reply that we have no department where such information as you request is preserved.

E. H. FRAMM, City Clerk.

In the Eastern States the batch of letters printed below shows that no efforts have been made to preserve records of buildings in the principal cities. This suicidal policy cannot fail to affect the future growth and population of any city in which it is followed, and we would advise our correspondents to in future give some attention to this subject, and when possible have local laws passed regulating this most important industry.

STAMFORD, CONN.

Editor RECORD AND GUIDE:

We have no way of getting at the information you desire. No such record is kept here.

K. SWARTWOUT, Warden of the Borough.

Editor RECORD AND GUIDE:

We have no means of furnishing you the information you desire.

U. E. B., Mayor.

MAYOR'S OFFICE, NEWPORT, R. I.

We do not have the information to answer your two inquiries, nor can we suggest how it can be obtained with any degree of accuracy.

SPRINGFIELD, MASS.

Editor RECORD AND GUIDE:

In answer to your letter, will say that we do not keep any record of the number of buildings erected. I would, however, refer you to A. H. Kirkham, Esq., Chairman of the Board of Assessors, who I presume, may be able to collect some information for you. Yours respectfully,

A. T. FOLSOM, City Clerk.

MAYOR'S OFFICE, WORCESTER, MASS.

No statistics are kept in any condensed form. Have to depend upon the Assessor's tax list.

R.

CITY OF PORTSMOUTH, N. H.

Editor RECORD AND GUIDE:

We have no records in this city of buildings built or the cost thereof. No means are to be found by which your questions can be answered. No permit to build is required here. It is impossible to give you any information upon the points you inquire about.

CALVIN PAGE, Mayor.

CONCORD, N. H.

Editor RECORD AND GUIDE:

Your inquiry as to the erection and cost of buildings in this city is received, and I am sorry to say that no statistics have ever been kept which in any way cover the point. I should be very happy personally, to give you the information or to refer you to the proper department, if in my power, but nothing more accurate than a mere guess could probably be furnished by any one.

EDGAR H. WOODMAN, Mayor.

The next two letters briefly indicate a similar condition of ignorance on this vital subject in at least two southern cities. Indifference in that section of the country is, however, more easily excused that it can be in the more prosperous North and West:

SELMA, ALA.

Editor RECORD AND GUIDE:

No record of the number or cost of buildings erected annually in Selma has been kept.

R. J. DAVIDSON, Mayor.

MAYOR'S OFFICE, WHEELING, W. VA.

Editor RECORD AND GUIDE:

No such statistics to be had in this city.

J. A. MILLER, Mayor.

We append an interesting communication from the Mayor of Grand Rapids who in striking contrast to many officials of other cities has found time to send such information as was within his reach, and thereby gives evidence of the interest he feels in the growth and development of the pleasant city over which he has the honor of presiding:

MAYOR'S OFFICE, GRAND RAPIDS, MICH.

Editor RECORD AND GUIDE:

In reply to your letter of the 8th October we have no records of the building done in this city.

We have a board of building inspectors who act only upon request of the Mayor or Fire Marshall. During the year of 1883 there was erected in this city 1,400 dwellings, and a large number of business blocks, mills, churches, &c. This year there will be more dwellings, but fewer mills and churches, and more business blocks than last. I cannot give you an estimate of cost of our buildings, but as a general thing the dwellings are good, many of them elegant costly structures, and of great beauty and durability. We have erected within the past two years ten school houses at an average cost of \$15,000. We will build a city hall next year to cost \$150,000, exclusive of the ground and fixtures (furniture, heating, &c). Also one bridge to cost \$80,000 and one to cost \$20,000. We built one iron bridge this season that cost \$40,000.

C. E. BELKNAP.

Compared with the above the following letters do not make a good showing but little interest apparently being taken in such subjects.

MAYOR'S OFFICE, LANSING, MICH.

Our city has no such statistics as you desire.

W. DONOVAN.

MAYOR'S OFFICE, CITY HALL, JACKSON, MISS.

Editor RECORD AND GUIDE:

I am in receipt yours of the 4th inst. In answer I will say there is no record kept in this city of the matters you inquire about. There is no way that I could ascertain except by making a canvass of the city and ascertain by actual inquiry of every person who has done any building.

JOHN MCGILL, Mayor of Jackson, Miss.

MAYOR'S OFFICE, LINCOLN, NEB.

We keep no record of such statistics here and can not inform you of facts desired.

P. E. MOORE.

ADRIAN, MICH.

Editor RECORD AND GUIDE:

In reply to your request for figures relative to number and cost of buildings in this place would say that I should be very glad to give you the information could I do so but as there is no record of any kind of a public nature bearing upon the subject, I am unable to give you the figures. Regretting my inability to comply with your request. I am,

R. A. BURY, Mayor.

MAYOR'S OFFICE, CITY OF SALEM, OREGON.

Editor RECORD AND GUIDE:

I received your letter and wished to furnish you the desired information that you required. But I cannot find any person that will give me those points without paying them for it. I applied to the architects and builders, and they would not give me the information.

A. KELLY, Mayor.

The next is from the far West, and the enterprising gentleman whose name is attached presents evidence of having studied the methods of some of the officials of our own city. Anything for cash, and nothing for the public, would appear to be his sentiments.

ENGINEER'S DEPARTMENT, KANSAS CITY, MO.

Editor RECORD AND GUIDE:

Your letter received by the Mayor of this city requesting information as to number and cost of buildings, etc., was handed me to-day, and in reply I beg to say that the information you desire can be obtained through this office, but a larger task than you are aware of. If you see fit to pay for time occupied in obtaining desired figures the same will be furnished.

JAMES A. TIERNAN, Chief Clerk.

The following table contains the most reliable of the information received in reply to our letter:

City.	Population, 1880.	Year.	No. of new buildings.	Estimated cost.
Baltimore...	332,190	1883	2,362	
		To Sept. 30, 1884	2,600	
Boston.....	362,535	1881	1,95	\$3,144,000
		1882	1,076	8,919,000
		1883	1,057	
		To Sept. 30, 1884	756	
Brooklyn....	566,689	1884	3,050	14,370,714
Chicago.....	503,304	1882	2,637	15,830,000
		1883	{ 3,204 bldgs	21,527,610
		1884	{ 1,602 sheds	160,000
			4,169	20,689,600
Cincinnati...	255,708	1883	773	6,000,000
		To Sept. 30, 1884	595	7,503,000
Columbus...	51,665	1879-80	316+	401,987
		1880-81	352+	441,528
		1881-82	507+	670,672
		1882-83	941+	921,726
		1883-84	1,056+	1,115,052
Charleston...	49,999	1882	173+	152,780
		1883	32+	340,715
		To Sept. 30, 1884	205+	142,825
Detroit.....	116,342	1877	87	80,355
		1878	501	882,789
		1879	733	1,333,327
		1880	1,140	1,596,120
		1881	1,784	2,601,782
		1882	2,148	3,513,260
		1883	2,165	3,529,077
		To Sept. 30, 1884	1,912	2,906,318
Dallas.....	1883	500	1,000,000
Fall River...	49,005	1883	374	716,075
Harrisburg..	30,762	1883	250	375,000
		1884	300*	400,000
Minneapolis.	46,887	1878		1,612,875
		1879		2,799,000
		1880	623	2,080,600
		1881	1,986	5,434,233
		1882	2,631	9,133,125
		1883	3,369	10,133,000
Nashville....	43,461	{ March, 1873, to		
		{ Oct. 1, 1883 }	2,533	7,944,730
		{ Oct. 1, 1882, to		
		{ Oct. 1, 1883 }	407	891,841
Newark.....	136,400	1881	387	
		1882	629	
		1883	718	
		1884	862	
New Haven..	62,880	{ June 6, 1870 to		
		{ Dec. 31, 1871 }	674	1,653,910
		1872	482	1,739,030
		1873	255	1,317,250
		1874	234	968,105
		1875	254	1,086,650
		1876	196	596,075
		1877	140	946,470
		1878	155	417,500
		1879	203	624,025
		1880	178	415,590
		1881	237	694,550
		1882	226	1,035,850
		1883	333	955,550
N. Y. City..	1,206,577	1884	2,812	42,215,423
Philadelphia.	846,984	1881	2,761	
		1882	2,930	
		1883	3,820	
		1884	4,770	
Scranton....	45,850	1881	500*	
		1883	700*	
		1883	1,200*	
		1884	1,400*	
St. Louis....	350,522	{ April 7, 1883, to		
		{ April 7, 1884 }	2,558	7,211,800
		{ April 7, to		
		{ April 30, 1884 }	1,486	
St. Paul....	41,498	{ Aug., 1883, to		
		{ Sept. 30, 1884 }	2,008	3,772,087
Topeka.....	26,000	{ Oct. 15, 1880, to		
		{ Nov. 1, 1884 }	3,615	3,000,000

* Estimated. † Exclusive of public buildings.

Home Decorative Notes.

—Tulips are among the favorite floral decorations, the pale and deep pink varieties combine elegantly in centre pieces; in using tulips always turn down the foliage, which very much improves their appearance.

—Wedding and reception cards are rather large and square in shape.

—Mantel pieces are banked with camelias, tulips and cactus blossoms; a fine effect is produced by having a trailing fringe of ivy leaves below.

—Many of the French clocks on finely decorated china pallettes are extremely lovely, but also very fragile.

—An advantage over the usual centre glare of gas-light in a drawing-room is obtained by the distribution of tiny one-light pendants hanging by dainty brass chains in the four corners of the drawing-room; the brazen sconce plates with rich *repousse* and chased work are highly decorative, and have a brilliant effect.

—The pearly bits of Belleck porcelain are dainty and attractive trifles for cabinets.

—Outside window shades for the summer may be made of China matting, which keeps off the sun and also admits a free passage of air.

—Old embroideries are much sought after for chair covers and sofa pillow covers.

—A novelty in portieres is one mass of colored silk embroidery, into which are worked small round pieces of looking-glass; these give the curtains a quaint and curious effect; and at a distance it is impossible to tell what the innumerable glittering circles are.

—Tables of all shapes, with pretty covers of plush or satin, are scattered around the room and adorned with pretty trifles.

—Much attention is now paid to tapestry, which has come very much into use; the finest tapestry work is that done by the Associated Artists, No. 115 East Twenty-third street; at their rooms were noticed quaint designs for portierers, wall hangings, curtains, etc.; many of the designs are greatly to be commended for their good taste and extreme elegance.

—Exquisite chairs are painted in copper-bronze and furnished with head-rest pillows and seat-cushion in copper-bronze plush.

—For the library is shown a waste-basket of white bronze and brass, the design being a fishing-net on a brass anchor and oar.

—An odd thermometer and suitable for a library-table is composed of a deer's leg, the hoof of which is finely polished and mounted in silver.

—A lovely whisk-broom holder to hang on the gas-jet or gold hook can be made the shape of the broom with a front and back of bright yellow velvet, while in the centre is fastened a large sunflower which is formed of small pieces of yellow felt, shaded from deep orange to bright yellow, suspended by loops of yellow satin ribbon.

—Satin damasks of the most gorgeous colorings and unique designs are used for upholstery purposes; gold thread is very lavishly used in many of them, some being stiff with the metal embroidery.

—Purses in real Japanese leather have silver settings and clasps.

—Library chairs are upholstered with embossed Russia horse hide, the figures showing a raised relief in Renaissance, while the groundwork is flowers and leaves of rather large design.

—When one has no use for a grate or fire-place, the opening may be filled with a trellis covered with ivy, which can be trained to run all over the chimney-piece; a box of ferns also looks well; neither of these plants require the sun, so that a bower of tender and refreshing green will soon form.

—A simple yet very pretty lamp-shade is of Oriental lace, about seven inches deep, with a fringe of red embroidery silk, knotted through the edge of the lace.

—Toilet sets in cut glass or of brass *repousse* work are used in luxuriously fitted dressing rooms, the bowls are very large and heavy and the ewer is in shape of a large carafe.

—One of the freaks of fashion in dinner cards is that of having an appropriate design and legend painted thereon, a broad satin ribbon is made a back ground for the cards which are square in shape, a pretty effect is made by having variety in the colors of the ribbons.

—A low square basket with a cover is pretty if upon the cover is worked a spray of large yellow daisies with a number of green stems.

—Buff satteen embroidered in crewels makes a beautiful upholstery for covering furniture.

—An exquisite wall panel of blue satin is decorated with a branch of apple blossoms embroidered in fine chenille, a band of maroon plush finishes the sides and ends.

—The darning stitch is used in the new design for decorative embroidery and is much liked for its simplicity and effectiveness.

—The ordinary milking stool with three legs decorated with some favorite design of fruit or flowers is used in the parlor, a bunch of bright red and yellow tulips is an effective decoration, for these unique articles of adornment.

—Very charming effects may be produced by the use of colored bronze paints; by their use the delicately woven Eastern baskets are converted into jewel-like beauties, a bow of wide satin ribbon completes this dainty trifle.

—What a glorious vista does wood-working open up in its accomplishments and its possibilities; somewhat recently a process has been discovered by the New York Wood Working Company of One Hundred and Thirty-fourth street, whereby wonderful realistic effects of carving has been accomplished without any carving whatever, that is, a steel die is used, cut of course in the pattern desired and brought to bear with such force upon the dampened wood that the impression of flowers, figures, etc., is brought out in fine relief and in perfect imitation of that carved by hand, this mechanism is still in its infancy; should the improvements continue the occupation of the wood-carver will be, like Othello's, "gone."

Realty at Albany.

[From our own Correspondent.]

ALBANY, February 26.

The most important measure of this week is the introduction in both houses of Mayor Grace's bill relative to the new parks north of the Harlem River. This bill, taken in connection with others that are pressed by him, has created the impression that Mayor Grace is devoting a good portion of his time devising means and ways of grasping additional power, just as Fernando Wood and Tweed did in their day. This has led many of the Republicans and some of the Democrats to ask, has New York got another Fernando Wood for Mayor?

The Park Bill is a sweeping change from the measure of last year. It takes off 200 feet on the north and the same on the west side of the Van Courtlandt Park, as proposed in last year's act. It strikes out all that portion of the proposed Bronx Park as defined in the act of 1884, which lies on the east side of the Bronx River, confining it to that portion of the park lying west of it, and excepts from that area such lands as the Suburban Rapid Transit Commission, appointed by Mr. Grace during his first term as Mayor, has selected for its purposes, and takes out of the Claremont Park the lands within its boundaries which were selected by the same commission. It also abolishes all of the proposed Pelham Park and also the parkway which connects that park with the Bronx.

The bill remodels all the act of last year, repeals some of its sections and amends others. It legislates out of office the three commissioners, Marsh, Quintard and Page, appointed by the Supreme Court last December to appraise the value of the land to be taken for parks and parkways, and provides that three new commissioners shall be appointed next October. It provides that the proceedings for the taking of the lands shall be under the control of the Board of Street Openings, whose powers the Mayor is trying to have enlarged by the passage of another bill which transfers duties now lodged in the Park Department and Public Works. Of this Board of Street Openings as constituted, the Mayor is the head and controlling power, which virtually places the new powers sought for it, including the control of the proceedings for taking the land for the parks, in the hands of the Mayor.

The next important change and the one of vital interest to the owners of property in the wards north of the Harlem River, is the complete and radical change in the mode of paying for the lands taken for the parks and parkways. It strikes out all provisions for the issue of bonds provided in last year's bill, and provides that the entire awards for lands taken and cost of proceedings shall be assessed on the property adjacent to the parks and benefited thereby. It provides also that this adjacent property may be taxed to pay for these lands to fifty per cent., or one-half of their value as shown on the regular assessment rolls of the city; that is, if a man has a piece of property near these proposed parks which is assessed for taxation at \$10,000, he may be compelled to pay \$5,000 towards paying for the lands to be taken for the parks. If the owner of the property happens to have, as is often the case, a mortgage on it equal to two-thirds of its value, he might as well give his property away or surrender his interest in it. In many instances, the enactment of this bill into a law will effectually confiscate the property of those who own small parcels or homes in that section of the city. It will be a hardship upon the hundreds of men of small means, who have invested their entire means in small homes in that part of the city. Senator Daly, who introduced the bill at the instance of Mayor Grace, announces that he intends to make it the greatest effort of his life to pass the bill, and thus aid in taking the homes of persons of moderate means away from them.

The bills introduced two weeks ago by Senator Daly, that to enlarge the powers of the Board of Street openings, and give it the control of the laying out of streets, parks and parkways all over the city, the bill devising a new mode for paying for lands, and also the bill for a new mode of paying for grading and improving streets, all of which were fully described in my letter of the 12th inst., were all favorably reported in the Senate to-day. These bills encroach upon the powers of both the Park Department and the Department of Public Works and add to the powers of the Mayor.

Senator Plunkett has introduced in the Senate and Mr. Shea in the Assembly, a bill to strike off from the map and close College avenue in the new wards from One Hundred and Forty-eighth to One Hundred and Sixty-third streets.

Mr. Shea has also introduced a bill for the revision of the map or plan by which the section at Spuyten Duyvil creek was laid out by the Department of Parks.

A bill introduced by Senator Daly provides a mechanic's lien law for the entire State. It makes the liens of mechanics, laborers, and those furnishing materials preferred claims to all except that of a mortgage representing the whole or part of the purchase money of the lot. It is nearly like the present mechanic's lien law in force in the city of New York.

The bill heretofore alluded to for the reduction of wharfage in New York and Brooklyn for all crafts and vessels engaged in the internal commerce of the State is being strenuously opposed in the committee, a lengthy argument having been made against it last night by Henry Beard on behalf of the city of Brooklyn and other interests.

The bill to reduce the width of Trinity avenue in the new wards has been favorably reported in the Assembly. Also the bill authorizing the Park Department to revise the map of that portion of the Twenty-fourth Ward which lies west of Riverdale avenue and north to River street, by altering the course and width of the roads, streets and avenues as now laid down in such manner as may be shown most conducive of the public good.

A bill has been reported in the Assembly, giving to the board which now has the power to make contracts for lighting the streets of the city, to wit, the Mayor, Comptroller and Commissioner of Public Works, the full and sole control and authority to grant licences or permission to any person or corporation to lay pipes or mains in or under any of the streets, avenues or public places in the city of New York, or to open the pavement of any of the streets for the purpose of laying pipes or mains for conducting illuminating gas, fuel or powers. That power is now lodged with the Commissioner of Public Works alone. The bill also provides that any person or corporation obtaining the permission of that board can proceed to open the streets for any of the purposes named and lay pipes and mains. This in effect supersedes the present law prohibiting companies hereafter formed from laying gas mains and pipes.

When the bill adding the president of the Fire Department to the new Croton Aqueduct Commission was up for final passage in the Assembly, it was alleged that Mayor Grace was behind the bill and the charge was made by Assemblyman Howe that the plan of the Mayor was to have his special friend Purroy made the President of the Fire Department in May and thus place him in the Croton Aqueduct Board, which would give Mayor Grace one more vote in that board to help him carry out whatever plans he might favor. Mr. Van Allen insists that Van Cott was to be the man. But his turn expires in May and it is

certain that he will be continued in the Department. Among the County Democrats in the Assembly, the admission is made and the claim put forth that it is a cunning dodge to put Purroy in the new Croton Aqueduct Board. They all refer to it as a fixed fact, that he is to become the new Croton Aqueduct Commissioner if the Governor signs the bill. It has now passed both houses.

The Mayor's bill for a spring election was introduced in the Senate to-day.

The plans for converting the forest lands held by the State on the upper waters of the Hudson and in the Adirondacks into a park for the better protection of the waters of that region, has received a set-back in the outcome of a suit to punish parties who had cut timber on the lands owned by the State. The title which the State has in these lands is that obtained in the purchase of the same at tax sales, in buying them in for taxes due the State. The suit in question demonstrated that the State had no legal title to the lands for the reason that the taxes were not legally levied. The original owners could, therefore, proceed to cut down the trees at pleasure, or sell the right to cut them to others. It is now proposed to make the deed given to the State after its purchase at the tax sale a valid evidence that the State owns the lands instead of presumptive evidence as at present, and a bar against all other claims of ownership after the expiration of one year from the date of deed. The suit referred to unsettles all the tax titles of individuals as well as the State purchasing lands at tax sales in that section, and it is proposed to make the new law as to the validity of the tax deeds apply as well to those held by individuals as by the State.

The Legislative Committee of the Real Estate Exchange.

At the meeting of the Committee on Legislation of the Real Estate Exchange yesterday, the following resolution was passed:

Resolved, That in the opinion of this committee the bill now before the Legislature giving the County Clerk twenty days in which to make returns to searches in his office, is, in effect, a measure to increase the already burdensome expenses attending real estate transfers, and should not pass.

It was also resolved that the above resolution be transmitted by the proper officers of the Exchange to the Assembly.

Mr. Thatcher M. Adams briefly stated his views on the restricting of the height of buildings in the city, and explained his reasons for advocating the bill now before the Legislature, and on which a hearing will be had before the Assembly Committee to-day. The subject will be taken up at a future meeting of the Committee on Legislation.

What Tom Benton Did.

EDITOR RECORD AND GUIDE:

I notice that in the last issue of the RECORD AND GUIDE you recall the fact that it was Mr. Benton who caused this country in 1837 to adopt a lower valuation of silver than $15\frac{1}{2}$ to 1 of gold, or 3.06 per cent. lower than that of France and the states of the Latin Union, and about three per cent. lower than in the silver currency of Holland and Germany and British India. It is noteworthy and should be recollected that at the time the officers and representatives of some eighteen New York, Philadelphia and Boston banks—the Coes, Vermilyes and Dowds of that day—went to Washington to insist that Congress should give only $15\frac{1}{2}$ ounces of silver for one of gold.

BI-METALLIST.

Members of the Militia Not Entitled to Exemption.

BROOKLYN, February 24, 1885.

EDITOR RECORD AND GUIDE:

Will you please inform me through the columns of the RECORD if there is any exemption from real estate taxes to a member or ex-member of the New York State militia who has served seven years under the old militia law, and prior to the present law. Respectfully,

C. H. BULKLEY.

ANSWER—No. The law granting exemption was repealed. It has been held by the Court of Appeals in this state that the law granting the exemption to the extent of \$1,000 did not create a contract so as to prevent the Legislature from repealing it, and the enlistment of the militia while such act was in operation was subject to the repealing power of the Legislature.

LAW EDITOR.

Failure to Fulfill Agreement to Lease.

NEW YORK, February 6th, 1885.

EDITOR RECORD AND GUIDE.

Will you kindly oblige by giving information on the following:

A party leases property for a term of twenty-one years, from May 1, 1885, the same to be altered as agreed by both parties, and to be completed by May 1, 1885. The owner acknowledges the agreement by a letter accepting the offer and terms. Two days afterwards he informs the lessee that he cannot and will not give a lease on account that his deed states he must have the consent of two parties, one is willing and the other is not, to allow him to build for business. Party of second part says he will wait six months to give him time to fight the injunction, but wants a lease for proposed building. Is not the owner obliged, providing the building is not complete and delivered by the first of May, to pay all damages that the second party may incur, namely, excess of rent for another building and moving, and also can the owner be compelled to give the lease? By giving us an early reply you will confer a favor on

Yours truly,
A. LOWENBEN'S SONS.

ANSWER—The letters constitute an agreement for lease, not the lease itself. The refusal of the owner entitles the proposed lessee to damages, but only to actual damages, such as were in contemplation of the parties at the time of the contract. The proposed lessee has, for all that appears, an adequate remedy at law, and is not entitled to specific performance, and he must keep down the damages by securing other accommodations. His offer to wait six months for the lease, coupled with the demand for the lease, does not waive the contract, but is an element to consider in the matter of damages, as it goes to show that he has had ample opportunity to get another place. Our correspondents facts are perhaps not stated as fully as he thinks he has stated them; and while our opinion is valuable and reliable, on the facts as stated by him, we hope he will not go to law, nor stand a law suit, without consulting some able real estate lawyer in whom he has confidence.

LAW EDITOR.

Manton Marble, for so many years editor of the *World*, has been at Albany for sometime past helping President-elect Grover Cleveland to write his inaugural address. Mr. Marble, when editor, manifested great intelligence and a correct taste in the changes he suggested or made in the articles of other writers. He rarely ventured himself to compose more than a para-

graph, some of which were bright enough, but curiously they were often strained in their style. When a rival journal undertook to criticize the utterances of the *World*, it was always some queerly constructed sentence of Mr. Marble's own which was held up for censure or ridicule. He will do Mr. Cleveland a service in the changes he will suggest in the inaugural, but he will probably not be so happy in what he will write himself. Mr. Marble is a pronounced free trader and gold monometallist, and he will do all he can to commit Mr. Cleveland to an extreme position against the tariff and the coinage of silver.

Mr. Carlton, the editor of *Life*, who wrote the successful play "Victor Durand," was originally a reporter for a Chicago paper. The drama was successful in New York, and was rather more favorably noticed by the press than it deserved. When produced in Chicago, however, the newspapers went for it savagely. If there is one thing a newspaper writer abhors more than another it is the attempt of one of the craft to write a successful play. Bronson Howard, the very successful playwright, was originally a New York journalist, and for a long time had a sub-editorial position in the *Tribune* office. When he wrote a play it was vehemently denounced by the entire press of New York, and by none more savagely and unjustly than the New York *Tribune*. Mr. Howard is a very amiable and accomplished gentleman, and has won deserved success, despite the unfair and ungenerous conduct of his former journalistic co-laborers.

The World of Business.

Taxes on Real and Personal Property.

For several years a bill has been introduced in the Legislature to do away with the exemption for debts which the law allows on the assessment of personal property. The objections to this bill are numerous and, we believe, convincing. At the same time the reports of the State assessors and the messages of the Governor for several years have shown that undue advantage is taken of present provisions of the law through the creation of fictitious debts, by which personal property escapes the fair proportion of its taxes and real property is unduly burdened. A bill was introduced yesterday by Senator Arkell which, we believe, meets fairly the objections raised to the bill abolishing altogether exemption for debts, and at the same time tends to adjust more equably taxation on real and personal property. The bill provides that wherever an exemption for debt is claimed, the one claiming the exemption shall file with the assessors and with the County Clerk a detailed list of the amount of his debts for which he claims exemption, the names and residences of his creditors. A man's assessable property is a matter of record open to public inspection. It is just that when he claims exemption the grounds for his claim should be equally public. The amount of his taxes is not a matter which concerns him alone, for the amount of taxation is fixed, and when one man's share through any cause becomes less, the burdens of all others in the same community are proportionately increased. Still further, the proposed bill allows an alternative. If a taxpayer does not desire to make the amount of his debts and the names of his creditors matters of public record, he is under no compulsion to do so. By refraining from claiming exemption he can preserve the secrecy of his business affairs, if he chooses. One or the other alternative it seems fair that the State should impose upon its taxpayers. Either they should pay taxes on personal property they seem to possess or they should make it perfectly clear that they do not possess the property on which they are taxed.—*Albany Journal*.

The Silver Reminiscence.

The title of the act of 1873, which demonetized silver, was: "An act revising and amending the laws relative to the mints, assay offices and coinage of the United States." This innocent little bill was not read, except by its title when reported to Congress for action, and was passed without question or debate as a matter regulating mere subjects of detail according to the suggestions of experts. Yet it contained this clause hidden away in its concluding sentences: "No coins, either of gold, silver or minor coinage shall hereafter be issued from the mint other than those of the denominations, standards and weights herein set forth." The silver coins "herein set forth" were the fraudulent trade dollar, there first created, and the fractional or subsidiary coins, such as halves, quarters, dimes, etc., the weights of which were changed. "The dollar of the fathers" was severely ignored, and thus was expressly denied all future privileges of the mint. In this act the silver dollar was demonetized by the inhibition upon future coinage at a time when the premium on silver, coupled with the total disuse of all specie except at Treasury counters, had banished the previous product of the mint from the country. In the revised statutes reported to Congress in June, 1874, this clause occurs: "The silver coins of the United States shall be a legal tender at their nominal value for any amount not exceeding five dollars in any one payment." This act, when Congress voted the revision, *en masse*, to be the law of the land, completed the climax of this process of legislation by echelon, and declared that even the few souvenirs of the white money of the constitution still lingering among the hoards stored away in divers homely receptacles, even these were stripped of their legal-tender quality. The act of February, 1873, demonetized it commercially by shutting off the supply, and the Revised Statutes gave it the *coup de grace* by canceling its legal functions. The act of 1878 was a Columbiad projectile which the public, after protracted maneuvering, managed to hurl into this little conspiracy amidship and "burst it wide open." That act which defeated the plotters also satisfied the people. It is, of course, true that the act of 1873 did not destroy the legal tender franchise of the few silver dollars extant, but it demonetized silver by creating a guarantee against a silver currency of the future. It is a matter of historical record, established on the positive testimony of those gentlemen and on contemporaneous writings, that when the act of demonetization was passed in 1873, neither President Grant, nor Messrs. Beck, Voorhees, Blaine, Garfield, Hoar, Kelley, and others of the ablest men in Congress, were aware of the import of the act in respect to the silver dollar. The testimony of these gentlemen would probably be worth as much in respect to their state of mind as that of a belated logic-chopper who offers in opposition thereto his idle surmises. Mr. Beck also states that certainly not ten members of the House knew or suspected its character. The contrast afforded by the remonetization agitation which set in when the people were made acquainted with the wrong which had been done, affords the strongest of the proofs in the premises. The leading newspapers canvassed the subject hotly month after month, a series of earnest and protracted discussions long occupied the attention of both houses of Congress; the bill of 1878 was finally passed, and was vetoed by the fraudulent President, but it finally passed both houses by more than a two-thirds majority, amid all the accessories of public agitation and Congressional heat which ordinarily accompany the most important legislation. This public interest when the subject of legislation was recognized is certainly in peculiar contrast with the apathy of Congress and the people when the same issue was pending five year before, and clearly proves, as Mr. Beck shows by other means, that in 1873 both Congress and the people were ambushed. It is but little concern to any one what the motive was, and the equities are generally considered to have been satisfied by the act of remonetization.—*Courier Journal*.

Supposing a Case.

Looking at the amazing development of the western portion of the United States since 1849, one can hardly help wondering what would have been the situation to-day had the great deposits of gold and silver been placed in the Alleghanies instead of in the Rocky Mountains and Sierra Nevadas, and been discovered 250 years earlier. Would it have been for the permanent good and advancement of what is now the "American" nation that the early colonists should gather this immense treasure? Would it have earned them an independence sooner by attracting a hundred fold greater immigration, or would it have tended to rivet closer the bonds of foreign control by exaggerating the estimate of value placed on these colonial possessions? Spain ran against the treasures of Mexico and South America and the Darien Isthmus while seeking a short route to India in the interest of peaceful commerce. Her adventurous explorers thereupon became transformed into a horde of freebooters who plundered and fought alternately among themselves and the native races, whole tribes of whom were enslaved and exterminated by hard work in the mines. Many of the surviving conquerors returned to Spain laden with riches and all telling tales of a wonder land beyond the sea. The Spanish sovereigns, who were eager to match the growing maritime power of England, for a time clung to the hope of opening a new highway to the Orient, but finally joined in the gold hunt and sought to colonize tropical America and drain its treasures into the Spanish Treasury. Now after the lapse of 400 years Spain holds not one of her gold producing colonies and not one of them has yet recovered from the blight of the gold hunters' rule, though long independent of foreign control. The first colonists and explorers who entered what is now the domain of the United States were inspired with the hope of repeating the discoveries made by Spaniards farther south. Being totally disappointed in these expectations they were supplanted by new comers who were filled with other ideas. Religious zeal and a determination to cultivate the soil or to promote commercial enterprises gave them fortitude and stability. In the hard struggle with adversity the different colonies were finally drawn into a close union from which grew a mighty nation able to absorb the gold and silver of the far West without quarrelling over the division of the spoil. It is very hard to guess what would have been the result had the gold fields of California been scattered along the Atlantic instead of the Pacific slope, but it is safe to say that Mr. Bland's silver bill and the metallic currency question would have stood upon very different footings from those which they now occupy. Again, it was the discovery of gold in California which once more revived the old projects of a short cut from the North Atlantic to the Pacific and led to the construction of the Panama railroad. And now, with the growing importance of the Pacific trade, two great ship canal projects are attracting the attention of the commercial world. With the gold fields on the opposite side of the continent would these canals have been constructed long ago, or would they still be projects for engineers to amuse themselves with by figuring out curious estimates as to the probable cost and time of construction? Would Secretary Chandler now be threatened with an investigation for sending a survey party to Nicaragua, or would the utter impracticability of both canal schemes have been long ago demonstrated?—*St. Louis Republican*.

Natural Gas.

Natural gas has almost revolutionized the manufacture of chimneys at Evans & Co's. factory at Pittsburg. After considerable trouble the proper heat has been secured in the furnace, and glass is made in eighteen hours instead of twenty-four, as required by coal. A working turn heretofore of five hours' duration is now only four. Not a particle of coal is used in the works.—*Age of Steel*.

The Petroleum Trade of India.

The increase in the imports into India during 1884, which consisted mainly of American kerosene oil, has been really enormous during the five years, as will be seen from the figures given below:

	Gallons.	Rs.
1878-79.....	3,775,674	27,17,112
1879-80.....	7,888,247	48,19,079
1880-81.....	10,060,026	48,70,580
1881-82.....	9,883,049	50,40,326
1882-83.....	21,059,668	92,93,123

The quantity imported has increased in these five years by 458 per cent., and in the same period the average value has fallen from Rs 0-11-6 a gallon to Rs 0-7-1 a gallon, or by 38.4 per cent. Almost all the kerosene, says the *London Grocer*, came direct from the United States, only a small quantity being imported from thence via the Straits, and a much smaller quantity still from England. The low range of prices of imported kerosene oil has to some extent interfered with the development of the oil-bearing tracts on the coast of Arkan. The company formed to work the oil wells in the islands on that coast has been somewhat crippled by the cheapness of the imported oil, and also by the lack of adequate machinery for refining. Such machinery, however, is now at work, and the obstacles in the way having been to a great extent overcome, the production of oil in Burma has largely increased. The Commissioner of the Arakan Division writes: "Petroleum ought soon to take a prominent place in adding largely to our export resources. During the past year shipments of crude oil have been interdicted at Calcutta and other ports under the provisions of the petroleum act. A further cause for non-shipment of the oil in a crude state is that a refinery has been set up at Kyouk-Phyoo, and that the raw article is being turned out in a refined state which makes it fit for European consumption. A second still larger refinery is in course of construction, and it is believed than the out-turn will soon be sufficient to compete successfully both as regards price and quality (in these parts at least) with refined oil imported from America. Other companies are in course of formation to work the Ramree oil fields, and it may now be fairly said that a new industry has been developed in Arakan which will bring wealth to the country and add materially to the importance of this portion of British Burma." Close on 600,000 gallons of petroleum produced in Burma were shipped coastwise from ports in that province (Akyab and Rangoon) during the year 1882-83. It is believed that the present year will see a further large development of the trade. About 192,336 gallons of the quantity stated were the produce of Arakan wells, the remainder being petroleum from Upper Burma brought down to Rangoon, and thence largely shipped to Calcutta, where it is extensively used for mill machinery.—*Oil, Paint and Drug Reporter*.

Improvement of Business at St. Louis.

Those who have read our manufacturing items from week to week have not failed to discover that in several important branches of local business an improvement has been in progress for weeks past. Looking back to last summer, and comparing the conditions of things then with what it is now, the full extent of the improvement may be understood. Then the machine shop proprietors had only enough work on hand and in view to justify them in keeping their doors open; the rolling mills and forge works had barely enough to do to keep the swallows out of their stacks, and in all cases not enough; the barb wire manufacturers had probably 25,000 reels of unsold wire in their warehouses; chain makers were complaining of a small, lifeless business, and glass manufacturers were afflicted with a settled melancholy. In several other branches of manufacture, including all foundries except those devoted to the production of pipe or structure irons, there was pronounced dullness, a dullness, moreover, which had apparently come to stay. If these things are fully considered when *The Age of Steel* of this week is read it must appear clear that important changes for the better have taken place in the industries referred to. It will be noticed that the Helmbacher

Forge and Rolling Mills Company are now running all departments of their extensive works with upwards of 200 men in their pay; that a similar establishment—McDonald's—is again in operation after a protracted stoppage; that the chain and hame makers are crowded with orders; that the outlook for architectural foundries and pipe works is excellent; that the barb wire manufacturers are rapidly falling behind their orders; that the glass trade is slowly improving; and so on and so forth. These changes have been brought about so slowly, with one or two exceptions, that a great many business men have not been apprized of their full meaning. And then, some sort of an improvement was anticipated as winter drew to its close, making it an easy matter in off-hand opinions to refer the changes to ordinary causes.

While we are not over-burdened with high hopes as to the near-by spring trade, it must be said that there are many promising signs cropping out in different parts of the country. Our observations with respect to certain branches of business in and about St. Louis may be applied without appreciable loss of meaning to other centres of industry, notably Chicago, and to Joliet, in so far as the scope of its industries will permit. On the whole, we regard the outlook as having vastly improved since last year, and while not exactly expecting such a thing, we would not be surprised to wake up some fine spring morning and find the country big with business.—*Age of Steel*.

Record and Guide.

PRICE, \$6 PER YEAR.

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Sales of the Week.	Mechanics' Liens, New York.
New York Conveyances.	Mechanics' Liens, Kings County.
Kings County Conveyances.	Satisfied Mechanics' Liens, New York.
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New York Mortgages.	All General News about Real Estate.
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Real Estate Chronicle.

PRICE, \$5 PER YEAR.

STATISTICAL CONTENTS.

Business Failures.	Mechanics' Liens, Kings County.
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PRICE FOR BOTH PAPERS, \$8 PER YEAR.

Real Estate Department.

The hopeful feeling in real estate continues. The majority of traders really believe that the spring season will be a good one. Transactions as yet are neither large, numerous nor important, but withal the tone of feeling in the brokers' offices is good, almost buoyant. There were two significant auction sales this week, one on Wednesday and the other on Thursday, and they told very well the condition of the market. On Wednesday, residence property in the Ninth Ward was offered and to the surprise of every one attracted a throng of eager bidders, and brought excellent prices. This property, it will be remembered, is in an old and unfashionable part of the city. There is no prospect for a quarter of a century to come that it will be needed for anything but residence purposes; but the fact remains that it was in demand at good figures. We have before noticed that Seventh and Tenth Ward property on the east side has been in high favor with investors for the last two years. There seems to have been a lull in the uptown movement of population, and for a time, at least, purchasers of productive property think there is a margin in modest, low-priced residences near the business centre of the city. Workingmen, especially, prefer downtown property, as they can save car fare. It is these considerations which make such a demand for Ninth Ward property. Indeed, some of the shrewdest dealers are now picking up cheap residence property wherever they can get it below Fourteenth street. On Thursday the O'Connor estate was sold, but all or nearly all the parcels it is understood were bought in by the heirs. There was a large attendance and a great deal of interest in the sale, many of the most notable real estate people in the city being present; but the *bona fide* bids were not satisfactory to the parties interested and hence the purchasers were the heirs. The really valuable property, which would have commanded high prices three years ago, proved not to be in demand at all, judging by the bids of the investors who were present. Four of the parcels were hotel and lodging-house property and the prices offered showed that capitalists are a little dubious respecting the future value of hostleries. There seems to be a suspicion that for the present at least New York has all the hotels the traveling public requires.

Evidences continue to accumulate that the building movement will remain active for a year or two. This is shown by a quiet demand for vacant lots on the lines of improvement. High-priced vacant property is not in favor, but lots suitable for modest residences can be sold if the streets or avenues are in a condition for immediate improvement. Some dealers will not be surprised if quite a *furor* for well-located vacant property is developed before the season is over. The stoppage of apartment-house building will increase the demand for lands suitable for residence purposes.

No sales were held at the Exchange Salesroom on Saturday or Monday. On Tuesday part of the Rutland apartment house on the southwest corner of Broadway and Fifty-seventh street was sold under foreclosure, to satisfy two second mortgages of \$26,252 and \$26,640. The first mortgage, on which over \$427,000 is due, is held by the New York Life Insurance Company. On the same day foreclosure sales of East Forty-seventh and One H

and Fifth street houses were also held. On Wednesday the attendance was very large. A plot on the southwest corner of Fourth avenue and Thirtieth street, 145x100.5, was knocked down to W. F. Barrett for \$150,000; the bid was authorized before the sale. It was stated that the property has been held at \$250,000, and an offer of \$200,000, made some time ago, refused. Several parcels of Ninth ward property were eagerly bid for, and brought excellent prices. Dwellings and tenements on Catharine, East Sixteenth and West Forty-second streets were sold by order of the owners, and dwellings on East One Hundred and Twenty-sixth and West One Hundred and Thirty-second streets, and stables on West Forty-sixth street were sold under foreclosure. A four-story dwelling on East Thirty-ninth street, No. 33, with stable in rear on Fortieth street, No. 34, was sold by order of the assignee of Burdett & Pond for \$75,000. On Thursday the sale of property belonging to the estate of the late Owen O'Connor attracted a very large number of capitalists, speculators and brokers, prominent among them being Wm. P. Earle, C. E. Appleby, Amos R. and Amos F. Eno, John P. Duncan, John D. Wendel, H. H. Rice, of the Stewart estate, S. A. Walker, Henry Brash, Cyrus Clark, William Mulry, E. D. Farrell, John Callahan, Jacob Bookman, Capt. Fairchild, L. J. Phillips, G. H. Scott, Mordecai & Bellamy, V. K. Stevenson, Wm. Lalor and H. W. Coates. The bidding was slow and confined to a very few people. Amos R. Eno, E. D. Farrell and V. K. Stevenson bid for several of the parcels offered, all of which were bought in by heirs. The plot of five lots on the northeast corner of Fifth avenue and Fifty-ninth street was knocked down for a total of \$222,450, the corner for \$64,500, the two adjoining for \$41,000 each, and the next for \$44,200, while the street lot went for \$31,750. A down-town broker told a representative of this paper before the sale that about ten years ago he had arranged a sale of these lots for \$350,000, but owing to a dispute over an assessment of \$150 the sale was not consummated. The Grand View Hotel, at Eighth avenue and Fifty-eighth street, for which Mr. O'Connor paid \$194,000 at a foreclosure sale about twelve years ago, was knocked down for \$150,000. The total bid for the seven parcels was \$615,600. The four-story brick dwelling, No. 3 East Sixty-ninth street, 26x100.5, was sold under foreclosure for \$70,000 to the New York Life Insurance Company; there was due the company thereon \$69,265. The Imperial apartment house was also sold under foreclosure; it is situated on the north side of Seventy-sixth street, 155 feet west of Fourth avenue, size 60x102.2, and the German Savings Bank held a mortgage for \$104,022 against it. John H. Hankinson became the purchaser for \$105,000.

The Conveyances of last week are almost as numerous as those of the corresponding week of last year although there was one business day less (Washington's Birthday), but there is a great falling off in the consideration which shows that cheaper properties are being sold and that prices are lower. Here is the table:

CONVEYANCES.			
	1884.	1885.	
	Feb. 23 to 28, inc.	Feb. 20 to 26, inc.	
Number.....	189	184	
Amount involved.....	\$4,789,863	\$2,858,907	
Number nominal.....	39	56	
Number 23d and 24th Wards.....	21	17	
Amount involved.....	\$43,780	\$39,375	
Number nominal.....	5	5	
MORTGAGES.			
Number.....	150	155	
Amount involved.....	\$1,755,599	\$1,728,610	
Number at 5 per cent.....	55	69	
Amount involved.....	\$708,419	\$687,900	
Number at less than 5 per cent.....	13	3	
Amount involved.....	\$134,000	\$35,000	
Number to Banks, Trust and Ins. Cos.....	33	15	
Amount involved.....	\$515,500	\$241,300	
BUILDINGS PROJECTED.			
	1884.	1885.	
	Feb. 23 to 29.	Feb. 21 to 27.	
No. of buildings.....	61	62	
Estimated cost.....	\$689,663	\$1,400,400	

Richard V. Harnett & Co. will sell peremptorily on Monday, March 2d the choice investment property on the southwest corner of Third avenue and One Hundred and Eighth street. The property is numbered Nos. 1962 and 1964 Third avenue and comprises two excellent four-story brown stone front tenements, 25x58 each, on lots of 73 feet in depth. The value of improved real estate and building sites consisting of lots of full width has steadily advanced on the line of this popular avenue during the last decade, and much of the property fronting on it, and particularly in the upper section of the city, is now held by capitalists and operators credited with excellent judgment as to what the future has in store for city realty. The corner to be disposed of under the hammer as announced above is likely to cause spirited bidding, the sale being announced to positively take place on the day stated.

On the same day Messrs. Harnett & Co. will also offer the following: The desirable corner brick store and tenement, 25.10x50x80, on the southwest corner of Second avenue and One Hundred and Eleventh street, and the four valuable five-story brick stores and tenements on the northeast corner of Second avenue and One Hundred and Sixteenth street, the corner building being 22.11x52x100, and the houses adjoining, 26x52x100 each, the sale being by order of the executor of the late C. S. Loper. On that day will also be sold by the same firm the well-located private dwelling with lot, 20x98.9, No. 234 West Twenty-fourth street, and by order of the executors of Henry Eisner, deceased, three five-story brick tenements with stores on the southeast corner of First avenue and Forty-eighth street and a similar building adjoining on the street. The neighborhood is one which has of late shown marked improvement.

On Tuesday, March 3d, Richard V. Harnett & Co. will sell under a decree in partition Nos. 423 and 425 West Thirty-second street, a plot 42.10x98.9, on which are standing three and four-story brick buildings.

On Wednesday next, Messrs. Harnett & Co. announce at peremptory sale to close an estate some east side properties, which should prove satisfactory as investments. They consist of No. 131 Eldridge street and No. 436 Water street.

An important sale by order of the executor of Felix Astoin will be held

on Tuesday, March 10th, by Crevier & Woolley. The property to be disposed of consists of valuable parcels, including down town business structures and a number of centrally located houses and private dwellings. The list published in our advertising columns embraces No. 121 Liberty street, No. 129 Duane and No. 54 Thomas street, No. 67 West Ninth street, Nos. 92, 440 and 442 Eighth avenue and 263 West Thirty-second street.

We would again call the attention of our readers to the extensive water fronts on the Harlem River offered for sale in another column. The property is well located and promising as an investment.

Gossip of the Week.

Wm. S. Anderson has made the following sales: For Martha J. White, the three-story Nova Scotia stone front dwelling, No. 336 East Seventy-ninth street, 17x45x102.2, for \$10,150, to Wm. L. Dowling; for Laura E. Leisy, a similar dwelling, No. 348 East Seventy-ninth street, 17x45x84, for \$10,000, to A. Cyriax, and for Enoch C. Bell two four-story brick single flats, Nos. 231 and 233 East One Hundred and Twenty-eighth street, each 19.5x60x99, to Miss Martha J. White.

Samuel Colcord has sold the new four-story brown stone front dwelling, No. 451 West Seventy-ninth street, to John F. Harman, and the new three-story brown stone front dwellings, Nos. 453 and 455 West Seventy-ninth street, to W. H. Hanford and David C. Links, respectively.

Hibbard & Davidson have sold for the estate of George Winter the four-story high stoop dwelling, No. 127 East Fifty-sixth street, 20x50x100, for \$21,000, to Wm. T. A. Hart.

Mengam & Co. have sold for James S. Lounsbury the brown stone dwelling, No. 128 East One Hundred and Twenty-second street, 16.8x50x100.11, for \$11,100, to Patrick J. Carroll.

S. M. Blakely has sold for Joseph T. Webster the lot No. 418 West Forty-seventh street, south side, 200 feet west of Ninth avenue, 25x100, to M. A. Lawson for \$9,250.

Yenne & Martin have sold for Elizabeth wife of Charles Seitz, four lots on the north side of One Hundredth street, 100 feet east of Third avenue, for \$13,000, to Philip Smith.

W. J. Cole & Co. have sold for D. H. King the property No. 21 Downing street, 16.3x71, for \$10,000.

Stevens & Freeman have sold for S. O. Wright the three-story stone front dwelling, No. 107 West One Hundred and Thirtieth street, 20x100, for \$19,000, to S. Jacobs, and for L. Weiher the four-story brick store and flat No. 2282 Eighth avenue, between One Hundred and Twenty-second and One Hundred and Twenty-third streets, 25x100, for \$18,000.

Thomas H. French has sold the five-story stone front flat, No. 340 West Forty-seventh street, 53x100.5, to Jacob Metz for \$63,500.

V. K. Stevenson & Co. have sold for Capt. E. G. Tinker the four-story high stoop brown stone house, No. 83 East Fifty-fifth street, 16.8x55, for \$22,500, to Messrs. Baldwin & Blackmar, and the three-story high stoop brown stone house, No. 220 West One Hundred and Thirty-first street, about 17x50x100, to the same parties, for \$11,000. The same brokers have sold the five-story brick store and lofts, No. 196 Greenwich street, near Fulton, for \$26,765, to A. C. Kingsland.

B. Frank Smith has sold for W. Bayard Cutting, executor, the old college property at College Point, formerly the Rev. Dr. Muhlenberg's, comprising about nine acres, to Hugo Funke, for about \$13,000.

T. M. Cheesman has leased the five-story stone front dwelling No. 240 Fifth avenue, 28x100, for a term of twenty-one years, to E. M. Knox. Extensive improvements are being made.

It is reported that the four-story stone front dwelling on the northeast corner of Fourth avenue and Sixty-ninth street, has been sold to a physician.

R. Auld has sold the four-story and basement brown stone dwelling, No. 339 West Fifty-fifth street, 18x55x100, for Bartlett Smith, to Joseph Lilienthal for \$18,000; for J. H. Havens, Jr., the five-story brown stone tenement, No. 308 West Forty-ninth street, 25x86x100, to F. X. Keller, for \$27,000; the four-story brick store and dwelling on the west side of Ninth avenue, 19.6 north of Forty-sixth street for George Andres, for \$12,750; and for Miss Martin a lot on the north side of Fifty-fourth street, between Eighth and Ninth avenues, for \$12,000.

John Gorman has sold for L. H. Prahar the lot No. 120 East Eighty-third street, 25x102.2, with three-story frame house thereon, to Charles Gulden, for \$12,000.

Casey, McDonnell & Co. have sold the four-story and basement brown stone dwelling, No. 64 East Seventy-eighth street, 16x55, with 13 foot extension, lot 102.2, to Lyman Denison, for about \$30,000. Broker, C. R. Gregor.

The four-story dwelling, No. 111 East Fifty-fourth street, was sold by Mrs. Betty Robitscher, not Mrs. Katti Raubitschek.

The three-story dwelling, No. 129 East Sixty-second street, mentioned last week, was sold by F. Crawford.

James A. Frame has sold the five-story brown stone front dwelling, No. 100 East Seventy-ninth street, on the southeast corner of Fourth avenue, 20 x55x84, to Samuel Zeimer, for \$38,000. The similar dwelling, No. 104 East Seventy-ninth street, 20 feet front, to J. S. Menken, for \$34,000, and No. 132 East Seventy-ninth street, a four-story stone front dwelling, 19x55x102.2, to Mr. Sachs, of No. 433 Broome street, for \$32,000.

Julia Ludwig and Samuel McMillan have sold the four three-story English basement brown stone dwellings, Nos. 111, 111½, 115 and 117 West Forty-first street, 12.6x50x98.9 each, for \$52,000. Broker, J. Romaine Brown.

Brooklyn.

W. F. Corwith has sold the house and two lots Nos. 556 and 558 Lorimer street to Robert Harrold for \$6,500.

The Gravesend land trustees have sold the old iron pier at Coney Island to Messrs. Woolsey & Skinner for \$46,000. John J. Law having withdrawn his bid of \$185,000 for Coney Island Point, that of William Zeigler, of 106 Wall street, of \$188,000 has been accepted.

Bulkley & Horton have sold for George W. Riley the three-story brick dwelling No. 134 North Oxford street, 20x40x100, to I. Lockitt, for \$5,250.

The building on Fulton street, formerly owned and occupied by the Dime Savings Bank, which has removed to its recently completed new building at Court and Ransom streets, has been purchased by A. W. Dieter, whose restaurant adjoins it. The price is said to be \$95,000, and the building, it is expected, will be altered by Mr. Dieter, the first floor to be used for restaurant purposes and the floors above for offices.

PROJECTED BUILDINGS.

	1884	1885.
	Feb. 23 to 29.	Feb 21 to 27.
No. of buildings.....	70	39
Estimated cost.....	\$383,985	\$75,371

Out Among the Builders.

Lamb & Rich, architects, propose to commence within a few weeks the erection of twelve three-story and basement brick dwellings, with brown stone and terra cotta trimmings, six on the southeast corner of Seventy-fifth street and West End avenue, and a similar number on the southeast corner of that avenue and Seventy-fourth street. They will be of different dimensions, the frontages being from 18 to 20 feet, with depths varying from 36 to 50 feet. They will be built to sell at an average price of about \$12,000. The cost has not yet been estimated.

L. J. O'Connor has the plans under way for a House of Mercy to be erected on the east side of Madison avenue, covering the block between Eighty-first and Eighty-second streets. It will have a frontage of 185 feet on the avenue and 50 on the street, and will be five stories high, exclusive of basement. The front will be of brick, with stone and terra cotta trimmings. There will also be a chapel built in the rear, 60x40, fronting on the street, which will be connected with the present building. The cost is estimated at \$120,000. The same architect is engaged on sketches for the House of the Good Shepherd, to be erected on the southeast corner of Ninetieth street and Avenue A. The structure will be four stories and basement in height, of brick, stone and terra cotta, and will cost about \$30,000.

The Equitable Life Assurance Society has resolved to tear down the Metropolitan Bank building and their Pine street property and erect thereon a substantial structure adjoining their well-known building on Broadway, with which the new addition will be connected. The Equitable will then occupy almost the entire block from Broadway to Nassau and Cedar to Pine street. The preliminary plans are being drawn by Geo. B. Post, though we learn from President Hyde that the work of demolition will not be commenced until May, 1886.

D. & J. Jardine have the plans under way for the new Methodist Episcopal Church Home for the Benefit of the Aged and Infirm, referred to in our issue of September 13 last. The building will be erected on the east side of Tenth avenue, covering the block from Ninety-second to Ninety-third street. It will be four stories and basement high, and will be of brick with stone trimmings. The present home at No. 256 West Forty-second street will be disposed of when the new building is erected.

Joseph M. Dunn has the sketches on the boards for two five-story brick and brown stone tenements, 25x80 each, to be built at Nos. 321 and 323 West Seventeenth street for George Shepherd, and for a three-story brick and blue stone storage building and stable, 55x68, to be put up on the northwest corner of Forty-fourth street and First avenue, for the David Jones Co.

W. Graul is preparing the drawings for a five-story brick and brown stone tenement, 25x82, to be built on the south side of Amos street, near West Fourth street, for Anthony Reichardt.

Chas. Baxter is drawing plans for a four-story brick store and dwelling, 26x40, to be built on the east side of Fourth avenue, between One Hundred and Ninth and One Hundred and Tenth streets, for Dennis O'Halloran.

Gillie & Walker and Judson Lawson intend to build five five-story brick and brown stone flats on the north side of Sixty-second street, commencing 100 feet west of Ninth avenue. Three will be 25x88, and two 25x84. The estimated cost is about \$90,000. The plans are being drawn by M. Louis Ungrich. The same architect has the designs for a four-story store and dwelling, 21.4x75, to be built on the west side of Eighth avenue, 28 feet north of Thirty-seventh street, for Emma Meier, to cost \$14,000.

McCafferty & Buckley are drawing the plans for two first-class four-story and basement private residences, to be erected for Hugh O'Neill, on the north side of Fifty-seventh street, between Sixth and Seventh avenues.

John Brandt is drawing the preliminary sketches for a four-story store and flat, 20x95, of brick, stone and terra cotta, to be built on the northeast corner of Lexington avenue and Ninetieth street, for — Cordler.

L. E. Willets will improve the lot on the west side of Fourth avenue, 50 feet north of One Hundred and Fourth street, 25x80.

William Wall intends to erect a three-story building at No. 414 West Forty-fifth street, on a lot 25.1x100.5, of which Messrs. De Lemos & Cordes are the architects, the same to contain on the first story stables for fourteen horses, the upper floors to be utilized for assembly and lodge rooms. The front will be of Philadelphia brick and stone. The same architects are drawing plans for alterations to the private residence of I. Meinhard, 10 East Sixty-fourth street, to which a three-story extension will be added.

Alex. F. Finkle has the plans on the boards for two five-story brick and terra cotta trimmed apartment houses, 25x75 each, to be erected on the east side of St. Nicholas avenue, between One Hundred and Twenty-sixth and One Hundred and Twenty-seventh streets, for the Nassau Building Co., at an estimated cost of \$40,000, and a similar structure, 30x75, to be built for the same company on the northeast corner of One Hundred and Twenty-sixth street and St. Nicholas avenue, to cost \$30,000. The same architect has plans for a two-story brick stable, 20x50, to be built for M. Sampter, on the west side of Fifth avenue, between One Hundred and Thirtieth and One Hundred and Thirty-first streets, to cost \$8,000.

Ernest W. Greis has the sketches for altering the warehouse located at No. 51 Division street and 64 East Broadway, running through, into two five-story brick tenements, 25x60 each, for Harris Cohen, at a cost of \$18,000.

It is reported that the Jones' estate intends erecting a large number of small dwellings on their west side property, between Eighth and Ninth avenues.

The plans have been completed for the new parochial school of the Church of St. Joseph. It will be erected on Grove street, and will be one of the finest school structures in the city.

Brooklyn.

E. F. Gaylor is preparing plans for extensive interior alterations to Mr. Lohmann's house on the south side of South Eighth street, 25 west of Second street; the cost will be about \$2,500.

Th. Engelhardt has plans in hand for a one-story brick roller skating rink to be erected on Grand street, near Second street. It will have a frontage of 50 feet on Grand street, 75 feet on North First street, x190 feet deep. Owner, E. Schlueter; cost, \$10,000. Also for a two-story frame dwelling, 25x50, with one-story extension, 11x17, to be erected at No. 31 Suydam street, for John Sperl, to cost about \$4,200.

Robert Dixon has plans for two three-story and basement brown stone dwellings, each 20x50, to be erected on the northeast corner of Seventh avenue and Carroll street, for Mr. Woolley; they will cost about \$7,000 each.

Amzi Hill is about to prepare sketches for a row of ten or twelve two-story frame dwellings to be erected on the south side of Atlantic avenue, east of Utica avenue, at an average cost of about \$2,000 each.

H. Vollweiler has plans on the boards for a two-story frame dwelling, 40x55, with brick basement, to be erected in the Queen Anne style on the north side of Maspeth avenue, near Astoria avenue, for Mr. Luther, to cost about \$5,500; and three three-story frame stores and dwellings, 20x58.6 each, with all modern improvements, to be erected on the east side of Broadway, near Van Buren street, for Mr. Higgins; the cost will be about \$4,300 each.

James Cavanagh intends to build a five-story brick factory, 47x87, on the northeast corner of Hope and Sixth streets, to cost about \$20,000. Architect, C. C. Buck, of New York.

Notes and Items.

The bills of costs, charges and expenses incurred by reason of proceedings in the matters relative to the opening of One Hundred and Forty-second street, between Boulevard and Tenth avenue, and Rider avenue from East One Hundred and Thirty-fifth to East One Hundred and Thirty-sixth street, will be presented to one of the Justices of the Supreme Court on March 13th for taxation; the bills are on deposit at the Department of Public Works.

Contractors Notes.

Bids for each of the following works, to wit: No. 1. For regulating grading, laying sidewalks and paving with granite block pavement, with asphaltic joints, the approaches to the Madison Avenue Bridge over the Harlem River. No. 2. For the erection of granite steps, platforms, brick arches, iron beams, etc., required at the seven octagonal bays and three entrances on Morningside Park, adjoining Morningside avenue, will be received by the Department of Public Parks until 10 o'clock A. M. on Wednesday, the 11th day of March, 1885.

Special Notices.

No real estate firm up town has negotiated more sales during the past few years than Morris B. Baer & Co. The transactions which they have carried through have not only been numerous, but many of them have been large in amount. Indeed, scarcely a week passes without a number of sales of realty being effected by them. The firm is comprised of Morris B. Baer, who commenced the business some sixteen years ago, and Morris B. Bronner, upon whom its management devolves during the temporary absence of the former in Europe. The secret of their success is great industry, combined with tact, courtesy and intelligence. They have charge of many large and important estates, and to this branch they devote special attention. They do a general real estate business and are always prepared to loan money on approved property. Their office is at No. 72 West Thirty-fourth street, near Broadway.

The Stokes & Parrish Machine Co., of 95 and 97 Liberty street, have just completed one of their passenger elevators of the vertical cylinder type for the Fuller Building, Jersey City, and are erecting two of the same type for the Real Estate Exchange and Auction Room, Limited, on Liberty street. They are also erecting one for E. M. Knox, at No. 240 Fifth avenue. This kind of machine has received unqualified endorsement from architects and owners.

The steam marble works of A. Klaber contain all the facilities for filling large contracts at short notice. In these works are manufactured monuments and headstones of marble and granite, as well as mantels, tablets, tiling, wainscoting, furniture and plumber slabs, counters, and all kinds of marble work for interior decoration. The interiors of cemetery vaults are also supplied. Mr. Klaber's works are at Nos. 256 to 260 East Fifty-seventh street.

Architects, builders, carpenters and others who require sashes, doors, blinds, stair rails, balusters, newels, &c., will find in the old-established and well-known firm of C. B. Keogh & Co. a first-class house to go to. They have supplied thousands of buildings in all parts of the city and country, and their reputation and business is widening year by year. This firm also supplies mantels and wood mouldings. It is almost needless to add that their warerooms are at Nos. 206 and 208 Canal street.

BUILDING MATERIAL MARKET.

BRICKS.—There has been no change for the better or worse on this market, indeed absolutely no market at all in a wholesale way, and our report is only useful as a record of that situation of affairs. Every point of supply has remained entirely shut off, and up

to the close the prospects for an early resumption of navigation were poor. The stormy weather has held consumption in check, yet a number of lots have been taken from yard stock as opportunity permitted, with buyers willing to pay quite full rates. Indeed there is no doubt that if work could be pushed forward with greater freedom, a large proportion of the available supply of brick would be

number of jobs on which every effort must be put forward to complete them before May 1st. Quotations for all kinds remain nominal, but the chances are that first arrivals will sell well at higher figures.

HARDWARE.—Business continues of a somewhat irregular character, but still, on the whole, is tending toward an increase, and the general market has a fair

degree of promise. Direct orders and memorandums from travelers all combine to form basis of demand, and while the expressed desire is to handle closely standard grades a little in the way of extras can occasionally be placed. As soon as the country recovers from the influence of the snow blockade a larger call for goods is looked for. Prices are not altogether satisfactory, and in some cases the irregularity is quite marked, especially on screws, augers and bits, and strap and T hinges.

GLASS.—The market has not been doing quite as well as hoped for and more or less grumbling may be heard. For domestic stock there is a steady sort of sale on an ordinary run of orders from regular customers, but no large invoices wanted, and nothing upon which to strengthen values. It is claimed, however, that supplies do not accumulate to any serious extent. Imported goods go out mainly in jobbing parcels, and while the stock is not of an excessive character there is all the market requires at the moment, even with comparatively small arrivals. Generally old discounts are quoted, but there is some irregularity in buyers' favor.

LATH.—This has also been a nominal market in the absence of supplies. None of the cargoes afloat have been able to work through the Sound and reach a point available for handling, and buyers and sellers were simply compelled to muster up their patience and wait. Receivers talk a great deal higher rates than last sales, but it is simply useless to claim any positive quotation at the moment.

LUMBER.—Our local markets, as a whole, continue to furnish only a very poor text for a weekly review and we find reports given by pretty much all classes of dealers decidedly tautological in character. It is not uncommon to hear suggestions of a better trade but probably the very next call will find an operator complaining of a loss, and on the general volume of business pretty nearly a balance is struck. Such difference as there may be found, however, is in the form of gain, nor is there a doubt that in one way or another business is gradually growing and the market as a whole gathering in strength. The impediments to operations during the earlier portion of the month by the cold weather, storms, etc., retarded many deliveries and in a few instances dealers are still behind on their orders. Most of the present demand is from home sources. Exporters make fair bills at times but they are not lively or steady customers. Operators are naturally more or less interested in the log crop prospect, but still fail to exhibit any unusual anxiety though from most primary points the present claim is for a shortage in the cut.

Eastern Spruce remains steady and sellers speak confidently of their ability to hold the market until full open weather at least. There is no claim for any large and sharp demand to come but it is expected that more stock will soon be wanted on calls from an additional number of buyers and it is thought to be hardly within the probabilities that stock in excess of the outlet can be offered. Specials continue to be offered for bids, and buyers at times are a little anxious as they still find manufacturers unwilling to "come down" on the line of valuation. The quotations continue at \$14@16 for random, and so on up to \$17 per M for specials.

White Pine has quite as good a market as for some time past, though of course that is not a remarkably encouraging report. If, however, an article of merchandise can retain a steady position in these times it is doing well, and especially as general prospects for business are more cheerful than otherwise. There seems to be a somewhat greater quantity of stock wanted for home consumption and more or less promising indications for export orders. It is said that agents have again been seeking sale of stock from accumulations at no very distant interior point, but failed to find customers as plenty or as anxious as they had hoped for. We quote at \$15@16 for West India shipping boards; \$20@27 for South American do.; \$12@14 for box boards and \$16@18 for extra do.

Yellow Pine has come forward with somewhat greater freedom than was necessary to meet the wants of the market since the first of the year, but that was in part due to the very low ruling rates of transportation. Receivers, however, have not pressed their supplies, and some carry with expressions of perfect confidence in the future. Indeed as noted last week the tone seems to be steadier, and in one or two cases intimations have been given of probable two or three large orders before long. 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 show steadiness for all the leading descriptions, and the demand is keeping up well to the volume of the past few weeks. Arrivals of desirable stock are moderate and the assortment is somewhat broken in consequence, though a fair selection can still be made. We quote at wholesale rates by car-load as follows: Walnut, \$65@100 per M; ash, \$33@42 do.; oak, \$30@55 do.; maple, \$20@30 do.; chestnut, \$28@37 do.; cherry, \$75@90 do.; whitewood, \$28@35 do. do.; elm, \$30@24; hickory, \$45@50 do.

Shingles meeting with fair export demand and steady with no great amount of desirable stock available. We quote Cypress at \$8@8.50 per M for 5x20 and \$10@11 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 to quantity. Eastern shaved cedar, \$4@4.50 per M. Machine dressed cedar shingles quoted as follows: For 30 inch, \$15@20 for A and \$23@28.50 for No. 1; for 24 inch, \$13@15 for A and \$18.50@20.50 for No. 1; for 20 inch, \$8@9.50 for A and \$11@12.50 for No. 1.

GENERAL LUMBER NOTES.

THE WEST.

The Chicago Northwestern Lumberman says:

The all-important question now is as to what effect the spring trade will have on values of white pine. The late exhibit made in this journal of the stocks on hand at the mills was sufficient to show that there would be no lack of lumber to supply any spring demand that should arise. This obvious fact, coupled with the dullness of trade during the winter, and the lateness of its starting up for the spring, which now seems inevitable, precludes the possibility of any immediate hardening of prices. At present the tendency is to a nominal steadiness, with some weakness here and there, and considerable fear for the near future. The prolongation of severe weather, of course, makes

all lumber holders feel "blue;" a burst of warm and spring-like temperature would revive trade and give a much more cheerful look to matters.

The important thing to foreknow about the spring trade is as to the size of the demand. It may be larger than is expected, partly from the very fact of meager movement through the winter, and largely on account of extensive early building in the cities. In the northwest, too, there are several railroad enterprises under way that will absorb much lumber and bill stuff, and stimulate general trade in the territory through which they run. The steady advance of railroad securities, the pertinacity with which grain is holding its winter advances in prices, the gradual resumption of industries, are all favorable signs for next season's business. And it is by no means an idle thing to add to the foregoing items of promise the fact—for it is a fact—that the log crop of the country has this season been greatly curtailed, as compared to previous year's inputs. This feature of the situation certainly will not tend to a prolonged weakness in the market for lumber or logs. It may serve to check a further downward tendency, if it does not have the effect to advance prices.

Referring to the log cut as follows:

Work on the upper Mississippi is being pushed vigorously. The fact is pretty well assured that the cut on that stream will exceed the early estimates—rather the early estimates made public. Without doubt, many of the operators in that district went in to play a foxy game. They thought that in Michigan and possibly in some of the Wisconsin districts there might be curtailment, and they would make ready to supply any deficiency there might be.

Work on the St. Croix has lagged all the season, and the Chippewa, as yet, is an unknown quantity, although that there will be a reduction on the latter stream, as compared with last year, there can be no question. The Black will produce fewer logs than last year, and our correspondent, who writes from that river this week, is so frank, that in the light of the history of the logging business of the Black, his letter is decidedly humorous.

On the upper peninsula of Michigan there is too much snow, and the same complaint comes from the Huron Bay shore. The operators on the streams of lower Michigan do not seem to take it to heart much, no matter whether there is snow or no snow.

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

Present business amounts to so little that the figures are decidedly discouraging from all reporting points. In St. Paul and Minneapolis the receipts and shipments nearly balance, the former being the amount (principally hardwood) required for local manufacturing purposes and the latter showing the small demand for pine in the West at this time. This, on its face, indicates that holders of lumber are not trying to push business or buy sales by offering special inducements by reducing prices. The blizzard of last week had much to do with the business of this week. With snow blockades on all the lines from St. Louis north and 500 tons of rail stopped at Chicago it could hardly be expected that lumber would be moving freely. There are, however, many symptoms of a revival of trade, among which we notice the promise of extensive improvements in all of our Western cities.

Even at the slow rate at which last year's lumber crop is going it has been sufficient to reduce stocks on hand far below the carrying capacity of the owners. News from the woods shows that deep snows and hard storms have interfered with logging very seriously; still the aggregate cut will be large. A few small contracts for future delivery of logs are reported but all strictly p. t. More inquiries for pine lands and several considerable sales are reported. The immense snow fall insures an early drive of logs.

SAGINAW VALLEY.

**LUMBERMAN'S GAZETTE, }
BAY CITY, MICH. }**

Two weeks ago business opened on the Saginaw River, with what was in reality a boom—15,000,000 feet of lumber sold in a week—and what promised permanence, but the blizzard which then set in, and has continued ever since almost uninterruptedly, knocked the calculations of the average lumberman into the middle of some future week, although a few Eastern dealers have been nibbling in person and by letter ever since. A few million feet sold was reported by us last week, and about the same has come to notice the past week. A prominent commission dealer in this city last week sold 1,500,000 in different lots to go to Albany, N. Y. The price of this lot we are not at liberty to state, although we may mention that it brought the same figures as was paid last season for the same stock; W. S. Green & Son, of Saginaw, report the sale of 1,000,000 feet at \$15 straight, 60,000 at \$20 straight, to Albany parties, and also 200,000 at \$16 straight, to Philadelphia parties; sales are also reported at Saginaw of 700,000 feet to Pennsylvania parties at \$9, \$18 and \$28, and 800,000 feet, prices not stated; also 463,000 at \$9, \$19 and \$39. There are, doubtless, other sales, which have not come to the surface. A few dealers have presented themselves in this city during the past week, notwithstanding the unpropitiousness of the weather for business, which has made it almost impossible to visit the docks to examine the lumber in pile.

Manufacturers here are viewing the situation with considerable equanimity, believing that as soon as the weather moderates there will be a repetition of the demand of two weeks ago, and that considerable activity will set in before the middle of March. The figures at which lumber is held here are from \$6 to \$9 for culls, \$13 to \$19 for common and \$33 to \$38 for uppers.

The extraordinary depth of snow in the woods is retarding logging operations very materially, and if a very warm spell should set in would put an embargo on the business because of the amount of water which must necessarily remain in the swamps and low lands.

SOUTH AMERICA.

Still later advices from Rio Janeiro report:

"Pitch Pine.—Arrivals are: 'Isabella Balcom' with 225,264 feet from Wilmington, which is unsold. Market unchanged and firm at 42\$000@43\$000 per dozen. White Pine.—Receipts have been: 103,135 feet per 'Mark Twain' from New York, sold to arrive at 125 reis per foot. The market is steady at this quotation. Spruce Pine.—None arrived. Swedish Pine.—There have been no arrivals and the market is nominally unchanged at 38\$000@41\$000 per dozen."

ENGLAND.

The London Timber Trades Journal as follows:

American Black Walnut.—Prices at the auctions have been, we think, rather easier, but nothing of a prime character has been brought to the hammer lately. Two important parcels have arrived during this week, and at present these parcels seem turning

out very fairly. The large quantity of boards and plank stuff offered on Tuesday last was nearly all bought in, although the brokers were evidently prepared to accept what seemed to be very low prices.

American Whitewood.—Plank and board stuff sells pretty freely, and, as far as logs are concerned, we fancy the quantity left in first hands is now small; late sales have cleared off so much of the once heavy stock.

As an indication of current rates on pitch pine abroad we also take from the journal the following account of a couple of auction sales at Liverpool:

A cargo from Pensacola (to arrive), 438 logs sawn pitch pine, 30 cub. ft. av. 16 in. & up, 15 1/2 d.; 15 do, 16 d.; 14 do, 16 d. to 15 1/2 d.; 13 do, 15 1/2 d. to 14 1/2 d.; 12 do, 14 d. to 13 1/2 d.; 11 do, 13 1/2 d.; 10 do, 13 1/2 d. to 12 1/2 d.; 9 to 11 do, 15 1/2 d. Beam fillings 15d. Average price of cargo 13 15-16d. per c. ft.

A cargo from Mobile, 353 logs hewn pitch pine 11 1/2 cub. ft. av; 253 logs hewn pitch pine 54 cub. ft. spcl. shipment; 490 logs sawn pitch pine 39 cub. ft.; 342 pes. pitch pine planks, 33,449 sup. ft.

The hewn at from 14 1/2 d. to 17 1/2 d., av. 15 1/2 d. per cub. ft.; the hewn (special shipment) withdrawn; the sawn at from 13 1/2 d. to 16 d., av. 4 1/2 d. per cub. ft.; the planks at from 11d. to 13d. per ft.

NAILS.—Business has been fair in some quarters, quick in others, and again on the other hand complaint of a light run of sales may be heard. Taken all in all, however, the general volume of trade is probably quite as full as could reasonably be expected, and the advantage remains with the selling interest. The market, however, has its support in quite as full a measure through the offerings as in any other way, the regulation and control of the production proving a decided contribution of strength. Quotations are placed at \$2.20@2.30 per keg for 10d. to 60d., according to size of invoice.

PAINTS, OILS, ETC.—Reports continue cheerful and tend toward further improvement if anything. Indeed it commences to be understood that there has really been more business done this winter than reported and that many dealers are still rather on the "drive" in the effort to keep up with orders. The form of demand and the sources from which a goodly proportion developed also tended to confirm the theory of reduced and broken interior stocks, and dealers are confident that trade must continue good for some time to come. Supplies are fair and available assortments good. Linseed oil in fair average demand and steady at 51@53c. for domestic, and 54@55c. for foreign. Spirits Turpentine is in reduced supply and is firmly held at an advance showing 32@34c. per gallon, according to quality.

PITCH AND TAR.—Buyers in moderate attendance and business slow, but about the old line of prices maintained without much trouble. We quote pitch at \$1.70 @1.95 per bbl.; Tar, \$1.95@2.25 do., according to quantity, quality and delivery.

SLATE.—We have before us, through courtesy of John Galt, Esq., copies of the *Slate Trade Journal* and the *Slatington News*, containing elaborate detailed reports of the output of the Slatington section for the year 1884 as well the totals for other sections and we draw upon their columns for the following interesting figures:

Comparative table of the output of the Slatington section for the years 1883 and 1884:

	1883.	1884.
Roofing—squares.....	118,000	104,000
School—cases.....	32,210	36,079
Flagging—pieces.....	20,313	30,517
“ cases.....	1,557	1,489
“ cars.....	363 1/2	25
Blackboards—cases.....	3,463	4,130
Mantels—pieces.....	232	28
“ cases.....	47	19
Hearths—cases.....	28	33
Sawed slate—cars.....	21 1/2	11
Shaved slate—cars.....	1	1

Comparative table of the output of roofing slate from all sections for the years 1883 and 1884:

	1883.	1884.
Bangor and Pen Argyl district..	182,290	195,505
Slatington district.....	118,000	104,000
Vermont and New York district.	115,000	85,000
Maine.....	36,000	41,000
Chapmans.....	31,910	29,499
Peach Bottom.....	12,000	10,000
Virginia.....	11,000	9,000
Total.....	506,200	474,004

The annual output of all sections during the last six years was as follows:

1879.....	367,857 squares.	1882.....	501,000 squares.
1880.....	382,867 squares.	1883.....	506,200 squares.
1881.....	454,070 squares.	1884.....	474,004 squares.

The News remarks:

We lay before our readers the annual report of the slate shipments for the year 1884. We have obtained our information from the most reliable sources, and we have no hesitancy in saying that the report is as near accurate as it is possible to make it. As a table for reference and comparison it is therefore very interesting to all parties connected with the trade. Of course it shows a falling off in shipments of roofing slate as compared with the previous year. As everybody expected this there can be no disappointment. The dullness that prevailed in all other branches of industry had its effects on the slate trade. This depression was felt early in August, and the market was in a sluggish condition for the balance of the season. If we take into consideration the general condition of the market and the state of the country during the last year it will be seen that we have reason to be thankful. The depression in the slate trade was nothing like that in many other industries. We notice but few failures. As a general thing prices have been maintained, but towards the close of the season many sales were made at a reduction by parties who could not afford to carry the stock over the winter.

It is, of course, too early in the year to say much about the coming season, but after a careful survey of the field we incline to the belief that bottom rock has been reached and that the general condition of the trade is slowly but surely improving. Already the skies are beginning to brighten. Parties who are watching the signs of the times, refuse to enter into large contracts to furnish slate at any reduction in prices. The Winter has been very severe, which greatly curtailed the production of slate and besides few quarries are worked to their full capacity, so the amount of stock on the banks is not large. If we have only a fair demand in the Spring, slate will soon be a

scarce article and prices will brighten up. There is, however, no cause for alarm, but on the contrary every reason to be thankful. We feel that the worst is over and as Spring approaches times will be better.

The Journal as follows:

The slate trade of 1884 compares favorably, as far as the output is concerned, with 1883. But the latter half of the year was marked by disastrous cutting of prices, which almost demoralized the entire trade at the close of the year. If the producers and manufacturers could be educated up to the fact that they cannot regulate the consumption, and that no reckless cutting of prices on their part will either hasten or increase the distribution of slate, but that the consumption for any one year is a given amount depending on other contingencies than an excessive supply, the condition of the trade would be uniform, and periodical depressions would not be precipitated, but in most cases averted.

The attempt on the part of producers to stimulate the trade by cutting prices down below the actual market value, can, under all circumstances, have but one result, and that is a reflex action which effects no one near so seriously as the producer himself. Such consummate folly should learn from experience, but observation of the trade seems to indicate that the greater the experience the greater the folly.

For Market Quotations see page 226.

SALES OF THE WEEK.

The following are the sales at the Exchange Sales room for the week ending February 27:

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

R. V. HARNETT & CO.

Table listing property sales with details like 'Bank st. No. 65, n s, 222 e Abington sq, 25x100, two-story brick dwell'g, with extension. \$12,700'.

E. H. LUDLOW & CO.

Table listing property sales with details like 'Morton st. No. 25, n s, 87.8 e Bedford st, 18.8x 81.3, three-story brick house. Chas. B. Stevens. 8,900'.

JOHN F. B. SMYTH.

Table listing property sales with details like '13th st, Nos. 515 and 517, n s, 196 e Av. A. 49.9x 103.3, two four-story brick houses with stables in rear. C. Sherman. 16,350'.

SCOTT & MYERS.

Table listing property sales with details like '39th st, No. 33, n s, 225 e Madison av, 25x98.9, four-story stone front dwell'g. 75,000'.

LOUIS MESIER.

Table listing property sales with details like '6th st, Nos. 122-128, s s, 800 w 6th av, 100x100.4, two two and one three-story brick stables. Thos. F. Stevenson. (Amt due \$32,540). 54,500'.

L. J. & I. PHILLIPS.

76th st, n s, 155 w 4th av, 60x102.2, six-story stone front flat. John H. Hankinson. (Amt due \$104,022) 105,000

OTHER AUCTIONEERS.

Table listing property sales by other auctioneers with details like 'Broadway, Grand Circle, 8th av and 58th st, the block, six-story brick and stone hotel. Sarah O. Mitchell. 150,000'.

BROOKLYN, N. Y.

In the City of Brooklyn Messrs. R. V. Harnett & Co., J. Cole and others have made the following sales for the week ending February 27:

Table listing property sales in Brooklyn with details like 'Butler st, No. 165, n s, 280 w Bond st, 20x100, two-story frame dwell'g. Mary E. Lynch. \$1,300'.

CONVEYANCES.

Wherever the letters Q. C. and C. a. G. occur, preceded by the name of the grantee they mean as follows: 1st-Q. C. is an abbreviation for Quit Claim deed, i. e., a deed in which all the right, title and interest of the grantor is conveyed, omitting all covenants or warranty.

NEW YORK CITY.

FEBRUARY 20, 21, 23, 24, 25, 26.

Table listing property sales in New York City with details like 'Allen st, No. 105, e s, 100 s Delancey st, 25x 87.6, five-story brick tenem't. Henry Peters to Henry Weiler. April 26. \$10,000'.

Large table listing property sales with details like '102.3, vacant. August Belmont to John Hone. Feb. 18. nom'.

story brick buildings. Lawson Valentine, Mountainville, N. Y., to John Downey. See 50th st. Morts. \$87,500. Feb. 19. 125,000

Fulton st. No. 71, and No. 71 Beekman st. Smith Ely, Jr., to Sara N. Worthington et al., exrs. and trustees of Henry R. Worthington. Q. C. All title under tax lease. Recorded. Jan. 23. 1,155

Grand st. No. 588, n s, 25 w Mangin st, 25x75, three-story frame (brick front) dwell'g. Patrick Connolly, Brooklyn, and Elizabeth Clark, widow, and heirs John Connolly, to Helen Kelly. C. a. G. All title. Feb. 20. 1,800

Gansevoort st, s s, 125 e West st, 100x85.3x100x 83.6, vacant. Henry Du Bois, Sea Cliff, L. I., to Jacob. Abraham, Charles, James, Henry E. and Marion Du Bois, and Rachel Skinner, Brooklyn, and Lida Rice, Eureka, Cal. Mort. \$27,000. Feb. 20. 30,000

Horatio st, n s, 91 w Washington st, 75x81.6, vacant. Catharine and G. E. Green, exrs. E. Green, to James F. Drummond. Feb. 12. 24,000

Same property. Release dower. Catharine Green, widow, to same. Feb. 11. nom

Leonard st, s s. Party wall agreement. Henry Young with Gardner Colby, Boston, Mass. Mar. 28, 1864. nom

Manhattan st, n s, 39.10 w of junction with 125th st, 25x100. Matthew Daly to Anthony Kessler. All liens. Feb. 24. nom

Manhattan st, n s, 14.10 w 125th st, and 208.4 w 9th av, 25x100, two-story frame building. John Eichhorn, Boston, Mass., to Anthony Kessler. Mort. \$3,500. Jan. 5. nom

Mott st, No. 6, e s, 80.10 n Chatham st, 22.3x42.7 x23x42.10, two-story frame building. Morris Isaacs to Charles Lazarus. Mort. \$4,000. Feb. 21. nom

Same property. Charles Lazarus to Kitty Isaacs. Mort. \$4,000. Feb. 21. nom

Oliver st, Nos. 100 and 102, e s, 55 n South st, 40 x50, two two-story brick buildings. George W. Tubbs to Jefferson M. Levy. Sub. to 2 morts. Feb. 3. nom

Park st, No. 54, n s, 116.6 e Pearl st, runs n w 100 x northeast 45.6 x southeast 81.1 x south 48.5 x west 6.9 x south 15 to Park st, x west 50.6, two-story brick stable. Charles A. Kimball, Westfield, N. J., to Robert M. Donaldson. Mort. \$15,000. Feb. 21. 33,500

Same property. John H. McCormick to Charles A. Kimball, Westfield, N. J. Q. C. of all title in lease. Feb. 21. nom

Rivington st, n s, 75 w Attorney st, 25x100. Attorney st, w s, 100 n Rivington st, 25x100. Rivington st, n w cor Attorney st, 75x100. two and three-story brick marble works. Emily wife of and David A. Hill, formerly Emily Sherwood, Hazlett, N. J., Harriet A. wife of Henry Watt, formerly Harriet A. Sherwood, Philadelphia, Pa., to Michael Dempsey. 6-14 part. Mort. \$15,000. Feb. 21. 15,857

Scammel st, No. 34, n s, 52.1 n Monroe st, 27x 95. Certificate of redemption from Sheriff's sale. A. V. Davidson, Sheriff, to John N., Thomas, Catharine, Rebecca T. and Richard Gallagher and Charles and Norman Hammer. Feb. 19. 70

Watts st, No. 44, n s, 206.4 e Hudson st, and adj an alley, 21.4 x north 43 x east 0.8 x north 37 x west and along alley 12 x southwest still along alley 11 x south along alley 70 to beginning, with right of way over alley, &c, four-story brick factory. Mitchell A. C. Levy to Carrie wife of Michael Mitchell. Mort. \$8,000. May 24. 14,000

West st, Nos. 281-284, n e cor Watts st, 125x 103.9x125x106.6, four five-story brick warehouses, also property in Brooklyn. George L., Ambrose C., Cornelius F. and Walter F. Kingsland, Augusta L. Jones, Mary H. wife of and William W. Tompkins to Henry P. Kingsland. Feb. 19. nom

3d st, No. 325 E., n s, 100 w Av D, 20x96. Certificate of redemption from Sheriff's sale. A. V. Davidson, Sheriff, to John N., Thomas, Catharine, Rebecca T. and Richard T. Gallagher and Charles and Norman Hammer. Feb. 19. 70

11th st, No. 608, s s, 143 e Av B, 25x94.9, four-story brick tenem't. Joseph Meyer, the younger, to John, Joseph, the elder, and Baptiste Meyer. 1/4 part. Mort. \$5,000. Feb. 19. 2,625

13th st, No. 520, s s, 271 e Av A, 25(7)x103.3, street course omitted, four-story brick building and one-story frame building on rear. James Tully to Elizabeth Culligan. Q. C. Feb. 17. 250

18th st, No. 116, s s, 190 w 6th av, 20x92, two-story brick stable. Henry G. Marquand to Robert Macbeth. C. a. G. Feb. 21. 12,500

22d st, No. 346, s s, 241.8 e 9th av, 20.10x98.9, three-story brick dwell'g. Almerin M. Smith to Fan y R. Herzog. Feb. 24. 13,500

24th st, No. 313, and rear of No. 311, n s, 168.6 w 8th av, runs west 18.6 x north 98.9 x east 37 x south 53.9 x west 18.6 x south 43.9 to beginning, three-story frame (brick front) building.

19th st, Nos. 144 and 146, s s, 197 e 7th av, 44x 93.3x46.3x93.6, two three-story frame (brick front) buildings and two three-story brick buildings on rear. William H. Livingston to John C. West. Feb. 26. nom

Same property. John C. West to Minnie C. Livingston. Feb. 26. nom

27th st, No. 230, s s, 200 w 2d av, 25x98.9, four-story frame building. Frederick W. Saltzieder to Hellmuth Kranich. Mort. \$6,000. Feb. 12. 13,000

27th st, No. 35, n s, 225.6 e 6th av, 24.6x98.9,

four-story stone front dwell'g. Vitalia E., Louise V., Edward W. and Constance L. Du Flon to Elizabeth S. Du Flon, widow. Q. C. Feb. 7. nom

29th st, No. 561, n s, 55.3 e 11th av, 22.6x49.4, four-story brick tenem't.

29th st, No. 559, n s, 77.9 e 11th av, 22x49.4, four-story brick tenem't. Thomas P. Fitzsimons to Babette wife of Frank Assmus. Feb. 24. 15,000

29th st, n s, 306.8 w 7th av, runs n 90 x west 32.1 x south 49.5 x west 14.9 x south 40.7 to 29th st x east 46.10. Charles M. Bowes to John J. Bowes, Passaic, N. J. All title, with easement, &c. Feb. 27, 1883. other consid. and 500

32d st, No. 333, n s, 320 w 8th av, 20x98.9, four-story brick dwell'g. John T. Carr, St. Augustine, Fla., and Maria T. wife of Columbus Drew, Jr., Jacksonville, Fla., to Stanton Blake, Boston, Mass. Mort. \$4,500. Mar. 1. 12,500

32d st, No. 325, n s, 320 w 8th av, 20x98.9, four-story brick dwell'g. Foreclos. Henry C. De Witt to Stanton Blake, Boston, Mass. Feb. 20. 11,700

33d st, No. 236, s s, 329.2 w 7th av, 20.10x71x 20.11x69.7, three-story brick dwell'g. Charles E. Bydenburgh, Rawlins, Wyoming Territory, to Peter Hanstein. Feb. 17. 10,000

34th st, Nos. 214 and 216, s s, 180 e 3d av, 51x98, one-story brick building. John O'Connor, Newark, N. J., to The Clinical Instruction Co. (Limited.) Mort, \$50,000, &c. Feb. 12. nom

36th st, No. 207, n s, 100 w 7th av, 16.11x75, four-story brick dwell'g. John B. Stevens to Bernard Byrnes. Feb. 24. 10,500

39th st, Nos. 442-446, s s, 175 e 10th av, 75x98.9, coal yard. Edmond Connelly, exr. M. Connelly, to Peter McDonnell. Mort. \$7,800. Feb. 26. 17,500

41st st, Nos. 112-116, s s, 180 e 4th av, 75x98.8, three two-story frame buildings. Cornelia Brady and ano., exrs. and trustees W. V. Brady, dec'd, to Jobst Hoffmann. Feb. 2. 36,000

43d st, No. 428, s s, 283.4 w 9th av, 16.8x100.5, three-story stone front dwell'g. Carolina wife of Leopold Leicht, Jr., to Leopold Leicht, Sr. All liens. Feb. 21. nom

Same property. Leopold Leicht, Sr., to Leopold Leicht, Jr., and Carolina his wife. All liens. Feb. 21. nom

44th st, No. 549, n s, 200 e 11th av, 25x100.5, three-story frame building. Bridget C. McDermott, heir B. Kiernan and wife of Bernard S. McDermott, to Mary A. wife of Michael Sinnott. 1/4 part. Feb. 20. 1,300

46th st, n s. Party wall agreement. George H. Hotmer with Christoph Reimuth. Feb. 25. nom

48th st, No. 134, s s, 385 w 6th av, 20x100.4, three-story stone front dwell'g. Laura C. wife of William H. Parsons, Emily A. wife of Joseph B. Carr, Louise T. wife of Charles T. Norris and John E. Palmer to Mary K. wife of Richard C. Veit. Feb. 19. nom

47th st, No. 340, s s, 220 e 9th av, 53x100.5, five-story stone front flat. Contract. Thomas H. French to Jacob Metz. Feb. 25. 63,500

49th st, s s, 100 e 1st av, 75x100.5. Vacant. James H. Coleman and Francis Higgins to Margaret wife of Daniel Loonie. Feb. 19. 13,950

Same property. Release mort. The Mutual Life Ins. Co. to James H. Coleman and Francis Higgins. Feb. 25. 4,500

50th st, Nos. 150-154, s s, 100 w 3d av, 75x100.5, five-story brick apartment house, the Iroquois Flats. John Downey to Lawson Valentine, Mountainville, N. Y. See Front st. Morts \$60,000. Feb. 21. 95,000

52d st, No. 224, s s, 280 e 3d av, 20x100.5, two-story brick dwell'g. August C. Hassey to Moritz J. Hirschbein. Mort. \$4,000 Feb. 20. 8,000

Same property. Moritz J. Hirschbein to Bertha A. M. wife Wilhelm L. Dippel. Mort. \$4,000. Feb. 20. 8,000

53d st, n s, 100 e 4th av, 100x100.2. Ann Lee, widow, Brooklyn, to James T. Lee, as devisee of James R. Lee. All title. Jan. 6. 350

54th st, No. 122, s s, 140 w Lexington av, 16.8x 100.5, three-story brick dwell'g. William S. Kane to Mitchell A. C. Levy. Sub. to mort. Feb. 17. nom

58th st, No. 348, s s, 73 w 1st av, 27x100.4, five-story stone front tenem't. Enoch C. Bell to Alexander Lutz. Mort. \$15,000. Feb. 24. nom

59th st, s s, 150 w 1st av, 50x100.4, vacant. Emma S. wife Ferdinand A. Marsly to Abraham Limburger. Mort. \$7,000. Feb. 25. nom

60th st, No. 133, n s, 64 w Lexington av, 21x100.5, four-story brick dwell'g. Garret L. and Jacob W. Schuyler, exrs. Mary E. Schuyler, to Charles E. Schuyler. Mort. \$10,000. Feb. 21. 27,000

62d st, s s, 200 e 10th av, 25x100.4, vacant. Francis M. Wilmurt to Julia Redmond. Mort. \$4,500. Feb. 21. 8,500

63d st, No. 33, n s, 179 w 4th av, 21x100.5, four-story stone front dwell'g. Foreclos. Richard M. Henry to The New York Life Ins. Co. Feb. 20. 36,000

64th st, No. 168, s s, 275 w 3d av, 15x100.5, three-story stone front dwell'g. Elizabeth A. wife of George H. Chatterton to Mary wife of Albert D. Oppenheim. Mort. \$7,500. Feb. 20. 17,200

64th st, No. 106, s s, 60 e 4th av, 20x80, four-story stone front dwell'g. Edward Oppenheimer to Henriette wife of Moritz Falkenau, and Joseph Hammerschlag. Feb. 16. 24,000

64th st, n s, 350 w 8th av, 25x100.5, vacant. Richard G. Joseph and Anna C. Wiener to Alfred W. Wiener. Feb. 19. 9,000

69th st, No. 343, n s, 296 e 2d av, 27x100.4, four-story stone front flat. Foreclos. Henry W. Sackett to Michael C. Power, Wappingers Falls, N. Y. Ms. \$15,975 and int. Feb. 19, 21,500

69th st, No. 345, n s, 323 e 2d av, 27x100.4, four-story stone front flat. Foreclos. Same to same. Morts. \$16,000 and int. Feb. 19. 21,500

69th st, Nos. 221 and 233, n s, 80 w 2d av, 178x100.4, seven five-story stone front flats. Foreclos. Edward Sandford to Max Danziger. Feb. 20. 7,000

70th st, n s, 425 w 9th av, 100x100.5. Henry V. Hamilton to Henry E. Hillier. All liens. Feb. 21. nom

71st st, s s, 174.6 w 9th av, 0.6x100.5. Release mort. Jane Robert, widow, New Utrecht, L. I., to John C. Van Loon. Jan. 20. nom

Same property. Release mort. George F. Johnson to same. Jan. 21. nom

Same property. George J. Hamilton to same. Dec. 27. nom

71st st, s s. Party wall agreement. John C. Van Loon with Charles S. Van Loon. Dec. 20. 650

73d st, s s. Satisfaction of party wall agreement. Roberta W. Marsh with Anna McDonald. Feb. 16.

74th st, No. 140, s s, 18.9 w Lexington av, 18.9x 68.2, three-story brick dwell'g. Henry Knickerbacker to Ignaz Modry. Feb. 20. 15,000

75th st, s s, 100 e 11th av, 50x102.2, vacant. Augustus T. Gillender to Francis M. Jencks. Feb. 20. 11,476

75th st, s s, 150 e 11th av, 75x102.2, vacant. Augustus T. Gillender to Francis M. Jencks. Feb. 20. 16,197

75th st, s s, 225 e 11th av, 75x102.2, vacant. Augustus T. Gillender to Francis M. Jencks. Feb. 20. 16,192

75th st, s s, 100 e 11th av, 200x102.2, vacant. Francis M. Jencks to William J. Merritt. C. a. G. Mort. \$14,000. Feb. 20. 58,000

75th st, No. 159, n s, 287.6 w 3d av, 18.9x102.2, four-story stone front dwell'g. Anna Goldgart, extr. G. Goldgart, to Emilie wife of Simon Sklarek. Mort. \$11,000. Feb. 26. 19,500

75th st, No. 19, n s, 64 w Madison av, 31x27.2, four-story stone front dwell'g. Margaret E. Winchester, widow, to Benjamin Y. Ripley. Morts. \$17,000. Feb. 7. 8,000

81st st, No. 232, s s, 177.9 w 2d av, 25.5x102.2, two-story frame bldg. George E. Ranous, Brooklyn, to Lucia M. Cohen. Mort. \$5,800. Aug. 1. nom

83d st, n s, 100 e 10th av, 75x102.2, vacant. Hickson, Gilbert, Mary S. and Elizabeth M. Sarles, heirs H. Sarles, and Mary S. M. Sarles, widow, to David H. King, Jr. All title. Feb. 25. nom

Same property. Hickson Sarles, exr. H. Sarles, to same. Feb. 25. 16,000

Same property. Release dower. Elizabeth M. G. Sarles, widow, to David H. King, Jr. Feb. 24. nom

Same property. Mary S. Mulliner Sarles, Red Bank N. J., individ, and as extr. of Martin A. Sarles to same. Release mort. Feb. 25. nom

83d st, s s, 350 w 8th av, 125x102.2, new dwell'gs projected. Henry V. Hamilton to Henry E. Hillier. All liens. Feb. 21. nom

84th st, Nos. 7 and 9, n s, 175 e 5th av, 50x102.2, two four-story stone front flats. Philip Braender to Bartholomew Breton. Mort. \$53,000. Dec. 26. 180,000

Same property. Bartholomew Breton to Philip Braender. Mort. \$80,000. Feb. 20. 180,000

88th st, n s, 257 w Av A, 25x100, four-story brick flat. Joseph A. Hoffman to John Griesell and Arnold his wife. Morts. \$13,300. Feb. 23. 15,700

94th st, s s, 368 w 8th av, 21.6x100.8, vacant. Maria E. H. wife of Charles A. Peabody to Frederick W. Flannery. Jan. 31. 3,440

94th st, s s, 346.6 w 8th av, 21.6x100.8, vacant. Charlotte A. Hamilton to same. Jan. 31. 3,440

94th st, s s, 389.6 w 8th av, 21.6x100.8, vacant. Charles A. and Wm. G. Hamilton, trustees Alex. Hamilton, to Frederick W. Flannery. Jan. 24. 4,000

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. Sanford Simons to Henry Newman. All liens. Feb. 3. 22,540

98th st, s s, 100 w 1st av, 175x100.11, vacant. Solomon Mehrbach to Josiah T. Smith, Brooklyn. Mort. \$10,000. Feb. 20. 21,000

Same property. Release mort. The Mutual Life Ins. Co. to Solomon Mehrbach. Jan. 2. 10,000

104th st, Nos. 205-215, n s, 100 e 3d av, 159.9x 100.9, six five-story brick flats. Thomas Smith to John Muller. Mort. \$78,000. Feb. 26. 185,000

105th st, n s, 188 e 1st av, 75x100, vacant. Thomas Dougherty to Edwin A. Bradley and George C. Currier. See 123d st. Jan. 31. exch

107th st, s e cor 4th av, 230x100.11, vacant, new buildings projected. William A. Cauldwell to Edward Oppenheimer and Isaac Metzger. Feb. 20. 30,000

108th st, Nos. 212-234, n s, 160 e 3d av, 300x 100.11, twelve four-story brick dwell'gs. Foreclos. Edward Sandford to Max Danziger. Feb. 20. 12,500

109th st, No. 72, s s, 136 w 4th av, 17x100.11, four-story stone front dwell'g. Foreclos. Theodore H. Silkman to Charlotte B. Logan, Yonkers. Sub. to mort. \$8,500 and interest at 6 %, from Feb. 26, 1884, and to a prior mechanics' lien \$44. Feb. 18. 100

109th st, No. 78, s s, 85 w 4th av, 17x100.11,

four-story stone front dwell'g. Foreclos. Same to same. Sub. as above. Feb. 18. 200
 109th st, s s, 136 w 4th av, 17x100.11. Release mechanics' lien. Michael Rielly to Elizabeth Meehen. Aug. 30. 25
 109th st, s s, 85 w 4th av, 17x100.11. Release mechanics' lien. Same to same. Aug. 30. 25
 112th st, Nos. 156-158, s s, 100 e Lexington av, 50x100.11, two five-story brick flats. Webster White and Stephen P. Anderson to George H. Nauss. Mort. \$31,000. See 4th av. Feb. 26. 44,000
 119th st, No. 421, n s, 321.4 w Av. A., 16.8x100.10, two-story brick dwell'g. Foreclos. Thomas P. Wickes to Joseph R. Sichel. Feb. 5. 5,750
 122d st, No. 255, n s, 160 e 8th av, 20x100.11, four-story stone front flat. Jessie wife of John H. Henshaw to Edward Favier. Mort. \$13,000, assmts, &c. Feb. 21. 15,825
 122d st, s s, 100 e Madison av, 50x100.11, vacant. Foreclos. Frank A. Ransom to Ada B. Bampton. Feb. 19. 9,200
 123d st, No. 418, s s, 303.2 w 1st av, 38.8x100.11, flats. Edwin A. Bradley and George C. Currier to Thomas Doughterty. Mort. \$18,000. See 105th st. Dec. 23. exch. and 1,000
 127th st, n s, 325 e 7th av, 25x99.11, three-story stone front dwell'g. Foreclos. Philip J. Joachimsen to Sophie Roberts. Sub. to mort. \$16,000 and interest. Feb. 25. 3,000
 128th st, Nos. 24 and 26, s s, 310 w 5th av, 75x99.11, eight-story brick apartment house. Annie Fetzrecht to Robert H. Craft. Mort. \$110,000. Feb. 20. 200,000
 128th st, No. 255, n s, 258 e 8th av, 15x99.11, three-story stone front dwell'g. Release mort. Henry Weil, Brooklyn, to William McReynolds. Feb. 25. nom
 Same property. William McReynolds to Epa-lena T. Grover. Mort. \$6,000. Feb. 25. 11,000
 129th st, No. 147, n s, 291.8 e 7th av, 16.8x99.11, three-story stone front dwell'g. Release mort. John Ross to Samuel O. Wright. Feb. 21. nom
 Same property. Samuel O. Wright to Joseph P. McGovern. Mort. \$9,000. Feb. 24. 13,350
 129th st, No. 145, n s, 308.4 e 7th av, 16.8x99.11, three-story stone front dwell'g. Release mort. John Ross to Samuel O. Wright. Feb. 21. nom
 Same property. Samuel O. Wright to John F. Griffith. Feb. 24. 13,250
 Same property. John F. Griffith to Charles A. Grant. Feb. 24. 13,500
 134th st, s s, 100 w 7th av, 18x99.11, three-story brick dwell'g. William J. Merritt to Clark A. Fitch. Mort. \$7,000. Dec. 5, 1884. 11,000
 Same property. William E. D. Stokes to William J. Merritt. Release mort. Dec. 5. nom
 134th st, s s, 153 w 7th av, 18x99.11, three-story brick dwell'g. Same to Alice R. wife of William H. Beede. Mort. \$7,000; Dec. 5. 11,000
 Same property. William E. D. Stokes to William J. Merritt. Release mort. Dec. 5. nom
 153d st, s s, 225 w 10th av, 50x99.11, vacant. Samuel F. Chalfin et al., exrs. and trustees C. M. Connolly, to Nellie C. Smith. Feb. 20. 3,000
 Same property. Release mort. Samuel F. Chalfin et al., exrs. and trustees Chas. M. Connolly to Nellie C. Smith. Feb. 20. nom
 159th st, s s, 250 w 10th av, 25x99.11, three-story frame building. Josiah C. Terwilliger to Mary A. Terwilliger. Feb. 24. 4,000
 Av A or Eastern Boulevard, No. 1603, w s, 51.2 s 85th st, 26x75, five-story brick flat. Frederick Schuck to John Schleich and Maria E. his wife. Mort. \$10,000. Feb. 25. 19,000
 Av A or Eastern Boulevard, No. 1607, s w cor 85th st, 25.2x75, five-story brick flat. Frederick Schuck to Gottfried Bohm and Elizabetha his wife. Mort. \$12,000. Feb. 21. 23,500
 Av A, No. 222, e s, 24 s 14th st, 27.9x66.6, four-story brick tenem't. Carl Fuhrmann to Johann G. Schmiedel and Adaline his wife. Mort. \$9,000. Feb. 14. 19,800
 Av A or Eastern Boulevard, n w cor 84th st, 51.2x75.
 Av A, w s, 77.2 n 84th st, 76x75.
 84th st, n s, 75 w Av A, 44x204.4 to 85th st.
 Av A, s w cor 85th st, 25.2x75.
 Release mort. Augustus F. Holly to Frederick Schuck. Feb. 21. nom
 Av A or Pleasant av, No. 413, w s, 49.11 n 122d st, 16x66, three-story stone front dwell'g. Foreclos. Nathaniel Cox to Thomas Hagan. Feb. 20. 500
 Av B, No. 250, w s, 20 s 15th st, 20x60, four-story brick tenem't. Isaac Edelmuht to Johann B. W. and Barbara Lange. Feb. 21. 7,900
 Av C, No. 207, w s, 125 n 12th st, 25x70, four-story brick tenem't. Henry Cronhardt, Baltimore, Md., to Adam Cronhardt. Mort. \$6,000. Feb. 18. 10,500
 Lexington av, No. 1034, w s, 68.2 s 74th st, 17x93.9, three-story brick dwell'g. Henry Knickerbacker to Frances Marks. Feb. 19. 15,000
 Lexington av, No. 1032, w s, 85.2 s 74th st, 17x93.9, three-story brick dwell'g. Same to Harry Seabrook. Feb. 20. 15,000
 Madison av, No. 787, e s, 40.5 s 67th st, 20x75, four-story stone front dwell'g. Gerardine Guilbert to Edith Storm. Mort. \$26,000. Dec. 1, 1883. nom
 Same property. Edith Storm to Edward Guilbert. Mort. \$26,000. Dec. 1, 1883. nom
 Madison av, w s, 50.11 s 114th st, 50x100.11, vacant. Chauncey E. Low and ano., exrs. and trustees James M. Mills, to Henry G. Leist. Dec. 3. 8,550
 St. Nicholas av, n e cor 124th st, 112x100, vacant. John F. Comey to James Cassidy. Release mort. Feb. 20. 10,000
 St. Nicholas av, e s, 111.6 n 124th st, 90.4x100, vacant. Julia A. wife of Cyrus Clark and Lemuel B. Clark to James Cassidy. Mort. \$30,000. Feb. 19. 55,000

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 av, x south 27.2, vacant.
 St. Nicholas av, n e cor 160th st, 50.10x100, vacant.
 Sanford Simons to Henry Newman. All liens. Feb. 3. 6,195
 St. Nicholas av, e s, 76.4 n 160th st, 35x43.11x34.6x37.6, with land lying in Sylvan pl and subject to right of way over same, two-story frame dwell'g. Margaret Ray to Bernard Fellman, Q. C. Feb. 20. nom
 Same property. Foreclos. Orlando L. Stewart to same. Feb. 20. 6,025
 1st av, No. 385, w s, 98.9 n 22d st, 24.8x150, three-story frame building. William B. W. Boyd to John Kreeb. Mort. \$5,000. Feb. 13. 11,500
 1st av, No. 1,156, e s, 50.5 n 63d st, 25x81, five-story brick tenem't. Moritz Weisskopf to Cecillie Nast. Mort. \$10,000. Feb. 19. 17,500
 1st av, Nos. 1657 and 1659, w s, 50.4 n 86th st, 50.4x75, two four-story brick dwell'gs. Foreclos. Philip J. Joachimsen to Sophie Roberts. Sub. to mort. \$18,000 and int. Feb. 25. 6,200
 1st av, No. 2292, e s, 18.11 s 118th st, 18.11x75, four-story brick tenem't. Justine wife of Michael Buchsbaum, to Babette Greenbaum. Mort. \$4,500. Feb. 21. 11,500
 2d av, No. 691, w s, 49.5 n 37th st, 16.8x80, four-story brick dwell'g. William R. Maywald to Newman Stich. Feb. 26. 10,025
 2d av, Nos. 1492-1496, s e cor 78th st, 76.8x80, three five-story brick flats. Charles and Frank A. Seitz to Charles F. Wahlig. Correction deed. June 22, 1881. nom
 2d av, No. 1913, s w cor 90th st, 42x100, five-story brick factory. Alphonso Beaudet to Christian Stoll, Greenpoint, L. I. Mort., taxes, &c. Feb. 20. 34,000
 2d av, s w cor 115th st, runs west 100 x south 82.5 x southeast to centre line of block at point 87 west of 2d av and 100.11 south of 115th st, x east 87 to av x north 100.11, frame shanties. Elizabeth F. Pegg to Thomas J. Tobin. Q. C. Feb. 21. 200
 3d av, No. 1319, e s, 83.5 n 75th st, 18.9x105, one-story brick building. James Wilson to Elizabeth Schramm. Mort. \$6,000. Feb. 24. 11,250
 4th av, No. 1568, w s, 75.6 s 88th st, 25.2x82.2, five-story stone front flat. George H. Nauss to Webster White and Stephen P. Anderson. See 112th st. Mort. \$16,000. Feb. 25. 24,000
 5th av, No. 73, n e cor 15th st, 39x100, four-story brick dwell'g.
 15th st, n s, 100 e 5th av, 25x100, two-story brick stable.
 William H. Vanderbilt to Abram J. Dittenhoefer. C. A. G. Feb. 21. 11,000
 Same property. Abram J. Dittenhoefer to Maurice Moore. Feb. 24. 220,000
 6th av, No. 721, the rear of this lot only, commencing 80 w of 6th av, 25x20. Louis Bresler to Anne M. Crane, New York, Frances J. R. Chamberlain, New York, Jeremiah M. Ridley, Brooklyn, individ. and as exr. of John Ridley, Annie R. Finch, Plainfield N. J., Louise A. Crane, New York, John Ridley, Plainfield, N. J., and Jessie Ridley, Brooklyn. Release. All title. Feb. 10. nom
 6th av, No. 804, e s, 81.8 s 46th st, 18.9x75, four-story brick store and dwell'g. Austin Abbott, ref., to Thomas B. Leggett et al., exrs. and trustees Wm. H. Leggett, and Rufus and Frederick Prime, trustees for Laura wife of John C. Jay. Feb. 24. 23,000
 8th av, s e cor 123d st, 25.3x100, vacant. Emma L. Estes, of Greenwich, N. Y., heir A. M. Coffin, to William Archer. Feb. 21. 12,000
 8th av, w s, 24.11 n 153d st, 125x100. Lucene wife of and William J. Gunning, Norwalk, Conn., to Frederick E. Hanning, Brooklyn. Jan. 20. 13,750
 9th av, w s, 19.1 n 46th st, 18.9x62.6, vacant. Contract. George Andres to Frank E. Rue. Contains assignm't of above from Frank E. Rue to Hugh Reilly for \$100. Feb. 13. 12,650
 9th av, s w cor 127th st, runs south 99.11 x west 125 x north 92.4 x southeast 92.3 x north 42.9 to 127th st, x east 50. Female Academy of the Sacred Heart to Anthony Kessler. Jan. 28, 1884. 7,000
 11th av, s e cor 75th st, 102.2x300. Release mort. The East River Savings Inst. to Augustus T. Gillender, trustee for Henry A. W., Otis F., Washington T., Benjamin and Lilly M. S. Wood, and as said trustee. Feb. 19. 28,000
 12th av, n w cor 102d st, 75.11x900 to exterior bulkhead line.
 12th av, n w cor 104th st, 122.9x900 to exterior line.
 Edward M. Dixon, Woodbridge, N. J., to William B. Dixon. Mort. \$5,845. Jan. 24. nom
 12th av, n w cor 104th st, 122.9x900. William B. Dixon, Woodbridge, N. J., to Robert C. McIlvain, Keokuk. Mort. \$2,975. Jan. 24. 7,500

MISCELLANEOUS.

All title of Edmund Yard, Jr., and William W. Yard in any real or personal estate as legatees or heirs of Amelia A. Yard, dec'd. William Friedman and ano., assignees of Edmund Yard, Jr., & Co., to Edward Sallinger. Feb. 21. 5,000
 Deed of trust directing the disposal of portion of trust estate now in charge of party second part. Lewis H., Jr., and James B. Livingston to New York Life Ins. and Trust Co. Feb. 6.
 Revocation of part of trust and reconveyance of

portion of trust estate. George L. and A. C. Kingsland, trustees, to Henry P. Kingsland. Feb. 21. nom
 Release of estate of Katharine M. Pryor by Fanny W. Miller upon receipt of 500
 Similar release by Katharine M. wife of Charles L. Atterbury upon receipt of 20,000

23d and 24th WARDS.

Brown pl, s w cor 134 st, 50x100. David T. Davies to William S. Davies. July 1, 1884. Rerecorded. 4,400
 134th st, s s, 50 w Brown pl, 50x50, hs & ls. Clara T. wife David T. Davies to James W. Burton. Mort. \$6,000. Feb. 19. 11,225
 144th st, n s, 500 e Willis av, 25x100. Eliza wife of John Seeling to William H. Bormann. Feb. 19. 1,000
 144th st, s s, 425 e Willis av, 16.8x100. Charles Van Riper to Henry Ackermann and Amelia E. his wife. Feb. 24. 1,000
 144th st, s s, 441.8 e Willis av, 33.4x100. Same to Maria E. Ackermann. Feb. 24. 2,200
 145th st, n s, 265 w Brook av, runs 97 to Mill Brook, x north to centre of block, x east - x south 100. Charles S. Brown to William Gallagher and Luke Gleeson. Feb. 18. 2,800
 147th st, s s, 365 w Brook av, 75x100.
 145th st, n s, 275 w Clifton av, 97 to Millbrook x - to centre block x - x 100, subject to easement.
 Davison Brown, West New Brighton, to Charles S. Brown. Feb. 10. 3,325
 157th st, No. 669, E., 25x100, h & l. Contract. Herrmann Hallbauer to Mois/Geismann. Feb. 19. 2,300
 169th st, n s, 102 w Intervale av, 25x122.10x25x122.4. Henry D. Tiffany to Gregorio Di Lorenzo. Feb. 20. 425
 Fulton av, s e s, 101 s w 168th st, 50x100. Newbury D. Lawton, New Rochelle, to John A. Knox. 1/2 part. Feb. 11. nom
 Fulton av, w s, being part lot 87 map Morrisania, 25x209.6x25x209.5. John Hammel to Launcelot McGrath. Feb. 20. 2,300
 Home av, s s, 153 e Stebbins av, 25x87.2x26.9x96.9. Henry D. Tiffany to Gregorio Di Lorenzo. Feb. 20. 400
 Mott av, n w cor 150th st, 100x100 to alley, with 1/2 of alley. Henry L. Morris to the New York City Church Extension and Missionary Society of the Meth. Epis. Church. Feb. 18 8,000
 Worth av, e s, lot 141 map Mt. Hope, 100x18.5 to Webster av, x 100.1x24.3. Release mort. Benjamin G., exr. of Benj. Disbrow, to Emily I. Wright, West Bergen Point, N. J. Feb. 13. nom
 3d av, n w s, part plot 18 map Claremont, 25x100. John H. Devoe, New York, and Sarah A. Woolf, widow, Hyde Park, Utah, to Christina wife of Washington Groesbeck. Q. C. Mar. 11, 1884. nom
 3d av, n w s, part plot 18 map Claremont, 50x100. Same to Augusta E. wife of Sidney P. Slater. Q. C. Mar. 11, 1884. nom
 3d av, n w s, part plot 18 map Claremont, 25x100. Same to Marion I. Wood. Q. C. Mar. 11, 1884. nom

LEASEHOLD CONVEYANCES.

Canal st, No. 89, n w cor Eldridge st, No. 31. Sophia Glock, Hoboken, N. J., to Hermann Heinecke. 17 years, from May 1, 1885, per year. 2,000
 Houston st, n s, 151.8 e Av C, 20x43.4x20x46. Assign. lease. Baruch Dimant to Bertha Brown. 3,125
 Prince st, No. 180. Assign. short lease. Ulrich and Hans Tuelff to Frederick W. Schrader. nom
 West st, n e cor Watts st, 125x103.2x125x106.6. New Jersey Steamboat Co. to James Keese. 21 years, from April 29, 1885, per year, 5,500
 Same property. Assign. lease. James Keese to Ambrose K. Ely. nom
 10th st, s s, 200 w 3d av, 20x71x21.1x64.5. Charles J. Smith, Stamford, Conn., to Mary A. Goggin. Assignment lease, release and confirmation. nom
 40th st, n s, 175 w 11th av, 25x100. The Union Stock Yard and Market Co. and John R. McPherson to Daniel Price and Charlotte Lowell. From May 1, 1885, to May 1, 1900, per year, taxes, assmts., water rates and 450
 Same property. Assign. lease. Daniel W. Price and Charlotte wife of Leopold Loewel to C. Simon & Co. nom
 47th st, No. 214, East. Assign. lease. Parker A. Nason to Samuel A. Friedline. 900
 52d st, No. 445 E. Assign. lease. Frederick H. Hilker to Ernest Hilker. nom
 55th st, n s, 220 e 9th av, 20x100.5. Assign. lease. John Darrow, admr. D. Darrow, to Rosemary L. wife of James A. McElhinny. Correction. nom
 114th st, No. 177 East. Assign. lease. August Schmutz to Henry Poppe. nom

KINGS COUNTY.

FEBRUARY 20, 21, 23, 24, 25, 26.
 Bainbridge st, n s, 99 w Lewis av, 140.10x100, hs & ls. John C. Bushfield to Alvin Hager. Mort. \$28,000. 84,850
 Bainbridge st, n s, 117.6 w Lewis av, 35x100. Release mort. Samuel H. Vandewater, New York, to Alvin Hager. nom
 Same property. Release mort. Same to same. nom
 Same property. Release mort. Same to same. nom
 Beaver st, s w cor Flushing av, runs west 64.8 x

south 47.6 x southeast 9.3 x northeast 77.7 to Beaver st, x northwest 19.9, h & l. Annie Conn, widow, to Raimund Wallmann. 30)

Bridge st, e s, 149.10 n Tillary st, 27 7x100x27.6x 100. Elizabeth A. C. wife of and Gustav A. Frietsche to Jacob Hartvig. Morts. \$4,900. See 3d av. 10,000

Baltic st, n s, 200 e Smith st, 25x100, h & l. Christopher Lee to Christopher E. Lee. Mort. \$1,500. val consid. and 100

Baltic st, n s, 225 e Smith st, 25x100, h & l. Same to Joseph F. Lee. val consid. and 100

Barbey st, w s, 139.11 s Fulton av, 50x95, New Lots. Catharine Schenck, widow and devisee Isaac C. Schenck, John C. and Cornelia C. Schenck and Elizabeth M. Rapalje to John Pohlmann. 850

Same property. John Pohlmann to Margaret wife of Philip Ruhlman. 850

Bergen st, n s, 300 e Schneectady av, 50x100, h & l. Ellen A. wife of and Anthony N. W. Mulhearn to Philip Blattner, trustee for Ellen, Agnes, Jane Margareth, Elizabeth and Honora Blattner. Mort. \$2,000. 3,150

Same property. Philip Blattner declares that he holds the property in trust as above.

Broadway, n s, 664.10 e Conway st, adj. land of Evergreens Cemetery, runs north 643.1 to s s Bushwick av, x east 361.3 to land of Brooklyn City R. R., x south 303.1 x west 270.6 x south 244.6 to Broadway, x west 50.

Bushwick av, n s, 100 w Howard pl, runs north 57.11 x west 187.8 to av, x east 194.3, gore, New Lots.

John Harris to Frederick Uhlmann, New York. Sub. to assmt. Correction. 20,000

Broadway, n e s, 40 s e Cornelia st, runs southeast 60 x northeast 250 x northwest 100 to Cornelia st, x southwest 180 x southeast 40 x southwest 100.

Bushwick av, southerly cor Cornelia st, 40x90. 1/2 part.

Mary L. Woodworth, widow, to George H. Woodworth. nom

Broadway, s s, 51.9 e 1st st, runs east 66 x south 86.10 x west 106 to 1st st, x north 22 x east 40 x north 65. Joseph Liebmann to Joseph, Henry and Charles Liebmann, of S. Liebmann's Sons. Mort. \$45,000. 90,000

Brighton pl, w s, 85 s West av, 40x100, Gravesend. Elmer Runyon to William H. Barnes. C. C. nom

Boerum st, s e cor Leonard st, 50x100, h & l. Solomon Alter to William H. Palmer. Mort. \$4,500. 10,500

Cumberland st, e s, 364.11 s Fulton st, 25x100. Release mortgage. Peter Flynn to Patrick Flynn, New York. 3,000

Calyer st, n s, 86.10 e Franklin st, 25x100, h & l. Theodore Camm to Helen M. wife of Stephen Camm, Newark, N. J. M. \$3,500. 5,000

Calyer st, n s, 116.10 e Franklin st, runs north 44.2 x northeast 31 x south 62 to Calyer st, x west 25. Theodore Camm to Helen M. wife of Stephen Camm. Mort. \$3,500. nom

Cambridge pl, w s, 146.9 n Fulton st, runs west 42.11 x southwest 26.7 x southeast 50.11 x east 7 to Cambridge pl, x north 45.3. Abby J. wife of John A. Sharp to Thompson Pinckney. nom

Same property. Thompson Pinckney to John A. Sharp. nom

Clark st, n s, 144.10 w Henry st, 22.5x100x22.8x 100. Emma L. wife of William C. Kibbe to Moses G. Leonard. Mort. \$7,000. 9,500

Clark st, n s, 100 e Hicks st, 25x100. Henry W. T. Mali, New York, to Linden D. Stevens. 6,900

Court st, e s, 14.8 n Luquer st, 35.4x80. Francis T. Garretson, exr. Eliz. A. Gloucester, to Honora wife of Timothy J. Donohue. 6,850

Court st, n e cor Luquer st, 14.8x80. Same to James Haynes. 5,050

Dean st, s s, 100 e 6th av, 40x120. James B. Clark, New York, to D. McLean Shaw. nom

Dean st, n s, 285 e Troy av, 20x107.2, h & l. Margaret wife of Patrick Campbell to Bernard L. Campbell. Mort. \$300, &c. 800

Decatur st, n s, 85 e Throop av, 20x100. The Germania Life Ins. Co., New York, to Eleanor L. wife of Valdemar T. Lasse. 6,000

Decatur st, n s, 182 e Patchen av, 26.4x—x29.8x 100, h & l. Evert Bergen to Anna W. wife of Andrew B. McCord. Mort. \$1,500. 2,900

Douglas st, s s, 100.8 e Court st, runs south 52 x east 1 x south 44 x east 14 x north 96 to Douglas st, x west 15, h & l. Franklin Koehler to Edward M. Taylor. 5,500

Same property. Edward M. Taylor to Adelaide E. Koehler. 5,500

Duffield st, w s, 215.2 s Concord st, 18.8x100.3, h & l. Josephine wife of and J. Steward Slossom to Penelope C. wife of Elisha R. Hopkins, New York. 4,500

Duffield st, w s, 215.2 s Concord st, 18.8x100.3. Peter Naylor, Jr., Susan C. wife of Benjamin Haxtun and Elizabeth N. wife of William Gale to Josephine wife of John S. Slossom. Partition. nom

Ellery st, n s, 275 e Throop av, 25x100, h & l. Ella Strauss, wife of Joseph L., to Caroline wife of Solomon Konig. Release dower. nom

Same property. Mitchell Hershfield, assignee of H. Berliner and J. L. Strauss, to same. All title. Mort. \$2,000. 900

Ellery st, n s, 231.6 e Broadway, 25x100. Magdalena wife of George Welsh to Elizabeth Schneckenburger. Mort. \$1,700. 3,700

Frost st, n s, 225 e Union av, runs east 36 x northwest 45 x northeast to point 100 n Frost st and 328 e Union av, x west along centre of block 108x100. Charles H. Reynolds to Henry Mahn. 710

Fulton st, s w cor Buckbees alley, 22.6x65x22.6 63.5.

Poplar st, n e cor Buckbees alley, runs east 26.5 x north 67.6 x east 25 x north 28 x northwest 48.6 to Buckbees alley, x south 119.

11th st, n e s, 208.10 n w 7th av, 33.4x60.6x 33.4x60.8.

Madeline S. Litchfield, Caroline S. Willard and Louise C. Wilson to Cornelia H. Sands. Partition.

Fulton st, s e cor Cumberland st, 48.4x54.8x 9.9x72.8.

Fulton st, e cor St. Felix st, runs east along Fulton st 18 x northeast 49.4 x northeast 19 x north 4 x east 10 x north 6.6 x west 70 to St. Felix st, x south 49.3.

Fulton st, n e s, 108.5 n w Carlton av, runs northeast 58.6 x north 21.6 x west 12 x south 5 x southwest 64.9 to Fulton av, x southeast 19.

Cumberland st, e s, 364.11 s Fulton st, 25x 100.

Peter Flynn, Brooklyn, and Elsie Roberts, formerly Davenport, sometimes called Flynn, of Tusten, N. Y., to Patrick Flynn, New York. Q. C. 1881. 45,000

Same property. Patrick Flynn to Eleanor wife of Peter Flynn. Morts. \$81,000, which is the consideration. 81,000

George st, n s, 204.6 e Evergreen av, 25x95.8x 28.2x114. Henry Schock to Gottlieb Setzer. Correction. 525

Gwinnett st, n w s, 184 n e Harrison av, 120x 100. Sarah A. Bennett, extr. G. C. Bennett, to Jacob Bossert. 5,500

Henry st, s e cor Middagh st, 51.6x70.1x51.6x 70.11. Madeline S. Litchfield, Cornelia H. Sands and Louise C. Wilson to Caroline S. Willard. Partition.

Herkimer st. Party wall agreement. Cornelius S. Stryker with George W. Lung. 35

Herkimer st, n s, 111 e New York av, runs east 57 x north 80 x west 8 x north 35 x west 80 x south 35 x east 31 x south 80, h & l. Julia Diefendorf to Henry L. Betts. 7,000

Heyward st, s s, 241 w Marcy av, 18.6x100. Louisa wife of Henry Grasman to Marie J. Curran. Mort. \$3,200. 6,200

Hicks st, e s, 29.6 s Pineapple st, 19.2x100x18.11x 100, in two courses. Ferdinand A. Croker to Henry D. Van Orden. Mort. \$1,000. 13,500

Hopkins st, n s, 674.2 e Throop av, runs north 74.2 x southeast 30.1 x southwest 2.2 x south 58.7 to Hopkins st, x west 25. Friederich Koch to Peter Hoeninghausen and Mary his wife, joint tenants. 5,500

India st, n s, 195 e Franklin st, 16.8x100, h & l. Samuel D. Clark to George H. Gerard. Mort. \$1,500. 4,000

Jacob st, s e s, 158 n e Evergreen av, 22x68x 22x—. Charlotte wife of and Thomas B. Day to Adrian M. Suydam. 900

Jefferson st, s s, 410 w Marcy av, 20x100, h & l. Hermon Phillips to Maria M. Pierce. Mort. \$6,000. 11,000

Same property. Release mort. Peter W. Lynch to Hermon Phillips. 2,000

Jefferson st, s e cor Bremen st, runs northeast 70 x southeast 75 x northeast 25 x southeast 25 x northeast 25 x southeast 100 to Troutman st, x southwest 75.9 to Bushwick av, x northwest 152.9 to Bremen st, x north 63.7, h & l. Antoinette Kellogg, New York, to George Loffler. Mort. \$3,500. 12,000

Jefferson st, s s, 275 w Howard av, 100x100. George S. Cahill to the Morris Building Co. 2,500

Kosciusko st, n s, 359.6 e Stuyvesant av, 15.6x 100, h & l. Adelaide A. wife of Edward K. Robbins. Mort. \$2,000. 3,500

Kosciusko st, n s, 114 w Marcy av, 13.11x100, also plot at Flatlands, on Varken's Hook road, 3 acres. Henrietta Berry, by J. Broad, guard., to John Berry. 1/2 part. 1,266

Lefferts pl, s s, 180.10 e Clason av, runs south 238 to n s Atlantic av at point 75 e Clason av, x east 25x238 to Lefferts st, x 25.

Atlantic av, n s, 100 e Clason av, 40x119.

John Lyon, Greenwich, Conn., to Jared V. Peck, Rye, N. Y. 1/2 part. C. a. G. 6,000

Lorimer st, w s, 37 n Calyer st, 17x75, h & l. George H. Gerard to Samuel D. Clark. Mort. \$3,000. 6,200

Lincoln pl, n s, 260 w 7th av, 100x134.10x134.7. Joseph A. Chamberlain, Round Pond, Me., to William Gubbins. 15,000

Madison st, n s, 290 e Tompkins av, 20x100, h. and l. James A. Thomson to Mary J. wife Charles A. Barton. Mort. \$4,000. 7,700

Marion st, s s, 64 w Patchen av, 36x100. Valentine Schefer to Annie and Elizabeth Clise. nom

McDonough st, s s, 235 w Lewis av, 20x100. Foreclos. Frank Reynolds to Thompson Pinckney. 5,850

McDonough st, s s, 162.6 w Throop av, 80x100. Henry L. Betts to Julia Diefendorf. 7,000

McDonough st, s s, 255 w Lewis av, 20x100. Foreclos. Frank Reynolds to Mary C. wife of Samuel K. Addoms. 5,650

Myrtle st, n s, 150 e Evergreen av, 25x113.5x25x 117.3, h & l. Jane A. Brown to Leonhard Kober. Mort. \$1,000. 2,000

Malbone st, n s, 380.4 w Bedford av, 19.6x100, Flatbush. Martha wife of Jacob Hirsch, New York, to Michael Murphy. 177

Macon st, n s, 230 e Throop av, 20x100. Andrew D. Baird to Linda E. Chamberlain, New York. Q. C. nom

Same property. Linda E. Chamberlain to William D. Elzer. Q. C. nom

Same property. Foreclos. Francis L. Dallon to same. 2,130

Macon st, s s, 199 w Hopkinson av, 18.6x100. Release mort. Francis Tatham, New York, to John G. Porter. 2,000

Madison st, s s, 480 e Tompkins av, 20x100. Charles Isbill to Margaret E. Tate. Mort. \$4,000. 6,850

Montague st, n s, 125 w Henry st, 100x100. Joseph W. Greene to Henry Weil. Mort. \$20,000. 47,500

Monteith st, s s, 200 e Bremen av, 100x100. Joseph Bryan, New York to Edward Karutz. 2,900

Monteith st, s w cor Evergreen av, 50x100. Almira H. Stout et al., exr. A. V. Stout, to same. 1,300

Monteith st, s w cor Evergreen av, 150x100. Edward Karutz to Joseph, Henry and Charles Liebmann, of S. Liebmann's Sons. 4,200

Monteith st, s s, 150 e Bremen st, 50x100. Pauline Bellmer to same. 3,850

Poplar st, w s, 127.11 n w Henry st, 65x100.8. Henry st, s e s, 51.6 s w Middagh st, 24.6x61.1. x25x61.11, error in this.

Caroline S. Willard, Cornelia H. Sands and Louise C. Wilson to Madeline S. Litchfield. Partition.

Pacific st, n s, 95 e Vanderbilt av, 25x100. Willett Bronson to Jeremiah J. Horgan. Q. C. nom

Same property. Charles H. Russell, assignee W. Bronson, to same. 700

Pacific st, s s, 80 e Albany av, 40x107.2, h & l. Release mort. Margetta W. Howard and Sylvanus T. Cannon to Samuel Hilliard. 6,000

Pacific st, n s, 197 e Smith st, 14x100, x west 11 x south 10 x west 3 x south 90, h & l. Evert Bergen to Fannie M. wife of Benjamin G. Oppenheim. Mort. \$3,500. 5,000

Palmetto st, w s, 48 n Hamburg st, 16x50. George Underhill to Joseph Sweet. 1,350

Power st, n s, 60 w Lorimer st, 18.3x67. Thomas English to Martha English, New York. nom

Ralph st, n s, 425 w Central av, 25x100. William Bailie to Charles C. Grace and Conrad Hartmann. 535

Rutledge st, s s, 116.7 w Bedford av, 18.3x100. Richard Healy to Dorothea, wife Ferdinand Richter, N. Y. Mort. \$3,000. 6,000

Sackett st, n s, 183.4 e Smith st, 16.8x100, h & l. John Layton to Stephen D. Pyle. Mort. \$4,000. 6,000

Spencer st, e s, 300 n Park av late Tillary st, 25 x100. Margaret Morrison, formerly Hughes, to John Morrison. nom

Sackett st, n s, 250 w Smith st, 25x100. Daniel J. Lent to Almada Thompson, Montrose, N. Y. nom

Same property. Almada Thompson to Catharine I. Lent. nom

Schermerhorn st, s w s, 250 s e Bond st, 50x83.7 x50x84.9. Hiram Kirk to Jacob Morganthaler. 1/2 part. nom

Sterling pl, s s, 196.2 w 6th av, 18.3x100, h & l. Henry Lansdell to Platt S. Conklin. Mort. \$7,500. 11,500

Stockton st, s s, 120 w Throop av, 20x100, h & l. Amalia wife of Albert Wild to John M. Wefer. Mort. \$1,500. 4,500

Union st, n s, 223.3 w 6th av, 18.9x95, h & l. Thomas F. Green to John H. Boschen, New York. Mort. \$4,000. 7,000

Union st, n s, 204.6 w 6th av, 18.9x95, h & l. Thomas F. Green to William V. Lewis. Mort. \$4,000. 7,000

Union st, n s, 246 e Smith st, 22x90. Whitman Kenyon to Stella M. Kenyon. nom

Union st, n s, 208.11 e 5th av, 16.8x95, h & l. William J. La Roche to Jane Marks. Mort. \$12,000, taxes and assmt's. 1878. nom

Union st, s s, 392 w 5th av, 125x95. William R. Martin, New York, to John Adamson. Mort. \$3,000. 4,700

Warren st, s w s, 266.8 n w Smith st, 16.8x100. Mary E. wife of and Charles Perret to Marie E. Kunz, widow. 4,500

Warren st, s e s, 398 s w Atlantic av, 50x108.4x 50x106.8, New Utrecht. Winafrida Kilboy to Thomas J. Taylor. 100

Washington st, s w s, 300 n w New Utrecht to Flatbush road, 100x100, New Utrecht. Jerome S. Plummer to Charles Grosch. 350

Same property. Charles Grosche to Mary wife Michael Feigel. 350

Walton st, s w cor Marcy av, 25x92.4x21.9x north 12.4 to Marcy av, x94.6, h & l. John Seyboth to Christian Mussler. Morts. \$500, 1,000

Same property. Christian Mussler to Lina Seyboth. C. a. G. Mort. \$500. nom

North 3d st, n e s, abt 165 n w 4th st, 25x85, h & l. Jane P. Smith to Barbara Kaufman. Mort. \$500. 2,200

3d st, s s, 173.3 n w 6th av, 18.4x95, h & l. Magdalene Franz, widow, to Thomas Main, Chester, Pa. Mort. \$8,500. 18,500

South 4th st, s e cor 7th st, 19.2x abt 81x19.2x 81.1. Diederich W. Koopmann to William D. Koopmann, New York. Morts. \$5,500. 6,000

Same property. William D. Koopmann to Anna Koopmann. Mort. \$5,500, consid. omitted

South 5th st, s s, 303.6 w 4th st, runs west 44.10 x south 50 x — x south 50 x east — x north 100.

5th st, s w cor South 2d st, 38.6x78.6.

South 1st st, n s, 50 e 10th -t, 25x77.

Bushwick av, w s, 25.9 s Devoe st, 25.9x36.4x 25x82.

Nelson L. Madeline, Charles and Annie Pidgeon, by Ann E. Pidgeon, to Edward Pidgeon, Norwalk, Conn. order of court and 4,250

Same property. Emily Soper, formerly Pidgeon, and Edward Pidgeon, Huntington, L.

I, children of J. Pidgeon, dec'd, to Edward Pidgeon, Norwalk, Conn. 2-18 parts. 2,000
 10th st, n e s, 150 s e 6th av, 16.8x100.
 10th st, n e s, 183.4 s e 6th av, 16.8x100.
 12th st, n e s, 237.7 n w 5th av, 20x100.
 14th st, s w s, 260.4 n w 7th av, 12.6x100.
 11th st, s w s, 217.2 n w 7th av, 50x5.3x50x5.9.
 11th st, s w s, abt 292.2 n w 7th av, 5x4x25x5.
 Madeline S. Litchfield, Caroline S. Willard and Cornelia H. Sands to Louise C. Wilson. Partition.
 11th st, n s, 136 w 3d av, 20x100. James O. Beddell to Emily B. wife of Wm. B. Litchfield. Q. C. nom
 11th st, s w s, abt 217.2 n w 7th av, 50x5.3x50x5.9.
 11th st, s w s, abt 292.2 n w 7th av, 25x4.9x25x5.
 Louise C. Wilson, formerly Sands, to William E. White. 750
 11th st, s w s, 275 n w 7th av, 50x219.9x50x219.7.
 Harriet P. Smith to John A. Stewart, New York. Description is as per deed and from old map. 2,000
 Same property. John A. Stewart, New York, to William E. White. Q. C. 400
 Same property; also,
 11th st, s w s, 217.2 n w 7th av, 50x5.3x50x5.9. }
 William E. White to James Jack. 3,850
 Bay 17th st, n w s, 300 s 86th st, 100x193.4 to Bay 16th st, New Utrecht. Archibald Young to Andrew J. Murphy, New York. 2,800
 18th st, s w s, 275.5 s e 7th av, runs southwest 50 x northwest 0.5 x southwest 50 x southeast 25 x northeast 100 to 18th st, x northwest 24.7.
 Anne M. wife of Timothy Tredwell, Mineola, L. I., to Gustaf V. Wallberg and Carl Dieckman. 705
 18th st, n e s, 350 s e 8th av, 50x100. Maria L. A. Peyrot to William M. Brasher. 1,150
 18th st, s w s, 316.8 s e 5th av, 16.8x100. Jesse C. Smith to Thomas Pitt. 2,500
 24th st, n s, as contemplated, 100 w 3d av, runs north to south line J. Dean farm x southwest to highwater line Govanus Cove, x west along course of shore 1,035.6 to dock line, x west 58.7 to n s 24th st, x west 230 x west 30 to centre 24th st, x east 1,292.6 to high water line, x north to n s 24th st, x east to beginning, with water rights, &c. Amelia A. and G. A. Gunther, exrs. C. G. Gunther, to William M. Tebo. 11,500
 38th st, n s, 106.4 w 8th av, 20x100. Joseph Struhler to Michael Brahaney. 550
 Same property. Catharine Getts, formerly Catharine Kiefhaben, widow, to Joseph Struhler. Q. C. nom
 40th st, n s, 180 w 4th av, 20x100. Thomas Walsh, New York, to Mary Walsh. nom
 55th st, n s, 425 w 2d av, 25x100.2, h & l. Jeannette A. wife of John F. Munn to Richard Cronin. 4,250
 55th and 56th sts, lots 14 to 21 and 46 to 53, all inclusive, block 271 map of City of Brooklyn, each 25x100.2. Daniel Owen, New York, to Oliver H. Dickinson. 5,000
 Av K, n s, 100 w East 93d st, runs north 50 x west 115 to Main road, Canarsie, x south 50 x 112.8, Flatlands. William M. Ingraham to William I. Wyckoff, Flatlands. nom
 Atlantic av, n s, 76.1 e Siegel av, 25x92.10x25x97.1.
 Atlantic av, n s, 50.9 w Siegel av, 55.1x113.4x54.2x104, New Lots.
 Foreclos. Charles B. Farley to Thomas McFeeley. 300
 Bedford av, n w cor Flushing av, 56x95.2x61.10x95.2. Henry M. Curtis, exr. Ellen M. Skillman, to Elizabeth and James J. Sweeney, Kingston, N. Y., and William A. Sweeney, New York. nom
 Clinton av, w s, 331.6 s Fulton st, 29x130. John Doherty to Charles A. Tinker. Mort. \$12,000. nom
 De Kalb av, n w s, 300 n e Irving av, 25x100. John F. Gantz to Nelson J. Davis, New York. 400
 De Kalb av, n s, 60 e Waverley av, 20x82, h & l. William Alexander to David F. Manning. nom
 Same property. David F. Manning to Hannah A., wife of William Alexander. nom
 Division av, n w cor Kent av, runs west to low water mark East River, x north to line between Brooklyn and Williamsburg, x east to Kent av, x south to beginning, with land under water to exterior line, &c. Norman Andrews and ano., exrs. J. M. Waterbury, to John Mollenhauer. Assmts., &c. 28,000
 Evergreen av, s w s, 80 n w Greene av, 20x100, h & l. John M. Stearns to Mary A. wife of Joseph D. Jones. Mort. \$1,500. 2,300
 Eldert av, e s, 250 s Broadway, 25x100, East New York. Robert T. Newcome to Clara E. Cobb. Mort. \$750. 1,600
 Flatbush av, s e cor Dean st, runs east 100.3 x south 50 x southwest 39 to Flatbush av, x northwest 107.4. Release mort. Charles R. Lynde to Catharine L. Babcock. nom
 Flushing av, s e cor Waverley av, 204.3 to Washington av x south 122.2 x west 200 to Waverley av, x north 163.8. William Alexander to Samuel G. Alexander. Mort. \$10,000. nom
 Flushing av, n s, 100 e Franklin av, runs north 100 x west 75 x north 100 to Wallabout st, x east 322.4 x south 200 to Flushing av, x west 255.6. Alexander Dugan to Elizabeth and James J. Sweeney, Kingston, N. Y., and Wm. A. Sweeney. C. a. G. nom
 Same property. David Stone, assignee of A. Dugan, to same. Mort. \$24,000. 38,000
 Flushing av, s s, 117 e Yates av, runs south to s old Brooklyn and Newtown pike x east to

Flushing av, x west to beginning. Andrew and Charles D. Stockholm and Abraham De Bevoise, individ., sole exrs. and trustees of Jane Stockholm, and Ann E. wife of Peter Kinsey to Raimund Wallmann. Q. C. nom
 Gates av, n s, 100 e Patchen av, 75x200 to Quincy st. Lula P. wife of and John McGarry to Michael E. Brennan. All liens. 25,000
 Gates av, n s, 125 w Marcy av, 20x100. Mary A. F. wife of Joseph V. Nichols, Hester A., Maurice W. and Josephine A. Harrigan, children of Maurice Harrigan, to Margaret Harrigan, widow. 4-7 part. nom
 Grand av, w s, 137 n Willoughby av, 50x11.8x50x10.8. Edwin R. Sheridan to John N. Eitel. 600
 Grand av, w s, 162 n Willoughby av, 25x11.8x25x11.2. Christianna Jackson to Edwin R. Sheridan. 50
 Same property. Greenleaf K. Sheridan to John N. Eitel. Q. C. nom
 Grand av, w s, 137 n Willoughby av, 25x11.2x25x10.8. Albert H. Osborn to Edwin R. Sheridan. Q. C. 50
 Grand av, w s, 87 n Willoughby av, 50x10.8x50x9.8.
 Grand av, w s, 162 n Willoughby av, 25x11.8x25x11.2.
 Fanning Baldwin, Hempstead, L. I., to Edwin R. Sheridan. Q. C. nom
 Grand av, e s, 286.1 n Gates av, 18x101.6. William K. Board, Roselle, N. J., one of the devisees of Horace Board, to Josephine Cropsey. 1/2 part. C. a. G. 1,000
 Greene av, s s, 610 e Nostrand av, 20x140, h & l. Edward W. Phillips and David Weild to Anthony Berger. Mort. \$3,000. 6,500
 Greene av, n s, 450 w Patchen av, 20x100. Frederick C. Vrooman to Valentine G. Eradel. Q. C. Correction deed. nom
 Knickerbocker av, northerly cor Melrose st, 25x100. Silas D. Benson to Silas Davis. Q. C. nom
 All title.
 Kent av, w s, 269.4 n Myrtle av, 22x70. The City of Brooklyn to Dennis McDermott. 2,100
 Kent av, interior lot, 70 w Kent av, and abt 267.10 n Myrtle av, runs north 23.6 x west 30 x 23.6x30. Samuel Harbison to Dennis McDermott. 115
 Lafayette av, s s, 181.2 w Grand av, 19.5x100, h & l. Priscilla S. wife of and Warren E. Hill to Francis E. Southard. Mort. \$6,800. 10,500
 Morgan av, w s, 156.2 s Meeker av, 20x130.3x24.11x115.5. Holmes Van Mater, Laurel Hill, to Benedict Hoeller. Mort. \$900. 1,200
 Myrtle av, s s, 50 e Hall st, 25x90, h & l. Ann E. Gordon, widow, to Mary A. wife of George S. Cahill. Mort. \$6,500. 9,500
 Myrtle av, south cor Stanhope st, 146x102.6x105.5, gore. Silas B. Condict to Anne wife of John Hanra. 2,000
 Manhattan av, e s, 75 n Freeman st, 25x100. Ellen Howard, widow, to John Grogan. 8,400
 Nostrand av, s e cor Kosciusko st, 20x80. Jeannette F. wife of Peter Eckler, Morris D. Eckler, Collingwood Davis, Brooklyn, and Helena wife of Joseph Kern, Philadelphia, Pa., to Frederick Schmid. 4,900
 Same property. Peter Eckler, exr. Margaret Davis, to same. C. a. G. nom
 Paca av, w s, 125 s Broadway, 25x100, New Lots. Petalajah J. Marsh, Troy, New York, to Sabra E. wife of Howard Gregg. Q. C. 35
 Same property. Rebecca L. wife of and Charles S. Brown to same. 300
 Putnam av, s e cor Tompkins av, 22x100, three-story brick dwell'g. Howard M. Smith to Kate Anderson. 12,500
 Reid av, s e cor Bainbridge st, part of old Brooklyn and Jamaica pike. The city of Brooklyn to James Given. Q. C. nom
 Stone av, s e cor Rapely av, 150x100, New Lots. Robert T. Newcome to Clara E. Cobb. Mort. \$500. 1,000
 Stuyvesant av, w s, 100 s Quincy st, 25x100. Foreclos. Charles B. Farley, sheriff, to Richard F. Whipple. 5,000
 Stuyvesant av, n w cor Munroe st, runs west 150 x north 100 x east 70 x south 75 x east 80 to av x south 25. Lula P. wife of John McGarry to Michael E. Brennan. All liens. 25,000
 Tompkins av, e s, 40 n Floyd st, 20x100. George D. Munroe to Andrew Lennon. 100
 Throop av, w s, 80 n Myrtle av, 20x60. Gustav Bender to Marx and Nathan May. Mort. \$1,300. 1,500
 Vanderbilt av, w s, 117.7 s Fulton st, 20x100, h & l. Sarah E. Williams, widow, New Brunswick, N. J., to Ellen wife of Stephen N. Benedict. Mort. \$4,000. 5,500
 Washington av, Clymer st and channel adopted by representatives of A. A. Remsen and the United States, gore, with land under water, &c. James Fellows to John A. Beyer. All title. nom
 Wythe av, w cor Heyward st, 80x100. Samuel M. Meeker, exr. and trustee W. Wall, to George F. Bindrim. 5,000
 2d av, n cor 42d st, 100.2x100. Alexander McClaine to Thomas Irwin. Mort. \$1,000. 1,500
 3d av, e s, 50.2 s 40th st, 25x100. Jacob Hartvig to Elizabeth A. C. wife of Gustav A. Frietsche. Mort. \$2,000. See Bridge st. 4,000
 4th av, e s, 25.2 s 39th st, 75x100. Andrew E. Kirkpatrick, Fairport, Kansas, to Charles Dougherty. 2,000
 5th av, w s, 50 s 25th st, 35x103, h & l. Release dower. Harriet Ingram, widow, to Elizabeth Seidler. nom
 Same property. George, Alexander S., Harriet E. and Frank O. Ingram and Mary E. Boggs to same. Q. C. nom

Same property. Archibald Scrimgeour, trustee of G. Ingram, to Elizabeth wife of Alfred Seidler. 7,000
 6th av, s w cor 14th st, runs south 150 x west 97.10 x north 10 x west 150 x north 136.8 to 14th st, x east 247.10. William MacDonald to Charles V. Quick. Mort. \$11,000. assesmt. and nom
 7th av, n w s, 75.2 n e 51st st, 25x100. Eliza Shanley, widow, Flushing, L. I., to Christopher P. Cunningham. 100
 Interior lot, 89 s Tillary st, and 25.3 e Duffield st, runs south 6 x east 75 x north 6 x 75. Henry P. De Graaf to Frederic Bronson. Taxes, &c. 500
 Lot 58 map H Lehman property, Canarsie. Henry Lehmann to Charles D. Bebensee. 125
 Plot bounded north by line bet Brooklyn and Williamsburg, east by Kent av, south by indefinite line and west by East River or Walabout Bay. Ratification of a former deed by guardian by Magdalena Schenck. See Division av.
 Road from Unionville to Gravesend village. Plot 10 acres 3 rods and 19 perches. Edmund Tobin to Sarah A. Stryker. Q. C. nom
 All title of grantor in all those lots allotted to him and others as tenants in common by order of court in matter of Kingsland agt Kingsland for partition of Geo. Lovett estate. Albert A. Kingsland to Ambrose C., Cornelius F. and Walter F. Kingsland, Augusta L. Jones, Mary H. wife of Walter F. Tompkins and Geo. L. and A. C. Kingsland, trustees of H. P. Kingsland. 84,000
 All title in streets fronting premises conveyed by party first part to party second part. Elizabeth, Charles A. and Lawrence W. Clark to Mary S. Clark. Q. C. nom
 Similar property. Elizabeth, Mary S. and Chas. A. Clark to Lawrence W. Clark. Q. C. nom
 Similar property. Lawrence W., Elizabeth and Mary S. Clark to Charles A. Clark. Q. C. nom
 Similar property. Mary S., Charles A. and Lawrence W. Clark to Elizabeth Clark. Q. C. nom
 General release. Margaret A. Cole, formerly Hawkins, to Peter Eckler, individ. and as exr. of Margaret Davis, dec'd. 100
 Real estate, of which George Lovett died seized, and which was allotted to grantors and others in partition; also personal estate. Conveyance under partial revocation of trust. George L. and A. C. Kingsland, trustees, to Albert A. Kingsland. April 6, 1883. nom
 Same real estate. Albert A. Kingsland to George L. and A. C. Kingsland, trustees of A. A. Kingsland, under deed of trust. May 1, 1882. 5,000
 The following line is adopted by parties hereto as division line bet their lands from high water mark to exterior bulkhead; Hicks st, centre line at centre line Bush st, thence south to centre Grinnell st, x east 232 x south 265 to centre Bay st, x east 91 x south 1 532 x east 330 x south to Gowanus Bay Channel. William Beard with Jeremiah P. Robinson.
 Commissioners in partition, estate of Charles C. Betts, award as follows:
 TO CHARLES W. BETTS.
 Bedford av, n e cor Hancock st, runs north 57.8 x southeast 11 x east 32.6 to centre Cripplebush road, now closed, x south along centre line 57.5 to Hancock st, x west 50.8.
 Fulton st, n s, 40 e Bedford av, runs east 60 x north 100 x west to point 75.6 e Bedford av, x south 27.5 to point 160 s Halsey st, x west 20.6 x south 72.7 to beginning.
 Arlington pl, w s, 100 s Halsey st, 80x100.
 Macon st, n s, 100 w Nostrand av, 80x100.
 Arlington pl, n e cor Macon st, 100x100.
 Halsey st, s s, 300 e Nostrand av, 100x100.
 Marcy av, w s, 200 s Macon st, runs west 100 x north 100 x west 93 x south 143.11 x east 120 x north 46.6 x east 100 to Marcy av, x north 44.4.
 Fulton st, n w cor Verona pl, 20x80.
 Macon st, s s, 235 e Nostrand av, 100x100.
 Fulton st, n s, 185.8 w Nostrand av, 100 x north in two courses to Macon st, x east 100 x southerly in two courses to beginning.
 Fulton st, s s, 80 e Nostrand av, 112.3x200 to Herkimer st.
 Fulton st, s s, 89 w New York av, 60x100.
 McDonough st, s s, 242.6 e Tompkins av, 80 x 100.
 McDonough st, s s, 242.6 w Throop av, 80x100.
 Throop av, n w cor Decatur st, 100x75.
 McDonough st, s s, 485 e Throop av, runs east to west line of land of Jesse Mott, formerly Sarah Lefferts, x south to centre line bet McDonough and Decatur sts, x west to point opposite place of beginning, x north 100 to beginning.
 Fulton st, n s, 499.3 e Throop av, runs east 137 x north 109.2 x west 104.6 x west to point opposite place of beginning, x south 82.4 to beginning.
 Throop av, s e cor Decatur st, 120x85.
 Atlantic av, s s, 480 e New York av, 60x100.
 Atlantic av, n s, 480 e New York av, 60x149.1.
 TO EDWARD R. BETTS.
 Fulton st, n s, 160 e Bedford av, 60x100.
 Fulton st, n s, 400 e Bedford av, runs east 51.4 x northeast on curve 146.6 to Arlington pl, x north to point 180 s Halsey st, x west 100 x north 80 x west 352 x north 100 to Halsey st, x west 8 x west to point 100 n of Fulton st and 80 e Bedford av, x east 340 x south 100 to beginning.

Arlington pl, s w cor Halsey st, 100x80.
 Macon st, n s, 100 e Arlington pl, 60x100.
 Halsey st, s s, 100 e Nostrand av, 100x100.
 Nostrand av, n e cor Macon st, 100x100.
 Nostrand av, s e cor Macon st, 100x90.
 Fulton st, n e cor Macon st, runs east 84.4 x north in two courses to Macon st, x west 29.11 to curve, x southwest still along Macon st 87.6 x south 35 to beginning.
 Nostrand av, n e cor Herkimer st, 100x80.
 McDonough st, s s, 85 w Tompkins av, 80x135.
 McDonough st, s s, 162.6 e Tompkins av, 80x100 x west to centre Old Brooklyn and Jamaica pike, x southwest to point opposite place of beginning, x north to beginning.
 McDonough st, s s, 85 e Throop av, 100x100.
 Decatur st, n s, 385 e Throop av, 100x100.
 Decatur st, s s, 385 e Throop av, 120x100.
 Decatur st, s s, 185 e Throop av, 100x120.
 Fulton st, n s, 182.1 e Throop av, 100x—
 Fulton st, n w cor Throop av, 18.10x—x25.8x 95.6.
 Atlantic av, s s, 240 e New York av, 60x100.
 Herkimer st, s s, 200 e New York av, runs east 106.6 x south 185.6 x west 6.6 x south 149.1 to Atlantic av, x west 60 x north 149.1 x west 40 x north 185.6 to beginning.
 Herkimer st, s s, 335.7 e Nostrand av, 20x85.6, h & l.

TO JULIA DIFENDORF.

Bedford av, s e cor Hancock st, 100x72.3 to centre old Cripplebush road, x100.9 to Hancock st, x59.7.
 Fulton st, n s, 340 e Bedford av, 60x100.
 Halsey st, s s, 100 w Nostrand av, 80x100.
 Nostrand av, n w cor Macon st, 100x100.
 Macon st, n s, 300 e Nostrand av, 35x45.7x90.5 x145.7 to Halsey st, x25x100x100x100.
 Marcy av, w s, 100 s Macon st, 100x100.
 Fulton st, n s, 133.1 e Nostrand av, 100x100.
 Fulton st, n w cor Nostrand av, 85.8 x north in two courses to Macon st, x east 60 to Nostrand av, x south 165.11.
 Fulton st, s s, 192.3 e Nostrand av, 118.9x200 to Herkimer st.
 Fulton st, s w cor New York av, 89x100.
 Herkimer st, n s, 111 e New York av, runs east 57 x north 80 x west 8 x north: 35 x west 80 x south 35 x east 31 x south 80.
 McDonough st, s s, 165 w Tompkins av, 80x135.
 McDonough st, s w cor Throop av, 100x82.6.
 McDonough st, s s, 385 e Throop av, 100x100.
 Decatur st, s s, 85 e Throop av, 100x120.
 Throop av, s w cor Decatur st, 95.6x25.8x—x32.6.
 Atlantic av, n s, 120 w Brooklyn av, 40x100.
 Atlantic av, n s, 100 w Brooklyn av, 60x149.1.

TO GEORGE A. BETTS.

Gates av, n s, 245 w Nostrand av, 20x100, h & l.
 Bedford av, n e cor Halsey st, 100x72.3, x—along old road to Halsey st, x 84.11.
 Bedford av, s e cor Halsey st, 100x80.
 Fulton st, n s, 280 e Bedford av, 60x100.
 Macon st, n s, 200 e Nostrand av, 100x100.
 Marcy av, s w cor Macon st, 100x100.
 Fulton st, n s, 40 w Verona pl, runs west 80 x north 100 x east 20 x south 20 x east 60 x south 80.
 Fulton st, n s, 33.1 e Nostrand av, runs east 100 x north 100 x—x—x—
 Nostrand av, w s, 70 s Fulton st, 30x100.
 New York av, n w cor Herkimer st, 100x89.
 Fulton st, s e cor New York av, 80x80.
 Fulton st, n s, 140 e McDonough st, 13.9x62.7x 61.1, gore.
 McDonough st, s s, 245 w Tompkins av, 80x208.10 to Fulton st, x east 6.3 x north 69.8 x east 57 x north 135.
 McDonough st, s s, 82.6 e Tompkins av, 80x— to centre old Jamaica pike, x north to McDonough st, point beginning, gore.
 McDonough st, s s, 82.6 w Throop av, 80x100.
 McDonough st, s s, 285 e Throop av, 100x100.
 Throop av, n e cor Decatur st, 100x85.
 Fulton st, n s, 382.1 w Throop av, 117.1x82.4 x again north to point 192.1 s Decatur st, x west—x south 100 to beginning.
 Atlantic av, s s, 360 e New York av, 60x100.
 Atlantic av, n s, 360 e New York av, 60x149.1.
 Herkimer st, s s, 184 w New York av, runs south 185.6 x west 76 x south 149.1 to Atlantic av, x west 14.9 x northwest to a point 235.6 s of Herkimer st and 305.1 w of New York av, x west 7.7 x north 50 x west 71.8 x north 100 x east 120 x north 85.6 to Herkimer st, x east 80.5.

TO HENRY L. BETTS.

Bedford av, e s, 100 s Halsey st, runs south 60 x east 75.6 x north 27.5 x east to point 80 east Bedford av, x north—x west 80 to beginning.
 Fulton st, n s, 220 e Bedford av, 60x100.
 Arlington pl, s e cor Halsey st, 100x80.
 Nostrand av, s e cor Halsey st, 100x100.
 Macon st, n s, 100 e Nostrand av, 100x100.
 Fulton st, n s, 233.1 e Nostrand av, 100x100.
 Nostrand av, n w cor Herkimer st, 100x100.
 Fulton st, s e cor Nostrand av, 80x100.
 Herkimer st, n s, 311 e Nostrand av, runs north to centre Brooklyn and Jamaica pike x east—x south to Herkimer st, x west 157.8.
 Fulton st, s s, 80 e New York av, runs south 85 x east 80 x south 35 x east 65 x north 20 x west 13 x northwest to Fulton st, x west 101.4.
 Tompkins av, s e cor McDonough st, 118.5 to centre Brooklyn and Jamaica pike, x northeast to point 82.6 from e s Tompkins av, x north to McDonough st, x west 82.6.
 McDonough st, s s, 162.6 w Throop av, 80x100.
 Decatur st, n s, 485 e Throop av, 105.8 x north

to centre of block x west to point 485 east Throop av, x south 100 to beginning.
 Decatur st, n s, 285 e Throop av, 100x100.
 Summer av, e s, 40 s Macon st, 60x95.
 Fulton st, n s, 282.1 e Throop av, 100x100 x east to point 505 e Throop av, x north 92.1 x west—x south to beginning.
 Decatur st, s s, 285 e Throop av, 100x100 x west—x south—x west—x north 120.
 Fulton st, n e cor Throop av, 82.1x—x— to Throop av, x south 86.6.
 Atlantic av, s s, 420 e New York av, 60x100.
 Atlantic av, n s, 420 e New York av, 60x149.1.
 Herkimer st, s s, 375.7 e Nostrand av, 20x85.6.

TO WALTER S. BREWSTER.

Fulton st, n s, 100 e Bedford av, 60x100.
 Nostrand av, s w cor Halsey st, 100x100.
 Halsey st, s s, 200 e Nostrand av, 100x100.
 Marcy av, w s (or McDonough st, as the case may be), 80 n Fulton st, 46.6x100.
 Macon st, s s, 100 w Marcy av, 60x100.
 Fulton st, n e cor Nostrand av, 33.1 x north to point 100 s of Macon st, x west to av, x south 81.8.
 Macon st, s s, 90 e Nostrand av, runs south 100 x east—x north 60 x west to point 235 e Nostrand av, x north 100 to Macon st, x west 145.
 Fulton st, n s, 85.8 w Nostrand av, 100x—x— to Macon st, x east 100 x south—x—
 Fulton st, s w cor Nostrand av, 100x70.
 Fulton st, s s, 149 w New York av, 60x100.
 Tompkins av, s w cor McDonough st, 135x85.
 McDonough st, s s, 322.6 e Tompkins av, 80x100.
 Throop av, s e cor McDonough st, 100x85.
 McDonough st, s s, 185 e Throop av, 100x100.
 Macon st, n s, 175 w Lewis av, 80x100.
 Decatur st, s s, 505 e Throop av, runs east to w s of land formerly of Sarah Lefferts, x southerly 243.6 x west 105.9 x again w to point 82.4 from Fulton st, x north 236 to beginning.
 Fulton st, n s, 82.1 e Throop av, 100 x north to point 120 s of Decatur st, x west—x south to beginning.
 Atlantic av, s s, 300 e New York av, 60x100.
 Atlantic av, n s, 300 e New York av, 60x149.1.
 Herkimer st, s s, 315.7 e Nostrand av, 20x85.6.

WESTCHESTER COUNTY, N. Y.

FEBRUARY 19 TO 25—INCLUSIVE.

EASTCHESTER.

Lockwood, John M.—Clarence S. McClellan, s s 1st st, adj Wm. H. Morton, Mt. Vernon, 20 x34. \$1,000
 Bertine, Theodore M.—Julia O. Jones, n 1/2 No. 183 on e s, n e cor 3d av and 2d st, Mt. Vernon, 70x105. 1,400
 Lockwood, John M.—Frank S. Brown and Joseph E. Taverner, s s 1st st, Mt. Vernon, 20 x 34. 1,000
 Williamson, Maria M. and John—George C. and Annie E. Nies, s e s Greenwith st, 100x200. 2,500
 Trede, George—Richard Ottman, s e s Bond st, 50x100, West Mt. Vernon. 1
 Ottman, Rosa—George Trede, same property. 1
 Ford, Robert O. N., assignee of and Wm. H. Lee—Wm. A. Darling, lots Nos. 9, 10, 11 and 13 on map of Fleetwood on both sides of Bond st. 360
 Underhill, Effie M., et al., by C. H. Ropes, ref.—Maria C. Clapp, lot on highway leading from Eastchester to White Plains, adj lands of John Berbe. 6,500

MAMARONECK.

Goudier, Alphonse—Margaret Cronin, lots Nos. 41 and 54 on map of Washingtonville, 50x100, each. 75

NEW ROCHELLE.

Wells, Joseph A., exr. of Henry R. Morgan—John F. Coffin, s e s Pelham road adj land of M. J. Keogh, about 4 acres. 6,258
 Coffin, John F.—Martin J. Keogh, same property. 1
 Deveau, Selina and Joshua M.—Adrian Iselin, Jr., tract on e s Icard av, 57.6 s Pelham road adj lands of J. D. Deveau. 3,000
 Deveau, John—Adrian Iselin, Jr., lot on s e s Pelham road at intersection with s w Icard av. 2,500
 Hudson, Alexander B.—Anthony Kimbel, part lots Nos. 3 and 6 and lots Nos. 4 and 5 on n s Sound View st, 125 from w s Echo av, about 145x200. 3,000
 Bigoszinski, Carl—John Roehrs, lot G on s s 1st st on map of Pelhamville. 480
 Barker, Vincent—Isaac N. Mills, e s 6th av, Pelhamville, 50x100. 1

WESTCHESTER.

Tompkins, Charity and James—Wm. A. Wilson, s s 11th av at Wakefield, 100x114. 800

YONKERS.

Tuttle, John—Eliza McMinn, n s Ashburton av, 125 w Vineyard av, 25x100. 1
 Tuttle, Albert C.—Eliza McMinn, same property. 1,050
 Lynch, John—Michael Harty, n s Lake av, 50 e Orchard st, 25x106 1/2. 350
 Kneeland, Sylvester H., et al., by C. L. Wescott, ref.—Sylvester H. Kneeland, tract on n w s Central Park av, adj J. S. Fitch; also tract on e s Central Park av at intersection with old road, both parcels containing 62 acres. 6,300
 Davidson, John S., et al., exrs. of John Davidson—John Crowther, lots Nos. 6 and 8, on s w cor Poplar and Willow sts. 800
 Stewart, William—James Stewart, n s road leading to Albany Post road at intersection with e s Albany Post road, 1 1/2 acres. 2,500

MORTGAGES.

NEW YORK CITY.

FEBRUARY 20, 21, 23, 24, 25, 26.

Allen, Mary E., Decatur, Ga., to THE GREENWICH SAVINGS BANK. 50th st, n s, 175.10 w 8th av, 19.2x100.5. Feb. 2, due Mar. 1, 1886, 5%. \$1,000
 Altman, Louisa J., wife of and Henry J., to Adaline T. wife of Richard H. L. Townsend. 127th st, n s, 216.8 e 8th av, 16.8x99.11. Feb. 18, 5 years, 5%. 7,500
 Ammann, Charles, to Helen W. Ripley, New York and Katherine W. Noyes, Southport, Conn. 180th st, n s, 100 e 8th av, 75x199.10 to 131st st. Feb. 25, 3 years, 5%. 15,000
 Archer, William, to Emma L. Estes. 8th av, 123d st. P. M. Feb. 20, 2 years, installs. 11,500
 Assmus, Babette, wife of Frank, to Thomas P. Fitzsimons. 29th st. P. M. Feb. 24, due Mar. 1, 1890, 5%. 5,000
 Same to same. 29th st. P. M. Feb. 24, due Mar. 1, 1887, installs. 2,000
 Same to same. 29th st. P. M. Feb. 24, due Mar. 1, 1890, 5%. 5,000
 Beede, Alice R., wife of and William H., to William J. Merritt. 134th st, s s, 153 w 7th av, 18x99.11. P. M. Dec. 6, due Jan. 1, 1886. 1,500
 Same to same. Same property. P. M. Dec. 6, notes. 1,500
 Breton, Bartholomew, to THE EQUITABLE LIFE ASSUR. SOC., U. S. 84th st, n s, 175 e 5th av, 2 lots, each 25x102.2. 2 mortgages, each \$40,000. Feb. 20, due Jan. 1, 1886. \$80,000
 Bishop, William, New York, and Henry H. Bowman, Paterson, N. J., to Walter Barnes, Brooklyn. 28th st, s s, 160 w 9th av, 15x98.9. Feb. 20, 5 years, 5%. 7,000
 Cassidy, James, to Julia A. and Lemuel B. Clark. St. Nicholas av, n e cor 124th st, 112x100. Sub. to morts. \$56,000. Feb. 19, demand. 40,000
 Same to same. St. Nicholas av, e s, 112 n 124th st, 89.10x100. P. M. Feb. 19, demand. 45,000
 Same to same. Same property. Building loan. P. M. Feb. 19, demand. 18,000
 Same to Francis M. Jencks. St. Nicholas av, e s, 84 n 124th st, 28x100. Feb. 19, demand. 13,000
 Same to Henry E. Merriam et al., exrs B. W. Merriam. St. Nicholas av, n e cor 124th st, 28 x100. Feb. 19, demand. 15,000
 Same to Julia A. and Nettie M. Roe, Patchogue, L. I. St. Nicholas av, e s, 56 n 124th st, 28x 100. Feb. 19, demand. 13,000
 Same to Maria H. Crane. St. Nicholas av, e s, 28 n 124th st, 28x100. Feb. 19, demand. 13,000
 Conway, John H., to Newman Cowen. 50th st, s s, 200 w 10th av, 50x100.5. Sub. to mort. \$16,000. Feb. 13, due May 1, 1885. 1,000
 Same to William Stone. Same property. Sub. to morts. \$31,000. Feb. 13, due May 1, 1885. 745
 Craft Robert H., to Annie Fetretch. 128th st. P. M. Feb. 20, notes. 16,000
 Cammann, Henry J., trustee under trust deed, to Charles L. Cammann, Fordham. Kingsbridge road, n e s, at southern corner of land formerly of J. Briggs and adj w s of land sold to W. A. Smith. 5 acres. Jan. 17, due April 7, 1885, with interest from Oct. 7, 1884. 15,680
 Cerf, Lazare F., trustee B. Lefebvre, mortgagor, with Vassar College as trustee. Agreement extending reduced mortgage at reduced interest. Feb. 24.
 Cronly, John E., to Henry W. Droge. 8th av, w s, 24.11 n 154th st, 50x100. Feb. 20, due May 1, 1890. 4,000
 Culligan, Elizabeth, wife of Patrick H., and Russell H. Powers to Charles B. Grannis, exr. C. B. Grannis. Secures bond of Elizabeth Culligan. 13th st, No. 520, s s, 271 e Av A, 25x 103.3. Feb. 19, due Jan. 1, 1890, 5%. 4,500
 Daberkow, Emilie, wife of and Charles, to Andrew Stoeckel. 155th st, n e s, 100 s e Courtland av, 50x100. Feb. 20, due Jan. 23, 1890, 1,100
 Dolgner, Maria, wife of Julius, to Elizabeth Loewer. Av A, w s, 20 n 17th st, 24x69. Feb. 20, demand, 5%. 2,000
 Same to August Sparnecht, guard. of Wilhelmine Sparnecht. Same property. Feb. 20, due April 1, 1887, 5%. 5,000
 Dooper, Auke, to THE BOWERY SAVINGS BANK. Delancey st, s e cor Essex st, 62.11x74.8. Feb. 25, 1 year, 5%. 18,000
 Dugro, P. Henry, to Isaac Hochster. 125th st, n s, 143.2 e Madison av, 16.10x99.11. Feb. 24, 1 1/2 years. 4,000
 Dippel, Bertha A. M., wife of and Wilhelm L., to Moritz J. Hirschbein. 53d st. P. M. Feb. 20, installs, 5%. 2,000
 Drummond, James F., to Henry Meyer. Horatio st. P. M. Feb. 21, 5 years, 5%. 15,000
 Danziger, Max, to Francis H. Weeks. 108th st, n s, 210 e 3d av, 150x100.11. Feb. 25, due Mar. 1, 1887, 5%. 25,000
 Same to same. 108th st, n s, 360 e 3d av, 100x 100.11. Feb. 25, due Mar. 1, 1887, 5%. 16,000
 Edwards, Catharine A., wife of and Robert T., Wappinger Falls, to Howard W. Coates and ano., trustees G. H. Peck. 104th st, s s, 250 e 5th av, 25x100.11. Feb. 24, 1 year. 3,000
 Fouque, Maria L. C., and Louis, widow and devisees of Francois Fouque, mortgagors with Emily A. Thorn, Newport, R. I. Agreement extd mort. Feb. 12. nom
 Falkenau, Henriette, wife of Moritz, and Joseph Hammerschlag to Edward Oppenheimer. 64th st. P. M. Sub. to mort. \$13,000. Feb. 16, installs. 7,000
 Same to THE GREENWICH SAVINGS BANK.

Same property. P. M. Feb. 16, due Feb. 15, 1888, 4 1/2 % 13,000
 Fallon, Ellen, wife of William, to Mary G. Hoffman, guard. of Dorothea W. and Mary U. Hoffman. 40th st, n s, 225 e 9th av, 50x98.9. Feb. 20, due July 1, 1889. 3,500
 Flannery, Frederick W., to Charlotte A. Hamilton. 94th st, s s, 346.6 w 8th av. P. M. Jan. 31, due Feb. 1, 1888 2,840
 Same to Maria E. H. wife of Charles A. Peabody. 94th st, s s, 368 w 8th av. P. M. Jan. 31, due Feb. 1, 1888. 2,840
 Same to Charles A. and Wm. G. Hamilton, trustees A. Hamilton. 94th st, s s, 389.6 w 8th av. P. M. Jan. 24, due Feb. 1, 1888. 2,840
 Fitch, Clark A., to William J. Merritt. 134th st. P. M. Dec. 5, due Jan. 1, 1886. 1,500
 French, Louis, Brooklyn, to Matilda French. Chatham st, easterly cor Frankfort st, 114.10 x124.3x107.3x135.8. All title. Feb. 25, 2 years, 5 % 3,900
 Greene, Martin E., to James M. Boyd. 50th st, n s, 123 w 5th av, 41x100.5x23x92.5x—. Lease. Oct. 1, 1876, due Oct. 1, 1877, 7 % 15,000
 Same to same. Walker st, No. 12, n s, 25x100; Walker st, No. 14, n s, 25x100. Jan. 27, 1882, due Feb. 1 1883. 20,000
 Gray, William, to J. Henry Alexandre. 129th st, n s, 199 e 8th av, runs north 99.11 x west 62 x north 99.11 to 130th st, x east 138 x south 199.10 to 129th st, x west 76. P. M. Feb. 15, 5 years, 5 % 15,000
 Garside, Abraham, to THE GREENWICH SAVINGS BANK. 130th st, n s, 281.3 w 7th av, 18.9 x99.11. Feb. 19, due Mar. 1, 1886, 5 % 8,000
 Gibbons, Hugh, to Simon E. Bernheimer and August Schmid, of Bernheimer & Schmid. 109th st, s e cor 4th av, 19x74. Dec. 27, demand. 1,000
 Greenbaum, Babette, wife of and Raphael, to Michael Buchsbaum. 1st av. P. M. Feb. 21, due Feb. 1, 1888, 5 % 4,000
 Hanson, Frederick E., Brooklyn, to John E. Cronly. 8th av, w s, 49.11 s 154th st, 2 lots, each 25x100 2 morts., each \$1,000. Jan. 20, 1 year. 2,000
 Same to same. 8th av, w s, 24.11 n 153d st, 3 lots, each 25x100. 3 morts., each \$1,000. Jan. 20, 1 year. 3,000
 Same to same. 8th av, w s, 24.11 n 153d st, 3 lots, each 25x100. 3 morts. each \$1,500. Jan. 20, 3 years. 4,500
 Same to same. 8th av, w s, 49.11 s 154th st, 2 lots, each 25x100. 2 morts. each \$1,500. Jan. 20, 3 years. 3,000
 Hanstein, Peter, to Mina wife of Frank Windholz. 33d st, s s, 329.2 w 7th av, 20.10x71x20.11x69.7. Feb. 20, 5 years, 4 1/2 % 6,000
 Hausser, Frederick, to Roberts, Collin & Co. Hudson st, No. 351. Nov. 27, 1883, note, 1 year. 100
 Hogan, Dennis, to Frederick Prime. Bleeker st, s e cor Bank st, 45.3x50x45.1x50. Feb. 18, 5 years, 5 % 15,000
 Hollerbach, Ferdinand, to William Zinsser. 19th st, s s, 162.7 e 2d av, 20.11x92. Feb. 19, due Feb. 1, 1888. 2,000
 Hughes, Anthony A., to Mary R. Callender. 3d av, e s, 76 s 102d st, 24.5x100. Feb. 20, 3 years. 18,000
 Heinemann, William, Joseph and Esther, and Sophia wife of and Moses Isaacs, heirs Caroline Heinemann, to Isabella Held, widow. 6th av, No. 24, e s, 116.7 s 4th st, 18.3x97x17.4x98. Feb. 25, 3 years, 5 % 8,000
 Hone, John, Morristown, N. J., to THE BANK FOR SAVINGS, City New York. Boulevard, cor 81st st. P. M. Feb. 26, 1 year, 5 % 22,000
 Horky, Vincenz, to Bernheimer & Schmid. 2d st, No. 285. Saloon Fixtures and Lease. Chattel mort. Feb. 25, demand. 300
 Jencks, Francis M., to Ezekiel Fixman. 75th st, s s, 100 e 11th av, 100x102.2. Feb. 20, due Mar. 20, 1885. 14,000
 Jonas, Abraham H., to Hugh McQuade. 61st st, n s, 100 e 11th av, 50x100.5. Sub. to all morts. Feb. 18, 4 months. 1,500
 Kehoe, John, to William P. Esterbrook. 18th st, s s, 295.6 e Av A, 50x92. Feb. 21, 3 years, 5 % 10,000
 Kelley, Helen, to Patrick Connolly, Brooklyn. Grand st. P. M. All title. Feb. 20, due May 21, 1885. 300
 Knox, John A., to Josephine L. Wickes, Brooklyn. Fulton av, s e s, 101 sw 168th st, 16.8x100. Feb. 12, 3 years. 2,000
 Same to same. Fulton av, s e s, 117.8 s w 168th st, 16.8x100. Feb. 12, 3 years. 2,000
 Same to Cyrus Lawton, New Rochelle. Fulton av, s e s, 134.4 s w 168th st, 16.8x100. Feb. 12, 3 years. 2,000
 Keys, John, to THE MANHATTAN LIFE INS. Co. 59th st, n s, 173.4 e Madison av, 16.8x100.5. Feb. 24, 1 year, 5 % 12,000
 Loew, Julie V., wife of Frederick W., to Henry Meigs and ano., trustee J. J. Palmer, dec'd. Mulberry st, Nos. 54 and 56, e s, 150 s Bayard st, 50x88.9x50x91. Feb. 13, 3 years, 5 % 4,500
 Lorillard, Jacob, to Peter Lorillard. Oliver av, s w s, 100 s Elm st, runs southwest 124 x southeast 482 to Washington av, x northeast 76 to Oliver av, x northwest 407; Railroad av, s e s, 300 n e New st, 100x220 to Tillotson av; Egbert av, s e s, 50 n e Ridge st, runs southeast 150 x southwest — x southeast 148 to Lorillard terrace, x northeast 150 x northwest 124 x northeast — x 114 to Egbert av, x southwest 150; Railroad av, s e cor Low st, 220 to Tillotson av, x southwest 75x220 to Railroad av, x 75; Park av, s w cor Lorillard terrace, 175 to Tillotson av, x100x200 to Egbert av, x165, partly along Egbert av and partly on Lorillard terrace; Lorillard terrace, e s, 222 s

Park av, 200x170x200x130; St. John av, e s, 235 n Grove st, 263x308 to Magnolia av, x330x190; Grant av, e s, 210 n of proposed Boulevard, runs east 206 x north abt 104 x west 230 to av, x south 100; Grant av, w s, 295 n proposed Boulevard, runs west 245.5 to road to West Farms, x north 101.6 x east 266.8 to Grant av, x south 100; Butler st, e s, abt 150 s Newell av, 125x160x125x141; Bridge st, n e cor Elliott av, 282 to Bear Swamp road, x north along same and the road from Williams-bridge 340 to King st, x west 212 to Elliott av, x south 270; King st, s e cor Barker av, 272 to Bridge st, x393 to Elliott av, x277 to King st, x406; Munroe av, s e cor Union st, 426 to Sheridan st, x475 to Barker av, x438 to Union st, x452; Newell av, e s, 200 s Morris st, runs south 500 x east 155 to Duncomb av, x northeast 500 x west 156; Bridge st, s e cor Newell st, runs south 438 x east 155 x north 408 to Bridge st, x west 152; Newell av, w s, 276 s Bridge st, runs south 300 x west 173 x north 311 x east 113; Newell av, e s, 100 s Bleeker st, 200x abt 214x—x182; Newell av, n w cor Sheridan st, 200x abt 325x200x—; Grant av, w s, 95 n of indef. st, 100x144.2x100x138.11; Bleeker st, n s, 275 w Newell av, runs north 178 x west abt 100x178 to Bleeker st, x—; Lorillard terrace, e s, 122 s Park av, runs east to Richard st at point 114 s Park av, x north 114 to Park av, x west 179 to Lorillard terrace, x south to beginning; St. Johns av, e s, 235 n Grove st, runs east abt 190 to Magnolia av, x north abt 330 x west abt 308 to St. Johns av, x south abt 263; Duffey st, n s, 160 e Munroe av, runs north 268 to Munroe av, x 38 x southeast 281.9 x south 284 to Duffey st, x west 260, with title in sts, &c. Feb. 3. Secures loans and indemnifies as endorser, &c.
 Lange, Johann B. W. and Barbara, to Isaac Edelmuth. Av B, w s, 20 s 15th st, 20x60. Feb. 21, due Jan. 2, 1892, 5 % 5,500
 Leist, Henry G., to Chauncey E. Low and ano., exrs. and trustees James M. Mills. Madison av, w s, 50.11 s 114th st, 50x100. Dec. 3, due Dec. 1, 1887, 5 % 5,000
 Letzeiser, Elise, to Matilda Myers. 9th av, n w cor 51st st, 25.5x80. Feb. 24, 6 months. 1,000
 Loonie, Margaret, wife of Daniel, to Eliza Gugenheimer. 49th st. P. M. Feb. 20, 3 years, 5 % 7,000
 Macbeth, Robert, to Elizabeth Bancker, Brooklyn. 18th st, s s, 190 w 6th av. P. M. Feb. 21, due Feb. 25, 1888, 5 % 4,000
 Same to Hannah Johnson. 18th st, s s, 190 w 6th av. P. M. Feb. 21, due Feb. 25, 1888, 5 % 4,000
 Same to William K. Thorn, Newport, R. I. 18th st, st, s s, 190 w 6th av. P. M. Feb. 21, due Feb. 25, 1886, 5 % 500
 Merkel, Ludwig, to Charles Merkel. Clifton st, n s, 98.7 e Concord or Forrest av, 28.7x47.6. Feb. 23, due Jan. 1, 1891, 5 % 800
 Moore, Maurice, to Henry I. Barbey, Geneva, Switzerland. 5th av, n e cor 15th st. P. M. Feb. 24, 2 years, or sooner. 110,000
 Same to Arthur L. Meyer. Same property. P. M. Feb. 24, 1 year. 10,000
 Modry, Ignaz, to Henry Knickerbacker. 74th st. P. M. Feb. 20, 3 years, 5 % 10,000
 Marks, Frances, to Henry Knickerbacker. Lexington av. P. M. Feb. 19, 3 years, 5 % 10,000
 Mehrbach, Solomon, to THE MUTUAL LIFE INS. Co. New York. 98th st, s s, 100 w 1st av, 175x100.11. Jan. 2, due Mar. 1, 1886. 10,000
 Merritt, William J., to Jacob Lawson, Brooklyn. 75th st, s s, 100 e 11th av. P. M. Feb. 20, demand. 28,000
 Same to same. Same property. Building loan. Feb. 20, demand. 30,000
 Same to William E. D. Stokes. 75th st, s s, 200 e 11th av. P. M. Feb. 20, demand. 30,000
 Same to same. Same property. Building loan. Feb. 20, demand. 30,000
 Morrison, Maria F., wife of Charles H., and Jane wife of and Osborne Stover to Stephen T. Gordon. 12th st, s s, 195.4 w 9th av, runs south 77.5 x west 8.8 x southwest on line with Great Kill road to point 212.8 w of 9th av, x north to 12th st, x east 17.4. Feb. 21, 2 years, 5 % 2,500
 Mangold, George, to Charles Schlegel. 18th st, s s, 140.6 w 2d av, 24.6x80. Feb. 25, due Mar. 1, 1891, 4 % 6,000
 Nast, Cecile, to Joseph Kritzman, Hudson, N. Y. 1st av. P. M. Feb. 24, 3 years, 5 % 8,500
 Oestreicher, Samuel, to Auke Dooper. Eldridge st, w s, 250.3 s Canal st. P. M. Feb. 25, due Mar. 1, 1890, 5 % 12,000
 Same to same. Same property. P. M. 2d mort. Feb. 25, due Sept. 1, 1887, 5 % 2,000
 Oppenheimer, Mary, wife of and Albert D., to Euphemia A. Nichols. 64th st, s s, 275 w 3d av, 15x100.5. Feb. 20, 4 years, 5 % 8,000
 Oestreicher, Samuel, to Flora Michel. Eldridge st, w s, 250.3 s Canal st, 25.6x75. Feb. 25, 5 years, 5 % 3,000
 Peters, John, to Rachel Gorletz, committee of Simon H. Rosenfels. 2d av, e s, 51.2 s 78th st, 25.6x80. Feb. 26, 5 years, 5 % 7,000
 Provost, John H. and Catharine T., to Anna D. Barton. 129th st, s s, 99.6 e 8th av, 25.6x100.11. Feb. 26, due June 1, 1885. 5,000
 Purdy, Melinda R., widow, to Thomas E. Greacen et al., exrs. and trustees James Wiggins. Ludlow st, w s, 52.5 n Broome st, 35.1x49.5x35.1x49.6. Feb. 25, 3 years, 5 % 4,000
 Phelps, Catherine A., wife of and Henry D., and Cornelia L. R. Morris, New Rochelle, to THE NEW YORK LIFE INS. and TRUST Co. West st, e s, 146.6 s Rector st, 89.8x25x89.6. Feb. 20, 1 year, 5 % 6,000
 Praeger, Adelina E. F., wife of Hubert F.,

formerly Kaiser, of Bethlehem, Pa., to Thomas H. Messenger, exr. Harry Messenger, dec'd. 27th st, n s, 312.6 e 9th av, 21.3x98.9. Feb. 21, 5 years, 5 % 6,000
 Phelan, Ann A., widow, Brooklyn, to Henry S. Fearing et al., trustees for Amey R. Sheldon. 10th av, n e cor 36th st, 98.9x100. Feb. 24, 1 year, 5 % gold, 3,000
 Rausch, Herman, mortgagor, with George W. Walgrove. Agreement extdgt mort. at reduced int. Feb. 24. nom
 Richards, John and Mary C., wife of James McKenna, to Merritt Trimble, trustee G. T. Trimble. 10th av, No. 939, w s, 20.5 s 61st st, 20x80. Feb. 21, 3 years. 14,000
 Same to same. 61st st, No. 502, s s, 80 w 10th av, 20x100.5. Feb. 21, 3 years. 4,000
 Same to Edward Merritt, exr. Mary C. Merritt. Same property. Feb. 21, 3 years. 10,000
 Rooney, Edward, Brooklyn, to Alexander McSorley. 98th st, s s, 160 e 3d av, 50x100.5. Feb. 20, due June 1, 1885. 2,000
 Same to same. 69th st, s s, 200 w 11th av, 25x100.5. Feb. 21, due June 1, 1885. 1,600
 Renoud, Julia, to Edwin A. Bradley and George C. Currier, of Bradley & Currier. 62d st, s s, 200 e 10th av, 25x100.4. Feb. 21, demand. 15,500
 Schmiel, Johann G. and Adeline, to Carl Fuhrmann. Av A, e s, 24 s 14th st, 27.9x66.6. P. M. Sub. to mort. \$9,000. Feb. 14, installs, 5 % 4,000
 Schuck, Frederick, to Eliza Wiener, Philadelphia, Pa., trustee Pauline Siell. Av A or Eastern Boulevard, w s, 77.2 n 84th st, 25x75. Feb. 21, 3 years, 5 % 8,000
 Same to same. Av A, w s, 77.2 s 85th st, 25x75. Feb. 21, 5 years, 5 % 10,000
 Same to same. 84th st, n s, 75 w Av A, 19x102.2. Feb. 21, 1 year, 5 % 6,000
 Same to same, as trustee H. Wiener, dec'd. Av A, w s, 25.2 n 84th st, 26x75. Feb. 21, 5 years, 5 % 10,000
 Same to same. 84th st, n s, 94 w Av A, 25x102.2. Feb. 21, 1 year, 5 % 8,000
 Same to Henry Wiener, Philadelphia, Pa. 85th st, s s, 75 w Av A, 19x102.2. Feb. 21, 1 year, 5 % 6,000
 Same to same. Av A, w s, 51.2 s 85th st, 26x75. Feb. 21, 5 years, 5 % 10,000
 Same to David Thurston. Av A or Eastern Boulevard, s w cor 85th st, 25.2x75. Feb. 21, 5 years, 5 % 12,000
 Smith, Ferdinand R., to Charles E. Dority, Brooklyn. Grand st, s w cor Chrystie st, 50.6 x75; Forsyth st, e s, 125 s Grand st. Feb. 21, due Feb. 20, 1886. 1,000
 Smith, Nellie C., wife of Peter W., to Lily Prime. 153d st. P. M. Feb. 21, 4 years. 3,000
 Sommer, Sebastian, et al., mortgagors, with Mary C. Dakin. Agreement extdgt mortgage. Feb. 19. nom
 Stewart, Helen Le R., to THE BANK FOR SAVINGS, City New York. Pier 4, North River, foot of Morris st, with bulkhead extdgt 111.1 n of n s of Morris st and 75 s of s of Morris st, with water rights, &c. All title. Feb. 20, 2 years, 5 % 30,000
 Sylvester, Ida and Lina, to Sarah A. M. Henderson, South Norwalk, Conn. East Broadway, No. 96, n s, 234.8 w Pike st, 25x76x25x75.4. Feb. 19, 3 years, 5 % 6,500
 Schleih, John, and Maria E. his wife to Frederick Schuck. Av A or Eastern Boulevard. P. M. Feb. 25, installs, 5 % 4,000
 Schuck, Frederick, to Henry Wiener, Philadelphia, Pa. 85th st, s s, 94 w Av A, 25x102.2. Feb. 21, 3 years, 5 % 8,000
 Smith, Macpherson and Donald, to Thomas McCredie, Albany. 8th av, s e cor 18th st, runs east 178 x south 92 x east 50 x north 92 to 18th st, x east 97.11 to point 475 w 7th av, x south 145.8 x easterly 55 to point 420 w 7th av, x south 38.5 to 17th st, x west 380 to 8th av, x north 26.4 x east 100 x north 131.4 to point 26.4 s of 18th st, x west 100 to 8th av, x north 26.4; 18th st, n s, 249.4 e 8th av, 50.7x92. Feb. 18, 1 year. 218,119
 Stevens, Linden D., to William Tumbridge, Brooklyn. 10th st, n s, 166.2 e 6th av, 21.9x94.10. Feb. 25, 6 months, 5 % 50,000
 Suhr, Wilhelm, to Gerhard von Drehle, Seacaucus, N. J. Courtland av, n e cor 149th st, 50x100. Sub. to 1st mort. Feb. 21, due Mar. 1, 1888. 1,000
 Sichel, Joseph R., to Hannah A. Kelly. 119th st. P. M. Feb. 25, 1 year, 5 % 4,000
 Sklarek, Simon, to Anna Goldgart. 75th st. P. M. Feb. 26, 5 years, 5 % 11,000
 Smith, Thomas, to Robert B. Minturn and ano., trustees Jno. W. Minturn, dec'd. 104th st, No. 211, n s, 206.6 e 3d av, 26.6x100.11. Feb. 26, 5 years, 5 % 13,000
 Same to same. 104th st, No. 209, n s, 180 e 3d av, 26.6x100.11. Feb. 26, 5 years, 5 % 13,000
 Same to George L. Kingsland et al., trustees for Mary H. Tompkins. 104th st, No. 203, n s, 100 e 3d av, 27x100.11. Feb. 26, 5 years, 5 % 13,000
 Same to Walter F. Kingsland, Mt. Pleasant. 104th st, No. 207, n s, 153.6 e 3d av, 26.6x100.11. Feb. 26, 5 years, 5 % 13,000
 Same to George L. Kingsland and ano., trustees for Cornelius F. Kingsland. 104th st, No. 205, n s, 127 e 3d av. 26.6x100.11. Feb. 26, 5 years, 5 % 13,000
 Same to Robert B. Minturn and ano., trustees Susan Wendell. 104th st, No. 213, n s, 233 e 3d av, 26.9x100.11. Feb. 26, 5 years, 5 % 1,000
 Same to same., as trustees for Edith Sands. Same property. Feb. 26, 5 years, 5 % 12,000
 Sommers, Detliff, to THE HARLEM SAVINGS BANK. 155th st, s s, 350 w Cortlandt av, 50x100. Already mortgaged to said bank for \$500. Feb. 23, 1 year. 2,300

Sterling, Edward C., to Garrett L. Schuyler. 76th st, s s, 253 e 4th av, 18x102.2. Feb. 25, 1885, with int. from Aug. 1, 1884, to date. Payable 60 days from date without int. 4,388
The Congregation Shaari Rachmim to THE EMIGRANT INDUSTRIAL SAVINGS BANK, City New York. Norfolk st, e s, 175 s Houston st, 10x100. Feb. 24, 1 year. 31,000
The Eighty-fourth Street Presbyterian Church, New York, to The Trustees of the Presbytery of New York. 86th st, n s, 90 e 10th av, runs east 35 x north 100.8 x west 25 x south 15.8 x west 10 x south 85. Jan. 26. 5,000
The New York Presbyterian Church to The Trustees of the Presbytery of New York. 7th av, n e cor 128th st, 99.11x100. Feb. 14. 8,000
Totten, Mary E., with John M. Canda and John P. Kane, all mortgagors. Agreement as to priority of mortgages made by George W. Totten. Feb. 20. nom
Umberfield, John C., to Julius A. Candee. 1st av, w s, 100.5 s 65th st, 50x100. Feb. 24, 1 year. 8,878
Veit, Mary K., wife of and Richard C., to The New York Produce Exchange. 48th st, s s, 385 w 6th av, 20x100.4. Feb. 26, 1 year, 5%. 10,000
Wendt, Mathilde F., wife of Charles E., to THE GERMAN SAVINGS BANK, City New York. 51st st, s s, 127 e 1st av, 18x100.5. Feb. 20, due Feb. 21, 1886. 2,000
Wright, Isaac E., to John Ross. 5th av, n e cor 128th st, 84.11x80. 5th av, e s, 84.11 n 128th st, 40x100. 126th st, Nos. 156 and 158, s s, 210 w 3d av, 50x99.11. Feb. 24, 6 mos. 4,500
Wilson, Sarah E., wife of Charles G., to Howard G. Clark. 127th st, n s, 180.6 w 7th av, 15 x99.11. Feb. 20, 2 years, 5%. 1,200
Witmark, Marcus, formerly Witkowski, to Henry Randel. 40th st, s s, 65 w 9th av, 18.4 x98.9. Feb. 19, 2 years. 1,00

KINGS COUNTY.

FEBRUARY 20, 21, 23, 24, 25, 26.

Addoms, Mary C., wife of and Samuel K., to Josephine M. W. wife of Andrew Simpson. McDonough st. P. M. Feb. 21, 3 years, 5%. 84,000
Berry, Laura, to Samuel W. Patchen. Clason av, w s, 60 s Lexington av, 20x100. Feb. 17, 1 year, 5%. 1,000
Bindrim, George F., to Samuel M. Meeker, exr. and trustee Wm. Wall. Wythe av. P. M. Jan. 20, 2 years, 5%. 3,000
Brennan, Michael E., to Samuel B. Miller. Monroe st. P. M. Feb. 21, 3 years, 5%. 2,000
Same to same. Same property. Feb. 21, 3 years, 5%. 2,000
Babcock, Catharine L., to Charles R. Lynde. Halsey st, n s, 50 e Saratoga av, 16.8x100. Feb. 14, 1 year. 1,500
Bossert, Jacob, to Sarah A. Bennett, extr. George C. Bennett. Gwinnett st. P. M. Feb. 17, 1 year, 5%. 4,950
Barton, Mary J., wife of and Charles A., to James A. Thomson. Madison st, n s, 290 e Tompkins av, 20x100. Oct. 1, 1884, 1 year. 1,000
Brennan, Michael E., to Walter T. Klotz. Gates av, n s, 125 e Patchen av, 2 lots, each 25x100. 2 morts., each \$5,000. Feb. 26, 5 years, 5%. 10,000
Bowick, George, to Abram Cooke. Ainslie st, n s, 100 w Humboldt st, 50x100. Feb. 26, 3 years, 5%. 3,000
Cavanagh, Lavina and Jennie, to Nellie C. Van Reyepen. Flushing av, s s, 75 e Grand av, 25x90 6x25x89. Feb. 21, due Jan. 1, 1886. 700
Collins, William S., to Catharine Gillespie. North 4th st, n e s, 288 s e 2d st, 25x100. Feb. 20, 3 years, 5%. 3,000
Conner, Martin V. B., to George W. Eastman, Roslyn L. I., as trustee of Abraham L. Sands, dec'd, and trustee of William B. Sands. Kosciusko st, n s, 230 w Sumner av, 20x100. Feb. 24, due Mar. 1, 1890. 500
Church, William F., to George G. Reynolds. Degraw st, n s, 300 e Nostrand av, 100x127.9. Feb. 20, 1 year. 1,600
Curran, Marie J. and Michael H. to Louisa Grasman. Heyward st, s s, 241 w Marcy av, 18.6x100. Feb. 19, due Feb. 1, 1887, 5%. 800
Davis, Edward A., to Brewster Kissam. Bremen st, e s, 160 s Prospect st, 60x100. Feb. 20, 2 months. 100
Dinsmore, Rose, wife of Joseph, to John Wills. Sandford st, s w s, 182.3 s e Park av, 25x100. Feb. 24, due April 1, 1886. 400
Dougherty, Charles, to John K. Van Ness, New Y. 4th av. P. M. Feb. 14, 5 years. 1,200
Dreyer, Doris M., to John Hollmann. Division av, n e cor 2d st continued, 21.5x66.9. Sub. to mort and all liens. Feb. 24, 5 years, 5%, 1,700
Donohue, Honora, wife of Timothy J., to Francis T. Garretton, exr. Elizabeth A. Gloucester. Court st, 2 lots. P. M. 2 morts., each \$2,000. Feb. 11, due Mar. 1, 1890, 5%. 4,000
Fehrmann, Elizabeth C., Penn Yan, N. Y., to Cornelia A. Knelland. Lee av, s w s, 25.6 s e Rodney st, 18.9x95. Feb. 18, due Feb. 26, 1888, 5%. 6,000
Force, Washington, to Charles W. Fox. 6th av, e s, 72.3 s St. Johns pl, 21x100. Feb. 9, due Feb. 10, 1888. 4,000
Force, Sarah, wife of Washington, to same. Same property. Feb. 24, 3 years. 4,000
Flynn, Patrick, to Peter Flynn. Fulton st, s e cor Cumberland st, &c. P. M. Mar. 2, 1881, 1 year. 63,000
Flynn, Eleanor, wife of and Peter, to John L. Voorhies, as Commissioner of Investment, &c., of Gravesend. Cumberland st, e s,

364.11 s Fulton st, 25x100. Feb. 20, 3 years, 5%. 3,000
Gane, William, to Richard W. Rhoades. St. Marks av, n s, 300 w Underhill av, 50x131. Feb. 17, due Jan. 1, 1886. 500
Gueslin, Henry, to Joseph Berents. Stone av, n e cor Liberty av, 50x100. Feb. 13, 1 year. 200
Gordon, Harrison, to Robert Godson. Freeman st, n s, 300 e Manhattan av, late Union av, 25x100. Feb. 24, 6 months. 1,500
Graney, John, to Phebe A. Davis. North 5th st, s w s, abt 190 n w 3d st, 25x100. Feb. 26, 3 years. 1,000
Greenwald, Abraham, to Meyer F. Greenwald. Ralph av, s e cor Monroe st, 20x80 x south 80 x east 20 x north 100 to Monroe st, x west 100; Broadway, n s, 25 e Snediker av, 50x100. Feb. 13, 1 year. 2,000
Hager, Alvin, to Susan Lewis. Bainbridge st, n s, 117.6 w Lewis av, 2 lots, each 17.6x100. 2 morts., each \$4,500. Feb. 24, due Feb. 1, 1888. 9,000
Same to Samuel H. Vandewater. Same property. 2 morts., each \$750. Feb. 24, due May 1, 1886. 1,500
Hardie, Mary A., wife of Robert, to Adalaid A. wife of Edward K. Robbins. Kosciusko st, No. 553, n s, 359.6 e Stuyvesant av, 15.6x100. Feb. 23, 2 years. 950
Harvey, Edward J., Red Bank, N. J., to Alexander McCue, exr. Edward Harvey. Myrtle av, n s, 58.7 w Pearl st, 22.2x80.7. Feb. 24, 1 year, 5%. 2,500
Hynes, James, to Francis T. Garretton, exr. Elizabeth A. Gloucester. Court st, Luquer st. P. M. Feb. 11, due Mar. 1, 1890, 5%. 3,000
Hand, Margaret, to Abraham Underhill. Old Mill road. P. M. Feb. 24, 5 years. 2,700
Harper, Elizabeth, to The South Brooklyn Savings Institution. Court st, n e cor Paci ic st, 54.1x172.8x74.10x162.9. Feb. 24, 1 year, 5%. 4,000
Hilliard, Samuel, to John E. Byrne. Pacific st, s s, 80 e Albany av, 20x107.2. Feb. 20, due June 1, 1888. 3,500
Same to Jane and Annie Van Wyck. Pacific st, s s, 100 e Albany av, 20x107.2. Feb. 20, 3 years. 3,500
Same to Maretta W. Howard and Sylvanus T. Cannon. Pacific st, s s, 80 e Albany av, 40x107.2. Feb. 20, 3 months. 900
Houseman, Louis, to Theodore B. and Henry A. Willis. Louis pl, w s, 174.8 s Herkimer st, 15.4x97.6. Sub. to morts. \$4,000. Feb. 13, 6 months. 200
Hyatt, Catharine J., wife of and John B., to Jesse C. Smith, exr. P. G. Taylor. High st, n s, 140.1 w Hudson av, 19x102.10. Feb. 21, due May 21, 1886. 1,000
Hager, Alvin, to Samuel H. Vandewater. Bainbridge st, n s, 99 w Lewis av, 140.10x100. Feb. 17, due Mar. 1, 1885. 14,850
Jack, James, to William E. White. 11th st. P. M. Feb. 24, 3 years, 5%. 1,850
Kirnan, John, to Anna D. wife of John P. Wessels. President st, s s, 92 e Henry st, runs south 50 x east 15 x south 25 x east 10 x north 75 to President st, x west 25. Feb. 18, due Jan. 1, 1890. 2,500
Kunz, Marie E., widow, to J. Eugene Robert, Hoboken, N. J. Warren st. P. M. Feb. 17, 5 years, 5%. 2,500
Kannofsky, John, to John and Christina Lind. Broadway, s s, 42 e 5th st, runs south 51.11 x east 20.2 x north 47.2 to Broadway x west 21. Feb. 24, 5 years, 5%. 2,500
Le Comte, Joseph, to Benjamin M. Yarrington and Margaret K. his wife. Halsey st, n s, 156.3 w Tompkins av, 18.9x100. Feb. 25, due May 1, 1890. 3,000
Lung, George W., to The Williamsburgh Saving Bank. Herkimer st, s s, 287.6 w Utica av, 12.6x100. Feb. 13, 1 year, 5%. 1,500
Same to same. Herkimer st, s s, 275 w Utica av, 12.6x100. Feb. 13, 1 year, 5%. 1,500
Same to Ebenezer Rogers. Herkimer st, s s, 250 w Utica av, runs south 185.6 x west 50 x north 85.6 x east 25 x north 100 to Herkimer st, x east 25. Feb. 19, due May 1, 1885. 1,200
Lassoe, Eleanor L., wife of and Valdemar F., to The Germania Life Ins. Co., N. Y. Decatur st. P. M. Feb. 21, due Nov. 30, 1889, 5%. 4,500
Leggett, Eliza, wife Robert, to Maurice Fitzgerald. 13th st, n s, 122 e 6th av, 75x100. Feb. 19, due Mar. 1, 1888. 1,200
Mollenhauer, John, to Norman Andrews and ano., exrs. James M. Waterbury. Division av. P. M. Jan. 31, due Feb. 1, 1890, 5%. gold, 20,000
Mahn, Henry, to Charles H. Reynolds. Frost st, n s, 225 e Union av. P. M. Feb. 21, 5 years. 500
Mosback, Henry, to George R. Haydock. Eldert st, s e s, 159.6 n e Broadway, 17x100. Feb. 17, due Mar. 1, 1890. 2,500
Madden, Michael, to John Conlon. Monitor st, w s, 200 n Richardson st. P. M. Mar. 30, 1883, due April 1, 1884. 700
McCue, Patrick, to Louisa wife of Jacob Brenner. Bergen st, n s, 100 e Boerum pl, 20x100. Feb. 20, 3 years. 400
Miller, De Witt H., to William Green. Deanst, No. 202, s s, 100 e Bond st, 19.11x100x20x100. Feb. 20, installs. 2,000
Mott, George E., to John Surin, Jr. 2d st, n s, 354.6 w Balchen pl, 15.6x96.6. Feb. 18, 1 year. 1,500
Martin, George, to David Morgan. 4th pl, s s, 125 w Court st, 20x133.5. Jan. 1, 2 years, 5%. 1,000
Mathias, Henry, to Otto Huber. Central av, n e s, 40 s e Prospect st, 40x100. Feb. 21, due Feb. 1, 1890, 5%. 4,000
McCallum, John, to Duane H. Clement. Pal-

metto st, s e s, 225 n e Bushwick av, 50x100. Feb. 26, due Mar. 1, 1888, 5%. 2,000
Moore, Cornelia S., to Cornelia A. Knelland. Lee av, s w s, 44.3 s e Rodney st, 18.9x95. Feb. 26, 3 years, 5%. 6,000
Nicolls, William H., to Louis Bossert. Irving av, easterly cor Magnolia st, 25x100; Irving av, n e s, 25 s e Magnolia st, 25x100. Feb. 18, notes. 479
Pidgeon, Edward, Norwalk Conn., to Edward B. Hall, Glen Cove L. I. 5th st, s w cor South 2d st, 38.6x78.6. Feb. 14, due May 1, 1888, 5%. 5,000
Porter, John G., to Benjamin Collins, trustee. Macon st, s s, 199 w Hopkinson av, 18.6x100. Feb. 19, 2 years. 2,600
Praeger, Adeline E. F., wife Hubert F., to Jennie B. Kelley. Van Buren st, s s, 370 w Patchen av, 20x100. Feb. 21, 5 years. 1,000
Rankin, Albertine, widow, Albert and Wilbur Rankin, devisees of Joseph Rankin, to Joby C. Wolf. South 9th st, n s, 75 e 5th st, 15.3x100. Feb. 19, due Mar. 1, 1888, 4%. 1,300
Reed, John, to Wm. Conseyea. Devoe st, n s, 225 e Catherine st, 25x100. P. M. April 12, 1869, 6 years, 7%. 800
Richter, Dorothea, to Richard Healy. Rutledge st. P. M. Feb. 19, 1 year, 5%. 1,100
Scanlon, Andrew, to Louisa Smith. 38th st, n s, 275 e 3d av, 25x100.2. Feb. 14, 1 year. 100
Smith, Cornelia A., wife Wm. E., to Catharine J., wife John B. Hyatt. Clermont av, w s, 324.5 s Park av, 18x100. Feb. 21, due May 21, 1886. 1,000
Starr, John, to Mary J. Bell. Johnson st, s s, 49.9 e Gold st, runs south 63.9 x east 0.3 x south 21.3 x east 22.9 x north 85 to Johnson st x west 23. Feb. 21, 5 years. 500
Stokes, Elizabeth L., to Jacob Bossert. Middleton st. P. M. Feb. 1, 1 year, 5%. 1,000
Same to same. Same property. Feb. 1, 1 year, 5%. 1,000
Schmid, Frederick, to Jeannette F. wife of Peter Eckler and Morris D. Eckler. Nostrand av, Kosciusko st. P. M. Feb. 24, 2 years, 5%. 2,400
Squance, Hattie I., wife of Edwin C., to George E. Post, Greenport, L. I. 13th st, n e s, 138.10 n w 6th av, 17x100. Dec. 1, 3 years. 3,000
Stearns, John M., to Levi Hutchins. Devoe st, n s, 150 w Leonard st, 25x100. Feb. 14, 4 years. 1,500
Sweet, Joseph, to Abraham Underhill. Palmietto st. P. M. Feb. 21, 5 years. 1,000
Sanderson, Eunice, wife of and Thomas M., to Elizabeth B. Archer. South 3d st, n e s, 37.6 s e 7th st, 18.9x100. Feb. 25, 2 years. 700
Stevens, Linden D., to William Tumblebridge. Clark st, n s, 100 e Hicks st, 25x100. Feb. 25, 6 months, 5%. 5,000
Same to Henry W. T. Mali. Clark st. P. M. Feb. 23, 1 year, 5%. 4,200
Seyboth, John, to Christian Mussler. Walton st, s w cor Marcy av, 25x92.4 x east 21.9 x north 12.4 to Marcy av, x n 94.6. Feb. 14, due Jan. 1, 1886, 5%. 500
Smith, Mary, wife of and Matthew, to Otto Huber. North 8th st, n s, 175 w 4th st, 25x100. Feb. 24, due Feb. 1, 1888, 5%. 5,500
Stevens, Ann C., to The Williamsburgh Savings Bank. South 5th st, n s, 163 e 5th st, 21x139.6 x 21x140. Feb. 26, 1 year, 5%. 3,000
Smith, Percilia and Thomas H., to Solomon Mehrbach. Taylor st, s s, 200 e Wythe av, 20x100. Feb. 11, 3 months. 400
Sweeny, Elizabeth and James J., Kingston, N. Y., and William A. Sweeny, New York, to Catharine M. Curtis and ano., exrs. John Skillman. Bedford av, Flushing av. P. M. Feb. 18, due Feb. 24, 1888. 3,000
Tinker, Charles A., to John Doherty. Clinton av. P. M. Feb. 25, 3 years, 5%. 6,000
Thompson, Catharine L., widow, to Florence wife of Benjamin T. Kissam, Bayonne City, N. J. President st, s s, 117.2 e Smith st, 20x97. 11. Feb. 24, 3 years, 5%. 2,000
Tate, Margaret E., to Charles Isbill. Madison st. P. M. Feb. 20, due Nov. 1, 1885. 1,000
Van Orden, Henry D., to Ferdinand A. Crocker. Hicks st. P. M. Feb. 26, due Mar. 1, 1888. 5,000
Volckens, Karolina, wife of and George, to The Kings County Savings Inst. North 3d st, s w cor 3d st, 18.6x75.4x15.5x75. Feb. 12, 1 year, 5%. 2,500
Wallberg, Gustaf V., and Carl Dieckmann, to John Bentley. 18th st, s s, 300 e 7th av, 25x100. Feb. 16, due Feb. 15, 1888. 1,300
Weilbrenner, Henry and Katharina, to John and Barbara Drescher. South 3d st, n s, 120 e 1st st, 25x75. Feb. 1, 3 yrs., 5%. 2,500
Witte, Frederick W., to Adam Astheimer, New York. Luquer st, s s, 20.6 e Henry st, 80x103. Feb. 24, due April 1, 1888. 2,000
Whipple, Richard F., to James R. Boyd, and ano., adms A. A. Gillert. Stuyvesant av. P. M. Jan. 28, 3 years. 4,000
Wisbaker, Charles, to Joseph Seitz, Dobbs Ferry N. Y. Scholes st, n s, 100 e Graham av, 25x100. Feb. 12, 3 years. 2,600
Watters, John, Jr., to Hugh W. Hamlyn, Hokokus, N. J. Columbus pl, w s, 112 s Herkimer st, 16x105. Re-recorded. Jan. 26, 3 years. 1,300
Same to same. Columbus pl, w s, 128 s Herkimer st, 16x105. Re-recorded. Jan. 26, 3 years. 1,300
Same to same. Columbus pl, w s, 96 s Herkimer st, runs west 48 x south 2 x west 57 x south 14 x east 105 to Columbus pl, x north 16. Re-recorded. Jan. 26, 3 years. 1,300
Wurster, Frederick W., to Margaretha Scheig. 1st st, southerly cor South 6th st, runs south east 138.9 x southwest 94.8 x northwest 36.9x