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The business outlook still continues favorable, though there is less activity in trade in the Eastern and Middle States, due it is thought to the prolonged summer weather which lasted to the end of September. There is, however, no abatement, but rather an increase in the volume of business South and West. The railroad situation is daily improving. Rates will soon be re-established so as to insure good dividends to the leading trunk lines, and will be so copperfastened that there will be no danger for years to come of any disruption of the pool. Real estate is looking up, so far as New York and Brooklyn are concerned, and a noteworthy sign of better times has been the quiet buying of high-priced residences which have been so slow of sale for the past two years. Altogether there is nothing to discourage business men from entering upon new enterprises.

The interest in the daily meetings of brokers of our city Exchange grows apace. New faces appear daily and the number of transactions is on the increase. Every Wednesday and Saturday a slip is printed giving the wants and offerings of brokers. In this way time is saved, and the buyer and seller get the advantage of having a great number of brokers interested in meeting his wishes. Our city is so large that there is some embarrassment in brokers attending the daily meetings and at the same time looking after the business at their offices. Hence there has been quite a demand for substitute tickets, and a proposition has been made for clerks to do business for their employers who are members. This difficulty can, however, be overcome by making junior members of the brokers' firms, or confidential employes, associate members of the Exchange.

A Chicago correspondent informs us that one of the beneficial results of the creation of a Real Estate Exchange in that city is that it has practically put a stop to the dishonest commission cutting so prevalent in all other cities in real estate dealings. The daily meeting have engendered an *esprit de corps* among brokers and agents, and those who wish to stand well in the trade cannot afford to interfere in pending negotiations so as to obtain an illegitimate advantage over their fellow-brokers. The "single representation" principle, which our New York Real Estate Exchange is trying to establish, is in very general operation in Chicago, for owners have learned that they reach a larger market in dealing with a member of the Exchange, and are less liable than under the old system for vexatious law suits for commissions.

How to treat questionable resorts in populous centres is one of the most serious problems all over the world for those who control municipal affairs. Great cities comprise all sorts of people, and include the depraved as well as the virtuous. In Vienna, Berlin, Paris, Madrid, Brussels and London the authorities are forced to give licenses to places which are resorted to by pleasure lovers who are not over-fastidious on the score of morality. The magistrates who license the Alhambra and the great gin-palaces in London which are the resort of alluring women who lead questionable lives, are perplexed every year when they are asked to give their official sanction to the existence of such places. By one subterfuge or another the required license is granted, because of the belief that it is better to keep them under the surveillance of the police and under legal restraint than to permit the haunts of vice to flourish in spite of the law and public opinion. Some years ago, in New York, there was a crusade against the large and brilliant establishments which employed pretty but presumably dissolute waiter girls, but the shutting up of the large halls was followed by the opening of dives of a far worse character all over the city. These considerations should have weight with those who would govern a great city wisely, but they do not excuse the two excise commissioners in granting licenses to ex-convicts and to notorious resorts of the vilest characters. But the solution of this vexed question as to where the line should be drawn is a perplexing one and cannot be decided offhand.

But one thing is very clear, our city treasury does not profit as largely by the license it gives to liquor saloons as it should do.

Permits to sell spirits ought to yield one-and-a-half to two million dollars yearly. The lower and baser sort of places should not be permitted to exist at all, but the great saloons could well afford to pay one or two thousand dollars per annum for the exclusive privilege which would then be granted them of dispensing alcoholic beverages. Places where beer and light wines are sold should not have to pay so much, but there should be a rigid inspection of all alcoholic beverages sold to our citizens or the strangers within our gates. In Germany, if beer such as is vended in one-half the shops of New York were offered a customer, the establishment would be seized and the miserable stuff poured into the gutters. If the city or State exacted a high license it would be morally bound to see that the beverage sold under its sanction would not be of a character to poison the community. Real estate should not bear all the taxation. The liquor interest, at least, should in part compensate the community for the crime and pauperism which results from the traffic, and for which property-owners are called upon to make constant pecuniary sacrifices.

President Cleveland deserves every credit for his determination to enforce the civil service rules and thoroughly reform the administration of the government. The baser elements of his own party have tried to discredit him, but he stands high in the opinion of good citizens of all parties for his evident conscientious determination to rid the country for ever of the spoils system. But the attitude of Secretaries Whitney and Vilas towards our commercial community is wholly indefensible. Other governments are anxious to encourage steamship lines, even when there is some trifling loss to the treasury, in view of the benefit to the commerce of the nation incident to the maintenance of great steamship transportation lines. But these Secretaries seem to have conspired to nullify one of the laws of Congress so as to injure the Pacific Mail Steamship Company, although by doing so they embarrass and delay the mails sent by our merchants to their correspondents in the Pacific Ocean and elsewhere. Congress should teach these members of the Cabinet that the government of the United States was instituted for the benefit of the country and business, and not to save a few dollars for the national treasury.

Now that the Court of Appeals has affirmed the constitutionality of the law authorizing the laying out of the new parks north of the Harlem, it is to be hoped that the Mayor and other malcontents will make the best of the situation. The object now should be to see that there is no jobbery in connection with the awards. The owners of the condemned lands will try of course to get as much as they can for their property, but the effort of the authorities should be directed towards saving the city's money. Nor should there be any obstruction put in the way of the issuance of bonds to pay the awards. Litigation will only involve additional expense to the taxpayers, and it would never do to try and saddle property-holders with the immediate payment of the sums requisite to secure the lands for the parks. Then care should be taken that the work on the new parks should cost as little as possible, and that nothing should be done beyond fitting them for open-air resorts. In time undoubtedly the new parks will be made worthy of the metropolis, but our taxpayers have no money to spare for improvements of this kind until the aqueduct is completed and partly paid for.

After all, the new parks are not so very extensive in extent, for the entire area, including the space on this island devoted to parks, will be less than five thousand acres. London has twenty-two thousand acres, and has only recently added seven thousand to what she had previously. This journal has never taken much stock in the outcry against Pelham Park because it was outside of the city limits, for municipalities have always had the power to buy necessary land beyond their borders for municipal purposes. There were, however, other objections to Pelham Park which were better founded, but which it would be ancient history to discuss here. However taxpayers may feel about this park business to-day, it seems safe to predict that the inhabitants of the city of New York in the year nineteen hundred will feel very grateful to the promoters of the city improvements north of the Harlem.

The news from France is very grave. The reactionaries, that is, the Imperialists and Orleanists and the Radicals, have gained largely, and the number of opportunists, that is, Moderate Republicans, has been greatly reduced in numbers in the Legislative Chamber. Our American newspapers are belittling this matter, but it really imperils the French Republic, and may pave the way for a revolution. The fact is, France is in a bad way financially. Taxation is so enormous as to sap the vitality of the nation, and the discontent shows itself in the defeat of the government candidates. The coming year will probably witness stirring times in the Old World, for it now looks as though the burning Eastern question is about to plunge the European nations into a war which may involve every power west of the Ural Mountains. France, it was supposed, would be the ally of Russia in the event of a contest,

but her weakness will probably isolate her so as to make her an unimportant factor in the European problem.

A New Engine House.

A fire engine house offers a very good architectural opportunity in a small way, even when it is only a twenty-five foot front in a block. The lower story must have an ample driveway, which is always susceptible of effective treatment, while the upper floors, being used as lodgings and offices, furnish the materials of an effective contrast.

The fire department, however, has heretofore been as unsuccessful in its architectural undertakings as the other municipal departments. The engine houses are as bad as the school houses, or the station houses—that is, as bad as bad can be. The few that have been built especially for their purpose are no better than the many that have been adapted to it from ordinary house or store fronts by the insertion of a girder to span the driveway at the sidewalk.

Down in Old Slip, however, the city has utilized the waste space of the old shore market by erecting a new engine house in the rear, that is to the west, of the police station built a year or two ago. We remarked upon this edifice, at the time of its erection, as one of the vulgar and illiterate performances that the city procures from incompetent designers. It is noticeable not as being worse than the rest, which it could not very well be, but as being more conspicuous by its site and its site than most of them, and as exhibiting an architectural opportunity worse than thrown away.

Of the new engine house, on the other hand, of which Messrs. N. Le Brun & Sons are the architects, as a tablet on the west front informs the passer-by, it is a pleasure to say that it is a refreshing novelty in municipal architecture. It would be damning it with unfairly faint praise to say merely that it is more interesting than any other of the engine houses, because, as we have just said, none of the others has any interest at all. This, however, is a much better opportunity than most of them, being a detached building, about 100 feet by 25 on the ground, two stories high besides the gables, and with a one-story extension 25x25. It is apparently intended to accommodate both a fire engine and a hook-and-ladder truck, with their respective complements of men.

The most striking peculiarity of the building is the use of red and black brick in its walls. These are laid up in "Flemish bond," that is, with headers and stretchers alternating in the same course, and the headers are all black bricks. Possibly the "Flemish bond" was selected as more appropriate to the style of the building, which is apparently intended to recall the Dutch architecture of the seventeenth century at the time of the settlement of New Amsterdam, which was the primitive architecture of Old Slip. In that case its use is founded upon an historical error, since the bond called "Flemish" was not and is not used in Flanders or in the Low Countries at all, but is almost exclusively English in spite of its name. However, it plainly serves better to diversify a wall surface when brick of different colors are employed than the ordinary bond in which courses of stretchers are interspersed with courses of headers. Besides the red and black brick a light brown stone is used rather profusely, and generally rough faced, in vousoirs, quoins and crow-steps, and the base of the whole building is a wall of the same material about four feet high.

The west end is the principal front of the building. The driveway in the first story is a large square-headed opening, with jambs of brown stone, and covered by a flat arch in the same material. The arch is splayed and the soffit of the arch with the splay produces at a little distance the unpleasant optical illusion that the arch sags at the centre. Over this is another large square-headed opening, but this time lintelled, with a stout stone mullion to support the lintel at its centre. Above is a crow-stepped gable of unmistakable Dutchness, having in its field a half-arch of rough brown stone. The crow-steps at the sides of the gable are coped with brown stone, their gablets decorated with carving, and a row of dentils runs underneath. The front is terminated by a stone pediment, carried well above the roof, though not surmounted by the gilded weathercock for which one looks in a Dutch building.

The two long sides are similar in treatment, having each a gable at the centre fifteen or twenty feet wide, the wall underneath which, though flush with the rest, or at most projected from it very slightly, is marked off with quoins so as to account for the gable to the eye. These gables are crow-stepped, like that at the west end, but are much plainer in treatment, rough flat coping-stones replacing here the carved gablets of the more ornate front, the only ornament being a pair of Dutch ailerons at the top. A plain arched window is opened in the field of the gable, and over it on the south side is a practical looking beam with a pulley at the end of it. This also is a Dutch feature, and a very practical one where horses are to be lodged and hay presumably to be stored. The window, however, does not lock big enough for the window of a hay-loft, and the plain beam is an inadequate substitute, architecturally, for the quaint and fantastic cranes, in carved wood or wrought metal, which the Dutchmen projected from their gables. This south front

has two doorways and a driveway, this time an ugly three-centred arch.

The east end is the rear of the one-story extension and consists of a plain brick wall, with another driveway at the centre, this time a round arch, in alternate vousoirs of brick and stone, the latter projecting beyond the line of the brick arch. It is surmounted by a hipped roof, behind which rises the east gable of the main building, similar in treatment to that at the other end, but much plainer.

Upon the whole, the new engine house is quaint and attractive and decidedly gives appropriate local color to the neighborhood. The alternation of red and black in the brickwork is so simple as to become monotonous when spread over so large a surface. If it had been confined to the lower story and a larger pattern used above the walls would have been more effective. A good deal of quarreling might be done with the detail, but that would be unprofitable, considering how much better the building is than anything that could reasonably be expected of any one of our municipal departments.

Increase in Railway Indebtedness.

The declaration of a dividend of two-and-a-half per cent. by the directors of the St. Paul Railroad in conjunction with the issuance of five million dollars of new preferred stock was the occasion of much criticism on the part of ill-informed financial writers. It should be distinctly borne in mind that as railway systems grow older they will become more valuable, and that a portion of this increased value will be discounted by additional bonded and share indebtedness. In fact, railway property is subject to the same law as property in land in this country. The farmer, for instance, purchases his land at five dollars an acre. During the first few years he takes a mortgage for one or two dollars an acre. To make other necessary improvements he goes still further in debt up to, say, ten dollars an acre; in other words, his mortgage and original purchase money amounts to fifteen dollars an acre, but in the meantime the land has increased in value from five to forty dollars an acre. Thus he is better off when in debt than out of it. And so with railways. For instance, in 1870 the funded debt of eleven of the leading railways in the country, among which are the Central, Lake Shore, C. B. & Q., Pennsylvania, Northwestern & St. Paul, etc., was \$154,023,300. In 1884 the bonded indebtedness of these same eleven companies was swollen to \$601,495,350. The bonded indebtedness per mile in 1870 was \$22,742, and in 1884 it was \$34,919. But the bonds of 1884 represent not only a larger mileage, but a vastly increased value in all the real estate and equipment of the companies. Even roads which have no extensions or additional tracks will show a yearly increase of permanent debt, which in the majority of cases represents less than the annual increase in value of the property of the company. In fourteen years the funded debt of the New York Central increased from \$13,681,800 to \$56,600,000, but the actual increase on the value of New York Central as a productive property is largely in excess of the increase of the funded debt. Pennsylvania Central in 1870 had a permanent debt of \$32,657,300, and in 1884 it had increased to \$93,074,600. But the Pennsylvania road in the latter years would be more valuable with \$100,000,000 indebtedness than it was in 1870 with \$30,000,000. It should be borne in mind then by investors that there is no step backward in the creation of railroad debts. They will be added to with the growth of the country, and the value of the railroads themselves. In countries where the roads are owned by the government this increase of indebtedness does not appear, for there is no one to profit by the general improvements but the public. We are not just now adding to the mileage of the roads of the country, but there is a constant accumulation of rolling stock, steady purchases of real estate for the use of the roads, and better accommodations afforded at the freight and passenger stations, all of which requires incessant outlays.

Lord Salisbury, in his address at Newport, pronounced himself in favor of land transfer reform. This matter has been thoroughly discussed in the House of Peers, the subject having been brought up by the Duke of Marlborough. In a knowledge of this subject English legislators are far ahead of the corresponding class in the United States. What little has been said about transfer reform in this country in the press is based upon what has been done in Australia and New Zealand and upon the provisions of Lord Cairns' Act, which has been inoperative in England because it was permissive instead of mandatory, and the lawyers managed to create a prejudice against the cheap and speedy transfers of title because it would interfere with the large profits they now make in conveyancing. We lag in the rear of Prussia and old England in this important matter of making real property as easily transferable as personal property.

The Conservative Prime Minister in his address also touched upon another point of vital interest to real estate owners in this country. He pointed out the gross injustice of putting all the bur-

dens of taxation on land and landowners, leaving the owners of personal property without any responsibility for governmental burdens. The new wealth of the world, that created in the last half-century, is represented by stocks, bonds and the shares of manufactories and commercial enterprises. The lucky owners of securities pay little or nothing into the national treasury, and in this respect the American railway millionaires are even luckier than those in England. In the latter country they do pay an income tax, but when we had one in this country it was stricken from our statute books by a trick. There can, however, be no safe taxation of personal property except by the general government, but any State could levy an income tax.

Guide to Buyers and Sellers of Real Estate.

BY GEORGE W. VAN SICLEN

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XIII.

Subscribing Witness.—It is not necessary that the contract should be also signed by a subscribing witness; in fact, I would rather not be bothered with a subscribing witness to any instrument if it be "acknowledged" properly before a notary or commissioner of deeds, or justice of the peace, then it needs no other evidence to prove it. Get your contract so acknowledged by all who sign it.

Seal.—It is not necessary that the contract should be under seal. There are these advantages about going through the legal form of putting a seal on any instrument; the seal is of itself proof of a valuable consideration, and a seal instrument is not outlawed under twenty years.

That excellent lawyers' journal, the *New York Daily Register*, lately published the following pithy remarks upon the use of a seal:

"Now the law reformers are attacking that sacred symbol, the seal. Is there to be no end to their audacity? Next they will ridicule signatures. What is more ludicrous than the legal effect of a mark or an initial?"

"There is so much need of improvement in the law that it may seem venturesome to deny that any particular change would be any improvement; but we nevertheless must venture the assertion that in those jurisdictions where the seal is retained and used it has an important and valuable function, which doubtless we could do without, but which nevertheless is convenient and useful, and which no sarcasm can supersede. In itself there is nothing more insignificant or even undignified than a scrawl annexed to a signature, but, in the usage as it is commonly understood and in the rule of law which it does signify, it is important.

"Thus a man makes a compromise and gets full acquittance. He knows that if he only gets an ordinary receipt in full the creditor can attempt at least to explain it away, if not indeed wholly to disregard it; but if he gets a sealed release, he knows that he has a protection which the creditor will not undertake to question. The simple rule that the paper wafered on, or in some jurisdictions a scrawl following the signature, will make this difference in the effect of the instrument is a great convenience.

"In the business transactions of men there are many cases where receipts in full are given which the parties do not mean or desire to be conclusive to the extent of a sealed release. If the symbol of the seal were abolished, men would still continue to endeavor to make these two classes of instruments, and the lawyers would have to devise some form of words which would supply the place of a seal, as, for instance, the clause reciting the occasion in conveyances of an absolute and conclusive release, and then it would take some years of doubt and litigation to determine whether such a clause would have the effect a seal has at common law, and what was the proper form in which it should be expressed.

"Again, a promise to pay money, if unsealed, is barred by the statute of limitations at six years; if under seal, it is not barred until twenty years. This is a convenient and desired distinction. In mercantile affairs men prefer the shorter limitation; in permanent investments they prefer the longer limitation.

"This is the reason why in one case they use a promissory note and in the other a bond. There is no law requiring men to use seals for such purposes, but the substantial advantage of the distinction is the reason why their use continues. If seals were abolished, conveyancers would at once be requested by their clients to devise some form of words that would serve to take the place of the seal, and with the same uncertainty as in the case of a release.

"The law does require a seal to transfer real property. This requirement may be unnecessary, but we have little doubt that if seals were abolished purchasers of land and mortgages would still desire conveyances to be sealed, and that the signers of instruments would still continue, as a general thing, to consider a little more carefully an instrument which bears a seal before signing it than a simple contract. Nor is it just to say that a sealed deed is worthless; for if any consideration has been paid it is good as an executory contract to the extent of the act of the purchaser.

"In fact, the distinction between sealed and unsealed instruments serves really in the ordinary affairs of business men somewhat to the same useful purpose that the distinction between oral and written contracts serves in conveyancing. A man who contemplates parting with the title of real property may negotiate as much as he please with the offer, and accept offers or come as near an offer or as near an acceptance as negotiation may bring him without any fear (as long as he receives no money, or no consideration and signs no paper) that he will be bound for anything except perhaps brokers' fees, until the terms are so far settled and agreed upon as to be reduced to writing and signed.

"In itself, the scrawl of the name at the bottom of a paper is as ridiculous a thing as a scrawl or a wafer, but its legal significance is of great value and importance. In an abstract, moral or theoretic sense, there is much

plausibility in saying that a man should be as much bound to convey by a verbal offer accepted as by a written one. But to abolish the distinction between verbal and written contracts to convey land would turn dealing in real estate into a perilous sort of business. The nature of the business itself as transacted by men as they go, negotiating under incomplete knowledge and fickle impulses and varying necessities, requires that there should be some separate formality to distinguish between coming to an understanding and an actual binding contract, and that men should be left free to come to a definite understanding and agree with each other, while yet the insignificant scrawl of the signature which is necessary to turn that understanding into a binding contract should remain to be done as a separate act.

"The ludicrousness of the symbol is no argument against the deep-rooted distinction in the usages and customs of business, and to abolish the seal would not obliterate the distinction."

Signatures.—As we have said before, it is not absolutely necessary that the contract should be signed by both parties; but in order that either party can be successfully sued, for example, before the buyer could be forced to pay the price agreed on, he must have subscribed the contract, unless indeed he has entered into possession of the premises, and thus there is a partial performance sufficient to take it out of the rule of the statute which requires the contract to be in writing; but as there is a right way to do everything, and you never know what may happen, always have the buyer sign as well as the seller.

Recording Contract.—Theoretically the record of a contract is not notice to a third party who might buy from a dishonest seller and take a deed of the same piece of property, without knowledge of such an outstanding contract; he is not bound to search for the record of such a contract; but if the contract be recorded, as it often wisely is, the register or county clerk will return a memorandum of it on a search for conveyances, and then knowledge, that is, notice of it will be brought home to the otherwise innocent third party, and the rights of the would-be purchaser under the first contract be preserved. It is therefore often wise for the buyer to go to the expense of recording his contract.

Sometimes such a contract is given by way of security for a debt; it is then a mortgage and should be recorded with mortgages.

Vendor's Lien.—The seller of lands has a lien on them for the unpaid purchase money against the buyer; but not against one who has bought in good faith from the first buyer and without a notice of the original vendor's lien; but if a *bona fide* purchaser has bought without notice he will not be protected if he pays after notice; he must have purchased in good faith, have paid a really valuable consideration, and must have known no fact sufficient to put him on inquiry, or the original lien of the seller will survive against him.

The seller can waive his lien, and that very easily, by any act which shows his intention to release the land; as for instance the taking of a mortgage, or the buyer's note with security; or the note of a third party, even though it should prove worthless; but merely taking unsecured personal liability of the buyer, as for example his note alone, is not such a waiver; nor would it be if he were to take securities known to the buyer to be worthless but represented by him to be good. A receipt of part of the purchase money is not a waiver of the seller's lien for the balance. But if the seller ever gives up his lien fairly and willingly, that is the end of it, and it cannot be revived again in his favor.

Buyer's Lien.—But the buyer also has a lien on the land for money which he may have paid on the contract for its purchase, when the contract is broken by the seller; and if he has entered into possession of the land and made improvements on it he would have a lien for their value.

In an ordinary contract where the buyer has to pay and the seller to give the deed at the same time, neither one can successfully sue without alleging and proving the performance on his own part, or readiness and willingness to perform.

Buyer Cannot Get His Earnest Money Back.—If the seller has performed his part of the contract, and the failure to carry it out is the fault or misfortune of the buyer, the latter cannot recover back any money that has been paid by him on account; he can only get it back when both parties agree to rescind the contract, or where the seller is unable or unwilling to perform it on his part, or else has been guilty of fraud in making the contract. And so a buyer who has paid money on a void contract for the sale of land, which would come within the statute of frauds, cannot recover it back if the seller is able and willing to fulfil the contract on his part.

Buyer Not a Tenant.—A party who goes into possession of land under a contract, before he gets his deed, has been held by some courts to be a tenant at will; as such he would be entitled to the growing crops, supposing the land were a farm; and on the other hand, if he had had any beneficial use of the premises and then abandon them and broke his contract, he could be made to pay rent for the use and occupation; the courts have held both ways, however, on this question, and the latest decisions, and those which would, I have no doubt, govern in the State of New York, hold that the relation of landlord and tenant cannot exist between the buyer and seller of land when the latter enters into possession under a contract and fails to pay the purchase money; nor would such a default entitle

the seller to claim the contract as void and hold a buyer as a tenant liable to pay rent; but he can bring an ejectment suit to get possession of the land, and sue for the purchase money, or bring a suit in equity to enforce his vendor's lien.

Damages for Breaking Contract.—Ordinarily the damages which a buyer can recover against the seller, when the latter breaks his contract and fails to give a deed as agreed, will be the amount that the buyer has paid on account, the lawful interest, and probably, I may say certainly, his fair expenses that he has paid for examining the title; this is where the seller has been guilty of no fraud, but the contract was made in good faith, and he has been unable to perform. If, however, the seller has been guilty of fraud, or absolutely refuses to give a deed when he can, or has undertaken to sell when he knew that he had no authority to make the contract, or if when he might remedy a defect in his title he refuses to do so, he can be made to pay the buyer damages for the loss of the bargain, and the proper measure of such damages is the value of the property at the time he broke the contract. If the seller, believing that he had the right to sell, should make the contract in good faith and then discover a fault in his title before he has received any of the purchase money, no damages could be recovered from him for refusing to give the deed.

If after you take the contract and before you get the deed you employ and pay an architect to make plans for a building to be erected on the premises and the contract is broken and you do not get your deed, you cannot include in your damages the expense incurred for the architect's plan; the contract does not contemplate that the purchaser should prepare to build as if he were the owner before he becomes owner; it leaves him, until its promised performance, without the title or power or interests of owner. The expense therefore is not within the contemplation of the parties, nor is it an ordinary or anticipated consequence of the making of the contract.

Damages Against Seller for Fraud by Agent.—If the seller receives and keeps the price, where his agent has been guilty of fraud and misrepresentation, even if the latter were unknown to the seller, the seller is liable to the buyer, and the latter may either reconvey and recover back what he has paid, or keep the land and sue for damages for the fraud.

Seller's Damages.—The only way in which the seller can recover damages from the buyer for a failure to accept the deed is by an action for specific performance; and of course the measure of those damages is the full contract price. It is customary in the case of a sale at auction where the purchaser does not come forward and complete his purchase to put the property up again, and then the damages that can be claimed from the first purchaser will be the difference between the price at which the premises are first struck off and that which it brings at the second sale, together with the expenses of the re-sale; but this is not necessary in the case of a private sale, at least in New York, and the seller can recover the full purchase price and interest, and the buyer who has failed to complete cannot limit him to the actual damages caused by the breach of contract.

Liquidated Damages.—The parties, however, may and often do agree in advance how much damages shall be paid for breach of contract, and this is written in the contract, but you want to call these liquidated damages and not a penalty.

Quite often a clause is inserted in the contract giving to either party a certain sum, five hundred or a thousand dollars, or upwards (according to the value of the property) as liquidated damages to be paid by the other should the latter fail to give the deed or pay the price. These are put as *liquidated damages*, and not as a penalty, because the buyer or seller might be damaged by such a failure, indirectly yet seriously in many ways, and yet it would be difficult, and indeed impracticable, to put a money value on his damages; for this the law allows the parties to name a lump sum, and that will not be reduced nor inquired into by the courts. If, however, you should write in your contract that such an amount should be paid by either party as a *penalty* for failing to carry out the contract, the law is opposed to penalties, mitigates and lessens them when possible, and if the defaulting party refused to pay such penalty, the one who sued for it would have a hard time proving exactly the money value of his damages.

What a commentary upon the glorification the press indulged in over the victory of the Puritan in its contest with the Genesta is the following paragraph in the *Commercial Bulletin*:

"The American sailor, it would appear, is finally extinct. There is just now a large number of vessels of various rigs and sizes in this port, but it seems there are not enough sailors to properly man them. There are at present only about thirty seamen in the Sailors' Home in Cherry street, and among these there is not one American, all being either Swedes, Norwegians or Germans. What few Americans are following the sea for a livelihood at present are either officers or else employed on board foreign vessels. The race or the species is thus practically *non est*, and we are not sure but at this moment the apparition of an old-time American blue-jacket on the wharves would be looked upon or considered as big a curiosity as a Blackfoot Indian."

There was a time when the Yankee tars were second in number

only to those born in the British Isles, and they were to be seen in every port of the world aboard American ships with the flag of their country waving over them. Our fishery bounty, subsidies and navigation laws were designed to create and continue nurseries for the training of American seamen, but now we have no merchant marine. Our flag is scarcely ever seen twenty miles from our shores, and the American sailor is as scarce as hen's teeth. We have an administration, too, which seems to delight in discouraging American commerce. It has done what it could to ruin the only shipyard that could turn out merchant steam vessels, and it strains the meaning of the laws passed by Congress so as to withhold the payments justly due to our steamship companies.

Our Prophetic Department.

CITIZEN—Will this bull market continue? That is the problem which Wall street is eagerly discussing just now. How do matters look to you?

SIR ORACLE—I am a pronounced bull on the situation. It seems to me that values, not only in securities but in every department of trade, will advance for a time at least. Stock market prices cannot go off very materially because of the radical change in the railway situation. The wars and the rate-cuttings are over. It will be found by the time navigation closes that not only will rates be restored, but that the various companies will be bound by stringent regulations to keep good faith with each other. When the investing public is sure of this fact I look for a decided advance in all manner of securities. The money which has been lying idle in the banks for years or lent out on call at one and one-and-a-half per cent. will be turned into railway investments, and in the case of undoubted securities I expect eventually to see higher figures than were ever current in the "booming" times of 1880 and the spring of 1881.

CITIZEN—Well, well, you are a bull! So you really expect to see a recurrence of the prosperous times which followed the resumption of specie payments.

SIR O.—I did not say that. My point is that the rates for money are now very low. Prices are hardening for that as for other things, and I would not be surprised to see money on call at 5 or 6 per cent. before many months pass by. Then I am a little doubtful as to whether the business situation outside of the stock market will continue to be as hopeful as it is at present. But I am quite clear as to the course of values on the stock market. When money on call will not command more than 3 per cent., the 6 per cent. stocks, which are tolerably certain of paying dividends, will not go begging below par, nor will bonds paying 5 per cent. and well secured remain at par. Indeed, what I fear is that money will not go into productive enterprises to help the business of the country, but into railway securities, creating an unhealthy stimulation therein.

CITIZEN—Are there any preferences among the stocks now listed?

SIR O.—Not much; in times like these, good and bad, dividend and non-dividend, all go up, but of course a prudent investor will confine himself to dividend-paying securities and a far-seeing speculator to the active stocks, not those which are unsaleable when the reactions come.

CITIZEN—There will be set-backs then, and bear raids of course?

SIR O.—Certainly; speculation on the Stock Exchange has its analogy in the waves of the seashore. When the tide is coming in the waves nevertheless recede in rhythmic motion.

CITIZEN—You speak of bear raids. Are there any bears left after the failures of Soutter, Heath and Smith?

SIR O.—Traders on the market are creatures of habit, as are all human beings. For over three years a certain class have found it to their advantage to sell on every bulge or on every decided advance, and during the past week, notwithstanding the failure of the big bears, there are literally hundreds of dealers who could not resist the temptation of selling the market for a turn. They have been punished severely, but they have helped to give steadiness to the market. There are times, however, when it is folly to be a bear, as there are other periods when it is unwise to be a bull. I think a speculator who sells this market is a fool, but I can understand how a holder of long stock may be tempted to realize in the upward course of prices, and this is why I look for reactions and occasional drooping markets.

CITIZEN—You see no clouds in the financial sky at all?

SIR O.—I did not say that. I think a liquidation in real estate is in order. Not this fall, perhaps, nor in the coming spring. But I think that land generally in the United States is higher than it will be. I am, however, a bull on New York City real estate, particularly on vacant lots. There is a corner in land on this island, and I regard it as a better investment to-day than ever it was.

CITIZEN—What other symptom of the times disquiets you?

SIR O.—Well, there is a new Congress to meet in December, and there will be a movement made to disturb the tariff. It looks as if something may also be done with silver. Now all tampering with the

currency leads to an uneasy feeling in trade circles. With the issue of silver certificates we have had plenty of money and have trebled the quantity of gold in the country. Should the silver coinage law be repealed, important consequences will follow. In this connection the following, from a recent utterance of Senator Beck, of Kentucky, is worth keeping in mind:

Gold is becoming scarcer, and with its increasing scarcity its price is advancing. The silver dollar will buy more to-day than it would since civilization began, and it has not depreciated except in comparison with gold. But the creditor class which has steadily squeezed their debtors since greenbacks were at fifty cents on the dollar want to turn the screw once more by forcing them to pay either in gold or in 20 per cent. more silver than when their debts were contracted. The creditor class is, indeed, like a regiment. It marches on compactly. Its means toward reaching the public ear are perfect, and it acts unitedly and it carries down the debtor class, which, though ten times more numerous, are like raw militia. The Treasury Department under John Sherman (and it is no better now) has been the enemy of silver. It is time that an executive order from one who is a mere clerk of the President should not outweigh and defeat the wishes of Congress.

CITIZEN—But will stocks be injuriously affected by the stoppage of silver coinage?

SIR O.—I am inclined to believe not, for the reason that dividends and interest will be paid in gold, and the enhanced purchasing power of that metal will advantage all holders of securities. But any governmental action looking to the disuse of silver will seriously depress prices, certainly outside the stock market.

CITIZEN—What have you to say concerning the coming elections in October and November?

SIR O.—I confess to being puzzled. I would not be surprised were the Democrats to succeed in Ohio. Parties that are beaten in a Presidential election are apt to become demoralized. The *prestige* of victory is with the Democrats. The Prohibition vote will be very large this fall, and will injure the Republicans more than their opponents. A Democratic victory in Ohio may elect Hill in New York, though all the Mugwumps and some of the best men in the Democratic party will vote for Davenport or stay away from the polls. There will be a light vote in this State this fall, but it may be that more Republicans than Democrats will stay at home. I would not be surprised if the loss of the Mugwumps was more than made up by the return of the Irish and workmen to the Democratic party who were induced to vote for Blaine last November.

The Coming War in Europe.

Editor RECORD AND GUIDE:

In writing a letter from Antwerp I ventured to predict that war might break out in Europe next spring. I saw and heard enough while in Germany to make me believe that the death of Kaiser Wilhelm would be the signal for the outbreak of hostilities. I knew that military stores were being collected and that the armies of Germany were practically being mobilized. My surmise was that Russia was to be the victim, and that if a conflict broke out it would probably end with the Baltic provinces of Russia and Russian Poland being added to the German Empire, while Austria would profit by the addition of territory to the southeast.

On the Monday following the Saturday on which my letter was published in THE RECORD AND GUIDE the news was telegraphed that Prince Alexander of Bulgaria had annexed Eastern Roumelia to his dominions. With others in this country I supposed that this was a Russian move on the eastern chessboard. But this, I am convinced, was a mistaken view to take. I believe that the Bulgarian prince was instigated to do what he did by Bismarck, Austria being in the plot. The object was to preserve the Balkan peninsula from falling into the hands of Russia. All accounts agree that the Czar was disquieted by the news, and that his armies were set in motion to his southwestern frontier. Bismarck has made no sign as yet. Indeed, there is a probability that Germany has been finessing, in other words, deliberately deceiving the Russian authorities.

Only a few months since when Prince Battenberg, brother of Prince Alexander, was married to Princess Beatrice, the youngest daughter of Queen Victoria, the Prussian royal family professed to be opposed to the match, and to the great apparent mortification of the Queen of England refused to allow any of its members to accept invitations to the wedding. There was no reason why they should have objected to Prince Battenberg, but it may have been done to put Russia off her guard when the time came for the annexation of Roumelia to Bulgaria; a pretended dislike to the Battenbergs was a good cloak under which to use them to injure Russia. The attitude of Lord Salisbury is suspicious. As Eastern Roumelia was the creation of Beaconsfield, a Tory Cabinet ought to have protested against the violation of that treaty, but it did nothing of the kind. It is known all over Europe that Bismarck and Salisbury are in hearty accord, and that both would do everything they could to cripple the growing power of Russia.

Perhaps I have reasoned somewhat rashly in the above explanation of the annexation of Roumelia, but I am quite clear that the disturbance in Southeastern Europe is so serious that it must eventually result in war. Were German-Austria to be annexed to the German Empire, it is possible the Slav races would gravitate towards Russia, but while Russia is a civilizing and beneficent power in Central Asia, it is not regarded with favor in Southeastern Europe. Russian Poland has never been reconciled to the government of the Czars. The Russian people are poorly off compared with the Austrians or Germans, and the Russian administration is so corrupt that the Slavs of Eastern Europe, notwithstanding their race sympathy, feel that they are better situated than they would be if under the domination of the Muscovites.

It seems that to understand the movement on the chessboard of Continental politics, it is necessary to keep in mind what both Germany and Russia are aiming for. The latter power wants Constantinople. The possession of that city has been the dream of the Muscovite since the time of Peter the Great. One-sixth of the human race is kept in enforced poverty because Europe combined denies to Russia the city nature has designed should be the outlet of her commerce and her future capital. When the Russian armies are set in motion towards Herat it simply means that the Czar and his government propose to attack England on the flank should that nation back the Turk in his next fight with the Muscovite. The whole interest of Russia's foreign policy and arms is to conquer Constantinople and so secure an outlet to the markets of the world. But the Western powers will never consent to this acquisition, for it would civilize and enrich Russia and make her the dominant power in Western Europe.

Germany's aim is similar to that of Russia. It wishes to have an outlet, in fact many outlets, to the ocean and to the trade of the world. It covets Holland. It would like to possess the east bank of the Rhine up to the German Ocean. It is even now trying to buy the little island of Heligoland from England, and would risk almost anything for the possession of fine harbors on the German Ocean. It is building war ships to protect a German marine not yet in existence. It is intent upon having colonies, ships and manufactures which will compete with those of England. Western Europe is a unit in beating back Russia and keeping Constantinople out of its clutches. Even France, much as it detests Germany, has always been true to the policy of not allowing Russia access to the Mediterranean.

No lover of humanity can desire war. But it seems, after all, to be the only way of settling some international disputes. I still believe that next year will witness the beginning of a gigantic conflict in Eastern Europe.

D. G. C.

Principles of Political Economy.

Professor Simon Newcomb stands deservedly high in the scientific world as a mathematician and astronomer. He is chief of the naval observatory, it is under his auspices that the official Nautical Almanac is compiled, and he knows probably more about great telescopes than any other American. His reputation abroad is greater than at home, although he ranks amongst the most distinguished professors of John Hopkins' University. This eminent scientist has now ventured into a new field, in a work which bears the title which heads this article. He has, it is true, written before on financial topics, but in this work just issued by Harper Brothers he undertakes to furnish advanced students with an exhaustive text book on what has been called, for want of a better name, "Economics."

There is much to be said in commendation of this production. It seems to have been suggested by Professor Jevons' writings, in which mathematical formulæ were employed to give an air of conciseness and certainty to speculations in so-called economic science. The work under consideration is clearly written, betrays no feeling, and is elevated and judicial in tone and temper. Professor Newcomb refrains from anything in the way of destructive and heated criticism on those who have preceded him in this field of inquiry. This is indeed a new departure, for heretofore the successors of Adam Smith have been noted for their divergence of views, and for the angry discussions they indulged in touching all the disputed points in the alleged science they had undertaken to teach. It may safely be asserted that every authority differed, not only in the definitions of the descriptive phrases they used, but on the working out of such axioms on which there was a partial agreement. Professor Newcomb, probably with a view to the use of his work in colleges, has carefully and dexterously avoided all discussion. His point of view is that of the orthodox Manchester school, but he is careful to show that the *laissez faire* theory has its limitations. Hence his work is one of the best extant for anyone who wishes to become acquainted with the most reasonable presentation of what may be called the middle class English school of political economists.

But, after all, is there such a science as political economy? Auguste Comte, who died more than a quarter of a century ago, denied that there was or could be any such science. And one of the reasons he gave was the utter impossibility of an agreement in fundamentals among those who professed to be followers of Adam Smith. There is, or will be, said Comte, a science of human society, that is, sociology, to which what is known as "political economy" bears the same relation that the stomach does to the animal economy. A science of the stomach would be absurd, because so many other organs bear such relation to it as to modify and make uncertain its action. The liver, lungs, spleen, kidneys and blood, all add to or influence the action of the stomach; so does the nervous system and the brain. The whole organism must be considered and every subordinate organ given its true importance and relation thereto. Professor Newcomb evidently never heard of Comte in this connection, but he is embarrassed at the very beginning of his work, for he fails to give any definition of political economy. He mentions the "science of wealth" and the "science of exchanges," without accepting these terms in defining the scope of his work. He speaks of political economy as dealing with "human desires," but he immediately admits there are many desires common to the race which have no place in the inquiry he is prosecuting. Yet all through his work he endeavors to supply definitions and axioms, as well as mathematical formulæ, so as to give precision and definiteness to the various branches of the subject he is discussing, although he is unable to formulate a definition which covers the whole ground.

Professor Newcomb seems to be entirely unacquainted also with recent German works on political economy. In that country the historical method is pursued. There is no pretense that political economy, so called, is a science. Men in business occupy certain relations to each other, and the modern German method is to explain how this came about. The English school, or more properly the Manchester school, in analyzing economic problems, have assumed that whatever is, is right; that the play of forces in the business world is due to some law or *fiat* of a supreme being, and will operate in future as well as in the past. The great value of Thomas Carlyle's life and work consisted in his vehement protest against this appli-

cation of mathematics to morals and business. He proclaimed that there was something better in life than "the devil take the hindmost" theory on which political economy, so called, is based. Then the Continental writers pointed out that the ideals of the English business world were not of other nations, and that axioms founded upon the struggle for life in competitive Birmingham and Manchester were not true of other eras or even of contemporary communities not dominated by mere trade instincts.

Here, in America, we have never taken any stock in political economy, as taught by the English school. The few writers who have championed the Manchester notions have never been recognized as American authorities on economic subjects. The three persons who have become most noted as writers in this field have antagonized the English school. We allude to Henry C. Carey, Horace Greeley and Henry George. Carey successfully confuted many of the leading so-called principles of political economy, as laid down by the English writers. Greeley is beginning to be forgotten, but he exercised a powerful influence in his day through the press. Henry George's work has had a hundred readers where Professor Newcomb will have one. Not, indeed, because there is any value in the panacea George suggests to rid the world of poverty, but on account of the vigor and justness of his criticism on the school of political economy which Professor Newcomb is trying to popularize.

We have discussed this matter only because we regard it as a grave misfortune that political economy, so called, is beginning to be taught in our colleges. There are chairs of political economy, we believe, in Harvard, Yale, Cornell, Columbia and John Hopkins Universities. There is no such science and can be none, as political economy, and mischief is being done therefore in giving a wrong direction to the higher education of the country. It is the science of society which should be studied, but unfortunately the text books to teach it are not yet ready. The problems raised by socialism, so called, which are confronting every nation in Europe, demand intelligent discussion, yet Professor Newcomb declines to consider them or even to state what they are. But had he given half the attention to German discussions on politico social topics that he has to English writers on political economy, he would have written a very different and much more valuable book than the one issued by Harper's.

Concerning Men and Things.

Humorists enjoy more distinction in the United States than in any other civilized country. Mark Twain and Artemus Ward are more quoted and admired than are any of the professional wits and jokers of Great Britain, France or Germany. And so with artists. Nast and Keppler, though one is a German and the other an Austrian, can make more money and fame in one month in the United States than they could in their own country in a year. Then fortune favors the humorist and cartoonist with us. Mark Twain not only realizes a very large sum per annum from his works, but he had the luck to marry an heiress. John Hay wedded the daughter of a millionaire. Nast has made money enough to lose one or two fortunes in mining stocks, and Keppler, in his summer visits to his old home, outshines the princes and nobles of Austria and Hungary. When the *Daily Graphic* was at its best in this city it developed a young comic artist named A. B. Frost, who promised to become the peer of any cartoonist in the country. He could caricature the face of an American public man better than any of his German rivals. The Harpers finally secured him, but his surroundings in their establishment were apparently uncongenial, for he went abroad, studied high art and quit the comic field, devoting himself entirely to serious pictorial work. But the luck of all the humorists favored him. He became the husband of a daughter of Phillips Moro, a Philadelphia manufacturing chemist, who has just died leaving a fortune of four million dollars. Mr. Frost's many friends are disposed to congratulate him of course, but there are many who think that the public would have been the gainers had he remained poor and continued to make comic pencil sketches of current events. But Mr. Frost has done well for himself, and is a gentleman who deserves the good fortune which has come to him.

Advocates of the equality of women with men have never been able to explain why it is that no member of the gentler sex has ever produced a great poem, composed an opera or a symphony worth remembering, or painted a really remarkable picture. But women are the peers of men in some departments of literature and art. In the fields of romantic fiction George Elliot stands in the very front rank. The *prima donna* is a greater attraction than the leading tenor, and the actress commands as much fame and money as the actor. But why have not women written more dramas? Their novels show that they can construct plots and write brilliant dialogues. They have a keen perception of character also; yet how few women have written plays that keep possession of the boards? Mrs. Verplank seems to be the one exception among American women. Her "Sealed Instructions," now playing at Madison Square Garden, is really a delightful piece. It is well constructed, the dialogue is crisp and bright and the characters well discriminated. It is full, also, of feminine *finesse*, and in every act there are dramatic surprises in the shape of devices which have not become hackneyed by being used by other playwrights. Much of its success is, however, undoubtedly due to the admirable training of Mr. A. M. Palmer's company.

The reception of Miss Mary Anderson, when she appears as Rosalind on Monday evening, will be very different from what she received on her first appearance in New York. She had then quite as many physical attractions in the way of voice, picturesqueness of appearance and personal loveliness as she has now, while her genius was as undoubted. She pleased the public at once as a matter of course, but the critics damned her with very faint praise. Indeed, up to her last appearance before she left Europe, she never gained the favor of the press people of the metropolis. The only journal that praised her unstintedly was the *Daily Graphic*, the articles being written by one of her own sex. Of course, since that time Miss

Anderson has made great progress in her art, but it is nevertheless true of her that within a year after she went on the stage she stood at the head of American artists in the leading historical roles of the drama. Miss Anderson has borne herself with great discretion abroad. She was wise enough to refuse invitations to receptions given by titled persons, nor would she allow herself to be patronized or even spoken to by the Prince of Wales, for obvious reasons. It is understood that she never met him, although he had often desired to meet her. Had other American girls been as prudent it would have been to their advantage. Miss Anderson is a devout Roman Catholic, and is as irreproachable in private life as she is unapproachable as a dramatic artist.

Phil. Cusachs is a Spanish artist. He is probably one of the most rapid draughtsmen in America. His work is as faithful as his touch is quick. He is not, however, a Nast, a Tenniel or a Keppler, but he is one of those hard-working useful members of the profession who are deservedly popular. The "Kit-Kat Club," of which he is the president, gave him a reception last Saturday evening. Some noted artists were present, and Mr. Cusachs gave a very interesting talk on Spanish peasant life and travel in the Andalusias, whence he has just returned, illustrated by lightning crayon sketches and pictures taken on the spot.

The *Daily Telegraph* is a new venture in the field of New York journalism. It is printed upon the type and press of *Truth*. There is nothing in its appearance or matter which indicates a long life. As the *Star* seems to have been started to champion the administration through thick and thin, so the *Telegraph's* only excuse of being is to defend protection from the attacks to be made upon it during the coming sessions of Congress. Surely party papers, or those started to defend selfish material interests, have never succeeded in this country or in England. The editorials, however, in the *Star* and *Telegraph* are well written, and the discussions are generally marked by good taste.

A correspondent in the *Home Journal*, in discussing improved accessible roads to General Grant's monument, suggests the cutting off of a small tract at each end of the Morningside Park and so practically joining it with the Central Park at Eighth avenue and One Hundred and Tenth street, by extending the former through New avenue. The three short blocks between One Hundred and Ninth and One Hundred and Eleventh streets and Eighth and Ninth avenues, he says, would supply the requisite ground. The greater part of this land lies low, is swampy, and is depreciated by conjunction with the elevated railroad. He also proposes the further addition to Morningside Park of a few blocks by the extension of the One Hundred and Twenty-third street line across Tenth avenue to the Boulevard, thence to One Hundred and Twenty-first street, and thence to the Park again at Morningside avenue.

The Health City Company has been incorporated with a capital of \$500,000, in five thousand shares of \$100 each, the incorporators being William C. Chase, Benj. F. Howland and Alexander B. Hill, and the trustees Uriah Welch, J. W. Wheelock, F. C. Hall, John T. Leslie, B. F. Howland and Elwood E. Thorne. The object of the company is stated to be the building, conducting and letting of hotels and dwelling houses, and the improving, holding and disposing of lands, houses, building and other property in Health City, Fla., the business to be carried on in New York City.

"The Record and Guide" and the Daily Press.

Imitation is said to be the sincerest flattery, but whether plagiarism, or the appropriation of other people's labor, comes under that head is a question for casuists to decide. This journal tries to meet the wants of the business public and to be a guide, as well as a record, to all who have investments to make. Our specialty, however, is real estate. We go to much expense and labor in order to collect information about realty, and the tables we give are compiled in our office and can be found nowhere else. But the results of our hard work are appropriated every week by our leading dailies without mentioning the name of the paper from which they obtain their information. Among the papers who wrong us in this way are such respectable ones as the *Evening Post*, the *Tribune*, the *World* and the *Mail and Express*. There are other offenders, such as the *Sunday Journal*. Last winter and spring the *Evening Post* and *Tribune* had the grace to acknowledge the source of their indebtedness, not indeed by copying our information and giving us proper credit, but the name of this paper would be mentioned incidentally and our matter rewritten as though it were original. The *Evening Post* adopts a high tone in discussing national politics, and we cannot but believe that this is the work of some underling whose dishonesty is unknown to Mr. Horace White or Mr. E. L. Godkin, the editors. The *Tribune* is so jealous of its original matter that it copyrights it, yet it deliberately week after week appropriates our exclusive matter without acknowledgment. Mr. Whitelaw Reid would certainly correct this were it brought to his attention. About a year ago the *Sun* was in the habit of rewriting our news items, but when the attention of the editor was called to what was really the dishonesty of a subordinate the practice was put a stop to. The *Mail and Express* has always appropriated our matter without a word of credit. Mr. Cyrus W. Field is surely rich enough to meet all his paper obligations. The *World* took up a great deal of space last Sunday in showing what a great paper it had become in two years' time, yet it could not afford to give THE RECORD AND GUIDE credit for the table it published the same day showing the building movement this year compared with last, and which cost our office experts a great deal of trouble to compile.

Our readers will bear witness that we have never before made reference to this matter. All business men will agree that the conduct of the daily papers in this matter is indefensible. We have no objection to other papers copying anything that appears in our columns, we only ask that such matter as costs us a great deal of money and trouble to collect shall be credited to us. Surely this request is not unreasonable.

Home Decorative Notes.

—Pansies serve as models for many fancy articles, but for none more suitably than for a blotter cover; tinted Bristol board is cut in shape of an immense pansy and then painted with water-colors to resemble perfectly the flower; several pieces of blotting-paper are cut the same size and shape as the cover and are tied to it with narrow ribbon to correspond in color with the pansy chosen.

—A helmet of brass supported by three crossed swords forms a unique scrap basket.

—The Japanese carved tables, cabinets and other pieces of teak wood are very elegant, and are among the treasured possessions of the lovers of the rare and beautiful.

—Musical boxes are in great favor and are made in hundreds of designs, troubadours, negro minstrels, a harper, infirm and old, and many others; music boxes contain toilet sets, work boxes and jewelry boxes; a musical hoop is a leading novelty, and the choral top, the notes of which change on pressure.

—One of the chief defects in the ordinary city house is the length of the drawing-room and its packing-box shape, which defies all attempts at beauty or elegance. This may, however, be obviated by cutting off the superfluity with screens of Moorish fret work, this by day receives light through the rear windows, while at night the gas jets behind are lighted, thus shedding a soft radiance, and, with the addition of an odd chair or two, this little spot is transformed into a delightful nook.

—Quaint novelties are seen at all the furnishing centres.

—The favored designs for embroidery are disks, the melon pattern, or oranges and lemons.

—Florentine velours is popular for furniture covering.

—Kensington rugs continue in unabated popularity; no distinctly new ideas are represented in these *art squares*, the Morris patterns are predominant and the olives, écreu, red, yellow and peacock blue are among the favorite colors.

—Printed Lewis velveteen may be used for upholstery of odd chairs, and for small gilt chairs it is very desirable.

—A garnet plush table cover is brilliant with yellow disks.

—A scent scarf is one of the recent productions of the fancy worker's diligent musings; it finds place in the drawing-room, carelessly thrown upon the back of a chair or sofa, and is gently waved in the advent of a guest, thus diffusing a delicious fragrance throughout the room; this pleasing article can be made of plush or fancy brocade, and is usually about eighteen inches in length and eight in width, finished at the edges with fringe or brass sequins, the sachet of powder is fastened between the lining and the material.

—A slight relief from the oblong cushions which decorate as well as add comfort to either a chair or rocker are those of plush made in the shape of a sack and fastened on with ribbons.

—The newest window shades are the olive Hollands with arabesque designs in copper, silver or bronze effects.

—Shade hats which have passed through the scorching rays of the sun and are now carelessly thrown aside may be still of service and transformed into a dainty work basket: gild the outside of the hat and line the inner part with delicate blue silk fullled slightly around the edge, fasten a band of broad yellow satin ribbon from one side to the other, thus holding it in place, and finish where the ribbon is sewed on with bows of yellow and blue satin ribbon.

—Chair cushions of plush, tufted with flat gilt buttons, produce a happy result.

—An extremely pretty work pocket is of yellow Surah silk and decorated with the birds of wisdom perched upon a scraggly branch; the design is worked up in brown etching silk.

—A white pongee chair back is extremely delicate when worked up with the crescent design etched with pink and green etching silk, fringe the edges, and fasten an occasional cluster of the silks in the white silk fringe.

—The wings of turkeys and chickens are excellent to clean windows, as they leave no dust or lint, as cloth sometimes will do.

—In thermometers there are excellent examples of decorative treatment, though there is not always an especial appropriateness in the designs; a clever device represents the thermometer as constituting the handle of a quill pen, another curious device is a clock, calendar and thermometer all in one, and still another quaint nest which it has found for itself is on a violin cello, covered with black morocco and making the case for a perpetual calendar, the mountings of the case are nickel.

—To brighten or clean nickel-plated ware, rub with a woolen cloth and flour.

—In novelties and elaboration of table appointments the nineteenth century is not far behind the examples and extravagances of the luxurious age of Francis I., and if matters keep on in this country we will be able to out-rival the extravagances of France; we have now pink dinners, white dinners, scarlet and crimson dinners; where lamp-shades, china and glass are made to correspond with the colors of the flowers, uniformity rather than variety is the fashion of the day; it is not uncommon to find the most magnificent dinner-sets of solid silver, early English in design, partly hammered and partly in repoussé, with covers to the great dishes and candelabra uniform in design; exquisite sets for after-dinner coffee include a silver coffee-pot with sugar tongs and coffee spoons of oxidized silver; each spoon is different and takes the form of a leaf, a shell, a spatula with turned edges, and each has a slender stem-like handle, the cups and saucers are of royal Worcester ware; silver spoons, forks and knives of various kinds are shown in different designs, with handles chased in Medici pattern like old Italian silver; others are etched in flower, fruit and leaf patterns.

Real Estate Exchange.

The Board of Directors of the Real Estate Exchange and Auction Room (Limited) held meetings on Tuesday and Wednesday of this week, and transacted a large amount of routine and some important business.

The rules were changed so as to allow annual members to pay their dues quarterly in advance. In effect this probably permits outsiders to participate in the privileges of the Exchange for three months for \$15. If they find it pays they can continue their membership. Brokers who do business outside of New York City will hereafter be allowed to become non-resident members for \$25 per annum. Under this permission there ought to be over a thousand members of the Exchange hailing from the other cities and towns of this country and Canada.

The Special Committee, to whom was referred the matter of the dividend, reported progress. Considerable opposition has been developed to paying a dividend so early in the history of the Exchange.

The following document speaks for itself:

NEW YORK, October 6, 1885.

To the Board of Directors of The Real Estate Exchange and Auction Room (Limited):

GENTLEMEN—This company desires to call the attention of your Board to the position taken by Register Reilly against the prosecution of any work in the Register's office looking to the ultimate disuse of official searches and the simplification of the methods of title examination.

The controversy of this company with the Register is but one phase of his opposition to all reform of the present methods.

If the position taken by the Register can be maintained, his power to compel adherence to the old system is absolute.

The work of your Board, which is particularly directed toward simplifying the methods of real estate transfer, is directly menaced by the Register's action. If the Register can say to the employés of this company that no matter how much room there is in the office, and although no one is using the books which they wish to use, they cannot have the books, because they are working in a particular way and the result of their work may ultimately diminish the fees of the office; he can also say the same to any employé of your Exchange, or of any other body seeking to relieve the real estate interests of their present burdens.

The law makes the record of any instrument anywhere among the 3,800 libers of record notice of its contents to the whole world; and the suggestion that a public officer can shut up that record and permit only such to look at it as he pleases, and only in such a way as he pleases, is not to be tolerated.

The excuse that the prosecution of any such work in the Register's office as is required for making new indexes does or will interfere with the routine business of the office is a feigned one, as the members of your Board from their acquaintance with the Register's office well know.

Throughout all the attempts of this company to make its new indexes, there never has been a time when the office was filled to even one-half its working capacity. Furthermore, the employés of this company have always been instructed to surrender any books they were using when asked for by anyone else, and have always followed out this instruction, and there never has been a time when any person was obstructed or delayed in pursuing his work in the Register's office by the presence or work of this company's employés therein. The Register in all his court proceedings has never dared to allege a single case of such interference or obstruction.

It is perfectly plain that the position taken by the Register is a broad one and aims not only at the work of this company but the work of any other association or individual that seems in his judgment likely to interfere with the existing system.

If there is warrant for his action in the present instance, and he is sustained in it by the court, there will be fully as much justification for opposition to any such work as the Land Transfer Reform Commission or this Exchange may endeavor to carry on in the Register's office.

These bodies cannot have any greater legislative sanction than exist to-day for every individual to prosecute such work as he pleases therein. The law to-day declares that the books of record shall be open to all persons who wish to search them, and declares that the Register shall be bound to exhibit them to all. To emphasize this right the Legislature for the past dozen years has given to different corporations and bodies the express right to examine titles in their own way, and incidentally thereto to make such copies of the records and have such access thereto as may be necessary. All this legislation the Register deliberately overrides, and presumes to say that if he thinks any particular kind of work should not go on in his office he can stop it.

This company is anxious that the public, and particularly the Real Estate Exchange, should understand the full scope of the Register's position and its bearing upon all real estate interests; and that your Board should consider whether some action should not be taken by it to express its condemnation of any such position on the part of a public officer, as the Register has repeatedly taken towards any attempt to prosecute reform work in his office.

Respectfully yours,

TITLE GUARANTEE AND TRUST CO.,
JNO. W. MURRAY, Pres.

The above document was ordered on file without any commitment as to the views of the directors respecting this dispute between the Title Company and Register Reilly.

Reference was made to the daily meeting of the brokers, and much gratification was expressed as to the progress made in the matter. The president was authorized to have the lists used by the brokers, giving the wants and offerings printed at the expense of the Exchange. There was other business of confidential and routine nature transacted.

The brokers have now come to look upon the daily meetings as a settled fact. The attendance is well maintained and the interest unabated. All the members who appeared on the floor at the beginning of the calls are regular attendants; and among the additional newcomers who have recently put in an appearance are Messrs. Horace S. Ely, H. W. F. Mali, J. Honig, F. Weiner, J. E. Reynolds, Wm. E. Orr, E. W. Wild, A. J. Bleeker, N. Cowen, C. S. Brown, L. C. Myers, P. F. Meyer, A. Lustig, Rutherford Stuyvesant, T. E. D. Power and P. Parks.

The circular to which we referred last week has been signed by some of the most important and influential among the brokers, and although several prominent names are still missing on the list, there is a hope expressed that all will fall in line eventually. The following is the circular with the names of the brokers by whom it has been signed:

"We, the undersigned, real estate brokers, believing that the interests of both ourselves and our customers demand a reform in the present methods of conducting our business, hereby pledge ourselves that we will not offer any property at the Exchange that we have reason to believe is in the hands of any other broker: H. H. Cammann, Leonard J. Carpenter, Samuel D. Folsom, Ferdinand Fish, E. A. Cruikshank & Co., Wm. J. Roome, Richards & Sause, S. M. Blakely, Horace S. Ely, J. E. Brugiere, Bernard Smyth

Samuel Glover, Wm. Cruikshank, E. H. Ludlow & Co., Wm. Reynold Brown, Hoffman Bros., Douglass Robinson, Geo. R. Read, Cyrille Carreau."

The demand for property on the Exchange is very much larger than the supply. One of the difficulties experienced is to get owners to part with their property at what are supposed to be reasonable figures; but the principal difficulty felt is the inability to supply the large demand for property made at the meetings. This is somewhat extraordinary, for the usual condition of things is for the supply to exceed the demand. But here, in the very midst of the city, is an institution where property is asked for and cannot be supplied because so many brokers hold back from joining in the single representation movement. Surely this cannot long continue.

The Daily Calls in the Chicago Real Estate Board.

Mr. Henry L. Turner, one of the officers of the above Board, sends us the following letter on a subject which is agitating the Real Estate Exchange of New York at the present time:

Editor RECORD AND GUIDE:

Our daily call is held in the rooms of the Board at 12:30 P. M. Members who have had inquiries at their offices for property which they cannot fill hand to the secretary a memorandum of what is desired. These memoranda are read at the call and are then printed and mailed to the office of each member of the Board, so that the "want" is placed before the entire fraternity. Any agency which has property suitable hands or mails a description of it to the inquiring agency and if sale is made the commission is divided equally between the two agencies. I enclose herewith some sample calls. These daily calls are very fairly attended and considerable business has been done, but they are not generally regarded as fully successful. Our Chicago business has so long been transacted exclusively in the offices of the agencies that it is difficult to get an exchange or auction business under way. But in one respect the Board has been eminently successful, viz., in stamping out the old tendency to cut each other's throats and raid each other's business which so long characterized the fraternity here. We have become acquainted with and learned to respect each other through our frequent meetings, a reign of reciprocal courtesy and fair dealing has been established and the reputation of the guild for honesty and fair dealing greatly enhanced.

Yours, very truly, HENRY L. TURNER.

More About Single Representation.

Editor RECORD AND GUIDE:

DEAR SIR—I trust you will pardon me for trespassing again on your valuable space, on the ground that I am called upon to sustain the position I have taken on the question of "Single Representation," by answering the "points" made by a gentleman from Orange in your issue of September 26.

I accept a newspaper controversy only in the belief and desire that a discussion of the subject will bring out the arguments pro and con, which I am certain can only serve to convince both owners and brokers that there is need of reform, and will contribute to bring about a result all brokers privately desire, but many are afraid to publicly advocate.

I am fully alive to the importance of the "innovation" I propose; call it a "revolution" if you will. I hope it may lead to that; nevertheless, revolutions are sometimes necessary to right the wrongs that exist in the commercial as well as in the political world.

To briefly summarize my opponent's polite communication, I understand that he makes two "points" and asks one question.

Taking them up in order I find that happily the first point raised has already been met by the action of "a few self-sacrificing champions" who have voluntarily pledged themselves to "meekly assume the disadvantages and loss apparent" by upholding the principle of single representation "until its advantages have been demonstrated to the many." If this results in "forcing" the business into their offices it will be the natural force of attraction, and they will be entitled to all they can attract by pursuing such a common sense course.

I answer the second by denying that a system of registering property and publishing the list will have such a demoralizing effect on the market as he fears. To use his own metaphor, the appetites of investors in a city with a property valuation of over \$2,000,000,000 would not rebel at so trifling a "surfeit" as the list proposed would offer, though it may be different in New Jersey, where perchance there is an epidemic of dyspepsia from overloading with farm lands served as town lots.

Pursuing his metaphor further, which, however, is here a little mixed, the property thus advertised would be, in fact, sample "upholsterers' outside carpets" displayed to indicate that there was more of the same kind inside if the most attractive samples shown fail to suit. If a published list is thus instrumental in bringing purchasers into the Exchange to examine the goods offered there, it will have accomplished the purpose for which it is intended.

Lastly, to the question "What is meant by the better class of brokers?" I reply simply that, and nothing more, I do not necessarily mean, though I may include, the proprietors of "kingly offices" or "long established conspicuous offices," in neither class of which do I "shine." I do mean, to use my friend's exact language, "those earnest, faithful young brokers who seek in this occupation an honorable livelihood worthy their energy and talents;" and it is because I belong to this class and because I see in the future a larger field of usefulness for such as these that I seek to help take advantage of a present opportunity to elevate my calling from a condition of disorganization and disrepute to the dignity of the professions, or at least to a much higher level than it at present occupies.

I mean no disrespect to the gentlemen of the fraternity when I say that they suffer in reputation and in purse from the disreputable practices and want of practice that they permit in the name of "custom." I refer particularly to the practice, common among the best of us, of offering property to our customers of which we have no personal knowledge, on the representation of some other broker, who, it frequently happens, is no better

informed, the result being that frequently inquirers are sent to houses the character of which should have been made known to them, or to houses that have never been for sale or have been already sold or withdrawn. It is a common practice for all of us to offer property at a price given us only to find that some other broker has already offered the same house to the same purchaser at a lower price, perhaps by proper authority.

What broker has not suffered from having other brokers close transactions that he has started, or himself obtained commissions that rightly belonged to another; to go further, how often does any broker know when he has earned a commission or get it if he does earn one? Even our courts are without rule or precedent to determine this matter. In this connection I recall the words of Judge Brown. In a recent issue of THE RECORD AND GUIDE, he says: "I may be permitted to say that it is to be deprecated that some well-defined rule is not established regulating the rights, interests and liabilities of owners, agents and dealers in real estate, whereby all concerned would be fully protected from the intervention of irresponsible persons claiming to be the procuring cause in transactions relating to the purchase and sale of real estate."

There is no denying the fact that as a class we prey upon each other, and owners and buyers alike prey upon us, and we have no redress. This is disreputable, and any measure that will lead to a reform is, I repeat, "in the interest of owner, buyer and broker alike."

It has been contended that owners will oppose this measure on the ground that it limits their opportunities to sell. There are owners who know that to employ many brokers demoralizes their property and renders them liable to all, and now that they can reach all of the active brokers through the Exchange, and at the same time be liable to but one, I am convinced that they will prefer that course. Another class of owners who use brokers only as they would an advertisement, to bring customers to them, sensible brokers have no use for.

In conclusion, I maintain that single representation on the floor of the Exchange will do for the business there what it will do for the business outside, viz.: remove most of the difficulties we now labor under. If there is but one broker to offer property, and he has full authority, he can act understandingly and can be held to, and he will assume responsibility for his statements. If he is honest, industrious and intelligent, he will do business, be he young or old, broadly. I claim that if every broker will adopt the practice I advocate all will make more friends, do less work (but more business), and get more commissions than under the present system, and I have yet to meet the broker who disagrees with me. I concede that the practice must be general though not necessarily universal. I suppose curb-stone brokers and scalpers have their uses, but the result of the adoption of this system generally would be to confine legitimate business among the "better class of brokers," of which I trust my amiable opponent furnishes his own description.

Respectfully, FERDINAND FISH.

The Financial Editors.

The writers on financial topics in the New York press are a queer lot. Since the summer of 1881, when railroad stocks began to decline, scarcely any of them have shown any sagacity. During bull times preceding that date the *Wall Street News* gained some *éclat* by keeping up with the market. It turned bear about the right time, but was so violent and unguarded in its statements that it lost the credit it gained in the first years of its issue. We have had occasion to compliment the *Daily Stockholder* for the wisdom of its course last winter and spring, but since its quarrel with Mr. S. V. White it has shown no forethought. Its editor consorted so much with Jay Gould that he failed to see that the Vanderbilt system was the leading one among the railroads of the country. Time and again last winter and spring we pointed out that there could be no improvement until the West Shore was made part of the Vanderbilt system, and that that event would change the whole situation. And so it proved. But Mr. Jay Gould couldn't see it, nor could the *Daily Stockholder*; yet the failure of the bear houses has, it seems, convinced even Mr. Gould that he was wrong all summer.

A writer in the Sunday issues of the *Times* has attracted some attention by his financial articles. But educated by the bear market of three years he failed to realize the change when it came, and during the summer rise in stocks persisted in believing it was all manipulation. Last Sunday, however, he threw up the sponge, and declared for the bull side after the market had advanced about twenty points. Poor "Rigolo," of the *Sun*, seems to have lost his head. He has been writing pleasant and piquant articles about the market for years, and continued a bear long after the market had turned. His screed of last Monday looks like that of a man who had made the bulls a present of all his money. He was not only mistaken in stocks but in wheat. The *Tribunes'* financial reporter is always a bear. No matter what way the market turns the tone is always doleful. The writer of the business article on the editorial page seems to have at his command a great many facts, but he never knows how to use them. His judgment is always at fault. It would be safe to guess that if that writer ever operated in the market he always lost money. Last Monday's article made the paper a laughing-stock in the street. The *Mail and Express*, which deals so unfairly with THE RECORD AND GUIDE in copying its real estate "Gossip" news without credit, has very sensible financial articles, and those who follow it nowadays will not go very far wrong. The *Financial Daily Record* has been successful in hitting the market lately. But altogether the financial writers on the press of New York are rather a poor lot. When they get points from the big operators the intention is to deceive the street, and when they trust to their own judgment they are nearly always wrong. There is, however, one paper that is generally sound on the situation, due to the fact probably that its conductors never speculate themselves, have no interest to deceive operators, and are too modest to call attention to the almost invariable accuracy of their judgments. When our readers can find out where that journal is to be found they can follow it with confidence.

Building in the Quadrilateral.

In a recent article on the West Side we showed the extent of the building movement above Fifty-ninth street, west of Central Park, up to One Hundred and Tenth street. The activity north of this point is not so marked as it is on the west side proper, although considerable building has taken place in the neighborhood between One Hundred and Nineteenth and One Hundred and Twenty-fifth streets. The quadrilateral, as it has been termed, embraces the region north of One Hundred and Tenth street and west of Fifth avenue. The improvements up to One Hundred and Twenty-fifth street have been unusually numerous this year. This whole region has for many years lain almost idle, Mr. Sherwood's houses, built over a year ago, and several rows of brown stone houses being the only additions within recent date. This year, however, considerable building has been done on six or seven streets which had hitherto remained untouched, such as One Hundred and Sixteenth and One Hundred and Nineteenth streets. The activity on the former street is undoubtedly due to the elevator building which it is proposed to build on the corner of Eighth avenue. This neighborhood has been sadly kept back owing to some means of ascent to the "L" road station at that point. The writer, as a matter of curiosity, counted the steps at this station, and was surprised to find that they number no less than eighty-nine. How was it possible, under the circumstances, to expect any building movement in this neighborhood. Now, however, things promise better, and there have not been wanting shrewd capitalists and builders to come forward, and, by "taking time by the forelock," build a number of structures out of which they will all eventually net a handsome profit. For when the elevator building is erected there is scarcely a lot in the neighborhood which will not be worth for building, and therefore for productive purposes, at least from \$500 to \$1,500 more than its present valuation.

The largest improvement on One Hundred and Sixteenth street is that on the southwest corner of Sixth avenue, where Jacob D. Butler is building twelve four-story and basement private dwellings. These have only recently been commenced, some being up to their first and others to the second story. This is quite an improvement to the locality and will deprive Mr. Sherwood's residence on One Hundred and Fifteenth street of the monopoly of this neighborhood which it has enjoyed for several years past. On the southwest corner of Eighth avenue, adjoining the "L" road station, four four-story flats are being built by James Connor, which are nearly completed. On the north side of One Hundred and Sixteenth street, 100 feet west of New avenue, Howard D. Hamm is erecting three three-story private houses, which are up to their third tier of beams. Six three-story and basement brown stone front private dwellings are being erected by William F. McEntee on the south side of One Hundred and Nineteenth street, east of Sixth avenue, all of which are enclosed. On the north side of the street, about 426 feet west of Fifth avenue, John Miller and Wallace Van Doorn are building three three-story and basement brown stone front houses, which are also enclosed, while a little further west, on the same side of the street, Oscar E. Perrine is building the cellars of three three-story stone front private dwellings. On the same street, on the southeast corner of Sixth avenue, the handsome light stone front residence being erected for E. August Neresheimer is up to the third story. It has an ornate front, and has a dimension of 42x60, the cost, with stable attached, being set down at \$64,000. Eight three-story and basement private dwellings are to be built by Smith & Crawley on the south side of One Hundred and Twentieth street, 150 feet east of Ninth avenue, a handsome location for residence purposes. The excavations have only just been commenced for this improvement. Ground has just been broken for six three-story and basement brown stone dwellings to be built on the north side of One Hundred and Twenty-first street, west of Seventh avenue, for Geo. W. Ruddell and John D. Taylor. On the south side of One Hundred and Twenty-first street, west of Seventh avenue, eight four-story brown stone houses are being built for Sarah Darragh, on which the plastering work is under way. The five three-story and basement brown stone front dwellings being built on the north side of One Hundred and Twenty-second street, west of Sixth avenue, by F. Aldhous, are nearing completion, and will shortly be ready for occupancy. On the north side of this street, about 375 feet west of Sixth avenue, C. W. Gould's six three-story and attic brick dwellings are up to their second tier of beams, while on the same side of the street, 75 feet east of Seventh avenue, Isaac A. Hopper is building two fine three-story and basement brick and brown stone dwellings, which are up to their top story. A. B. Vandusen's extensive improvement of seventeen houses on Sixth avenue is nearly completed. Eight of these are three-story and basement brown stone dwellings on the northeast corner of One Hundred and Twenty-third street, which are nearly ready for occupancy, and nine on the southwest corner of the street, which are up to their last tier of beams. The handsome church, chapel and parsonage being erected on the opposite corner for the Reformed Dutch Church of Harlem is one of the most important improvements under way north of the Central Park. It is going up rapidly and promises to be a handsome edifice. Its Berea stone looks well and is all set on its bed. As one of the workmen remarked to the writer, "this is one of the cheapest churches ever built and the wonder is that it could be put up for the money for which the contractors are building it." On the northeast corner of Seventh avenue and One Hundred and Twenty-second street seven four-story and basement brown stone front dwellings stand nearly completed, the owner being John W. Smith. The two five-story apartment houses and stores of Ferdinand Yost at Nos. 226 and 228 West One Hundred and Twenty-fourth street are having the plaster put on. On the east side of Eighth avenue, between One Hundred and Twenty-first and One Hundred and Twenty-second streets, Lorenz Weiher has nearly completed eight five-story brick flats and stores, while on the southeast corner of that avenue and One Hundred and Twenty-third street the excavations have commenced for a five-story apartment house to be completed by Francis Lazette. Six four-story houses and two flats and stores are nearly ready for occupancy on the southwest corner of One Hundred and Twenty-third street and Eighth avenue. Three dwellings and a flat are also nearly completed on the northwest corner of One Hundred and Twenty-third street and Eighth avenue,

for H. Josephine Wilson, though for some reason or other the houses are not being finished. On the south side of the same street, 100 feet east of Ninth avenue, J. W. and Alonzo A. Teets are engaged in erecting a row of eleven three-story and basement dwellings. Six of these have thus far been commenced, of which three are up to their second and three up to their tier of beams, while excavations have been commenced for the remaining five. Keller & Tilford are about to commence an equally large improvement on the north side of the street, opposite, commencing about 100 feet east of Morningside avenue. This consists of ten three-story and basement dwellings, for which the excavations have commenced and for which an immense quantity of brick awaits the mason's hands. The cellars have been completed for five buildings on the southeast corner of St. Nicholas avenue and One Hundred and Twenty-fifth street by James Cassidy, though work seems to have been arrested on this improvement. On the southwest corner of Seventh avenue and One Hundred and Twenty-fifth street the six-story family hotel being built by Alva S. Walker is about enclosed.

It will be seen from the above list of buildings under way in the region named that the principal improvements are in the neighborhood bounded by One Hundred and Nineteenth and One Hundred and Twenty-fifth streets, and that between One Hundred and Tenth and One Hundred and Fifteenth streets there is not a single building being erected. There is no doubt, however, that with the advent of the elevator building referred to this large section of ground will be rapidly improved.

In our next article on west side buildings we shall speak of the structures being built north of One Hundred and Twenty-fifth street.

Rapid Transit in North New York.

The Suburban Rapid Transit Company are, it appears, using their best efforts to further the construction of their road in the Twenty-third and Twenty-fourth Wards of the city. The bridge over the Harlem is about completed. The draw has been opened and closed a number of times, and otherwise fully tested, and works successfully. The elevated road structure has been built up as far as the Southern Boulevard, and a short branch has been nearly completed up to the Harlem branch of the New Haven Railroad, whereby passengers will shortly be able to get to the Battery or any other part of the city without much delay in changing and without being forced to walk over to the Second or Third avenue terminus of the Manhattan Elevated Railroad. The contract has recently been awarded to Contractor Devlin for constructing the piers from the Southern Boulevard to One Hundred and Forty-third street, and he is now building the piers for the superstructure. The company is doing its utmost to clear the obstacles in the way of the building of the road up to and beyond that street. Mr. Filley, the president of the road, is said by his friends to be working very hard to have the right of way settled. A gentleman who is acquainted with the Twenty-third Ward said: "Mr. Filley, although somewhat slow in his methods, is sure and safe. As the president of the North Side Association he has done an immense amount of good for the Wards beyond the Harlem. He worked hard in favor of the annexation and for good drainage and sewage, without expectation of reward. He is doing all in his power to further the completion of the Rapid Transit road, and his efforts in that direction have undoubtedly been the cause of his shattered health. The property through which the road is to run is being purchased by the company and the principal delay is owing to the lawyers and the courts. There are a dozen claims for property condemned now awaiting decision up to One Hundred and Forty-third street, and Auctioneer Wells a few days ago sold, subject to removal in thirty days, several houses on One Hundred and Thirty-sixth, One Hundred and Thirty-ninth, One Hundred and Forty-second and One Hundred and Forty-third streets on behalf of the road, which certainly looks like business."

It is not generally known that the Suburban Rapid Transit road will have three branches. The stem-line will run from the Harlem River, opposite Second avenue, to One Hundred and Forty-third street. The west side branch will commence at that street, running westerly through the Twenty-fourth Ward in a northerly direction up to Jerome Park. The central branch will commence at a point between One Hundred and Forty-fifth and One Hundred and Forty-sixth streets, and run on a line parallel with North Third avenue up to One Hundred and Eighty-ninth street, where it branches off, running to the Bronx River, opposite the village of Bronx-dale, connecting with the easterly line. The easterly branch commences at about One Hundred and Forty-fifth street, and runs through the Twenty-third Ward up through St. Mary's Park, thence through the heart of the well-known Fox estate, crossing the Southern Boulevard at its junction with the Boston road in West Farms, and then runs beyond, east of the Southern Boulevard, through Bronx Park to the Bronx River, opposite Bronx-dale, connecting with the central line.

The road, when completed, will enable all the railroads to gain access to New York City. Indeed, it is understood that several of them have approached the Suburban Rapid Transit Company with that object.

Very, Very New.

It is quite credible that a newspaper might be an issue or two behind in its news, but THE RECORD AND GUIDE evidently manages to get a good deal ahead of the daily press on its building information. Here is an instance:

FROM THE RECORD AND GUIDE,
September 12, 1885.

The contract has just been awarded to George Mann & Co., of Baltimore, for the erection of the spire of St. Patrick's Cathedral on Fifth avenue, Fifth and Fifty-first streets, etc.

From the Mail and Express,
October 5, 1885.

The contract for the erection of the spire that will complete St. Patrick's Cathedral, on Fifth avenue, has been awarded to the lowest bidder, George Mann, of Baltimore, etc.

Superintendent D'Oench, of the Bureau of Buildings, has issued rules for the inspection of passenger elevators. One of the building inspectors will be detailed as inspector of passenger elevators and will see that the rules are observed. Manufacturers of elevators must furnish to the Superintendent of Buildings lists of their elevators. Every passenger elevator shall have the weight it can carry displayed prominently on a metal plate

in raised letters, and it shall be the inspector's business to examine the car carefully at least once in three months and report its condition. In case of any break or defect, notice shall be given at the Bureau of Buildings and the elevator shall not be used again until permission is given in writing. Any person employed to take charge of an elevator shall have at least a month's training under the instruction of a competent person. He shall be more than eighteen years old, and shall thoroughly overhaul his elevator once in twenty-four hours. If found incompetent or disqualified the superintendent shall so advise his employer, upon whom thenceforward the responsibility for his acts shall rest.

Law Questions Answered.

EDITOR RECORD AND GUIDE:

Will you please kindly inform me in your next issue if an alien in New York State can buy and transfer real estate giving, good title.

SUBSCRIBER.

ANSWER—Yes. The following are the existing statutes of New York upon this point:

Heirs or devisees of aliens to inherit; proviso as to male heirs or devisees.—Section 4. If any alien resident of this State, or any naturalized or native citizen of the United States, who has purchased and taken, or hereafter shall purchase and take, a conveyance of real estate within this State has died, or shall hereafter die, leaving persons who, according to the statutes of this State, would answer the description of heirs of such deceased person, or of devisees under his last will, and being of his blood, such persons so answering the description of heirs, or of such devisees of such deceased person, whether they are citizens or aliens, are hereby declared and made capable of taking and holding, and may take and hold, as heirs, or such devisees of such deceased person, as if they were citizens of the United States, the lands and real estate owned and held by such deceased alien or citizen at the time of his decease. But if any of the persons so answering the description of heirs, or of such devisees, as aforesaid, of such deceased person, are males of full age, they shall not hold the real estate hereby made descendable or devisable to them as against the State, unless they are citizens of the United States, or in case they are aliens, unless they make and file in the office of the Secretary of State the deposition or affirmation mentioned in the first section of this act. (Thus amended by L. 1875, Ch. 38.)

L. 1877, Chap. 111.—An Act to confirm the title of certain persons to real estate questioned by reason of alienage of former owners.

Confirmation of rights, etc.; proceedings for escheats not affected.—Section 1. The right, title or interest of any citizen or citizens of this State in or to any lands within this State now held or hereafter acquired shall not be questioned or impeached by the reason of the alienage of any person or persons from or through whom such title may have been derived; provided, however, that nothing in this act shall affect the rights of the State in any case in which proceedings for escheat have been instituted.

Rights of certain persons not affected.—Section 2. Nothing in this act shall affect or impair the right of any heir, devisee, mortgagee or creditor by judgment or otherwise.

Flood Rock.

EDITOR RECORD AND GUIDE:

Will you kindly inform me if the exploding of Flood Rock and the subsequent passage of ocean steamers and freight through Hell Gate will enhance the value of property in First avenue in the vicinity of Seventy-ninth street.

JOS. GEISENHEIMER, 865 3d av.

It will advantage all property on the shores near the scene of the explosion.

At least one of the daily papers has for the nonce given some recognition to the influence of THE RECORD AND GUIDE, and that, too, by tacitly admitting the value of our columns as an advertising medium. Referring to the brokers' daily meetings, last Thursday's *Tribune* says:

"Many of the brokers speak encouragingly of the advantage which has resulted from the publicity made at these meetings of the property which they have for sale. They say that the number of inquiries has increased, and parcels that were announced for sale in THE RECORD AND GUIDE a couple of weeks ago received more attention from people seeking investment in realty than they had got previous to their publication."

The World of Business.

The Moral of the Market.

While trade is not yet out of the woods, it looks as if the course of events, even in the stock market, had been permanently reversed. There has been a decided turn in the tide, and for several years to come we shall probably have such a healthy business as will give holders of good securities assurance of stability at a medium range of values, with the chances mainly in favor of higher prices. In other words, it will be a constructive instead of a destructive period. But there are always speculators who are unable to see how prices can advance. They are chronic bears, and are good for nothing on a rise. Very few operators are equally at home on the bull and the bear side of the market. It is largely a matter of temperament. The consequence is that the men who failed last week could not see that there had been any improvement in the economic condition of the country. There are many of the same sort left, and they are suffering. It is not probable that the public will get back the huge sums of money that have gone into the possession of such men as Cammack and Woerishoffer, for they are too prudent to tempt Providence to the full extent of their fortunes; but that class have had their day. Buyers will not make monny as they did in 1879 and 1880, for the country has learned too much about the uncertainty of railroad property and interest rates—which are to an important degree a regulator of values—they have gone down to stay. But when we consider what a terrible "slugging" the security market almost constantly received for years, culminating in the depression of June, 1884, and then remember what a vast improvement in affairs there has been since that time, it is absurd to look for a repetition of those low figures. It is true that the prices of the present time are largely the result of manipulation, and it is a common remark that, when that manipulation is taken away, there will be a slump; but manipulation is a constant factor. There are always heavy capitalists who must and will protect their properties, and it is only when they are overwhelmed by adverse events that they are unable to do so. If the country is in an improved condition they will have the country to help them. And as manipulation of the speculative stocks for a decline hurts really good bonds, so will manipulation for a rise strengthen the investment securities. The temper of the people has changed, and holders of securities who have been

so terribly clubbed in the last few years will now have a fair chance.—*Chicago Tribune*.

A Wonderful Crop.

The corn crop of 1885 is now estimated at about 2,000,000,000 bushels, by far the largest quantity ever grown in the United States or any other country in a single year. This makes corn the great native American grain, easily king of all our crops, value and bulk. At an average price of only 40 cents a bushel the crop would be worth \$800,000,000, or at 30 cents, \$600,000,000. In weight there would be 56,000,000 tons of shelled corn, enough to load 5,600,000 freight cars of the smaller size or 2,800,000 of the largest cars used. Taking mixed sizes there would be required to move this enormous crop of grain 4,000,000 cars, which would make 100,000 very heavy freight trains and stretch, on a single track, something like 25,000 miles in a solid mass, or about far enough to belt the globe at the equator. The amount of labor necessary to handle such a crop is as enormous as its other statistics. To husk the whole crop, if it were all out, would require the labor of 120,000,000 men for a day or that of 4,000,000 men for a month, working seven days in a week. To draw it all four miles to market would require the services of 20,000,000 teams for a day or nearly 700,000 teams for a month, provided they worked hard every day and the roads were good. It would be easy to multiply statistics showing the vastness of this tremendous crop, but the mind can hardly imagine such bulk in whatever form it may be put. It is enough to know that no such crop has ever been grown in any other country, and that it is a matchless monument alike to the industry of the American people, the fertility and inestimable natural wealth of the United States, and to the usefulness and value of maize.—*Cleveland Leader*.

Cane Sugar Prospects Brightening.

A cable dispatch lately received from Mr. Licht gives his first estimate of the next beet sugar crop at 2,075,000 tons, which is only a trifle higher than the estimate of another party, published by us previously. The estimate of Mr. Licht has over the other the advantage of being made with a full knowledge of the effect which subsequent rains produced, after a long protracted drouth, upon the crops in the fields. It may therefore be taken as the more reliable of the two, and if not quite final, as approximately correct. In the previous estimate the French crop was set down at 260,000 tons; in Licht's estimate it has been reduced to 210,000 tons only. The difference and the apparent excess over the other estimate must have been made up by an unexpected improvement in the German and Austrian crops, or that of Russia's, the only one which from the beginning promised the best results. The deficit in the present crop, compared with the last, is consequently about 450,000 tons, or the same as had been anticipated, and strictly in proportion to the reduced plantings. A well-informed and most conservative judge of the situation admits that the rains had come too late to be of any material benefit to the French beet crop, ripened prematurely, but that, "without these rains, it would have been one of the most miserable on record, even quantitatively." As France is now a largely importing sugar country, with markets easily moved by speculation, a deficiency in her domestic production and supply will impart great strength and steadiness to other markets, and it will bring a much increased quantity of cane sugar to her ports. On the other hand it so happens that the deficit in her crop is offset by a surplus in Russia, which is not commonly an exporting country, and therefore her surplus does not count for so much as if her manufacturers were also regular exporters of sugar. But the present crop on the whole will not only be 450,000 tons smaller than the last, it will be much later too than in other years, for neither the farmers who hope to see it increased in weight, nor the manufacturers, who want to find out what effect the rain may have had upon its quality, are in much haste to commence.—*New Orleans Picayune*.

How to Regulate Freight Rates.

Geo. C. Pratt, chairman of the Railroad Commission of Missouri, has issued a little pamphlet on the adjustment of railroad rates which gives a clear and sharp view of a very complex and important subject. Mr. Pratt strikingly exhibits the economic value of railroads by stating that freight can be carried by rail for one-twentieth part, or 5 per cent., of what it costs by dirt road—which is a saving of 95 per cent. on the cost of transportation—and at 4 cents a mile passenger fare it is cheaper for a man who can earn a dollar a day at home to do his traveling by rail than by foot. Ten years ago the minimum rate at which freight could be carried at a profit by rail was supposed to be 1 cent a ton per mile; now it is $\frac{1}{2}$ cent. But there are no two railroads that can carry freight at exactly the same figures, and railroad officials persistently deny that any system of rates generally applicable can be made. If this proves anything, says Mr. Pratt, it shows the very thing that railroad men stubbornly oppose—the propriety of government interfering to make and enforce the equitable rules and regulations which, by their own admission, they cannot make and enforce. The passenger loads and unloads himself, while freight has to be handled by the carrier, and this is the explanation of the difference in the charges. Mr. Pratt proposes to abolish this difference by establishing a liberal terminal or handling charge on all freight for all distances, and then a regular rate per 100, or per ton, or per car, per mile for the distance hauled. With a terminal charge of \$1 per ton, and a carrying rate of 1 cent a ton per mile, the total charge for a ten-mile haul would be \$1.10; for a twenty-mile haul, \$1.20; for a fifty-mile haul, \$1.50; for a hundred-mile haul, \$2, and for a thousand-mile haul \$11 per ton, the terminal charge decreasing in proportion to the distance until it becomes imperceptible. But there is another element, and an important one, in the problem—the insurance. The railroad is an underwriter as well as a carrier; and its carrying rates on valuable freight ought to be higher than on cheap freight. A car-load of coal is worth only \$30, while a car-load of dry goods may be worth \$30,000, and these two risks cannot be taken at the same rate. The coal cannot afford to pay over 1 cent a ton per mile, but the dry-goods might pay ten times as much without making a perceptible increase in the selling price. "It is clear, then," remarks Mr. Pratt, "that justice to the producers, carriers and consumers demands that freight rates should vary directly as the values of the articles carried vary per ton or per hundred pounds, as the case may be." His solution of the railroad freight problem, therefore, would be to graduate the rates, not according to the distance but according to the value of the freight carried, the higher rates being on the more costly articles. Fifty cents a ton is suggested as a reasonable handling charge on freight worth less than \$50 a ton, and \$1 a ton on all higher classes. The minimum hauling rate might be fixed at 4 mills per ton per mile on the lowest class of freight, increasing gradually on the higher classes up to 10 cents a ton per mile on the very highest and most valuable. This would give low rates on cheap commodities and place the high rates on the more valuable commodities which can best afford them; and the insurance consideration makes this a reasonable arrangement. "A recognition of this duplex function of carrier and insurer," says Mr. Pratt, "is absolutely essential to a correct adjustment of that equitable system of rates whereby his total receipts from both sources will secure to him a reasonable profit on his business, and that all else may inure to the benefit of the public in the shape of transportation.—*St. Louis Republican*."

Predictions Falsified.

When the silver coinage law was passed in 1878, in spite of the angry opposition of the bankers and the veto which they persuaded Mr. Hayes to interpose against it, they were loud in their lamentations over the disappearance of gold from the country and the disastrous derangement of the monetary systems which were to follow it. The cheaper metal would drive out the more valuable. Our stock of gold would flee to Europe, and our money system would rest wholly upon debased silver made so abundant that we would not know what to do with it. But these woful predictions of the

metropolitan pundits have been most signally falsified. The coinage of silver dollars has been going on for seven years, and in this time our whole stock of gold in 1878 ought to have gone to Europe, leaving not a single gold coin in the land. When the silver bill was passed there was only \$218,000,000 of gold coin in the United States, and since then the silver coined amounts to \$250,000,000. This larger amount of silver ought, therefore, to have displaced the gold and left the country entirely bare of the yellow metal. But mark the fact: Our stock of gold, instead of disappearing, has increased nearly three-fold. In 1878 it was \$218,000,000; now it is \$575,000,000—and it is still steadily increasing, both by the production of our own mines and by imports from abroad. We actually imported during the eleven months ending May 31, 1885, \$19,726,000 more gold than we exported. It is plain, then, that if there is one subject in which the metropolitans are proficient enough to warrant the assumption of dictatorial airs it is not finance. It would be a little too harsh, perhaps, to say they know nothing about it, but it may be emphatically asserted that the popular instinct on this subject is a much safer guide than all their learned essays and their worthless predictions.—*St. Louis Republican.*

Iron and the Tariff.

The discussion concerning the effect of the tariff on the price of pig iron is attracting serious attention in the North, and necessarily the discussion includes many references to the cheap iron now made in the Southern States. An article on this subject, written by Mr. J. Schoenhof, appears in *Bradstreets*, and it is commended especially to those of our Democratic friends who imagine they are protectionists. Mr. Schoenhof presents quite an array of facts and figures bearing on the comparative cost of pig iron, which constitute mighty interesting reading for those who imagine that nothing can be accomplished in America without protection. No other article is so related to cheap production in all other branches as pig iron. America can, as the *Courier-Journal* has been at some pains to show, produce a certain grade of pig iron at as low a price as can Great Britain. What we need to give additional value to this product is easy access to other grades essential to the production of steel. In other words, we need to have free importation of these foreign ores. When the duty on quinine was repealed, the mistake was made of leaving a duty on the bark and the duty on the chemicals used in the manufacture of the quinine. In revising the tariff hereafter, care will be taken to begin at the right end. On this point Mr. Schoenhof says:

"Now, if our iron were ever so cheap—and it can be made in the South for \$9 a ton—it would not be of use to us in steel-making unless we have a full and free supply of foreign ore, or foreign pig iron for mixing. The ores of the United States are too phosphorous for Bessemer steel-making, and they have to be mixed with fully one-third of the carbonaceous ores from the Mediterranean to make them available for steel-making. Although Great Britain has an inexhaustible supply of ores, yet she has only a few of the character wanted for steel-making. Many mines are not worked or worked to a lesser extent, while ore importation is increasing in proportion as steel-making is extending."

Some days ago the *Courier-Journal* presented for the consideration of the first-class in political economy—composed exclusively of a few amateur politicians in the South who are deluded with the idea that they are protectionists—this proposition: "Good wages are essential to the production." It startled some of the class who saw that if it were accepted the house of cards, which they thought they admired, would fall about their ears. As bearing on this proposition we submit the following quotation from Mr. Lowthian Bell:

"None of these figures, however, are any approach to what is done by the workmen at the Cleveland furnaces, and illustrate what has been already observed in these pages, that well-paid and well-fed men are not always more expensive to the employer than badly-paid labor. As a matter of fact I have rarely found the wages on a ton of the furnace produce to amount to less than what I have found it to be in Cleveland."

Mr. Schoenhof insists that the direct labor cost of a ton of pig iron is so small a proportion of the whole cost that the difference in wages has little or no effect in determining which nation can produce pig iron at the lowest price. He says:

"Mr. Abram S. Hewitt informs me that at the works of his firm the present actual outlay for labor in a ton of pig iron is \$1.40, without any allowance for incidental expenses. The report of the Bureau of Statistics of 1872, page 39, gives the cost of pig iron production in the United States from 1851 to 1871. Omitting the years of inflation, we have the following data for labor: 1850, \$2.22; 1860, \$1.87; 1861, \$1.97; 1863, \$2.07. From then progressively rising until the maximum was reached in 1873 at \$5.11. But this rising scale was proportionate to a general rise in pig iron both as to selling price and wages all over the world, Scotch pig iron being quoted in England in 1860 at 53s. 6d., or \$12.87, with average wages per day of coal miners at 3s. 6d., or 84c., and in 1873 at 117s. 3d., or \$28.12, with average wages per day of coal miners at 9s. 11d., or \$2.38. But how does the labor cost of the present time on pig iron compare to that of foreign low-priced labor? The daily average wages of men employed at the blast furnaces in Rhenish Prussia in 1878 were 2s. 7½d., or 63c. Mr. I. Lowthian Bell, in *Manufacture of Iron and Steel*, gives an account of a blast furnace in Rhenish Prussia which is worked by 117 men, who were paid collectively £5,581, or £47 14s. per head, or \$238.96. Their average yearly production for that year is given as 132½ tons, which makes the labor cost per ton come up to \$1.66."

Of the price in the South he says:

"For Birmingham, Ala., the labor cost of producing a ton of iron is given to me by Mr. Lindley Vinton, President of the Vinton Iron Works at Indianapolis, who has just returned from a trip to the Southern Iron district, as \$1.66 a ton at the Sloss furnace at Birmingham, Ala. The men are paid from 75 cents to \$1 a day, but there are 200 to 250 employed at a production of 150 to 180 tons a day. These figures are supplied by one of the firm. Averaging the numbers given we arrive at this result: 225 men at 87½ cents divided by 165 tons equal to \$1.20, or at the most favorable productive situation of cheap labor a saving of 20 cents a ton over labor in the Lehigh Valley. The furnace owners, however, claim \$1.66 as their cost, or 26 cents above the Lehigh Valley cost. But still, though the labor cost is nearly the same, Southern iron is now the great arbitrator and leveler of prices in the Eastern markets, and at a cost of \$3.75 to \$4.50 for transportation to the North it can be landed cheaper at northern ports than Pennsylvania iron."

Mr. Schoenhof also shows that in the matter of transportation the South has a decided advantage, in that it is not true with us as it is true in the East that the transportation lines own or control the mines. He says:

"Here, the same companies who own the mines—Reading, Lackawanna, etc.—in most cases own the transportation lines who bring the coal to the furnace. Unless prevented by parallel lines the charges are frequently so high that they make profitable manufacturing at times impossible. Philadelphia, the high school of protection, is now raising a cry of distress against what it calls unjust discrimination. But all protection or legislation benefiting the few is unjust discrimination, and Philadelphia ought not to complain."

"The high royalties and the excess of transportation charges, based on excessively watered valuation of mine and railroad property, paid by some of our furnaces, would more than cover the labor cost contained in a ton of pig iron. Our Southern pig-iron furnaces, which are free from these grasping charges, will find this to be their sole advantage. We are paying high taxes on the very essence of profitable manufacture, cheap raw materials, to enrich mine owners and transportation companies. It is gross injustice to tax the millions, to close the gates to foreign commerce, in order to enrich the projectors of gigantic financing operations. The protective tax abolished, the force of competition would press these private tax gatherers to the wall, not labor. To an extent this will ensue even now, through the introduction of Southern iron, which under intelligent and economical management can be sold with a profit at \$10, and at \$9 even under close pressure, instead of \$15, the lowest price at which Northern iron (gray forge) is sold now."

In the South the railroads are laboring to develop this traffic. They are interested only in the growth of the industry, and they can be parties to no combination which will decrease the output of the mines, as they have little interest in the speculative features of the business. In other words, while in the North it is thought to be to the interest of a few railroads to impede the growth of these industries, in the South it is clearly to the interest of the transportation lines to remove every obstruction to free traffic between the States.—*Courier-Journal.*

Real Estate Department.

Everything looks well in real estate circles. A very hopeful sign is that the costly houses which could not be sold at any price last year are now being quietly picked up by investors who have made money recently in Wall street or in general business, or whose securities have so increased in value that they feel they can afford to indulge in the luxury of a fine residence. Houses and stores on the east side have sold very readily recently and at good prices, while the building movement west and north of the Central Park shows no signs of abatement. So far there seems to be a demand for all the medium-priced houses put upon the market.

Vacant lots are also looking up. Investors are realizing that the quantity of land on this island is limited and that there is virtually a corner in vacant lots. The stoppage of the building of apartment houses, which economized ground relative to the growth of the population, ensures a greater demand for unimproved land in the future than when the great flats were under way during the past few years.

The auction room is now being largely attended. The bidding for all property offered is very brisk, but the prices on the knock-down are not high. The outlook, however, is very promising, and there are some large sales to come upon the market, not only of New York but of Brooklyn property.

The partition sale of French's Hotel was largely attended on Wednesday. The first bid made was \$300,000 by one of the heirs. The property was finally sold to W. L. Hamersley for \$460,000. The hotel was offered at auction in April, 1884, and knocked down for \$410,000 to T. J. French. The dimension is 113.10 feet on Chatham street, x136.3x107.3x124.3 on Frankfort street. Mr. Hamersley says he bought the property on his own account, but there is a surmise that he purchased it for William K. Aston, for whom Mr. Hamersley bought No. 5½ Pine street and Nos. 31 and 33 Broadway. Some brokers at the Exchange felt that the purchase was made for Amos R. Eno, but this gentleman denies the statement. A prominent investor who examined the hotel a few days before the sale is reported to have said it was very much out of repair. Mr. Hamersley says he has received an offer of \$500,000 for the property.

The partition sale of West Fifty-eighth street lots on Tuesday attracted a large attendance. The property was sold very cheap. The two lots nearest Eighth avenue brought \$13,200 each, and the others \$12,000 each. The four lots have since been resold for \$60,400, an advance of \$10,000.

At the Exchange on Tuesday several sales of out of town property took place, among them being parcels at Long Branch, Whitestone, Yonkers and Hoboken.

Richard V. Harnett will sell on Tuesday, October 20, by order of Chauncey S. Truax, receiver of Ferdinand and Benjamin Mayer, the handsome private residences Nos. 13 West Fifty-sixth street and 162 East Sixty-fourth street; the valuable investment property Nos. 1597 to 1605 Third avenue, on the southeast corner of Ninetieth street; the three well-known first-class and richly appointed apartment houses, "The Strathmore" on the northeast corner of Broadway and Fifty-second street, "The Adelphi" on the opposite corner, and "The Newport" on Fifty-second street, running from Broadway to Seventh avenue, and fifty-two choice lots on Jerome avenue, in the Twenty-fourth Ward. This will be a very important sale, and a large attendance is anticipated.

On October 13th, Smyth and Ryan will sell two four-story brick flats Nos. 185 and 189 East One Hundred and Seventeenth street. This is good investment property.

James L. Wells will sell on October 13th some rapidly improving property on East One Hundred and Forty-ninth street, corner of College avenue; also a parcel of five lots with two houses thereupon on Courtlandt avenue, corner of One Hundred and Fiftieth street, and three fine lots on One Hundred and Fifty-first street, near North Third avenue.

On October 14th James L. Wells will sell two fine Boulevard lots at the corner of One Hundred and Twenty-second street. In view of their nearness to the great Grant monument they are very desirable. On the same day the same auctioneer will sell three lots on One Hundred and Thirty-fourth street, near Madison avenue; also the house, store and lot, No. 212 Spring street, the title deed to which is an historical curiosity, as it was originally given by Aaron Burr to the forefathers of the present owner.

On Friday, October 16th, John F. B. Smyth will sell the house and lot on the southeast corner of New Bowery and Roosevelt street. This is desirable investment property. Mr. Smyth will also sell on the same day the houses, Nos. 1135 and 1137 First avenue.

A. H. Muller & Son will sell the four-story stone front dwelling No. 54 West Thirty-sixth street at auction on Thursday the 15th inst.

CONVEYANCES.		1884.	1885.
		Oct. 3 to 8, inc.	Oct. 2 to 8, inc.
Number.....		187	174
Amount involved.....		\$2,285,815	\$4,037,646
Number nominal.....		47	84
Number 23d and 24th Wards.....		83	43
Amount involved.....		\$120,382	\$64,386
Number nominal.....		7	9
MORTGAGES.		1884.	1885.
Number.....		159	171
Amount involved.....		\$2,015,675	\$2,337,018
Number at 5 per cent.....		52	76
Amount involved.....		\$1,059,917	\$1,005,020
Number at less than 5 per cent.....		7	13
Amount involved.....		\$128,000	\$322,500
Number to Banks, Trust and Ins. Cos.....		26	29
Amount involved.....		\$941,300	\$902,300
PROJECTED BUILDINGS.		1884.	1885.
		Oct. 4 to 10.	Oct. 3 to 9.
Number of buildings.....		51	47
Estimated cost.....		\$825,350	\$471,765

Gossip of the Week.

Lynd Bros. have sold the four-story high stoop brown stone front dwelling No. 23 East Seventy-second street, 22x98x102.2, for \$85,000 to Julius Levine a down-town merchant, Broker, G. Bramson.

J. B. Johnson has sold for Dr. W. H. Jackson a portion of the well-known plot on the east side of Third avenue, running from One Hundred and Fourteenth to One Hundred and Fifteenth street, comprising eight lots, 201.10 on the avenue x100, to George Muller, for \$125,000. The latter will improve the plot, as announced elsewhere.

A. H. Muller & Son have sold the four-story high stoop brown stone dwelling, No. 61 West Fifty-first street, 20x55x100, to A. Godillot, for \$36,000.

John Davidson has sold the four-story high stoop brown stone house No. 38 East Sixty-fourth street, size 21x60, and extension x100.

The sale is reported of the four-story stone front dwelling No. 52 East Sixty-first street, by Theo. W. Todd.

Henry R. Low has sold thirteen three-story stone dwellings on the south side of One Hundred and Fourteenth street, between Second and Third avenues, together in size 224.6x50x100.11, to Myer Hellman, on private terms.

Lyman Tiffany has sold to Jacob Schloss four lots on the southwest corner of Freeman and Chisholm streets, situate on the Fox estate in the Twenty-third Ward, for \$1,500. George E. Sherwood was the broker.

F. G. Potter has sold for Samuel Colcord the four-story high stoop brown stone dwelling No. 416 West Eighty-second street to William Storer for \$24,000. This is the last sold of the five houses built by that gentleman on this street.

D. G. Watts has purchased from Samuel Colcord the four-story high stoop brick and brown stone dwelling No. 423 West Eighty-first street for \$28,500.

J. B. Ketcham has sold for Anthony Smyth the three-story brown stone front house No. 7 West One Hundred and Twenty-third street, 19.6x50x100, to F. E. Towle for \$22,500, and for Mr. Towle the house and lot No. 48 West One Hundred and Twenty-fifth street, 15.7½x50x100, for \$14,500.

M. B. Baer & Co. have sold the four-story brown stone dwelling No. 212 West Thirty-fourth street for \$18,500, and the four-story high stoop brown stone house No. 727 Lexington avenue for \$15,000.

A. Powell has sold for W. J. Merritt another of his three-story brick dwellings on Seventy-fifth street, between the Boulevard and Eleventh avenue, to Mrs. Mary Parker for \$18,500.

Myer Finn has purchased the five-story stone front flat No. 180 East Eighty-ninth street from Hugh McQuade, giving the latter \$1,000 above the sum bid for the property about a month ago at the Exchange, \$21,352. At that time Mr. Finn purchased the adjoining house No. 182, same size, for \$21,177. It is said the houses cannot be duplicated for the money.

Lespinnasse & Friedman have sold four lots on the north side of Fifty-eighth street, 220.6 feet west of Eighth avenue, 104.6x100.5, for John R. Foley and Messrs. Oppenheimer & Metzger, for \$60,400, to Charles Riley, for improvement.

Mr. Foley received \$30,400 for the two lots nearest Eighth avenue, for which he paid \$26,400 on the Exchange on Tuesday, and the other lots were sold for \$30,000, an advance of \$6,000 over the price paid at auction.

We hear that two dwellings on Fifth avenue below Forty-fifth street have been sold and will be altered for business purposes.

H. H. Bliss has sold for Bernard Wilson the two five-story and basement brown stone flats Nos. 1063 and 1065 Lexington avenue for \$27,000 each to Mrs. Annie F. Floyd.

L. J. and I. Phillips have sold the four-story brown stone dwelling No. 26 East Eighty-first street, 20.5x100, for about \$44,000; for Max Weil one lot on the northeast corner of Ninth avenue and One Hundred and Fifth street for \$8,000. The Messrs. Phillips were also the brokers who negotiated the sale of the thirty-six lots on Fifty-eighth and Fifty-ninth streets, Tenth and Eleventh avenues, for Rutherford Stuyvesant to the Equitable Gas Light Co. and John D. Crimmins for over \$200,000.

Judson Lawson has purchased two lots on the north side of One Hundred and Fourth street, 150 feet west of Tenth avenue, for \$6,000 each.

Solomon Jacobs has purchased the three-story frame dwelling, No. 141 Madison street, for \$11,500, for improvement.

J. M. Duclos has sold three lots on the east side of Seventh avenue, 25 feet north of One Hundred and Twenty-first street, 75x92, for \$21,500, to Newman Cowen.

We hear that Francis M. Jencks has sold the block front on the east side of Tenth avenue, between Ninety-fourth and Ninety-fifth streets, 200x100, to a Harlem builder for \$60,000, with a loan.

An offer of \$950 is made for ten shares of the Real Estate Exchange stock. A certificate is also offered for \$1,000. Particulars can be obtained at THE RECORD AND GUIDE office.

Riker & Son have sold for W. D. Dennis two lots on the north side of Seventy-sixth street, 175 feet west of Eighth avenue.

Messrs. V. K. Stevenson & Co. have sold the four-story high stoop brown stone house No. 8 East Forty-fifth street, 25x65, lot 100, to Geo. R. Schiefelin for \$55,000 cash.

Dr. Edw. P. Huylar, the veteran real estate operator, has gone to the Adirondacks for a fishing and shooting tour, after having made several important purchases quietly, we are informed, in the office of Messrs. V. K. Stevenson & Co. The doctor, yesterday, we are told, refused \$100,000 for his block of sixteen lots between One Hundred and Nineteenth and One Hundred and Twentieth streets and St. Nicholas and Eighth avenues.

John W. Fink has sold the plot on the east side of St. Nicholas place, 199.10 feet south of One Hundred and Fiftieth street, 30x100, to Charles E. Runk, of Fr. Beck & Co., for \$8,000.

The executors of Christina Heckel have sold a four-story brick dwelling on the south side of Fifty-second street, between Second and Third avenues, 17x60x100, to William Wagner for \$8,250.

Tichborne & Melrose have sold for J. B. Grinnell the three-story and basement brown stone dwelling No. 407 West Eighty-seventh street, 16.8 x50x100, to a Mrs. Nathan for about \$16,000.

Brooklyn.

Fr. Herr has sold the two-story frame dwelling, 20x48x98, No. 665 Kosciusko street to Henry Lorch for \$4,200.

Bulky & Horton have sold the three-story brown stone dwelling No. 313 Jefferson street, 20x45x100, to E. Schwartz for \$11,300; a three-story brick dwelling No. 123 Waverly pl, 20x40x100, to a Mr. McCartin for \$5,400, and a plot on the east side of North Portland avenue, north of Park avenue, 50x100, to P. J. Carlin.

CONVEYANCES.

Number	1884.	1885.
	Oct. 3 to 9, incl.	Oct. 2 to 8, incl.
Amount involved	214	250
Number nominal	\$579,862	\$819,104
	55	40

MORTGAGES.

Number	1884.	1885.
	Oct. 4 to 10.	Oct. 3 to 9.
Amount involved	154	208
Number at 5% or less	\$384,669	*\$835,757
Amount involved	48	107
	\$149,405	\$421,150

* One mortgage on property of N. Y. & Sea Beach R. R. for \$300,000.

PROJECTED BUILDINGS.

No. of buildings	1884.	1885.
	Oct. 4 to 10.	Oct. 3 to 9.
Estimated cost	55	71
	\$226,650	\$441,350

Out Among the Builders.

John Brandt has the plans under way for eight five-story brown stone front flats with stores, to be built by George Muller, on the east side of Third avenue, running from One Hundred and Fourteenth to One Hundred and Fifteenth street. The two corner buildings will be 26x95 each, and the remainder 25x85. Their cost is estimated at \$170,000. The improvement of this plot will remove a patch of green which has long withstood the inroads of the mason, though surrounded with buildings on every side.

Solomon Jacobs is about to build a five-story brick and stone tenement, 25x85, at No. 141 Madison street, to cost \$15,000.

William Rankin will build a five-story stone front tenement, 42.9x78, on the south side of Forty-seventh street, between Ninth and Tenth avenues, from plans by George Keister.

Francis Lazette will erect a five-story brick and stone flat and store on the southeast corner of Eighth avenue and One Hundred and Twenty-third street.

The Equitable Gas Light Company are about to improve the thirty-two lots purchased by them on Fifty-eighth and Fifty-ninth streets, between Tenth and Eleventh avenues, by the erection of large gasholders.

Charles E. Runk intends to build a handsome private house for his own occupancy on St. Nicholas place, near One Hundred and Fiftieth street, where he owns a plot 100x200.

The estate of R. S. Clark is about to make extensive alterations to Nos. 381 and 383 Broadway. The plans are being drawn by D. & J. Jardine.

Brooklyn.

Th. Engelhardt is preparing plans for two two-story frame dwellings, 20x50 and 25x50, to be erected on the south side of Wyckoff avenue, 25 east of Eldert street, for Martin Doscher, to cost \$5,500.

Amzi Hill has plans in hand for five four-story brick flats to be built on the southeast corner of Reid avenue and Madison street; the corner will be 22x60 and contain store on first floor, the others will be 19.6x60; the owner is T. W. Swimm.

M. J. Morrill has the sketches for a three-story and basement brick, stone and terra cotta dwelling, 23x65, to be erected at No. 227 Schermerhorn street, for Dr. Sterling.

H. Vollweiler is preparing plans for the following: A three-story frame double tenement, 25x50, to be erected on the north side of George street, 250 east of Hamburg street, for C. Brown, to cost \$4,300; a similar dwelling adjoining on the east for C. Wade, to cost \$4,300; two three-story brick dwellings, 25x35 each, at Nos. 77 and 79 Wallabout street, for Mr. Meath, to cost \$5,000 each; a three-story frame store and dwelling, 25x55, on the south side of Jefferson street, 300 east of Central avenue, for Mr. Burkhardt, to cost \$4,600; three three-story frame stores and dwellings, 20x75 each, on Broadway, East New York, for Mr. Burtis, to cost \$13,000.

Out of Town.

Mantoloking, N. J.—Ferdinand Fish is about to build three two-and-a-half-story frame cottages here at a cost of about \$5,000.

Maspeth, L. I.—H. Vollweiler has plans for a three-story frame cottage, 20x40, to be built on Astoria avenue for Mr. Ludde at a cost of \$3,000.

Newark, N. J.—The following are the principal plans filed in the Building Department since our last report: One 2-sty brk bldg, 30.9x41, at 29 Court st, for Engine Company No. 3. One 3-sty brk public school, 27x67.6 x21.8x23.4, on Hamburg pl. A 2-sty brk hose-house and reading room, 33x40, on Ogden st, nr Clark, for the Clark Thread Co. A 3-sty brk dwg at 12 Chesnut st, for Jas. M. Fisk. A 2-sty brk stable, 60x95, at 111 and 113 Roosevelt av, for Theo. Conger. A 2½-sty dwg at 232 Garside st, for P. W. Vanness. A 3-sty brk linseed oil mill, 40x60, rear 83 River st, for Thos. J. Predon. A 3-sty dwg at 271 Walnut st, for D. W. Smith. A 2½-sty dwg at 328 Summer av, for Oliver M. Hinds. A 2-sty store and dwg at 245 South Orange st, for Nich. Vollmer. One 2-sty brk office, 30x35, on Hamburg pl, for Heller & Merz. One 3-sty store and flat, 26x56, at 293 Lafayette st, for Dealaman Bros. A 2-sty dwg at 207 Prince st, for W. Yahn. A 2-sty brk stable, 32x78, on Hecker st, nr Orange, for the Enterprise Brewing Co. Two 2½-sty dwgs at 125 and 127 Stone st, for J. G. Ross. A 2½-sty and attic dwg at 54 Halleck st, for Alice Thompson. A 2½-sty ten't at 23 Wall, for Geo. J. Helmsteader.

The number of buildings for which plans were filed during September was 125, showing an increase of 48 over last year. The number of dwellings was 95, the remainder being stores, offices, factories, stables, etc.

Notes and Items.

Property owners interested in the matter of altering the streets west of Riverdale avenue and north of River street, in the Twenty-fourth Ward, in

accordance with the provisions of chapter 492, Laws of 1885, are requested to call at the office of the Park Department, 36 Union square, within ten days from October 3, and examine the plans showing such streets, and state, in writing, any objection they may have to its adoption.

The Board of Aldermen passed a resolution on Tuesday authorizing and directing the Board of Street Openings and Improvements to take the necessary legal measures to have One Hundred and Twenty-third street, from Tenth avenue to Boulevard, opened.

Special Notices.

Patrons of safe deposit companies often complain of the expense, especially when they have bulky articles to store for years. To meet this want, fire-proof vaults have been constructed under the Boreel building, No. 115 Broadway, which can be rented for from \$15 to \$75 per annum. The smallest of these are 5x6 and 8 feet high, and are especially suitable for family silver, gold plate, books, papers and articles of a bulky nature. Wm. A. White & Sons are the agents. The burglar alarm system is used, whereby no door can be opened without immediate detection.

BUILDING MATERIAL MARKET.

BRICKS.—The general market for Common Hards continues free from stirring features, and week follows week with pretty much the same average characteristics to the reports obtained from operators. Supplies since our last have come to hand in a somewhat irregular manner, but, great or small, the offering appeared to find a demand adjusting itself there to, and very little complaint has been made about the necessity for carrying a surplus to await sale. Indeed, if there be any "indications" at all they point to a somewhat firmer feeling on the best grades of "Up Rivers," holders of which claim that their stock is worth more money on its natural merit, and as they were successful in finding buyers at higher rates there is possibly something in the position assumed. Business at \$5.75 and even a fraction higher is reported, a price relatively equal to Haverstraws, the latter showing \$6.25 for the very top, excepting as usual the special brands. Nor do we hear of quite so many washed and inferior lots pushing into notice as last week, and \$5.25 per M is now about an average inside rate for any merchantable offering of the Hudson River product. At the primary sources there does not appear to be any change of consequence as yet, the production going on steadily, and shipments making as rapidly as facilities will admit. Some of the manufacturers are talking about stopping work at an early date, but the impression is that nothing of that kind will take place until the condition of the weather makes it an absolute necessity. There is, however, a chance that the supply for this market may be reduced through another influence. The contractors on the new aqueduct are gradually coming to want a larger quantity of brick, and it is understood are already negotiating with manufacturers, though at quite a little difference regarding cost and methods of delivery that tends to retard business. Jersey stock is selling in about the usual proportion and appears to be fairly steady with general operating basis standing at \$4.50@4.75 for Keyports, and \$5.00@5.50 for South Rivers, a few of the choice brands of the latter showing \$5.75 per M. Pales have continued in good demand, principally from Brooklyn and vicinity, it is understood, and the supply keeps very closely sold up, prices naturally ruling quite firm, the small odd lots commanding \$3.00@3.25 per M readily, while good full straight cargoes will run up to \$3.50 per M. Fronts have met with the usual demand, and retain a steady average position throughout.

GLASS.—The general conditions of the market for window glass do not vary to any very decided extent. Most of the houses seem to be doing a good business, and in instances the claims are for decided animation and an absence of desirable stock with which to promptly meet the orders coming to hand. As a natural sequence prices receive good support and the position is a firm one all around, with the list and regular discounts closely adhered to.

Some very peculiar reports have lately been circulated through the columns of the daily newspapers. On the one hand liberal stocks and depressed market at primary points are spoken of, and on the other the suggestion comes of a great strike and the suspension of work by a large body of craftsmen. A responsible dealer stigmatized these reports as untrustworthy, and asserts that the main effort is to increase production in order to make good deficient stocks, and that both the manufacturer and workmen are anxious to have the factories in operation as soon as possible.

HARDWARE.—Operations still fail to assume anything in the way of liberal volume or sharp snappish form, but are increasing evidently, and we notice quite a cheerful expression in about all the reports made. Advice regarding the paucity of supplies at many interior points have been very well verified, and dealers are stocking up without much hesitation so far as standard qualities and assortments are concerned. Manufacturers commence to feel the movement, a few even to the extent of running somewhat behind on their orders, and that of course gives strength and excellent support to values. All standard descriptions of builders' hardware, and plumbers' and gas-fitters' supplies stand well on the firm list, and there is a great deal of confidence in ability to hold them there. There is an advance of 1/2c. per lb. on price of sisal rope.

LATH.—An increased amount of stock arriving had no unfavorable influence, but, on the contrary, proved the basis for development of a somewhat stronger tone, and the confidence of receivers is again endorsed. Some few buyers manifested a slight inclination to stand off and combat the position, but finally found it necessary to succumb, and offerings have all been taken, with some cargoes secured to arrive, the market making a gain of 5c. per M and bringing the rate up to \$2.30, at which the close is stiff. Consumption has been good, and that in addition to the desire of dealers to accumulate stock makes a pretty full outlet for Eastern, as those who are storing naturally want the best quality.

LIME.—Operations continue in about the usual form, and receivers generally agree that there is nothing new to report. The forwarding of supplies from primary sources appears to be conducted with such care as to prevent a surplus accumulation here, and buyers

find no basis upon which to stand off for better terms upon any grade of either Eastern or State. Further small arrivals of stock from St. John are reported, making thus far this season about 12,000 bbls. received on the market.

LUMBER.—A sort of inherent tendency to belittle favorable indications still appears to prevail among a portion of the Trade, and considerable talk of more or less discouraging character may be heard around the market. A great deal of complaint, however, very evidently arises through comparison with the fuss and bluster manner of conducting affairs a few years since when credits were less closely scrutinized, and buyers in consequence more free, even to recklessness, in operating, affording opportunity for larger sales and apparent fuller margins for profit, but which too often resulted ultimately in compromise and loss. With the cautious methods now prevailing, however, negotiations are of necessity protracted and closer, and to the impatient trader frequently become disagreeable, and to this may be attributed a great many of the grumbles. Dealers, content with fair, moderate profits, frequent sales and good average settlements, are in the meantime apparently getting along first-rate, and in instances that are not so exceptional as a month or so ago, reports are in really healthy, cheerful form, but as regards the distribution and the purchases necessary to replace supplies parted with. Prices are not pushing their way upward with any rapidity, but there is evidently an end of declines, and such fair gains as may naturally be expected with the progress of the season and the conservative feeling extant will no doubt all come in good time.

Eastern Spruce continues to find a pretty good market. Buyers certainly show the benefit of the lessons they have learned through the experience of the past few seasons and rarely allow themselves to be hurried, but there is a noticeable indisposition to lose no opportunity for securing desirable stock and pretty much anything that will do for yard supplies now receives attention. Bidding ranges according to the merits of the offering and is pretty full and prompt on the upper qualities as production tends to lessen, and some mills at the eastward have already set the date for shutting down. The general valuation for desirable random remain at \$14.00@15.00 per M, but prices radiate from that according to the quality of the offering, with \$12.50 about an inside and \$16.00 an outside line.

White Pine continues in much the former position. Leading operators seem to think "prices cannot improve much," but still are expecting some hardening as the natural result of the season and a really very good trade on all ordinary home outlets. In the meantime arrivals are coming forward on old and new purchases and stocks accumulating, including some first rate assortments that have been obtained without resorting to so-called "regular" interior markets. The export movement is full and verifies our previous advice of a good business on foreign account. We quote at \$15.50@18.00 for West India shipping boards; \$25@29 for South American do.; \$12@15 for box boards and \$16@18 for extra do.

Yellow Pine retains the unpleasant distinction of being in about the worst shape of any class of lumber. As noted in our last, the declining tendency has probably expended itself, and especially so far as first-class standard goods are concerned, with a chance of some little reaction should new orders turn up with any freedom, but general demand is not in sufficiently promising form to create any stronger feeling than hope. We quote: Randoms, \$17.50@19.50 per M; Specials, \$19.50@21 do.; Green Flooring Boards, \$20@22; Dry, do. do., \$23@26; Sidings, \$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 \$19@21 for dressed.

Hardwoods, according to appearances at leading yards, are moving into consumption fairly, with distribution of a pretty general character, and this is reflected upon the wholesale market, with satisfactory prices obtained on good selections, and on faulty lots the usual irregularity. Walnut is going abroad to a fair extent, but there appears to be a reduced shipment of other woods. We quote at wholesale rates by carload as follows: Walnut, \$65@110 per M; white ash, \$33@42 do.; oak, \$30@55 do.; maple, \$25@35 do.; chestnut, \$28@34 do.; cherry, \$75@90 do.; whitewood, \$28@35 do.; elm, \$20@23 do.; hickory, \$45@55 do.

GENERAL LUMBER NOTES.

THE WEST.

SAGINAW VALLEY.

LUMBERMAN'S GAZETTE } BAY CITY, Mich. }

There are two or three reasons why October is not likely to witness as much activity in the selling of lumber as September. In the first place many of the commission men have sold as much lumber as they can well ship this season, and will not make exertions to sell much more; there is not a great amount of stock to sell that can be forwarded, and the time is not long enough for the curing and shipping of a great amount of stock not now in the pile. Complaint is made that orders are not easily placed when good to ordinary dry stock is wanted, and a large amount of lumber has been placed that has yet to be cut. The past season is regarded by manufacturers with feelings of

The Harlem Iron Works has met with a fair measure of success since its establishment. It is conducted by Mr. James Irons, who is well known as having formerly been with the City Iron Works, and while with them superintended the iron work for the Potter building on Park row. He has completed various contracts to the satisfaction of the owners. Mr. Irons manufactures all kinds of iron work for buildings, including iron railings, stairs, shutters, doors, lintels, anchors, bridle irons, store fronts, etc. The works are at No. 103 East One Hundred and Thirtieth street.

Card.

Editor RECORD AND GUIDE:

My factory for the manufacture of my patent rolling blinds and steel shutters, at Nos. 527 and 529 West Twenty-second street, was destroyed by fire on Sunday September 27th, and fearing that the intelligence of this catastrophe may deter intending purchasers from sending in their orders, I shall feel obliged if you will announce in your next issue that I have rented another factory building at Nos. 550 and 552 West Twenty-fifth street and have already commenced work, and shall proceed rapidly with the execution of all my old contracts, which I do not believe will be very greatly delayed. I am also fully prepared to receive any new orders and to turn them out promptly.

JAS. G. WILSON.

satisfaction, except when they reflect that the strike curtailed the stock they will have to carry over the winter and will render them less capable of taking advantage of the active demand, which is pretty sure to exist in the spring. They will not have the usual stock of winter seasoned lumber to offer. That is where the strike has hurt, if it has helped in other directions.

Sales have been less numerous the past week for reasons already stated, but there have been a good number of transactions at good figures. The bottom prices of the market are \$8, \$15 and \$35, at which coarser stock is sold, but the majority of sales are at a higher range. Sales reported are 500,000 feet at \$8.50, \$18 and \$37; 350,000 feet at \$8, \$16 and \$36; 250,000 feet at \$16 straight; 75,000 feet short bill stuff at \$8; 500,000 feet Norway bill stuff at \$8 and \$10; 700,000 feet at \$9, \$18 and \$38; 350,000 feet at \$10, \$20 and \$40; 400,000 feet at \$20 straight; 250,000 feet at \$8.50, \$15 and \$35; 300,000 feet at \$16 straight, and other lots at the market range.

The mills are actively at work, and no interruption is expected.

The shipments of lumber from the river the past week aggregate 27,000,000 feet, shingles 4,204,000 and lath 350,000.

The car trade continues brisk, but may be curtailed by a change in the freight tariff which took place October 1. The rate is still lower than usually given to the valley yard men, and if it were continued at a steady low rate would help them and the railroads as well.

CARGO QUOTATIONS.

Table with 2 columns: Cargo description and price per unit. Includes Shipping culls, Common, 3-uppers, and Bill stuff.

The Chicago Northwestern Lumberman says:

Short green piece stuff is selling at about the same prices as reported last week. It is quoted by the commission men at \$8.75@9.00. One house asserts that more sells for \$8.75@8.87 1/2 than for a higher price, though cargoes that run well to 2x4, white pine stuff, bring \$9 a thousand. Cargoes that run 20 to 30 per cent. to long joists sell sometimes as high as \$9.50. Strictly dry dimension sells at 50@75c. a thousand higher than green.

No. 2 boards and strips are selling at the range previously reported. Considerable No. 1 inch lumber is coming, and prices on the upper range of this class of stock are rather stronger than in the summer. It can now be said that lumber like that which in the spring and summer frequently sold at \$17 and \$18 a thousand, now changes hands at \$18 and \$19, and \$20 is often realized. There is a class of selected lumber that sells higher than these figures. The demand for stock from No. 1 logs is decidedly good, for the sake of the high class strips that it contains, the stock and box boards, fine, common and uppers, all of which are tending to strength of value.

Handlers of bridge timbers have lately found the inquiry for such mill product very active. Some of the commission men are supplying bridge timber for the Chicago extension of the Wisconsin Central. This road is being pushed to completion with remarkable speed, and bills for culverts and bridges are wanted by the contractors with an imperative "now." The inquiry for long joists continues urgent, as it has been for some time past. The strike at Menominee has increased the stress for dimension specials, as some of the mills there had orders for such lumber, which they are now unable to fill. There is much disrepute in statements about shingles. Various prices are placed on standards from \$1.87 1/2 to \$2.10. Under the circumstances there is no justification for changing the range hitherto quoted.

There is no change in lake freight rates. The vessel agents claim \$1.25 a thousand on green lumber from Muskegon, and dry is carried for \$1.12 1/2.

Quotations are as follows:

Table with 2 columns: Lumber description and price per unit. Includes Dimension, short, green; long, green; No. 2 boards and strips; Medium stock; No. 1 stock.

AT THE YARDS.—Replies to inquiries as to the state of demand on yard stocks run as follows: "Very good," "very fair," "never better," "fully equal to the demand at a corresponding time last year," "well, fair, no boom," etc. Not a shipper complains of dullness, which can be considered something remarkable in view of the habit that the dealers had acquired of making complaint of that sort. Without a question, the shipping demand for lumber of all sorts is now heavy, while the local requirement is well maintained on account of the continuance of building operations in city and country.

The inquiry is still strong for long dimension, and the yards that make a specialty of furnishing it to local contractors find it all that they can do to keep a full supply in stock.

Eastern shipments on the late low rates have called urgently on the supply of the higher grades of lumber, and, as a consequence, there is a stronger feeling in regard to prices on such stock. The demand for good strips is strong, late heavy sales for car building purposes having been added to the local and Eastern demand, thus increasing the inquiry for this class of lumber. Lately, also, there has sprung up a demand for 2x6, 8 and 10 Norway joists, for car bottoms, which is perhaps more particularly felt by those who make a specialty of supplying this kind of stock.

The recent attempt by the trade meeting in this city

to advance the prices by declaring a higher list, when it was confessed that the September list was higher than the selling prices, reminds one of the man who tried to lift himself over a fence by his boot-straps. The trade is holding down prices by the weight of competition within itself, and yet trying to lift the whole by a fiat price list. It won't work.

There seems to be some improvement in the local and car-load shipping demand for hardwoods in this market. While there is not the activity that was expected and desired more lumber is going into consumption, and there is generally a firmer feeling.

First and second walnut 1/4, and some thicker sizes is scarce, with prices very firm. Good common walnut is also in demand by the furniture makers beyond the easy ability of the yards to fill the orders. Good inch walnut culls are also reported to be in better request and less abundant than usual.

Inch ash is dull and prices are depressed, but there is a fair requirement for plank and dimension. The agricultural implement and wagon factories are doing more than a month ago, and begin to be seen in the market as buyers of ash and oak.

LUMBERMAN AND MANUFACTURER, MINNEAPOLIS, MINN.

A maximum fall business is being done at all points and the entire fraternity outside of Chicago are in a state of contentment over the now apparent fact that with a moderate cut of logs a most prosperous year's business is ahead. This consideration it is hoped will cause many leading houses to modify their plans for a full cut. One circumstance indicates that possibly the lumbermen have put it out of their power to overload with lumber next year. They have sawed up the entire stock of logs and cannot start the mills next year until the drives are made. At Minneapolis this will make probably forty days difference in sawing; all the river mills are in the same fix. They will have the logs to carry over next year. Good authority assures us that the cut on Lake Superior waters is to be largely reduced. This is the only locality where such will be the case. Crews are being sent to the woods and the notes of preparation are heard on every side. A visit to the waters of the upper St. Croix this week reveals to us the fact that the sly fellows at Stillwater have the woods full of men already.

The situation at Minneapolis and St. Paul is unchanged, except a little more trade is done each week of the month. Building operations in both cities are being pushed, creating an immense local demand for lumber, which added to shipments is reducing stocks daily. The week has not brought us a single report of cutting prices beyond ordinary discounts.

STATE.

The receipts of forest products by lake at Buffalo during the month of September and for the season to October 1, were:

Table with 3 columns: Product, Month (1885), Season (1884-1885). Rows include Lumber, Lath, Shingles, and Staves.

The following statement shows the shipments of the articles mentioned from Buffalo by canal from the opening of navigation to Oct. 1:

Table with 3 columns: Product, 1885, 1884, 1883. Rows include Lumber, Shingles, and Staves.

Showing an increase this season of 4,617,469 feet of lumber and 5,149,100 pounds of staves, but a decrease in shingles of 16,379,460.

ENGLAND.

The Timber Trades' Journal as follows:

American Black Walnut.—A very fair business seems to be doing in this, and from what we can hear more sales have been made during the past two or three weeks than has been the case for a considerable time past, and consequently, although a cargo of 800 logs has just arrived in dock, if it proves to be of good quality and fair sizes, it will no doubt be taken into consumption readily, for one thing is very clearly to be noticed in the deliveries from the docks, viz., that it is the new imports which go off, whilst parcels which have been familiar to our eyes for a year or so remain just as they were. This wood is now not only a favorite in the cabinet trade, but builders and shop-fitters appear to be taking to it kindly, as we notice much of it is being used in new buildings, especially perhaps, in the city.

American Whit wood.—Several parcels of logs have lately come in, and we see that some of the shippers are trying to preserve their logs from splitting in transit by partially covering them with what seems to be stout paper saturated with tar, or some similar compound. Whether this will have the desired effect remains to be seen, but as far as the trade in this wood goes it is undoubtedly fast extending, and from its low prices it is a very formidable competitor to both cedar and better class pine, as it is being now largely used as a substitute for both of these woods.

LIVERPOOL.

During the past week there has been a considerable decrease in the arrivals of timber-laden vessels, which so far is satisfactory, as there is a probability that we stand so small chance of being over-tocked with nearly every description of wood goods, and it is only by restricting the supplies as far as possible that the continued downward course of the market can be arrested.

NAILS.—A want of uniform action among sellers results in somewhat conflicting reports, and there is no doubt more or less irregularity on the market. The amount of business doing, however, keeps up to a pretty good volume, though wire and steel nails participate to a considerable extent in filling the outlets. At the iron nail mills the production is running fuller, especially at the West, where manufacturers are gradually overcoming the difficulties occasioned by the strikes. On a basis of the list rates quotations stand at \$.30@2.35 per keg for 10d. to 60d., according to size of invoice.

PAINTS, OILS, ETC.—Business seems to have been generally satisfactory and in some cases showing quite a drive in distributing to various interior points. Jobbers say that many customers have been over-cautious in hopes of securing favors by holding off, but at last commence to feel that the season is creeping along toward winter and higher freights and now feel a little anxious. They are served with a fair assortment at no great change in cost, but there is a hardening tendency on many leading articles, owing to shrinkage in accumulation. Linseed Oil varies but little in cost, but pressers are talking somewhat firmer and showing no haste to operate. We quote at 44@

46c. for Western, and 47@48c. for City. Spirits Turpentine has advanced, but the increased cost checks demand and the close is slow. Quoted 31/4@3/8c. per gallon, according to quantity, delivery, etc.

PITCH AND TAR.—Operations has fluctuated in volume, but reached no unusual magnitude, and all ordinary orders appear to have been met without much difficulty. The supply is held steadily. We quote Pitch at \$1.60@1.85 per bbl.; Tar, \$1.80@2.10 do., according to quantity, quality and delivery.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending October 9:

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

R. V. HARNETT & CO.

Table of real estate sales by R. V. Harnett & Co. including properties at 14th st, No. 235, 14th st, No. 237, 120th st, No. 337, 168th st, No. 1, 168th st, No. 5, 168th st, No. 7, Pleasant av, s e cor 115th st, 25.2x94, vacant, John R. Foley, Pleasant av, e s, adj, 25.3x100, T. Burns, Pleasant av, adj, 50.6x100, Same, Tinton av, e s, 100 n 168th st, 58x60, M. Green, Tinton av, w s, 100 n 168th st, 58x100, J. W. Schreiber.

E. H. LUDLOW & CO.

Table of real estate sales by E. H. Ludlow & Co. including Chatham st, n e cor Frankfort st, 112.10x136.3 x107.8x124.3, seven-story brick hotel with stores. W. L. Hamersley.

JOHN F. B. SMYTH.

Table of real estate sales by John F. B. Smyth. Including 111th st, No. 209, n s, 135 e 2d av, 25x100.11, frame building, Tim. Donovan, 1st av, No. 857, w s, 25.2 s 48th st, 25x75, five-story brick store and tenement, Ottinger Bros. (Mort. \$10,000, rent \$2,200).

JAMES L. WELLS.

Table of real estate sales by James L. Wells. Including Grant av, s e cor 162d st, 30x105, N. & M. Schreider, Grant av, e s, adj, 25x105, Clements Grimm, Grant av, adj, 25x105, H. C. Fisher, Grant av, adj, 50x105, A. H. Kellogg, Grant av, adj, 25x105, Jas. Noble, Morris av, s w cor 162d st, 30x105, vacant, R. T. Wallace, Morris av, w s, adj, 25x105, Same, Morris av, adj, 25x105, Chas. Schaufelberger, Morris av, adj, 50x105, A. H. Kellogg, Morris av, adj, 25x105, Jas. Noble, Morrisania av, s e cor 162d st, 31.5x136.3, Grant av, x30.5x145.3, Carl Frank, Morrisania av, e s, adj, 26.3x128x25x136, Mrs. Loftus, Morrisania av, adj, 52.6x113.2x50x128.4, Margt. O'Rourke, Morrisania av, adj, 26.3x105.6x25x113.2, F. A. Bacon, Morrisania av, adj, 26.3x98x25x105.6, Same.

SMYTH & RYAN.

Table of real estate sales by Smyth & Ryan. Including 3d av, No. 731, e s, 81 s 46th st, 20x80, five-story brick flat with store, Henry Harburger.

L. J. & I. PHILLIPS.

Table of real estate sales by L. J. & I. Phillips. Including *149th st, west half of lot No. 139 on a map of village of Melrose South, 25x100, Ashbel P. Fitch. (Amt due \$1,221).

SCOTT & MYERS.

Table of real estate sales by Scott & Myers. Including *73d st, s s, 198 e Av A, 250x102.2, one-story frame shanties, James Rutherford. (Amt due \$17,493, conveyed Jan. 11, 1884, for \$32,000 and Jan. 12 for \$35,000).

P. F. MEYER.

Table of real estate sales by P. F. Meyer. Including 58th st, n s, 220.6 w 8th av, 52.3x100.5, vacant, John R. Foley, 58th st, n s, adj, 52.3x100.5, vacant, Oppenheimer & Metzger.

H. HENRIQUES.

Table of real estate sales by H. Henriques. Including 127th st, No. 308, s s, 135.2 e St. Nicholas av, 25 x99.11, four-story brick flat, Abraham Steers. (Amt due \$4,508; prior mort. \$14,000), 127th st, No. 310, s s, 175 w 8th av, 25x99.11, four-story brick flat, Same. (Amt due \$4,457; prior mort. \$13,900).

Summary table for R. V. Harnett & Co. section: Total \$650,325, Corresponding week, 1884 \$486,031.

BROOKLYN, N. Y.

In the City of Brooklyn, Messrs. J. Cole, Taylor & Fox and T. A. Kerrigan have made the following sales for the week ending October 9:

Table of real estate sales in Brooklyn, N.Y. including Harman st, s e s, 208 n e Evergreen av, 18x100, T. B. Ackerson, *Jefferson st, s s, 580 w Nostrand av, 20x100, Hy. B. Laidlaw, Chamberlain, City N.Y., Macon st, No. 539, n s, 200 w Reid av, 40x200 x irreg., two-story frame house, C. M. Simpson, Tillary st, No. 81, n s, 77.9 w Jay st, 25x100, two-story frame dwelling, James Ryan, Varet st, n s, 90 w Ewen st, 18x35x20x40, Paul Koch, *Union st, n s, 293 w 7th av, 20x90, Catharine H. Ranney, South 3d st, No. 384, bet 11th and 12th sts, 25x100, three-story frame and brick dwelling, Gottlieb Leuz, Fulton av, s e cor Hale av, 1 lot, East New York, Francis Guirman, Hale av, e s, 225 n Division av, 25x100, East New York, Adam Ruggally, Hale av, adj, 50x100, Jno. McCarron, Hale av, w s, 300 n Division av, 25x100, Mary Allen.

Table of real estate sales including Sheppard av, e s, 200 s Union av, 50x100, East New York, David Lloyd, Nostrand av, e s, 80 s Monroe st, 20x80, Mary E. Webb, South Portland av, w s, 261.6 n Atlantic av, 40x100, one-story brick shop, H. J. Latta, (Morts. \$4,000), Sumner av, No. 136 1/2, w s, 17.9x82, two-story brown stone dwell'g, J. N. Smith, Total \$53,570, Corresponding week, 1884 \$79,170.

CONVEYANCES.

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

NEW YORK CITY.

OCTOBER 2, 3, 5, 6, 7, 8.

Table of conveyances in New York City. Including Allen st, No. 94, e s, 75 n Broome st, 24.9x87.6, five-story brick tenement and store, Ludwig Heck to Markus Roth. Morts. \$14,000. Oct. 1, \$25,250, Beekman pl, No. 28, w s, 80 n 50th st, 20.5x75, four-story stone front dwelling, John J. Glover, Stuyvesant Falls, N. Y., to Sophia wife of Susman Schuster. Mort. \$10,000. Sept. 26, 11,300, Boulevard, n w cor 71st st, 105.2x— to e s 11th av, x139.1 to 71st st, x east 777.9, vacant, Jacob Halstead et al., exrs. J. Harsen, to Gustavus A. Sacchi. Re-recorded. July 1, 1872, 290,000, Broadway, No. 338, e s, 23 n Worth st, 23.5x100.1x21.10x100.2, six-story iron front store and office building, Thomas R. Pope, Brooklyn, to Martha R. Pope. 1/2 part. Morts. \$65,000. Oct. 7, nom, Same property, Martha R. Pope, widow, to Josephine Norini. 1/2 part. Mort. \$65,000. Oct. 7, 17,000, Broadway or Kingsbridge road, s s, 325 e Dyckman st, 7x157. Release mort. Everett P. Wheeler to Mary A. F. wife Michael Phillip. Oct. 16, 1884, 50, Canal st, No. 517, n s, 129.2 w Watts st or 16.6 e of Renwick st, runs west 16.6 to Renwick st, x north 24.7 x east 38.7 x south 42.6, three-story brick building, Philip L. Meyer to Maurice Moore. Mort. \$15,000. Oct. 5, val. consid. and nom, Same property, Maurice Moore to David T. Frost, Somerville, N. J. Morts. \$16,000. Oct. 6, exch, Chambers st. Party wall agreement. The Emigrant Industrial Savings Bank with The Russell & Erwin Mfg. Co. Oct. 5, Charles st, s s, w 82.11 Hudson st, 22.1x42.8 x 21.5x35, Charles P. Kuper to Jeremiah W. Dimick. Sept. 30, 5,700, Cherry st, Nos. 192 and 194, n s, 165.11 w Pike st, 60th st, No. 152, s s, 122 e Lexington av, 11th av, s w cor 36th st, 43d st, No. 308, s s, 115 e 2d av, 3d av, Nos. 2391, 2393 and 2395, e s, 49.11 s 120th st; also, Out-of-town property and personal property, Amelia J. Kotman to Robert McKinley. In trust. Oct. 8, nom, Edgecombe road, e s, abt 269 n 162d st, extended, 63.7x124.6x84.7x126.4, Harriet Estella Partridge to Charles Partridge. C. a. G. Mort. \$420. Nov. 30, 1883, 1,000, Elm st, No. 208, 25x100.6x27.6x100.6, six-story brick building and five-story brick building on rear. Contract. G. W. Alston Jenkins, Stamford, Conn., to Thomas F. Carhart, White Plains. Oct. 30, 1882, 27,000, Exchange pl, s w cor Hanover st, runs north-west along Exchange pl 85.5 x south 85.5 to Merchant st, x still southerly 17.10 to Beaver st, x east 98.4 to Hanover st, x north 53.4, eight-story stone front office building, John A., Abby M., George B. and Charles A. Post to The Post Building Co. Mort. \$300,000. Sept. 3, 575,000, Macdougall st, No. 51, w s, 75.1 s Houston st, 25.5x69.2x28.9x81.4, four-story brick building, Louisa L. Wright, widow, to Maria wife of John J. Brogan. Sept. 29, 13,500, Manhattan st, lot 115 map of Manhattanville by A. Loos, 1806, map so defaced as to be useless. James Dowd, West Hoboken, to Mary A. Sheridan, widow. C. a. G. Mar. 2, nom, Mulberry st, No. 132, e s, 75 n Hester st, 25x50, three-story frame build'g. Joseph Dellert to Lewis Krulewitch and Adam Munch. Oct. 1, 6,500, Norfolk st, e s, 150 n Broome st, 25x100. Israel Rosenthal to Jacob Rosenberg. Mort. \$4,700. Oct. 7, 19,000, Suffolk st, No. 72, e s, 100 n Broome st, 25x100, five-story brick tenement, Charlotte wife of and Herman Hastorf to Barnet Dresher. Mort. \$15,000. Oct. 1, 26,125, Willett st, No. 29, w s, 21.10x100, vacant, August Gotthelf to Carl and Herman Gotthelf. Aug. 1, 5,500, Washington st, No. 659, e s; 64 s West 10th st late Amos st, runs east 103 x southeast 7 x southwest 21 x southeast 4.9 x west 84 to Washington st, x north 20.9, five-story brick tenement, Edwin R. Kirke, Hoboken, to Mary

Shaughnessy. Correction deed. Q. C. September 25. nom

11th st, No. 632, s s, 258 w Av C, 25x94.9, four-story brick tenem't and two-story rear building. John and William Schutz and Dora wife of and Louis Reep, Bernard and Caroline T. Schutz, heirs E. Schutz, to Joseph Larchan and Caroline his wife. Q. C. Oct. 6. nom

Same property. George Dinkler to same. Mort. \$5,000. Oct. 6. 12,500

11th st, No. 632, s s, 258 w Av C, 25x94.9, four-story brick tenem't and two-story brick rear build'g. Joseph Larchan to Jacob Larchan and Rebecca his wife. 1/2 part. Mort. \$5,000. Oct. 7. 6,250

16th st, No. 616, s s, 263 e Av B, 25x103.3, five-story brick tenem't. Benedict A. Klein to Jonas Weil and Bernhard Mayer. Mort. \$10,000. Oct. 5. 15,500

Same property. Charles Curry to Benedict A. Klein. Mort. \$10,000. Oct. 1. 15,500

22d st, No. 7, n s, 174 w 5th av, 28x98.9.

14th st, No. 329, n s, 326 e 2d av, 25x103.3.

73d st, Nos. 401-411, n w cor 9th av, 125x102.2.

73d st, Nos. 415-419, n s, 143.9 w 9th av, 56.2x102.2.

73d st, Nos. 423-435, n s, 218.10 w 9th av, 131.3x102.2.

73d st, Nos. 439-451, n s, 368.9 w 9th av, 131.2x102.2.

58th st, n s, 200 w 8th av, 20.6x100.5.

73d st, n s, 300 e 11th av, 25x60.4x25x59.3.

85th st, s s, 350 e 9th av, 50x204.4 to 84th st.

85th st, s w cor 8th av, runs w 300 x south 102.2 x east 125 x south 102.2 to 84th st, x east 175 to 8th av, x north 204.4.

10th av, s w cor 68th st, 100x125.

68th st, s s, 125 w 10th av, 100x200.10 to 67th st.

68th st, s s, 225 w 10th av, 100x100.5.

67th st, n s, 275 w 10th av, 50x100.5.

10th av, s w cor 69th st, 100.5x125.

69th st, s s, 250 w 10th av, 225x100.5.

68th st, n s, 100 w 10th av, 425x100.5.

75th st, s s, 100 e 10th av, 75x102.2.

Also, property in Brooklyn; also in Coopers-town, &c.

Exemplified copy of petition, proofs and decree in the matter of the probate of the last will and testament of Edward Clark, dec'd, showing above property to have descended to Alfred C. Clark, son and heir of said decedent.

23d st, No. 359, n s, 200 e 9th av, 25x98.8, four-story stone front dwell'g. Annie E. De Vivo to Gabriel Goldsmith. Mort. \$5,000. Aug. 26. 2,400

36th st, No. 156, s s, 140 e 7th av, 20x98.9, three-story brick and frame building. William Moser to Maurice Moore. Mort. \$8,000. Oct. 5. See 57th st. 20,000

40th st, No. 233, n s, 180 w 2d av, 12.7x98.9, two-story brick building. George H. Tyler, Washington, R. I., to Edward I. Kenney. September 28. 5,040

40th st, No. 260, s s, 160 e 8th av, 20x98.9, three-story brick dwell'g. Fannie Scott, Yonkers, to Isaac Mannheim. Mort. \$5,000. October 1. 11,200

40th st, No. 507, n s, 150 w 10th av, 25x98.9, two-story frame building and one-story rear brick building.

40th st, No. 509, n s, 175 w 10th av, 25x98.9, two-story brick building.

James O'Shea to Martin Quinlan. All liens. Oct. 6. 3,500

Same property. Martin Quinlan to Isabella O'Shea. All liens. Oct. 6. 3,500

44th st, No. 154, s s, 131.1 w 3d av, 25.7x100.5, four-story brick dwell'g. Theresa wife of and Lewis J. Salomon to Bryan Lawrence. Mort. \$7,500, taxes, &c. April 14. 17,000

Same property. Bryan Lawrence to The Church of St. Agnes. Mort. \$7,500, taxes, &c. Oct. 6. 17,000

46th st, No. 152, s s, 205 w 3d av, 15x100.5, four-story stone front dwell'g. William, George W., Elizabeth and Emma Dusenbury to Charles J. Nehrbas. Mort. \$12,500. October 5. 18,900

47th st, No. 456, s s, 100 e 10th av, runs south 100.5 x east 25 x north 5.5 x southerly 2.8 x northerly 95.11 to 47th st, x west 27.6, five-story stone front flat. Charles A. Nafz to George Reichardt. Mort. \$26,000. September 29. 34,500

51st st, No. 534, s s, 350 e 11th av, 20x100.5, three-story brick dwell'g. Charles H. Vandevort to James H. Havens. Mort. \$7,000. Sept. 29. 11,250

55th st, n s, 80 e Av A, 100x100.5.

Av A, s e cor 55th st, runs east 246 to East River, x southwest to 54th st, x west 5 x northwest to Av A at point 176.3 south 55th st, x north 176.3 to beginning, vacant.

Henry Clausen, Jr., to Randolph Guggenheimer. 1/2 part. Sub. to 1/2 of all liens. June 23. 98,000

56th st, Nos. 320 and 322, s s, 250 e 2d av, 44.2x100.5x46.3x100.5, two three-story brick buildings with store. Richard Hennessy to John W. Cannon. Mort. \$7,500. Oct. 8. 17,000

56th st, s s, 100 e 9th av, 125x100.5, four five-story stone front flats. Charles Riley to Henry W. Steffan. Oct. 8. 225,000

57th st, No. 163, n s, 125 e 7th av, 19x100.5, four-story brick dwell'g. Charles T. Wills to Peter M. Suydam. Mort. \$25,000. Oct. 7. 48,000

57th st, No. 19, n s, 72 w Madison av, 23x100.5, four-story stone front dwell'g. Clarence Tucker et al., exrs. and trustees G. W. Tucker, to Maurice Moore. Oct. 3. other consid. and 10,000

Same property. Maurice Moore to Helen A. wife of William Moser. Mort. \$65,000. Oct. 5. See 57th st. 90,000

57th st, Nos. 421 and 423, n s, 225 w 9th av, 50x100.5, six-story brick flat. Philip Braender to Bartholomew Breton. Mort. \$17,500. Sept. 30. 110,000

Same property. Bartholomew Breton to Philip Braender. Mort. \$55,000. Oct. 1. 110,000

58th st, n s, 300 w 10th av, 400x100.5.

59th st, s s, 300 w 10th av, 400x100.5.

Vacant.

Rutherford Stuyvesant to The Equitable Gas Light Co., New York. Taxes, 1885. Oct. 3. 176,000

61st st, No. 507, n s, 146 w 10th av, 27x100.5, five-story brick flat. George Reichardt to Charles A. Nafz. Mort. \$9,000. Sept. 29. 22,000

62d st, No. 407, n s, 125 w 9th av, 25x100.5, five-story brick flat. James B. Gillie, Alexander Walker and Martha A. Lawson to Francis X. Keller. Mort. \$18,000. Oct. 6. 29,500

63d st, No. 121, n s, 188.4 w Lexington av, 16.8x100.5, four-story brick dwell'g. Mary A. wife of Thomas Kilpatrick to Henry Schrenkeisen. Mort. \$8,000. Oct. 1. 15,000

64th st, No. 30, s w cor Madison av, 28.3x100.5, four-story stone front dwell'g. Susannah wife of and Francis A. Palmer to Alice R. wife of E. S. Chapin. Sept. 21. 100,000

65th st, No. 222, s s, 255 w 2d av, 25x100.5, five-story brick tenem't. George K. Hollister and Samuel A. Friedline to James Duffy. Mort. \$15,000 taxes, &c., 1885. Oct. 5. 22,750

69th st, n s, 75 e Madison av, 5x100.5. Release mort. The Mutual Life Ins. Co., New York, to Charles Buek. Oct. 3. 2,500

70th st, n s, abt 72 w 2d av, 28x100, vacant. Elizabeth Seitz, widow, to William Brennan and Nicholas J. Reville. Oct. 5. 9,000

71st st, No. 128, s s, 83 w Lexington av, 22x100.5, four-story brick dwell'g. John Livingston to Catharine F. wife of Patrick Donahue. Oct. 5. 37,000

74th st, Nos. 172-176, s s, 104.10 w 3d av, 90.2x102.2, three four-story stone front flats John L. Cadwalader et al., trustees of T. Cadwalader, dec'd, by consent of Emily C. Rawle, Mary C. Mitchell and Maria C. Hone, all of whom were formerly Cadwaladers, to John E. O'Brien. Rerecorded. June 30, 1882. 40

77th st, No. 335, n s, 40 w 1st av, 20x26, four-story stone front tenem't. Eliza Dingeldein to Sophia wife of George J. Speyer. Mort. \$3,000. Oct. 1. 6,500

78th st, No. 316, s s, 195 e 2d av, 17.6x102.2, two-story brick dwell'g. Gustavus L. Jaeger to Fanny Semel, widow. Oct. 2. 6,250

79th st, No. 73, n s, 150 w 4th av, 13.4x102.2, four-story brick dwell'g. Sarah H. wife of Henry W. Farley to Sarah F. Bradford, New Orleans, La. Mort. \$10,000. Oct. 3. 23,500

82d st, No. 208, s s, 120.1 e 3d av, 16.5x102.2, three-story stone front dwell'g. Rosalie wife of and Henry Meyers to William Stacom. Mort. \$5,500, and taxes 1885. Oct. 1. 10,500

83d st, s s, 200 w 11th av, 100x102.2, three-story frame building and two-story brick stable. Charles F. Eberlin to Charles V. Hoffman. C. a. G. Oct. 5. nom

Same property. Charles V. Hoffman to Lucia C. wife of and Charles F. Eberlin. C. a. G. Oct. 5. nom

84th st, No. 366, s s, 134 e 9th av, 16x102.2, four-story stone front dwell'g. Ira S. Town to Chauncey W. Town. Oct. 1. 22,000

87th st, s s, 257 w Av A, 100x100.8.

Plot adj above on east, at point 64.5 s 87th st and 257 w of Av A, runs north 64.5 to 87th st, x east 7 x south 77.1 x north to beginning, new tenem'ts projected.

Felix Connor, New York, and John Graham, Sea Cliff, L. I., to Thomas Moore. Mort. \$13,000. Oct. 1. 24,000

87th st, No. 353, n s, 100 w 1st av, 25x100.8, three-story frame building with stores. Thos. Kerns to Lambert S. Quackenbush. C. a. G. Oct. 5. nom

Same property. Lambert S. Quackenbush to Mary wife of Thomas Kerns and Annie C. Flannagan, now known as Kerns. C. a. G. Oct. 5. nom

100th st, s s, 100 w 3d av, 350x100.11, vacant.

99th st, n s, 100 w 3d av, 350x100.11, vacant.

Also a strip, 30x350, being the south 1/2 of 100th st, adj above.

Also strip 30x350, being the north 1/2 of 99th st, adj above.

Ferdinand Boehm, Brooklyn, to Frank G. Swartwout. Mort. \$10,000, taxes, &c. Sept. 30. nom

104th st, s s, 230 w 4th av, 25x100.10. Prince G. Cohart to Andrew P. Van Tuyl, Elizabeth, N. J. All liens. Sept. 11. nom

104th st, No. 54 E. A. P. Van Tyle or Van Tuyle, Elizabeth, N. J., to Daniel J. Sprague. Exchange for property in Peekskill, N. Y. Aug. 26.

104th st, n s, 100 w 10th av, 50x100.11, vacant. Release mort. Harriet A. Stanford, Perth Amboy, N. J., to Charles M. Marsh. Oct. 7. nom

Same property. Charles M. Marsh to James B. Gillie, Alexander Walker and Martha A. wife of Judson Lawson. Oct. 7. 14,000

105th st, s s, 325 e 10th av, 50x100.11, vacant. Harriet Western, widow, England, to George Findley and Thomas Lynch. Aug. 18. 10,000

106th st, No. 240, s s, 175 w 2d av, 25x100.11, four-story brick tenem't. Louis I. Haber to Levi M. Cohen and Babette his wife. Mort. \$10,000. Oct. 5. 16,250

111th st, No. 224, s s, 285 e 3d av, 25x100.11, four-

story brick tenem't. Lewis Z. Bach to Emily Beckert. C. a. G. Mort. \$6,000. Oct. 3. 10,250

113th st, No. 114, s s, bet Lexington and 4th avs, three-story brick dwell'g. Contract. James H. Groves to Ferdinand Hopp. Oct. 1. 7,650

113th st, No. 170, s s, 120 w 3d av, 30x100.11, four-story brick flat. John G. Cary to Chas. H. Knox and Effie V. V. his wife, joint tenants. Mort. \$12,000. Oct. 1. 22,000

113th st, No. 100, s e cor 4th av, 27x100.11, five-story brick flat with stores. Moss S. Phillips, Brooklyn, to Catharine M. Carroll. Mort. \$16,000. Oct. 1. 26,000

114th st, Nos. 202 to 226, s s, 80 e 3d av, 224.6x100, thirteen three-story stone front dwell'gs. Harriet Watkins, Middleton, N. Y., to Henry R. Low. Correction deed. Oct. 6. nom

118th st, s s, 90 e 4th av, 50x100.11, vacant. John B. Smith to Simon Haberman, Belleville, N. J. Mort. \$7,000. Oct. 7. 12,000

119th st, s s, 85 e 6th av, 100x100.11. William F. McEntee to William O'Connor. Mort. \$49,000, taxes and assessments. Sept. 28. 3,800

120th st, s s, 185 e 6th av, 75x100.11, vacant. Adeline C. Noyes, Brooklyn, to Henry C. Raynor. Mort. \$10,000. Oct. 1. 20,000

123d st, No. 433, s s, 200 w Av A, 18.9x100.11, two-story frame building. Charles Benner, Long Island City, to Robert Benner. Sept. 22. 50

123d st, No. 129, n s, 290 e 4th av, 25x100.11, three-story frame dwell'g and one-story frame rear building. Conrad Haendle to Michael McWeeney. Sept. 30. 8,000

124th st, No. 117, n s, 215 e 4th av, 25x100.11, three-story frame dwell'g. William H. Williams, Allendale, N. J., to Max Marx. Mort. \$4,000. Oct. 1. 7,030

Same property. Max Marx to Francis Geis. Mort. \$4,000. Oct. 5. 7,500

125th st, n s, 275 w 8th av, on old map, 25x109.6x27x100, three story frame building with stores, and one-story frame rear building. Wilhelmine Genzel to Catherine J. Rahm. Mort. \$3,000. Oct. 1. 15,000

125th st, No. 165, n s, 90 w 3d av, 20x100, two-story frame building. John J. P. Fogal to Lucy A. Kneeland. C. a. G. Sept. 30. nom

127th st, No. 69, n s, 158.9 w 4th av, 18.9x99.11, three-story brick dwell'g. Charles Benner, Long Island City, to Robert Benner. Sept. 22. 50

129th st, No. 18, s s, 235 e 5th av, 18.6x99.11, three-story brick dwell'g. Charles Benner, Long Island City, to Robert Benner. Sept. 22. 50

131st st, No. 244, s s, 341.8 e 8th av, 16.8x99.11, three-story brick dwell'g. Belle wife of Frederick K. Clark to George H. Primrose. Mort. \$7,000. Oct. 3. 13,750

133d st, No. 29, n s, 306.3 e 5th av, 18.9x99.11, two-story brick dwell'g. Edward O. Flagg to John P. Jones. Mort. \$3,000. Sept. 15. 6,000

134th st, n s, 147 e 8th av, 15.6x99.11, four-story brick dwell'g. Edward H. M. Just to Carrie E. Merritt. Mort. \$8,000. Oct. 3. 13,500

147th st, s s, 525 e 10th av, 150x99.11, vacant. Release mort. The Mutual Life Ins. Co. to Henry M. Bradhurst. Oct. 7. nom

Same property. Henry M. Bradhurst to Aaron P. Whitehead, Newark, N. J. Sept. 1. 15,000

158th st, n s, 200 e 11th av, 25x99.11, two-story frame building.

159th st, s s, 200 e 11th av, 25x99.11, vacant.

William E. Wheelock to William G. Jones. Oct. 1. 6,500

Av A, s w cor 75th st, 102.2x100, vacant (coal yard). Jane B. wife of and Ulysses D. Eddy to Thomas Moore. Oct. 1. 25,000

Av A, Nos. 1688-1692, s e cor 89th st, 60x60, three four-story stone-front flats and stores. Joseph E. McCormack to John Mulford. Mort. \$25,000. Sept. 28. 37,000

Same property. Release mort. George N. Manchester and William N. Philbrick to Joseph E. McCormack. Sept. 28. nom

Same property. Peter M. Wilson to same. Release mort. Sept. 22. nom

Av A, n e cor 54th st, 24.7x— to 54th st, x54, vacant. Stevenson Towle to Randolph Guggenheimer. Mar. 20. nom

Same property. Henry B. Alice, Charles S., Jane A., Annie, Mary, Marjorie A. and Stevenson, Jr., Towle, by S. Towle, guard., to same, infant's share. Mar. 20. 4,605

Av A, n e cor 55th st, 100x180.

Av A, s e cor 55th st, runs east 246 to East River, x southwest along river to north side 54th st, at point 49 east Av A, x west 49 to Av A, x north 200.10.

With land under water, East River. This deed conveys lots 18 to 25 inclusive and 27 to 36 inclusive on map of J. Buchanan property, which map is missing. The lots are included in above description with the possible addition of a small gore n e cor Av A and 54th st.

Julius Katzenberg to Randolph Guggenheimer. Oct. 8. val. consid

Greenwich av, No. 17, 25x90.6x25x86.3. Contract. Charles P. Martin to John E. Kaughan. Sept. 9. 18,000

Lexington av, No. 1225, e s, 16.2 n 83d st, 16x62.3, three-story brick dwell'g. Adam F. Hallett to George H. Hallett. Mort. \$6,000. Oct. 2. 1,000

Lexington av, No. 1225, e s, 16.2 n 83d st, 16x62.3, three-story brick dwell'g. George H. Hallett to Caroline F. Hallett. Mort. \$6,000. Oct. 2. 1,400

Lexington av, No. 1723, e s, 17.7 n 108th st, 16.8x65, four-story stone front flat. Anthony A.

Hughes to Terrance Gannon. Mort. \$8,300. Sept. 30. 11,750
 Lexington av, No. 358, w s, 39.11 n 40th st, 19.4 x 25, four-story stone front dwell'g. Thomas Kilpatrick to Henry Schrenkeisen. Mort. \$4,000. Oct. 1. 10,000
 Madison av, No. 559, e s, 57 s 56th st, runs east 60 x south 18 x east 21.6 x south 14 x west 81.6 }
 to av, x north 32, four-story brick dwell'g, Margaret Johnson to Anne G. Rhoades. Oct. 2. 51,500
 New av, first west of 8th av, n w cor 145th st, 99.11x178, new dwell'gs projected. Edmund Coffin, Jr., to Patrick J. O'Brien. September 23. 31,500
 St. Nicholas av, s e cor 145th st, runs east 202.10 to proposed new av, x south 150 x west 200 to St. Nicholas av, x north 183.9. Foreclos. Francis C. Bowman to John C. and Robert M. Vanden Heuvel. Taxes and assmts due Oct. 1880. Nov. 15, 1880. 30,000
 Same property. John C. and Robert M. Vanden Heuvel to Charles Bryant. C. a. G. Oct. 2. val. consid. and 100
 1st av to East River, 41st to 42d st. Walter L. Cutting to Equitable Gas Light Co., New York. Q. C. All title. Sept. 30. nom
 Same property. Walter L. Cutting, exr. Gertrude Cutting, to same. Sept. 30. 365,000
 Same property. Same to same. Confirmation deed. Sept. 30.
 1st av, No. 2316, e s, 100.11 s 119th st, 24.8x94, four-story brick flat and store. Leonhard Greenebaum and Bertha his wife to George S. Baer. Mort. \$10,000. Oct. 1. 15,000
 1st av, No. 2282, e s, 50.5 s 117th st, 25.7x94, five-story brick tenem't with stores. Teresa wife of Matthew Coogan to Caroline C. Grimm and Caroline Grunewald. Mort. \$14,000. Oct. 1. 22,250
 2d av, No. 1347, s w cor 71st st, 25x72, five-story stone front flat and store. Margaretha Baier, widow, to Moses Selig. Oct. 1. 30,000
 2d av, s w cor 72d st. Modification of restrictions. John Donovan with Louis Clark, Amelia Graf, August Marschalk, Cecilia Kahn, Christian Sander and Irving Fish. April 4, 1885.
 2d av, s w cor 72d st, 102.2x100, two-story frame shop. Edward G. Buchanan to William L. Skidmore. Mort. \$31,500. Aug. 28. nom
 2d av, No. 1903, w s, 26 n 98th st, 26x75, five-story brick store and tenem't. Foreclos. William H. De Lancey to William D. Manning. Oct. 1. 850
 2d av, s w cor 40th st, 24.8x105.
 Lexington av, n e cor 30th st, 43.11x100.
 Reade st, n s, lot 682 Church farm, 25x53; also small part of lot No. 3, conveyed to J. Altgilt by Rector, &c., of the Protestant Episcopal Church, &c., 25x10.
 3d av, e s, 39.6 s 31st st, 40x95.
 31st st, s s, 95 e 3d av, runs south 79.6 x east 5 x south 19.3 x east 3 to centre of former Samuel st, x northeast along centre line 99.11 to 31st st, x west 22.8.
 31st st, s s, 490 w 2d av, runs west 3.4 to centre old Samuel st, x south to centre line bet 30th and 31st sts, x east 13 x north 98.9.
 3d av, e s, 19.8 s 31st st, 19.10x95.
 11th av, s e cor 96th st, 75.6x100.
 96th st, s s, 100 e 11th av, 25x100.8.
 Annie L. and Thomas J. McCahill, Larchmont, to Robert E. Day. Q. C. and C. a. G. Sept. 20. nom
 Same property. Robert E. Day to Thomas J. McCahill, Larchmont. Q. C. and C. a. G. Sept. 20. nom
 2d av, No. 1458, e s, 27.2 n 76th st, 25x88.8, five-story stone front store and tenem't. James Higgins and John Keating to Ellen McDonald and Dennis W. Moran. Mort. \$10,000. Oct. 6. 23,250
 2d av, No. 1456, n e cor 76th st, 27.2x88.9, five-story brick (stone front) store and tenem't. James Higgins and John Keating to Henry Scherr. Mort. \$23,000. Oct. 6. 41,000
 2d av, No. 1460, e s, 52.2 n 76th st, 25x88.8, five-story stone front store and tenem't. Same to Rosa Mayer. Mort. \$14,000. Oct. 6. 23,500
 2d av, No. 1462, e s, 77.2 n 76th st, 25x88.8, five-story stone front store and tenem't. Same to Julius Hanitsch. Mort. \$12,000. Oct. 6. 23,500
 3d av. Party wall agreement. Thomas Maguire with Anthony A. Hughes. June 20. nom
 3d av, n w cor 73d st, 41.8x75, two four-story brick stores and tenem'ts. Contract. Behrend Helmke to William W. Tompkins, Oct. 1. 56,000
 3d av, n e cor 100th st, 101.4x100, vacant.
 Lexington av, n w cor 108th st, 100.11x100, vacant.
 Anthony A. Hughes to Julius Lipman. Mort. \$44,000. Sept. 30. 66,500
 3d av, w s, extends from 100th to 101st st, 201.10x100, eight five-story brick flats and stores.
 100th st, n s, 100 w 3d av, 25x100.11, four-story brick flat.
 101st st, s s, 100 w 3d av, 25x100.11, four-story brick flat.
 Whitfield Terribery to Charles H. Vandevort. Mort. \$221,189, taxes, &c. October 1. 230,000
 Same property. Charles H. Vandevort to Whitfield Terribery. Mort. \$227,359. Oct. 2. nom
 3d av, s w cor 103d st, 75.8x102.6. Agreement to finish buildings and reconvey property upon being paid the money spent upon it, &c. Joseph J. Carberry with Thomas Maguire. Oct. 6.
 3d av, s w cor 103d st. Thomas Maguire to

John Hanson and Isabel W. Crombie. Assignment of above agreement, &c., as security for debt of \$6,221. Sept. 26. nom
 7th av, Nos. 239-245, n e cor 24th st, 98.9x80. }
 24th st, No. 160, n s, 80 e 7th av, 20x98.9. }
 William T. McCardle, San Francisco, Cal., Anastasia E. wife of Peter Reese, Mary C. Pearsall and Catharine A. Field, of Hinsdale, L. I., heirs Peter McCardle, to Rosalie Charpentier. July 22. 15,000
 7th av, e s, 74.11 n 135th st, 75x100.
 6th av, w s, 99.11 s 137th st, 50x100.
 52d st, s s, 175 w 5th av, 25x100.4.
 137th st, n s, 100 w 6th av, 25x177.4x31.8x196.9.
 138th st, n s, 100 e 6th av, runs north 171 x northeast abt 25 x south 189.5 to 138th st, x 25.
 135th st, s s, 425 e 7th av, 25x72.8x31.1x91.3.
 138th st, n s, 125 e 6th av, runs east 25 x north 199.10 to 139th st, x west 11.8 x southwest 16.11 x south 189.5 to beginning.
 7th av, e s, 24.11 n 135th st, 25x100.
 6th av, s w cor 138th st, 24.11x100x21.10x4.11 to 138th st, x96.1.
 136th st, n s, 600 w 6th av, 87.9x111.1x68.2, gore.
 6th av, s w cor 137th st, 99.11x100.
 6th av, w s, 24.11 n 137th st, 150x100.
 6th av, e s, 24.11 n 137th st, runs east 100 x south 24.11 to 137th st, x east 25 x north 99.11 x east 75 x north 99.11 to 138th st, x west 200 to 6th av, x south 174.11.
 6th av, e s, 24.11 n 138th st, 67.5x126.7x145.1 x100.
 138th st, n s, 150 e 6th av, 200x199.10 to 139th st.
 5th av, s e cor 75th st, 102.2x150.
 91st st, n s, 150 w 9th av, 150x100.8.
 115th st, s s, 375 w 8th av, 125x— to 116th st.
 5th av, n e cor 88th st, runs north to 89th st, x east 127.8 x south to 88th st, x west 127.8.
 116th st, n s, 350 w 8th av, runs west 106.11 x easterly — x south to beginning, gore, 1/2 only of two last parcels.
 Adeline H. Douglas, widow, to Juliet Douglas, North Tarrytown. Release dower. Oct. 6. 7,000
 8th av, s e cor 123d st, 25.3x100, vacant. Charles A. Fuller to Maurice Nash. Mort. \$11,000. Oct. 6. nom
 9th av, s w cor 69th st, 100.5x100, vacant. Edward Hirsh to Edward Oppenheimer and Isaac Metzger. Mort. \$35,000. Sept. 25. 45,000
 Same property. Edward Oppenheimer and Isaac Metzger to George J. Hamilton. Mort. \$35,000. Sept. 28. 50,000
 10th av, Nos. 507-511, w s, 46 n 38th st, 52.9x150, three-story brick and one-story frame packing house with store. John R. M. Herz or Hernandez to Joseph Schwarzler. 1/2 part. Oct. 5. nom
 Same property. Same as exr. and trustee of R. M. Herz or Hernandez to same. Oct. 5. 24,000
 10th av, s e cor 83d st, 76.8x100, several frame buildings. Cynthia wife of Edward Kearney to Joseph Berndt. Oct. 8. 23,500
 11th av, w s, 25.11 s 102d st, 25x100, vacant. Contract. Ralph S. Townsend to Tavia M. Hopper. Special provision as to assessments and 12,500
 11th av, s e cor 59th st, 100.5x100, vacant. Rutherford Stuyvesant to John D. Crimmins. Taxes, 1885. Oct. 3. 26,500
 Interior lot, 125 w 9th av, in continuation of centre line bet 126th and 127th sts, runs north 92.4 x northwest 10.8 x south 96.3 x east 10. Release mort. Matthew Daly, admr. A. S. Copeman, to Anthony Kessler. Sept. 3. nom
 Interior lot, 68 n 69th st and 75 e Madison av, runs north 12.5 x east 5x12.5x5. Release mort. Jonas B. Kissam to Charles Buek. Oct. 5. nom
 Interior lot, 75 e Madison av and 68 n 69th st, runs east 5 x north 32.5 x 5 x 32.5. Charles Buek to George G. Moore. Aug. 27. 1,000

MISCELLANEOUS.

Appointment of Edgar Baker to be guardian of Eugene L. Blauvelt during his minority, by Charles E. Blauvelt and Anna his wife. Oct. 7, 1885.
 Bond of indemnity to secure faithfulness, &c. on part of John Maher, as chairman board of trustees. John Maher, Denis Shea and Daniel Cull to St. Patrick's Alliance of America, District No. 1, New York. 500
 Similar bond of William O'Hearn, financial secretary. Wm. and Maurice Ahern to same. 300
 Similar bond for Michael C. Greene, district treasurer. Michael C. Greene, Dennis Murphy and Henry J. Hanigan to same. 600
 General assignment. William K. Soutter to Morris S. Miller.

23d and 24th WARDS.

Broadway, w s, at north line of F. M. Varian's land, 24th Ward, 12x162. Albert E. Putnam to Francis M. Varian and Mary L. Studwell. Sept. 28. 500
 Ernescliffe pl, n s, 709.7 w Grenada pl, 25.3x92.3x25x88.6. William S. Opydye, New York, and Charles W. Opydye, Plainfield, N. J., to John H. Batcher. Aug. 21. 315
 Gambril st, n s, 296.8 e Marion av, 25x100. William S. and Charles W. Opydye to James Allen. Taxes, &c. Sept. 30. 350
 Grove st, n s, 173.6 e Boston road, runs east to Mill brook, x 85x85.6x85. Chas. C. Clausen

and Walter J. Price to Henry Schmidt. Q. C. Aug. 29, 1882. 200
 Hall pl, w s, abt 50 s 167th st, 25x106.9x26.3x108.11. Lyman Tiffany to Bartholomew Churchill. Sept. 30. 500
 Hall pl, s w cor 167th st, abt 50x108.11x40.4x113.3. Lyman Tiffany to Thomas A. Lynch. Sept. 30. 1,000
 Morris st, n s, 150 e Madison av, 50x125. Lewis G. Morris to Albert Schreiner. Oct. 6. 1,100
 Morris st, n s, 100 e Madison av, 50x125. Lewis G. Morris to Julia J. wife of Alfred G. C. Williams. Sept. 19. 1,200
 Pierce st, e s, s w cor land John Martin, 25 x129.7x25.9x124.4. Bridget Murray to Edward Mara. Oct. 3. 1,000
 Southern Boulevard, northerly cor Decatur av, 85.7x143x85x154. The Twenty-fourth Ward Real Estate Assoc. to Welthea C. wife of Clinton H. Smith. June 29. 10,500
 134th st, n w cor Brown pl, 20x100. Anthony McOwen to David T. Davies. Sept. 23. nom
 136th st, n s, 200 w Home av, 100x210. Stephen D. Burdett to John A. Burdett, Jamaica, L. I. 1/2 part. Sept. 30. 5,700
 136th st, n s, 200 w Home av, 100x210.
 138th st, s s, 160 e Southern Boulevard, 15x100.
 Martha A. Walter, New York, and Mary E. Day, Brooklyn, to John A. Burdett, Jamaica, L. I. 1/2 part. Sept. 30. 6,000
 141st st, s s, 506.6 e Alexander av, 25x16.8.
 Interior lot 506.6 e Alexander av and 33.4 s 141st st, runs east 25 x south 16.8x25x16.8. Christopher Pullman to George C. Dietz. Q. C. July 12, 1884. nom
 Same property. George C. Dietz to Augusta M. wife of Christopher Pullman. Q. C. July 12, 1884. nom
 143d st, s s, 487.6 e Willis av, 12.6x100, h & l. Samuel F. Pease to John Miles. Mort. \$1,500. Oct. 1. 3,350
 143d st, s s, 125 e Willis av, 16.8x100. Patrick Keenan to Patrick Kearns. Oct. 1. 1,200
 143d st, n s, 131.6 e Alexander av, 25x100. Ellen wife of William Braun to Katharina A. wife of Louis Winter. Oct. 1. 5,750
 147th st, n s, 125 e Prospect st, 50x100. Mary A. Cole to James and John B. Livingston. Oct. 5. 800
 165th st, n s, 50 e Stebbins av, 25x113.4. Release mort. Maria A. Pell, Brooklyn, to Lyman Tiffany. Oct. 2. 84
 Same property. Lyman Tiffany to Alexander M. Cowan. Oct. 2. 550
 165th st, n e cor Stebbins av, 1 133-1,000 city lots.
 Hall pl, s w cor 167th st, 3 104-1,000 city lots. Release mort. Maria A. Pell, Brooklyn, to Lyman Tiffany. Oct. 2. 316
 169th st, n e s, 154.1 n w Franklin av, 61x106. Lorin Ingersoll to The Second Church of the Disciples of Christ. Oct. 2. nom
 Franklin av, No. 1225, cor 168th st, drug store and lease. Bill of sale. Matilda Moore and Joseph Green to Joseph C. Saile. Sept. 20. 900
 Franklin av, e s, part lot 80 map Morrisania, 31 x130x46x130, hs & ls. James Kerfoot to Pauline wife of Emil P. Birnbaum. Oct. 1. 2,300
 Fulton av, s e cor Woodruff st, 100.5x100x100x100. Joseph Ellis to Kate H. Pinneo, Elizabeth, N. J. Sub. to right of way. Oct. 1. 1,600
 Madison av, w s, 200 s Columbia av, 25x100. Emile Coletti to John Fawls. Oct. 3. 340
 Morris av, n w cor 142d st, 29.2x— x13.3, gore. Carrie Archibald, widow, to Marks Arkison. Taxes, assmts., &c. Oct. 1. 100
 Morris av, s w cor 150th st, 50x100. Contract. Thomas Farley to Frank Kerns. Oct. 6. 2,120
 Retreat av, n s, 197.6 w Grove st, 25x100. James Smith to Henry E. Cox. Sept. 19. 2,200
 Same property. Henry E. Cox to Paul Gantert. Sept. 21. 2,400
 Strong av, n s, abt 79 e Tinton av, 21x abt 83. John W. Decker to Annie E. wife of John H. Grady. Oct. 1. 2,600
 Same property. Fannie McCormack to John W. Decker. Release mort. Oct. 1. 150
 Same property. R. Clarence Dorsett to same. Release mort. Oct. 1. 168
 Sedgwick av, w s, part lot 21 map L. G. Morris, at Morris Dock, 16.8x105, h & l. Henry Burrows, Tompkinsville, S. I., to Joseph H. Cain. Mort. \$1,500. Oct. 7. 3,100
 Willis av, w s, 50 n 144th st, 25x106. Patrick Nolan to William H. Davis. Mort. \$4,500. other consid. and nom
 3d av, e s, 168.1 n 139th st, 18x71.6x16.8x79.11. August C. Stumpfel, Canajoharie, Montgomery Co., N. Y., to Theodore G. F. Stumpfel. Mort. \$4,000. Oct. 3. 5,000
 3d av, n w cor 156th st, 25.2x110x25x107.11. Alice B. Rich to Mary A. wife of and Franklin Rich, tenants in common. Sept. 30. val. consid
 Same property. Mary A. wife of Franklin Rich to Alice B. Rich. Sept. 30. val. consid
 Highway to Yonkers, e s, near lane leading to Andrew Corsas, 1 acre, excepting portion taken for Southern Boulevard. Solomon Corsas to Patrick G. Fenning. Q. C. Jan. 17. nom
 Same property. Christopher and Andrew Corsas, Louisa wife of John Fisher, children of James Corsas, Elizabeth Corsas, widow, William H., James W., Mary E., Anna M. and Emma L. Corsas, Isabella A. wife of Albert A. Harris, Lucy A. wife of Andrew Murdoch, children of Jackson Corsas, to same. Q. C. April 16. nom
 Interior lot, 81 w of Willis av, and 16.8 s 141st st, runs west 25 x south 16.8 x east 25 x north 16.8. Elizabeth V. Ebert to Augusta M. Pullman. C. a. G. Sept. 10. 500

Lot 4810, section 22, Woodlawn Cemetery, contains 342 sq ft. The Woodlawn Cemetery to Margaret C. Pentz, Mary L. Todd, William H., Rachel P. and John P. Shannon and Emma J. Lowther. 513

LEASEHOLD CONVEYANCES.

Greenwich st, No. 669, e s, bet Barrow and Christopher sts. Consent to assign. lease. Trinity Church to Margareta L. Reed. Same property. Assign. lease. Margareta L. wife of Lucius F. Reed to Thomas Ward. 1,500 Liberty st, Nos. 18 and 20. Assign. lease. Alfred A. Peck, Brooklyn, to Sandford J. Peck. nom Rivington st, No. 29. Assign. lease. Sophia Treviranus to Kunigunda Wittpen. 3,500 Same property. Assign. lease. Maria Ohl et al., exrs. E. Ohl, to Sophia Treviranus. 2,500 South st, No. 192. Assign. lease. William H. and Alfred N. Beadleston, Ernst G. W. Woerz and De Forest Fox, of Beadleston & Woerz, to William Kaufmann. nom 43d st, No. 64, s s, 125 e 6th av, 20.8x100.5. Glorvina R. Hoffman, widow, to Richard P. Smith. 21 years, from May 1, 1885, taxes, assessm'ts, and 600 59th st, Nos. 228 and 230 W., apartment No. 6 of 3d story, &c. Hubert Apartment Assoc. to George H. Story. 48 1/2 years, from Sept. 1, 1883, per year, 740 Av A, No. 24, store and part basement and second floor. Assign. lease. John H. Wendelken to Henry P. C. von Minden. nom Same property. Assign. lease. Henry P. C. von Minden to Ernst A. Haaren and Ernst A. Meinken. no 7th av, n e cor 55th st, 50.5x100. Assign. lease. Eugene and Camilla Marlier to The Columbia Panorama Co. val. consid 7th av, e s, 50.5 n 55th st, 75x100. } 55th st, n s, 100 e 7th av, 25x117x25x115. } Assign. lease. Emilie and Camilla Marlier to The Columbia Panorama Co. val. consid Lease by Michael J. Burke to party first part. Assign. lease. Mary Seagrue to Michael J. Burke. April 27, 1885. 120 Lease made by H. Matthias to D. N. Brunjes, April 22, '84. Assign. lease. John H. Irwin to Joseph Rubsam and August Horrmann. nom

KINGS COUNTY.

OCTOBER 2, 3, 5, 6, 7, 8.

Ainslie st, n s, 125 e Leonard st, 50x111.5x50.8x 103.3. Jephtha Smith, West Orange, N. J., to Elizabeth F. Chrystal, Hackensack, N. J. \$5,300 Bainbridge st, s s, 200 w Patchen av, 16.8x62.6x 16.10x63.4. } Bainbridge st, s s, 266.8 w Patchen av, 33.4x 58.8x33.6x60. } William F. Bebell to Susanna Bebell. Aug. 22, 1877. 7,500 Same property. Susanna Bebell to Amelia E. wife of Wm. J. Burns. July 5, 1879. 4,800 Berkeley pl, n s, 144.6 w 8th av, 22x100, h & l. John H. and William R. Doherty to Henry Ginnel. Mort. \$9,000. 16,500 Broadway, n e s, 25 n w Lafayette pl or av, 25x 100. Peter D. Kenny to Anna A. wife Alfred A. Fardon. 4,000 Butler st, n s, 290 w Nostrand av, 16.8x127.9, h & l. Wilhelmina V. Howell to William H. Butler. Mort. \$1,600. nom Butler st, s s, 250 e Ralph av, 150x126.1x- 154.8. Edward O. Jackson to John M. Holder. 700 Barbey st, e s, 81 s Atlantic av, 37.6x100. } John st, w s, 125 s Atlantic av, 25x100, New Lots. } Mary A. wife of and Christian Eberhardt to Mathaus Budion and Katharina his wife. 2,050 Bergen st, s s, 240 w 5th av, 20x100, h & l. Jane Gallagher to John Monas. 12,500 Bergen st, s s, 297 e Schenectady av, 61x128. Annabella wife of Henry Snyder to J. Morton Gella. Taxes, &c., \$289. 1,800 Carroll st, s s, 214 e Hoyt st, 18x85, h & l. Chas. Dittberner to Carl W. Leunig. 3,600 Carroll pl or st, s s, 38.9 w Hoyt st, 19.1x96.6, h & l. James Williamson, Hudson Co., N. J., to Anna M. P. Meade. Mort. \$3,000. 6,000 Cook st, n s, 175 w White st, 76 x north 100 x east 25 x north 100 to Varet st, x east 41 1/2 x south abt 200. } Moore st, n s, 525 e Bushwick av, 25x100. } Moore st, n s, abt 320 e Bushwick av, 50x100. } Martin V. Wood, exr. Wm. L. Wood, to John Rueger. 3,700 Cedar st, n s, 525 e Evergreen av, 18.5x57.6 to Myrtle av, x17x66.1. John Rueger to Maria Lindner. 4,000 Chauncey st, n s, 50 e Patchen av, 12.6x- to Brooklyn and Jamaica plank road. Elisha Hyatt to John W. Cunningham. 900 Chauncey st, n s, 558.4 e Stuyvesant av, 16.8x 100x17.8x100, h & l. Daniel Lauer to Charles Dupuy. Mort. \$2,500. 4,500 Clinton st, n e cor Garnet st, 20x95. William Beard to Thomas Gillen. C. a. G. 1,100 Columbia st, e s, 120 s Mill st, 20x100. John Reily to William Browne. 650 Cook st, s s, 125 w Graham av, 25x100. Samuel Harris to Reuben W. Aube, Jr. nom Same property. Reuben W. Aube, Jr., to Caroline M. Harris. nom Conover st, e s, 50 n Sullivan st, 25x100, h & l. David B. Algie to Thomas Knox. Mort. \$8,500. 500 Cumberland st, w s, 196.10 s Fulton st, 25x90, h & l. Harriet M. wife of and Chester M. Foster to Mary E. wife of Charles O. Wolcott. 6,000 Church lane, s s, 25x100, Canarsie, Mary E. Baldwin, widow, to Henry Miller, 20

Clay st, s s, 100 e Manhattan av, 25x100. Patrick Weir to Barthold H. Tienken. 1,500 Degraw st, n s, abt 325 e Nostrand av, indef. gore, being part of old Remsen av, lying in front of lots 214, 215, 218 and 219 map of property in 9th Ward, &c. John Heyzer to Henry C. Murphy. 50 Devoe st, s s, 100 e Olive st, 25x90. Nuns of the Order of St. Dominick to The St. Nicholas Roman Catholic Church. 1,000 Dean st, e s, 70 n w Bond st, 20x100, h & l. John M. Lawrence to Anna C. Eden. 8,000 Decatur st, s s, 104.9 w Reid av, 14.11x100. John S. J. King to Cassandra wife of Edward F. Baker. 4,400 Decatur st, n s, 16.8 w Reid av, 16.8x100, h & l. Edwin Kempton to Susan A. Bird. Mort. \$3,000. 4,600 Eagle st, n s, 125 w Manhattan av, 25x100, h & l. Mary Green, widow, to Mary Kiernan. 2,500 Elizabeth st, n s, 90 e Van Brunt st, 75x100. William Cahill to John W. Cahill. Mort. \$5,000. nom Ellery st, s s, 175 w Tompkins av, 25x100, h & l. Valentine Popp and Elizabeth his wife to Elizabetha Popp. 5,900 Ellery st, s s, 150 w Tompkins av, 25x100. Henry Wild to John L. Gaus. Q. C. nom Same property. John L. Gaus to Herman Wild. Q. C. nom Freeman st, s s, 100 e West st, 25x100, h & l. Elenora Dolle to Daniel Buckley. 3,000 Freeman st, s s, 100 w Oakland st, 25x100, h & l. John H. Murphy to Margaret Moran. 5,500 George st, n w s, 250 n e Hamburg st, 25x100. Theodore F. Jackson to Charles A. Braun and Anna M. his wife. 800 Gold st, e s, 194 s Willoughby st, 22x85. Franklin P. Wilson to Jane Van Duyne. All title. 85 Same property. Garret H. Wilson, by F. P. Wilson, guard, to same. 166 Graham st, w s, 240.10 s De Kalb av, 25x83.10. Joseph A. Brohel to Charles Buck. Mort. \$1,200. All title. 2,300 Same property. All title. Eliza A., Edward F. and Frances J. Brohel, by F. K. Castner, to same. Mort. \$1,200. 2,300 Hart st, s s, 149.8 w Sumner av, 79.10x100. Louisa wife of and Henry Grasman to Thomas Ennis. Mort. \$12,000. exch Huron st, s s, 125 e West st, 50x100. James M. Rider, Cambridge, N. Y., to William H. Smith. 4,000 Hancock st, s s, 100 w Howard av, 200x100. Lewis W. James to Alfred J. Pouch. 5,500 Hancock st, s s. Party wall agreement. Susanna E. C. Russell to James D. Lynch. nom Hancock st, s s, 100 w Nostrand av, 40x100. James D. Lynch to Susanna E. C. wife of Walter C. Russell. 6,200 Harman st, n w s, 180 s w Central av, 20x100, h & l. James Gascoine to Diederich Wesemann and Pauline his wife. nom Harman st, n w s, 180 s w Evergreen av, 20x 100, h & l. James Cumiskey to Claus Heimböckel. 4,300 Herkimer st, n s, 200 e Albany av, 42.6x120. John D. W. Grady to William J. C. Miller. exch High st, s s, 94.8 w Gold st, 24.10x97.4 to Harts alley, x25.8x93.10. Mary Reeves to David Rees. 7,500 Hopkins st, n s, 164.1 e Throop av, 24.1x100, h & l. Charles Eichhorn to Hermann Knick. 3,350 Hull st, s s, 146.4 e Rockaway av, 78.8x100, h s & ls. Francis J. McMahon to Charles E. Cozzens and William H. Barton. Mort. \$12,500. 20,000 Hull st, s s, 130.8 e Rockaway av, 94.1x100. Charles E. Cozzens and William H. Barton to Frank Hyde and Adolphus Gload. See Lewis av. Mort. \$17,800. 24,000 Humboldt st, s e cor Van Cott av, 150x100. Willi-m Bedford to John Droge. 4,100 Humboldt st, e s, 53 s Powers st, 19x100, h & l. Sophronia Moody, New Brunswick, N. J. to Daniel L. Jones, Jr. Mort. \$1,500. 3,100 Jefferson st, s s, 280 e Nostrand av, 140x100. James D. Lynch to Hermon Phillips. 15,000 Johnson st, s s, 82 e Jay st, 22x100. Julia C. Brombacher to Carrie wife of Augustus F. Brombacher. 7,600 Jefferson st, n s, 200 w Reid av, 25x100, h & l. Arthur R. Seward to Elizabeth wife of Robert Seward. nom Same property. Elizabeth wife of Robert Seward to William Bedford. nom Kosciusko st, No. 547 1/2, n w s, 284.6 n e Stuyvesant av, 15x100. Adelaide A. wife of Edward K. Robbins to Rachel wife of John S. Ferguson. Mort. \$2,000. 3,500 Kosciusko st, n w s, 201.11 s w Bushwick av, 20 x98.9, h & l. John Mitchell to Mary J. wife of Henry Colyer. 4,200 Kosciusko st, n w s, 181.11 s w Bushwick av, 20 x98.9, h & l. John Mitchell to Marie A. wife of Isidor Zimmermann. 4,200 Leonard st, e s, 25 s Richardson st, 25x100. Margaret W. wife of Michael W. McGarry. Q. C. nom Lincoln pl, n s, 260 w 7th av, 20.4x134.7, h & l. William Gubbins to Jeannie De F. wife of Archibald Montgomery. nom Lincoln pl, s s, 190 w 7th av, 20x100, h & l. John Monas to Henry A. Gallagher. Mort. \$7,500. 14,000 Lynch st, n w s, 75.8 s w Bedford av, runs south-west 114.2 to Wallabout st, x west 28.5 x north 34.6 x northwest 56.2 x northeast 122.9 x south-east 100. James Rodwell to Patrick F. O'Brien. 5,630 Lorimer st, No. 293, w s, 42 s Skillman av, 18x 80, h & l. Samuel Bailey to Mary A. Beard. 1,200

Lorimer st, s e cor Jackson st, 25x100. Thomas Farrell to Nickolaus Gebelein and Mary his wife, joint tenants. 2,150 Marion st, s s, 100 w Patchen av, 25x100. Louise K. Conrady to Louise Phillips, Poughkeepsie. 1,725 Marion st, n s, 137.6 e Howard av, 18.9x100, h & l. Augustus B. Pettit to Charles H. Marsh. Mort. \$2,000. 3,000 Marion st, n s, 200 e Stuyvesant av, 25x100. Foreclos. Charles B. Farley to Alonzo E. De-Baun. 2,415 McDougal st, n s, 95 w Howard av, 19x50. M. Howell Topping to M. Luther Frescoln. Mort. \$1,200. 2,500 Milton st, n s, 368 e Franklin st, 21x95, h & l. Abbie S. wife of and Grenville M. Baker to Martha S. wife of James L. Drummond. 6,500 Macon st, n s, 480 e Saratoga av, 116.8x137.3x 29x100. Nicholas Phelan to Mary J. Phelan. Mort. \$1,300. 2,000 McDonough st, s s, 135 w Hopkinson av, 20x100. Albert Woodruff to John Charleson. Taxes, &c. 1,500 Melrose st, s e s, 225 s w Knickerbocker av, 25 x100. John Bosch to Daniel Kreuder. 900 Melrose st, s e s, 250 s w Knickerbocker av, 25x 100. John Bosch to Michael Mayer. 900 Monroe st, s s, 448 w Throop av, 19.3x100, h & l. John F. Ryan to Ann J. wife of Oliver Cotter. Mort. \$4,500. 7,500 Monroe st, s s, 195.3 e Throop av, 19.9x100, h & l. William J. C. Miller to John D. W. Grady. Mort. \$3,500. exch and 1,000 Magnolia st, s e s, 125 n e Irving av, 25x100. Terrence Smith to Mary A. Romans. All title. 50 McKibben st, n s, 150 w Lorimer st, 25x100. John Andrews, Jr., to Thomas Quinn. Mort. \$2,000. 4,170 Nelson st, n s, 125 w Court st, 25x100. Harriet A. and Benj. Albertson, as exrs. Thomas W. Albertson, to Edward Keogh, Jr. C. a. G. 3,000 Navy st, w s, 100 n Prospect st, runs west 97.6 to Catharine st, x north 25 x east 97.6 to Navy st, x south 25. William H., John L., Edwin R. and Roswell C. Brainerd, heirs of and George M. McCampbell, exr. of Margt. A. Harris, to Francisco Lendino. C. a. G. 2,000 Newell st, e s, 25 s Nassau av, 14x75. Foreclos. Charles B. Farley to William Sutton. 2,200 Pacific st, No. 948, s s, 50 w Grand av, 25x55. Foreclos. David Thornton to Emilie Grammentz. Sub. to mort. \$500. 1,675 Park pl, s s, 320 w Vanderbilt av, 20x162. Paul C. Grening to Archibald C. Weeks. Mort. \$7,500. 10,500 President st, n s, 320 e Smith st, 20x98, h & l. R. Lavinia Bayaud to George D. Bayaud. Mort. \$7,000. 1,000 Pierrepont st, s s, 154 e Hicks st, 25x100. Release judgment. Benjamin F. Dunnington to Isaac R. Connell. 200 Prospect st, w s, 500 s Vernon av, 50x100, Flat-bush. Ellen and John Mulhearn and Jane, William and James Mulhearn, by John Z. Lott, guard., to Bernard McDonald. All title. 450 Same property. Release of dower. Catharine Mulhearn to same. 80 Quincy st, s s, 67.6 e Patchen av, 16x90. Kennard Buxton to William H. and Charlotte A. Brettell. 4,500 Quincy st, n s, 409.8 e Reid av, 20x100, h & l. George H. Smith to J. Godfrey Schultz and Irving Bachelier. Mort. \$4,500. 7,200 Quincy st, s s, 185 e Nostrand av, 20x100. William T. Shay to Frank E. Wallace, New York. nom Same property. Frank E. Wallace to Annie E. S. wife of William T. Shay. nom Ralph st, n w s, 200 s w Central av, 50x100. Alfred J. Pouch to Louise Rother. Mort. \$600. 1,200 Ralph st, n w s, 150 s w Central av, 50x100. Alfred J. Pouch to Charlotte Berckmeier. Mort. \$600. 1,200 Scholes st, n s, 50 w Waterbury st, 25x100. Mary S. wife of Charles R. Baker to George Kraemer and Adam Roeder. 700 Seeley st, n w cor Coney Island av, runs north-east along av 225.11 to patent line bet Brooklyn and Flatbush, x along said line - x east to beginning. Coney Island av, w s, 155.1 n Vanderbilt av, runs west 135 x south abt 70 x east abt 55.6 x southeast 73.6 to Coney Island av, x north abt 91.4. Hephzibah W. wife of Ernest T. Churchill to Rollin E. Beers. 1,500 Schaeffer st, n s, 120 w Johnson av, 20x100. Augustus Ivins to Lucy Cunningham. Feb. 12, 1873. 700 Suydam st, n w s, 60 n e Broadway, 40x122.6x 40x123.3. William Schildknecht to William Wehler, Jr. 10,000 Sidney pl, e s, 104 n State st, 22.11x139.3, h & l. Lucetta B. Cake, Northumberland, Pa., to Annie M. wife of A. D. Thurber. 9,600 Skillman st, w s, 121.4 n Lafayette av, 18.2x100, h & l. Mary Johnson to Mary Heischmann. 3,800 Starr st, n w s, 125 s w Johnson av, 25x100. Charles Engert to George Krebs. Mort. \$500. 1,135 Steuben st, e s, 78 n De Kalb av, 60x100. Catharine Burns to James Winship, Buffalo, N. Y. Q. C. nom Stockholm st, s e s, 125 n e Irving av, 25x100. John Rueger to Louisa wife of William Kron-erberger. Mort. \$900. 1,200 Strong pl, w s, 175 s Harrison st, 24.2x109.10. David J. Dean to William M. Dean, New York, 14,000

- Sumpter st, n s, 125 w Hopkinson av, 25x100. Alexander Buderus, New York, to William H. Moore. 675
- Sumpter st, n s, 20 w Stone av, 100x100. Frank McMahon and James C. Harriot to James A. Bills. Mechanics' liens, &c. Morts. \$9,000. other consid. and 200
- Sumpter st, s s, 275 w Saratoga av, 25x100. William Frey to Charles H. Hahn. nom
- Same property. Charles H. Hahn to Catharina Frey. nom
- Scholes st, n s, 50 w Waterbury st, 25x100. George J. Kraemer and Adam Roeder to Anna Buchholz. 800
- Scholes st, n s, 125 w Waterbury st, 25x100. Mary S. wife of Charles R. Baker, formerly Schenck, heir of Chas. Schenck, to Phillip Dieffenbach. 700
- Seigel st, n s, 238 w Morrell st, 42x100, h & l. Isaac H. and Minna Wertheimer, heirs of Zippora Wertheimer, to Thomas Hanrahan. 3,500
- South Elliott pl, e s, 132.6 n Atlantic av, runs east 90 x north 5 x east 10 x north 25 x west 100 to Elliott pl, x south 30. Augustus M. Price to William C. Baker. nom
- Stagg st, n s, 175 w Waterbury st, 25x100. Adam Roeder to Marie wife of Joseph Riedmann. Mort. \$3,000. 5,600
- Stagg st, s s, 75 e Waterbury st, 25x100. Mary S. wife of Charles R. Baker to Peter Hillenbrand. 800
- Thames st, s s, 275 e Bogart st, 25x100, h & l. Elise wife of and John Softy to Anton Spitzmesser. 2,525
- Union st, s s, 90 w 3d av, 40x90. Mary W. Dwight, widow, to Patrick Martin. 2,000
- Union st, s s, 100 e Buffalo av, 45.6x122x—x157. William F. Raxton, exr. Sarah M. Grinnell, to Mary and James Flynn. 74
- Van Brunt st, n e cor Commerce st, 25x90. Patrick Kenney to Thomas Cady. nom
- Van Buren st, n s, 165 w Sumner av, 40x100, h & l. Ferdinand Sloat to Washington Groesbeck. Morts. \$6,000. 13,000
- Warren st, n s, 140 w Hoyt st, 20x100, h & l. Athalia wife of and Herman Heuneke to William G. Scharfenberg. 4,000
- Washington st, w s, 125 s Union av, 25x100, New Lots. William P. Eyring to John Mahoney. Mort. \$500. 875
- Walton st, n w s, 88 s w Throop av, 22x—. William Winter to Conrad Bechtoldt. 2,600
- Walton st, n w s, 120 n e Harrison av, 26x100. Johann Erbacher to George Roth. 4,100
- Wallabout st, n s, 100 e Harrison av, 25x100. Jacob Luick to Reinhold Zdunek and Antonia his wife. 1,200
- 1st st, s e s, 75 n e North 10th st, 25x100. Ellen Flood, as extrx. P. Flood, to Francis Nolan. 1,950
- 1st st, e s, 49.10 s North 11th st, 0.2x50. Ellen Flood, as extrx. P. Flood, to Francis Nolan. 30
- 2d st, s s, 60.8 e Hoyt st, 19x100, h & l. Joseph F. Higgins, Caroline E. wife of James Scovill and Henry C. Higgins to John M. Higgins. Mort. \$2,500. nom
- 2d st, e s, 117.4 n South 9th st, 22.8x104, h & l. Annie wife of Patrick J. Kearney to Theodore E. Green. Mort. \$3,500. 5,000
- Same property. Theodore E. Green to Annie Kearney. Mort. \$3,500. 5,000
- North 2d st, s s, 100 w Graham av, 50x100. Hugh Hutchison to Mary Sheffield. 5,750
- South 3d st, n s, 63 w 6th st, 21x72. Henry Stollmeyer to Mary wife of Cornelius Noonan. 3,550
- South 3d st, s s, 50 e 10th st, 25x20. Mathias Bindrim to Fanny Wallach. 1,225
- 3d st, e s, 80 s North 7th st, 20x65. Michael O'Keefe to Margaret Cumiskey. 2,500
- 4th st, s s, 301.6 e Smith st, 22x100. Henry Clendenning to Louis Viehmann. Mort. \$682. 1,200
- North 5th st, n w cor 3d st, 60x100. Euphemia wife of John Kerwin and Mary Reid, widow, to Gustavus F. Swift, Chicago, Ill., and Edwin C. Swift, Lowell, Mass. Taxes and assessments from Oct., 1883. 4,750
- South 5th st, s s, 25 w 11th st, 25x100. Mathew C. Chambers to Thomas McGarry. 3,300
- 6th st, s s, 247.10 w 7th av, 100x100. Release mort. Equitable Life Assoc. Soc., U. S., to Kate C. Henderson et al., exrs. and trustees I Henderson. 2,500
- Same property. Kate C. Henderson et al., exrs. and trustees I Henderson, to Samuel Winslow, Worcester, Mass. 7,500
- 8th st, n s, 95.9 e 4th av, 11x100. Eliza O. Hill, Rockville Centre, L. I., to Emeline B. Sheldon. Mort. \$2,000. 5,000
- 8th st, No. 465, n s, 361.6 e 7th av, 17x100, h & l. Frederic Schilling to E. Hermena Naething, Montclair, N. J. Morts. \$4,000. 6,500
- 8th st, No. 473, n s, 432.6 e 7th av, 17x100, h & l. E. Hermena Naething, Montclair, N. J., to John F. Hamilton. 6,500
- Same property. Charles Long to same. Morts \$4,000. Q. C. nom
- 8th st, n s, 207.10 w 8th av, 140x100. Kate C. Henderson et al., trustees Isaac Henderson, dec'd, et al., to Charles Long. Q. C. nom
- 10th st, s s, 95.9 w 5th av, 83.4x100. Robert Little to Nathaniel S. Whitmore. 28,000
- 10th st, s s. Party wall agreement. Asa W. Parker with Robert Little. nom
- 11th st, s s, 247.10 e 4th av, 50x100. Emma B. Sheldon to Eliza O. Hill, Rockville Centre, L. I. Morts. \$11,750. exch
- Same property. Release mort. Noah Tebbetts to Richard Marsland. 750
- 11th st, s s, 231.2 e 4th av, 16.8x100, h & l. Emma B. Sheldon to Noah Tebbetts. Mort. &c. 5,250
- 11th st, No. 167, n s, 396.1 w 5th av, 16.8x100. Henry R. Low, Middletown, N. Y., to George N. Messiter. Mort. \$3,500. 5,000
- 13th st, n s, 97.10 e 5th av, 15x100. William Tully to John H. Kemble. nom
- Same property. John Kemble to Ellen Tully. nom
- East 14th st, w s, 150 s Av G, 50x100, Gravesend. Henry C. Morse to Mareta Seacord. 400
- 14th st, s s, 357.10 w 4th av, 40x100. Annie L. wife of and Charles E. Rogers to William M. Hammeal. Mort. \$5,000. nom
- 14th st, s s, 357.10 w 4th av, 40x100, h & l. William M. Hammeal to Signor A. Buckley. Mort. \$5,500. 8,500
- 17th st, n s, 150 w 7th av, 33.4x90. Foreclos. Bernard J. York to Asa W. Parker, Hempstead, L. I. Mort. \$1,325 and interest from May 10, 1884. 2,000
- 24th st, s s, 260 w 4th av, 25x69x25x67. Henrietta Cocroft, widow, and Laura B. Cocroft, of Staten Island, to John Cocroft, Clifton, S. I. Q. C. nom
- 33d st, s s, 450 w 5th av, 25x100.2. Eliza wife of Edwin McConville to Dennis Conway and Eliza his wife. 350
- 45th st, s w s, 100 n w 4th av, 20x80. William A. Fries and Alice his wife to William C. Baker. 425
- 56th st, n s, 325 e 3d av, 25x100.2. Margaret Witman wife of Aaron M., Amityville, L. I., to George T. Horman, Amityville, L. I. 425
- 78th st, s s, 450 e 3d av, 25x100.2. William Moylan to Anders J. Anderson and Eva S. his wife. 1,000
- Atlantic av, s s, 175 w Buffalo av, 99.11x165.1 x75.2x156.10. } Atlantic av, s s, 150 e Saratoga av, 100x100. } Pacific st, n s, 100 e Saratoga av, 100x100. } Herbert C. Smith to George F. Van Doorn. 7,000
- Atlantic av, No. 400, s s, 45 e Bond st, 20x90. John Dahl to Daniel Weirich. 8,375
- Atlantic av, n s, 240 e New York av, 10x149.1. Andrew Miller to Alice M. Lynes. 500
- Same property. Release mort. Edward R. Betts to Andrew Miller. 400
- Atlantic av. Extension party wall agreement. Henry Lindenberg with Frederick W. Lieder. 100
- Bedford av, w s, 108 n De Kalb av, 17.8x100. Charles Benner, Long Island City, to Robert Benner. 50
- Buffalo av, e s, 80 s Union st, 156x—x77x100. William F. Ruxton, exr. Sarah M. Grinnell, to Esther wife of Richard Kelly. 664
- Carlton av, w s, 181.6 s Fulton st, 19.5x100. Ferdinand and Gustave E. Desmedt, Boston, Mass., to Harriet M. wife of William H. Lane, Boston, Mass. nom
- Central av, easterly cor Harman st, 100x100. Theodore F. Jackson et al., trustees Loftis Wood, dec'd, to Adam Hahn. 3,400
- Clason av, w s, 52 n Quincy st, 16x81. David A. Sanborn to Webster C. Powell. Q. C. nom
- Conklin av, s e s, lot 160, map building lots of Henry Conklin and others at Canarsie, Flatlands. Peter Apmann to Henry Lehmann. 100
- Coney Island av, w s, 153.9 n Greenwood av, runs west 151.5 x again west 149.9 to Sherman st, x north 50 x east 147.3 x still east 150.1 to avenue, x south 50, Flatbush. Margaret J. Plum, widow, Jersey City, to Sarah E. Bloomer, Jersey City. 4,000
- De Kalb av, n s, 75 w Reid av, 58.9x—x59.1, gore. Charles B. Hart to Caroline Cohen, widow. Mort. \$1,000. 4,000
- De Kalb av, s s, 280 w Stuyvesant av, 20x100, h & l. Elizabeth wife of and J. George Bommersheim to Katharine wife of William Schwab. Morts. \$3,200. exch and 1,000
- Evergreen av, n s, 46.10 w Grove st, 55.1x84.5x 54x73.7. Release mort. John B. Lott to Jacob A. S. Simonson. 1,500
- Evergreen av, n e s, 75 s e Greene av, 75x100, h & l. Michael J. Gaffney to Frederick Doering. 1,950
- Franklin av, w s, 415 s Willoughby av, 25x100. Jared E. Redfield, Essex, Conn., to Frederick A. Tiffany, Essex, Conn. Q. C. nom
- Flushing av, n s, 365.4 w Marcy av, 75x100. Ann J. wife of Caleb D. Boylston to Charles H. Mennay. nom
- Flatbush av, s w s, 182.10 n Bergen st, 25x61x 26.6x53. Thomas McLaughlin to Catharine L. Beekman. Mort. \$2,500. 8,500
- Gates av, s s, 180 w Patchen av, 20x100. Chat-ham F. and Augustus S. Bedell to John C. Powers. Morts. \$3,100. 3,700
- Same property. Release mort. Ramsay Crooks, trustee for Dupuy & Co., to Augustus S. Bedell. 600
- Gates av, s s, 165 w Ralph av, 20x100, h & l. Charles Benner, Long Island City, to Robert Benner. 50
- Gates av, s s, 365 w Stuyvesant av, 22.6x100. William L. Whiting to Garret Cowenhoven, New Utrecht. Foreclos. 3,000
- Greene av, n s, 340 e Nostrand av, 20x100. Laura J. wife of Robert S. O'Loughlin to Annie E. Weidig. 6,625
- Greene av, s w cor Irving av, 120x80.3x120x85.5. Charles Benner, Long Island City, to Robert Benner. 50
- Graham av, w s, 75 s Frost st, 25x100. Caroline Ottmer to John Doerfler. 5,000
- Hamilton av, n e s, 106.5 n w Woodhull st, 37.2 x58x40x73.2, h & l. Henry E. and Alice Parker, Hanover, N. H., and Henry H. Parker, St. Louis, Mo., to Patrick Crogan. 8,500
- Johnson av, n s, 175 e Humboldt st, 25x100. Margaretha Klueg, individ. and as extrx. G. Klueg, to Balthasar Vielbig and Phlimona his wife. 4,100
- Kent av, w s, 250 s Myrtle av, 50x182.10 to Graham st. Thomas Tracey to Roman Catholic Church of St. Patrick. 6,000
- Kent av, e s, 324.8 s Willoughby av, 25x207.4x 25x207.3. Walter Hutton to Kate M. Stemmermann. 5,000
- Knickerbocker av, n e s, 80 n w Wierfield st, runs northeast 100 x northwest 20 x northeast — to Wyckoff av, x southeast about 276 x southwest 156.11 x northwest 16.2 x southwest to Irving av, x 160 to Wierfield st, x southwest 72' to Knickerbocker av, x northwest 80, a strip 30x260 sold to Manhattan Beach R. R. excepted from above property, partly in Brooklyn and partly in Newtown. James McGee, Plainfield, N. J., to Alfred J. Pouch. 14,175
- Lafayette av, n s, 212.6 w Lewis av, 18.9x100. Patrick F. O'Brien to James Rodwell. 7,000
- Lewis av, s w cor Hancock st, 100x100. Frank Hyde and Adolphus Gload to Charles E. Cozzens and William H. Barton. See Hull st. Mort. \$2,450. 7,000
- Lewis av, w s, 100 n Myrtle av, 25x100, h & l. Williamsburgh Savings Bank to John G. Koerner and Margaretha his wife. Mort. \$2,500. 3,000
- Lexington av, s s, 258.4 e Sumner av, 33.4x100, h & l. William Godfrey to Andrew D. Baird. Mort. \$2,500. 9,000
- Lexington av, s s, 308.4 e Sumner av, 16.8x100. William Godfrey to John Eschenbacher. Mort. \$2,500. 4,500
- Liberty av, s s, 27.6 e Jefferson st, 25x100, h & l, New Lots. John Sakker to Robert W. Finlay and Martha E. his wife. 1,800
- Lee av, e s, 21 n Penn st, 19.8x83.4, h & l. John F. Ryan to William D. Reid. M. \$5,000. 8,250
- Myrtle av, n s, 92.8 w Charles pl, 25x67.1x15x 75.9, h & l. Mary E. wife of Frederick Howler to Elizabetha wife of William Maupai. Mort. \$2,500. 7,000
- Marcy av, w s, 73.10 s Lynch st, 26.2x80.8, h & l. Margaret wife of Nicholas Mulvihill to Fanny Stern. Mort. \$3,250. 6,500
- Marcy av, w s, 150 n Park av, 25x100, h & l. Maria A. wife of Adam Buhler to Charles F. and Emil Wiederhold. Morts. \$4,400. 6,500
- Marcy av, e s, 75 n Hart st, 50x100. Sarah G. wife of and John H. Booth to William Scheer. 6,250
- Montrose av, n s, 50 w Lorimer st, 25x100. Mary Spang, Katie Deusing and John Kunze to John Leyenderker. 2,300
- Manhattan av, w s, 225 n Nassau av, 25x100. Release mort. Riverhead Savings Bank to Charles N. Gerard. 1,250
- Norman av, s s, 56.3 e Guernsey st, 18.9x75. Ernest B. Ackery, Baldwins, L. I., to Mary L. Payne, City Island, N. Y. Sub. to mort. \$2,500. 2,500
- New York av, w s, 100 s Park pl, 155.7 to Butler st, x 100. Joseph W. Hallock to John Bentley. 7,000
- Putnam av, n s, 100 w Tompkins av, 19x100, h & l. John Hayes to Emma H. wife of Daniel W. La Petra. Mort. \$3,500. 7,600
- Putnam av, n s, 370 e Throop av, 40x100. Asa A. Spear to Charles Isbill. 3,440
- Prospect av, s s, 133.4 w 7th av, 116.8x90.2. William B. Baulch to Sophie G. Parker. Morts. 15,000
- Ralph av, n e cor Bainbridge st, 100x110. William H. Scott to Nathaniel W. Burtis. 3,000
- Reid av, n e cor Decatur st, 235x150. Thomas Ennis to Louisa wife of Henry Grasman. Mort. \$9,000. exch
- Reid av, e s, 20 n Halsey st, 58x80. } Cooper av, s s, 100 e Central av, 100x100. } Rufus L. Scott to Charles H. Burtis. 5,500
- Snedeker av, w s, 100 n Broadway, 50x100, New Lots. Release mort. J. C. and H. C. Smith and — Koepke to William M. Miller. nom
- Same property. William M. Miller to James Van Duzer. 2,850
- Seigel av, s e cor Fulton av, 50x100x71x102, New Lots. Albert V. B. Voorhees to Patrick J. McElroy. 2,500
- Sheffield av, e s, 50 s Baltic av, 25x100, New Lots. Lucien Knapp to Thomas S. Williams. C. a. G. 300
- Sheffield av, e s, 50 s Baltic av, 25x100, New Lots. Thomas S. Williams to Henry Ostwald and Maggie his wife. 350
- Schenectady av, e s, 98 s Dean st, 46x100. Charles Head to Lizzie O'Friel. Mort. \$1,000, taxes, &c. nom
- St. Marks av, s s, 365.1 w 4th av, 20.4x100, h & l. Kimball C. Atwood to John L. Childs. Morts. \$7,000. 1,500
- Stone av, w s, 125 s Rapelye av, runs west 200 to Williamson av, x south 45 x east 100 x south 20 x east 100 to Stone av, x north 65, New Lots. John J. Drake to William H. Agnew, Jersey City. 700
- Stone av, s w s, 58.1 n e Sumpter st, 41x13.9x27.7 x19.2. Jane Henry, widow, to Robert Henry. nom
- Throop av, e s, 20 s Kosciusko st, 18.4x75, h & l. Hosea O. Pearce to Annie J. Brown, Huntington, L. I. Mort. \$3,000. 4,500
- Tompkins av, e s, 25 s Lexington av, 75x97. Contract. John Clark to George and Henry Fleer. 13,950
- Union av, s e cor Johnson av, 25x75. Henry Wills to Andreas Meier. 9,500
- Vernon av, n s, 50 e East 29th st, 50x100, Flatbush. John Lefferts and ano., exrs. James McKinney, to Garret Daly. 490
- Wyckoff av, e s, 200 s Division av, 100x100, New Lots. Mary A. Miller to Joseph Robholz, New York. 2,400

Waverly av, e s, 662.6 n Myrtle av, 18.9x100, h & l. William Mainzer to George C. Shafer. Mort. \$3,000. 4,400

Willoughby av, n s, 25 e Grand av, 25x77. Edwin R. Sheridan et al., exrs. and trustees B. Sheridan, to Cornelius N. Hoagland. 10-11 part. 600

4th av, w s, 80 n Warren st, 20x80, h & l. George Rothst in to George N. Robinson. 1/2 part. Mort. \$2,500. 1,000

5th av, s w cor Butler st, 40x90. Partition. George B. Abbott to Thomas Megarr. 3,165

5th av, n w s, 45 n e Butler st, 40x90. Partition. Same to William T. Gutsell. 2,300

5th av, e s, 39 s St. Johns pl, abt 40x100. 5th av, w s, 80 s St. Johns pl, 40x90. Same to Catharine Calder. Partition. 3,700

5th av, e s, 60 s Sterling pl, 60x100. Partition. Same to Bernard Smith. 2,700

5th av, w s, 85 n Butler st, 20x90. Partition. Same to James Cummings. 1,100

5th av, w s, 120 s Butler st, 40x90. Partition. Same to Charles Hagedorn. 1,800

5th av, s e s, 99.3 s w 7th st, 0.9x96.10. Marie Ray to Catharine Payne. Q. C. nom

6th av, e s, 100 n 8th st, 50x77.10. Noah Tebbets to Thomas Butler. 4,000

5th av, north cor President st, 95x92. William Corrigan to Thomas Corrigan. 1/2 part. Sub. to mort. \$31,000. nom

6th av, s e cor 10th st, 695.10 to 7th av, x140.7x 695.10x137.6 along av. Release mort. Equitable Life Assurance Soc. to Kate C. Henderson et al., exrs. and trustees I. Henderson. 7,000

Coney Island plank road, w s, lot begins 50 s of Adams st and 76.3 e of w s of Short st, and runs south 26.1 x east 81 to said w s Coney Island plank road, x north 27 x west 87. Flat-bush, subject to street widening. Margaret J. Plum, widow, Jersey City, to Sarah E. Bloomer, Jersey City. 1,500

Cowenhovens lane, s s, 151.3 e Stewart av, 48.8x 126.3x48.4x120, New Utrecht. Boyce J. Egan to John F. Tyson. 550

Interior lot, 100 n Warren st and 187.1 w Court st, runs west 20 x north 69.8x20x69.8, h & l. 4,150

Interior lot, 100 n Warren st and 227.1 w Court st, runs west 20 x north 69.8x20x69.8, h & l. William Taylor to Moses Chichester. Mort. \$2,000. 4,150

Interior lot, 25 e Sheffield av, &c., runs north 28.11 x east 25 x south 28.11x25, New Lots. Ida L. wife of and J. K. Powell to Frederick E. Pitkin. 150

State road, n e s, 50 n w land John Woolsey, 3x150, New Utrecht. 150

State road, n e s, 24.11 w land John Woolsey, 34x150, New Utrecht. Also right of way. Ida wife of Simon W. Du Bois to Andrew J. Cropsey. 1,000

State road, n e s, 58.11 n w land Woolsey, 50x 43.7, irreg, New Utrecht. 1,000

Sate road, n e s, adj land Woolsey, 6x150.9x 106.5x43.7, New Utrecht. Peter W. McIndoe to Andrew J. Cropsey. 2,800

Order of Surrogate establishing heirship of Alfred C. Clark to real estate in Brooklyn and elsewhere late the property of Edward Clark, dec'd.

WESTCHESTER COUNTY, N. Y.

OCTOBER 1 TO 7—INCLUSIVE.

EASTCHESTER.

Butler, Margaret—Margaret Champion, e 1/2 lot No. 995 on s s 10th av, 50x114. \$1,050

Mack, John—Katharina Mack, lot No. 25 on map of Washingtonville. 225

Phipps, Edward L. E.—Frederick Mager, lot No. 13, on e s 9th av, abt 50x130. not given

Mager, Frederick—Erastus D. Duncan, same property. 425

Luger, Charles—Elizabeth Beban, lot No. 270, on e s 4th av, 22x105. 2,025

Atkinson, Thomas—Daniel J. Devoe, lot No. 48, at junction of 1st av and 5th st, 100x105. 975

Brennan, Owen W., et al., by F. P. Foster, ref.—Catharine E. Evers, s w s 11th av, 230 s e 1st st, 100x105. 2,705

Same—Hannah J. Murphy, s w s 11th av, 230 s e 1st st, 105x200. 930

Horton, Sarah V.—Martha H. Forrester, lot No. 11, on e s 1st av, 33x78 1/2. 1

Van Garrel, Frederick C.—Sirdaniel A. Moseman, lot No. 22 on n s Adams st, 1 acre. 1

Morrison, Elizabeth J. and David—John J. Rich, lot No. 435 on w s 5th av, 100x105. 2,500

Kleinschmidt, Louis, et al.—George Twidy, lot No. 94 on n w s Union st, 100x100. 725

Clayton, William, et al.—Josephine V. Hassell, lot No. 1017 on w s 15th av, West Mt. Vernon. 500

EASTCHESTER AND NEW ROCHELLE.

Davis, Francis H.—New Rochelle Water Co., road leading from Eastchester to Coopers Corners, 8 acres. 1,000

NEW ROCHELLE.

Cutts, Hannah—Henrietta M. Wells, lot on s w s Centre st. 3,430

WESTCHESTER.

McAllister, Henrietta P.—Martin Lus and wife, lot No. 449, on n s 13th av, 105x114. 320

Johnson, John—James Wilson, lot No. 69, on s s 11th av. 275

Booth, William—Martin Gajelski, part lots Nos. 412 and 377, on n s 14th av, 55x114. 85

Same—same, part lot No. 377, on n s 14th av, 50x114. 70

WHITE PLAINS.

Welsh, Margaret K.—Josephine Munn, 42 acres on North st, adj Thomas W. Dick. 1

Munn, Josephine—Henry Welsh, same property. 1

Harris, Robert W.—Margaret A. Mills, lot on e s Bronx River, adj John W. Mills. 1

YONKERS.

Flagg, Julia B., et al., exrs. of Ethan Flagg—Wm. W. Ellsworth, lot on e s Palisade av, adj Wm. H. Sweeny, 136-1,000 acre. 2,000

Van Pelt, Reuben W.—Emily S. Van Pelt, lots Nos. 65, 67 and 69 and part 71 on w s Buena Vista av, 90x125. 9,000

Van Pelt, Emily S.—Halcyon Skinner, same property. 1

Andrews, Edwin—Samuel P. Holmes, lots Nos. 197 and 199 on w s Buena Vista av, 332 ft. s Vark st. 7,600

Hurd, Asa—John Harriman, lot on e s Main st, 109 1/2 s another st. 6,000

Andrews, Hamlin J.—Helen C. Lewis, lot on s s Highland av, 166 1/2 w South Broadway. 6,500

Crane, Mary D. and James F. D.—William D. Smith, part lots Nos. 21 and 22 on s e cor Vineyard av and Myrtle st, abt 50x100. 3,000

Hubbard, Murray—Margaret Butler, lot No. 195 on s s Centre st. 300

Prince, Irene F. and Alanson—Ellen Calahan, lot No. 35 on n s Washington st, 25x100. 775

Hoyt, Anson B.—Reuben W. Van Pelt, lots Nos. 65, 67 and 69 and part 71 on w s Buena Vista av, 90x125. 23,000

MORTGAGES.

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the true for which it was given, and the amount. The general dates used as headings are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

NEW YORK CITY.

OCTOBER 2, 3, 5, 6, 7, 8.

Armstrong, Henry, to Lucretia Higgins. 27th st, s s, 406 e 9th av, 22x98.9. July 2, due July 1, 1890, 5%. \$5,000

Baker, Josephine, wife of and George, to THE WEST SIDE SAVINGS BANK. 116th st, n s, 143.4 w 2d av, 16.8x100.10. Oct. 2, due Nov. 1, 1886, 5%. 3,000

Birnbaum, Pauline, wife of Emil P., to James Kerfoot. Franklin av. P. M. Oct. 1, 5 years, 5%. 1,300

Bretton, Bartholomew, to THE GERMAN SAVINGS BANK, City New York. 57th st, Nos. 421 and 423, n s, 225 w 9th av, 50x100.5. Oct. 1, due Oct. 2, 1886. 55,000

Bryant, Charles, to THE MUTUAL LIFE INS. CO., New York. 145th st, St. Nicholas av, New av. P. M. Oct. 2, due Oct. 3, 1886, 28,000

Same to John C. and Robert M. Vanden Heuvel. Same property. Oct. 2, 3 yrs, 5%. 6,500

Burke, Walter, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. Norfolk st, No. 17, w s, abt 50 n Hester st, 25x50. Oct. 1, 1 year. 1,500

Butler, Jacob D., to Seth M. Milliken and Leon Mandel. 116th st, s w cor 6ta av. 225x100.11. Building loan. Oct. 2, 1 year. 85,000

Barrie, William, Hoboken, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. 28th st, s s, 200 e 10th av, 25x98.9. Oct. 6, 1 year. 2,500

Blumenberg, Bernhard, to Susan S. Pote. 2d av, w s, 80 n 58th st, 20x65. Oct. 17, 3 years, 5%. 1,000

Brennan, William and Nicholas J. Reville to Elizabeth Seitz. 70th st, n s. P. M. Oct. 5, 1 year, 5%. 8,000

Berndt, Joseph, to Edward Kearney. 10th av, 83d st. P. M. Oct. 8, 1 year, 5%. 15,000

Bishop, Sarah A., wife of and T. Brigham, to THE MUTUAL LIFE INS. CO., New York. 123d st, n s, 345 w 6th av, 15x100.11. Oct. 5, 1 year, 5%. 8,000

Bradford, Sarah F., New Orleans, La., to Sarah H. Farley. 79th st. P. M. Oct. 3, due in Oct., 1888, 5%. 10,000

Crimmins, John D., to Rutherford Stuyvesant. 11th av, 59th st, &c. P. M. Oct. 3, due Oct. 5, 1886, 4 1/2%. 20,000

Cary, Alanson, and Edward A. Moen, to THE BANK FOR SAVINGS in the City of New York. 28th st, n s, 304.1 e 8th av, 124.2x98.9, x west 49.9 x south 10 x west 74.7 x south 88.9. Oct. 6, 1 year, 4 1/2%. 53,000

Curry, John, to Jeremiah Higgins. 124th st. P. M. Oct. 1, 5 years, 5%. 3,000

Campbell, Bartley, to Wolf Dazian. 81st st, Nos. 307 and 309, n s, 150 e 2d av, 50x102.2. This instrument was recorded on the 25th of Sept. and again on the 26th of September. Sept. 24, demand. 5,000

Demmerle, Anton, Brooklyn, to Crowell Hadden, as exr. C. Hadden. Ridge st, No. 50, e s, 125 n Broome st, 25x100. Oct. 3, 5 years, 5%. 4,000

De Witt, Frank E., to Thomas Mackellar. 118th st, n s, 150 w 1st av, 25x100.10. Oct. 2, 1 month. 4,000

Dresher, Barnet, to Charlotte Hastorf. Suffolk st. P. M. Oct. 1, installs. 4,000

Durand, Victor, to Henry Randel, trustee of Mary R. Baremore. 145th st, s s, 500 w 11th av or boulevard, 25x99.11. Aug. 12, installs. 2,200

Davies, David T., and Anthony McOwen to George W. Van Sicken, trustee for Elizabeth N. Lathrop. 134th st, n s, 14.11 w Brown pl, 15.4x70. Sept. 22, 1 year, 5%. 2,500

Same to same. 134th st, n s, 30.4 w Brown pl, 15.8x70. Sept. 22, 1 year, 5%. 2,500

Same to Charles V. Faile, exr. Edward Faile. 134th st, n w cor Brown pl, 14.11x75. Sept. 22, 5 years, 5%. 3,000

Deneufville, Anna M., Anna A. Halbran, Maria L. Evans and Solomon B. and Sarah M. Deneufville to Gilbert J. Bogert. 7th av, w s, 23 n 20th st, 23x91.7. Sept. 6, due Oct. 7, 1890. 1,100

Donnelly, Mary M., to THE MUTUAL LIFE INS. CO., New York. Willis av, w s, 75 s 140th st, 25x106. Oct. 5, 1 year. 1,000

Francklyn, Susan S., wife of and Charles G., to Amelia Kerr and ano., exrs. Henry A. Kerr. East Broadway, s s, 125 e Montgomery st, 23x78.5x23x77.11. Oct. 1, 3 years, 5%. 7,000

French, Phoenix W., Plainfield, N. J., to Charles T. French. Chatham st, e s, 113.2 (?) n Frankfort st, runs south 113.10 (?) to Frankfort st, x east 136.3 x north 107.3 x west 124.3, being known as French's Hotel, and in part as Nos. 9 and 11 Chatham st. 1-10 part. Aug. 27, due Sept. 14, 1885, 5%. 84

Same to same. Same property. 1-10 part. Feb. 19, 6 months, 5%. 600

French, Henry B., to same. Same property. 1-10 part. Feb. 19, 6 months, 5%. 1,800

Same to same. Same property. 1-10 part. Aug. 27, due Sept. 14, 1885, 5%. 252

French, Louis, Brooklyn, to Charles T. French. Same property. 1-10 part. Feb. 19, 1885, 6 months, 5%. 600

Same to same. Same share of same property. Aug. 27, due Sept. 14, 1885, 5%. 84

French, Henry B., to Matilda French, widow. Chatham st, east cor Frankfort st, runs south 135.8 x east 107.3 x northwest 124.3 to Chatham st, x 114.10; 3d av, n e cor 55th st, 25.5x110; 3d av, s w cor 30th st, 98.9x120; Gramercy Park, w s, 26.4 s 21st st, 26.4x110; Av A, s e cor 55th st, runs east 246 to East River, x south to 54th st, x west 5 x west to Av A, x north 25.10 x east 80 x north 50 x west 80 to Av A, x 100.5; Av A, n e cor 55th st, 100.5 x 180. All title. Aug. 2, 1883, 1 year. 1,000

Fernschild, William, to Sarah Oakley, Brooklyn. 104th st, n w cor 4th av, 18x75.5. Oct. 2, 1 year, 5%. 10,000

Same to THE EXCELSIOR SAVINGS BANK, New York. 104th st, n s, 18 w 4th av, runs north 57 x west 0.6 x north 17 x west 15.2 x south 74 to 104th st, x east 15.8. Oct. 1, 1 year, 5%. 5,000

Same to same. 104th st, n s, 33.8 w 4th av, 2 lots, each 15.8x74. 2 mort., each \$5,000. Oct. 1, 1 year, 5%. 10,000

Same to same. 104th st, n s, 65 w 4th av, 15x 74. Oct. 1, 1 year, 5%. 5,000

Fitzpatrick, Peter E., to Isaac Hochster and ano., exrs. Moses Stern. Essex st. P. M. Oct. 5, 5 years, 5%. 13,600

Gannon, Terrance, to Anthony A. Hughes. Lexington av. P. M. Sept. 30, demand. 3,450

Garrick, Catharine, widow, to THE MUTUAL LIFE INS. CO., New York. Roosevelt st, w s, 220 s Chatham st, runs south 50 x west 56 x south 1.11 x west 44.10 x north 50 x east 100; Water st, n s, 91 w Market st, 111.10x60. Oct. 2, 1 year, 5%. 34,000

Greenly, Cornelia M., Orange, N. J., to Caroline Wandell. 74th st, s s, 240 e Madison av, 20x102.2. Oct. 2, 3 years, 5%. 5,000

Grady, Annie E., wife of John H., to Alice Biglin. Strong av. P. M. Oct. 1, 5 years, 5%. 2,000

Gillie, James B., Alexander Walker and Martha A. wife of Judson Lawson to Charles M. Marsh. 104th st. P. M. Oct. 7, 6 mos 14,000

Guggenheimer, Randolph, to THE MUTUAL LIFE INS. CO., New York. Av A, n e cor 55th st, 100x180; Av A, s e cor 55th st, runs east 246 to East River, x southwest along river to n s 54th st, at point 49 east Av A, x west 49 to Av A, x north 20.10. Oct. 8, 1 year, 5%. 80,000

Grimm, Caroline C., and Caroline Grunewald to Henry G. Peters. 1st av, e s, 50.5 n 117th st. P. M. Oct. 1, 1 year. 2,000

Same to Teresa wife of Matthew Coogan. Same property. Oct. 1, notes. 1,000

Hamilton, George J., to Edward Oppenheimer and Isaac Metzger. 9th av, 69th st. P. M. Sept. 28, due Jan. 1, 1887. 55,000

Hayes, Cornelia G., to THE BOWERY SAVINGS BANK. Greenwich st, No. 291, e s, 94.1 s Chambers st, runs south 26.3 x east 71.3 x south 1.1 x east 24.11 x north 40 x west 30.7 x south 14.10 x west 79.3. Sept. 22, 1 year, 5%. 14,500

Higgins, James, and John Keating to Alexander Hamilton et al., trustees Liverpool & London & Globe Ins. Co. 2d av, No. 1460, e s, 52.2 n 76th st, 25x89. Oct. 1, 3 years, 5%. gold, 14,000

Same to same. 2d av, No. 1462, e s, 77.2 n 76th st, 25x89. Oct. 1, 3 years, 5%. gold, 12,000

Same to same. 76th st, No. 303, n s, 89 e 2d av, 27.8x108.4x27.3x108.4. Oct. 1, 3 years, 5%. gold, 16,000

Same to same. 2d av, No. 1458, e s, 27.2 n 76th st, 25x89. Oct. 1, 3 years, 5%. gold, 10,000

Same to same. 2d av, No. 1456, n e cor 76th st, 27.2x89. Oct. 1, 3 years, 5%. gold, 23,000

Hale, Edward, Haverhill, Mass., and Lucy L. his wife, to Samuel C. Hale, Boston, Mass. Broadway, Nos. 345 and 347, and 92-96 Leonard st, being Broadway, s w cor Leonard st, 56x149.2x49.7x156; Broadway, Nos. 305, 307 and 309, n w cor Duane st, 75x105x75.4x105. Oct. 1, 3 years. 12,000

Handwerk, Joseph, to Jacob Grebenstein and Christina his wife. 109th st, s s, 150 e 2d av, 25x100. Oct. 1, due Jan. 1, 1889, 5%. 6,000

Harding, Emma B., wife of and Phillip W., to Henry Burden, as trustee of Henry Burden. 56th st, No. 58, s s, 122 e Madison av, 22x100.5. Oct. 3, due Dec. 1, 1888, 4 1/2%. 25,000

Hays, Mary, wife of and Michael, to THE BOWERY SAVINGS BANK. 1st av, s w cor 25th st, 24.10x75. Oct. 5, 1 year, 5%. 6,000

Hewitt, Minerva B., widow, to Minnie Bayer, guard, of Stephen A. and Edwin M. Bayer. 44th st, s s, 430 w 6th av, 15x100.4. Oct. 2, 5 years, 5%. 8,000

Hoffstadt, Isidor, to George N. Manchester and William N. Philbrick, of Manchester & Philbrick. 2d av, w s, 24.5 n 105th st, 25x94. Sub. to all mortg. Oct. 3, notes. 3,917

Hume, Thomas, to James A. Hume. 1st av, No. 361, n w cor 21st st, 24.9x77.11. Sept. 28, 3 years, 5%. 5,000

Hyland, James, to Josiah A. Hyland. Street bet Union av and lands of St. Johns College, s w s, 50x100, being lot 201 on map by Andrew Findlay; same st, n e s, 50x157.6, being lot 203 on same map; Hoffman st, southerly cor street running parallel to Union av, 50x100, being lot 200 on same map; street running parallel to Union av, n e s, 50x157.4 to land St. Johns College, x 50x157.6, being lot 204 on same map, excepting parcel 50x50. May 1, 1883, 1 year. 115

Jantzer, Elizabeth, to John J. Roese. Monroe st, No. 89, n s, abt 135.7 e Pike st, 25x100. June 15, 3 years, 5%. 8,000

Jones, James J., to Salomon Marx and Eliza Guggenheimer. 3d av, n e cor 83d st, 82.2x 67.3. Sept. 30, notes. 6,000

Jones, William G., to William E. Wheelock. 158th st. P. M. Oct. 1, installs, 5%. 5,900

Jenner, Frederick, mortgagor, with Jacob H. Warner. Extension of mortgage at 5% int. Oct. 7.

Jones, Arthur M., to Mary T. Foster. Warren st, No. 52, and 122 Chambers st, begins Warren st, n s, 125 e College pl, 25x175.10 to Chambers st, x 25x175.10. 1/8 part. Oct. 1 year, 3,000

Kaufmann, William, to Simon E. Bernheimer and August Schmid, of Bernheimer & Schmid. South st, No. 192. Lease and fixtures of saloon. Oct. 5, note, demand. 1,000

Koch, Augusta, wife of and William, to Jacob Winkler. North 3d av, e s, 69.6 n 167th st, 25x120 x abt 26x120. Oct. 5, 5 years. 700

Kalb, August, to Isaac Kann. 49th st, No. 315, n s, 177.4 e 2d av, 17.5x100.5. Oct. 1, due July 1, 1887, 5%. 2,000

Kearns, Patrick, to Adam Weiffenbach. 143d st, s s, 125 e Willis av, 16.8x100. Oct. 2, 3 years. 800

Klein, Salomon, to Emanuel Isaac. Broome st. Nos. 215 and 217, s s, 100 e Essex st, 50x100. All title. Oct. 1, 1 year. 4,500

Krulewicz, Lewis, and Adam Munch, to Joseph Dellert. Mulberry st. P. M. Oct. 1, 1 year, 5%. 5,500

Keller, Francis X., to Cadwalader E. Ogden, trustee for Miuna wife of Sidney De Kay, formerly Craven. 35th st, s s, 250 e 8th av, 25x98.9. Oct. 2, 5 years, 4 1/2%. 10,000

Kessler, Anthony, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. Convent av, formerly 9th av, w s, 49.4 s 127th st, 50x135x 50.1x135. Oct. 8, 1 year. 23,000

Lamb, Hugh, East Orange, N. J., and Charles A. Rich, Short Hills, N. J., to THE EQUITABLE LIFE ASSURANCE CO., U. S. 11th av, e s, 65 s 75th st, runs east 36.6 x southeast 9.8 x east 19.6 x south 11.1 x west 63 to 11th av, x north 18.5. October 8, due Jan. 1, 1887. 9,000

Same to same. 11th av, s e cor 75th st, runs east 41 x south 25.6 x southeast 8.2 x south 7.8 x west 11.5 x north 12.10 x west 36.5 to av, x north 25. Oct. 8, due Jan. 1, 1887, 14,000

Same to same. 75th st, s s, 41 e 11th av, runs south 25.6 x southeast 8.2 x south 13.9 x southeast 5.7 x south 23.10 x east 11.3 x north 72.5 to st, x west 22. Oct. 8, due Jan. 1, 1887. 10,000

Same to same. 11th av, e s, 45 s 75th st, runs east 36.9 x south 3.8 x east 0.4 x southeast 4.9 x east 11.11 x south 18.11 x west 8.3 x northwest 9.8 x west 36.6 to av, x north abt 20. Oct. 8, due Jan. 1, 1887. 9,000

Same to same. 11th av, e s, 83.6 s 75th st, 18.8x63. Oct. 8, due Jan. 1, 1887. 10,000

Lutz, Peter, to Katharina Keller. Pitt st, e s, 75 s Stanton st, 25x100. Oct. 1, due Jan. 1, 1895, 5%. 10,000

Leckerling, William, to THE MUTUAL LIFE INS. CO., New York. 1st av, No. 937, w s, 77.5 s 52d st, 28x100. Oct. 6, due Oct. 5, 1886, 5%. 5,000

Moore, Maurice, to Philip L. Meyer. Canal st. P. M. Oct. 5, 2 years. 1,000

Murray, Margauriet A., to Philip Quinlan. 7th av, s w cor 103d st. Sept. 18, secures notes. 482

Malawista, Charles, to Henry Hornstein. Suffolk st, No. 24, e s, 149.8 s Grand st, 25.4x100. Oct. 1, 2 years. 4,000

Mara, Edward, to John Parsons. Pierce st. P. M. Oct. 3, due Oct. 1, 1888. 500

Manning, Kate, to THE MANHATTAN SAVINGS INST. 11th st, No. 61, n s, 213 e 6th av, 24x 103.3. Oct. 1, 1 year, 5%. 3,000

Martin, William A., to THE UNION DIME SAVINGS INST., New York. Bowery, Nos. 45 and 47 and Nos. 21, 23 and 25 Chrystie st, begins Bowery, e s, 185.7 n Bayard st, runs east 69.9 x south 40.1 x east 7.6 x south 20 x east 119.4 x north 62.9 x west 30 x north 37.2 x west 15.9 to Bowery, x south 39.8. Oct. 3, due Nov. 1, 1888, 4 1/2%. 100,000

McGillivray, Catherine, wife of and Hugh, to Andrew B. Humphrey. 166th st, s s, 188.4 w 4th av, 29.2x100.11. Sub. to a mort. Oct. 3, 8 months. 1,300

McGrath, Joseph, and Elizabeth his wife, to Thomas H. Cook. Water st, No. 607, s s, abt 105.10 e Montgomery st, 21 x abt 70. Oct. 2, due Mar. 31, 1886, 5%. 300

Miles, John, to Samuel F. Pease. 143d st. P. M. Oct. 1, installs, 4%. 1,000

Moore, Bridget, to Josiah A. Hyland. Hoffman st, s e cor College av, 50x50. Dec. 27, 1881, 1 year. 125

Moore, Maurice, to Clarence Tucker, Islip, et al., exrs. and trustees G. W. Tucker. 57th st. P. M. 2 years, 5%. 65,000

Moore, Thomas, to Jane B. wife of Ulysses D. Eddy. Secures bond of Thos. Moore and John McLaughlin. Av A, 75th st. P. M. Oct. 1, 1 year. 22,000

Same to Felix Connor, New York, and John Graham, Sea Cliff, L. I. 87th st. P. M. Oct. 1, due Oct. 2, 1886, 5%. 10,500

Moser, Helen A., wife of William, to Siegmund T. Meyer. 57th st. P. M. Oct. 5, 1 year, 5%. 5,000

Mulligan, Catharine, wife of Dennis, to John Parson. Northern terrace, s w cor Westchester av, runs west 325 x south 200 x east 62.8 to Spuyten Duyvil Parkway, x 397.6 to Westchester av, x north 4.9. Sept. 28, 5 years, 1,500

Murray, Margauriet A., to Matilda Myers. 2d av, s w cor 103d st, 25.9x105. Sub. to mort. \$8,000. Oct. 1, 1 month. 1,200

Myers, Lewis, to Catharine R. Seabury. 35th st, n s, 94 e 8th av, runs north abt 47.6 x east 0.6 x north 51.3 x east 18.9 x south 98.9 to st, x west 19. Oct. 5, due Oct. 1, 1890, 5%. 10,000

Moral, David, to Mathilde Von Ellert. 51st st, No. 425, n s, 219 e 1st av, 16.8x100. Oct. 8, 1 year. 600

Moser, Robert, to Mathilda Moser. 77th st, s s, 157 e 2d av, 25x102.2. Oct. 8, due Jan. 1, 1886. 6,000

Munson, C. La Rue, Williamsport, Pa., to Addison Candor, same place. Av A, w s, 80 n 86th st, 56.6x100x56.2x100. Oct. 1, 3 months. 6,000

Nafz, Charles A., to George Reichardt. 61st st. P. M. Sept. 29, installs, 5%. 5,000

Nones, Joseph B., to Serena and Caroline L. Nones. 121st st, s s, 66.8 w 1st av, 33.2x104. Aug. 21, 1 year. 2,500

Norton, Mary E., wife of and Patrick, to Leonor de Baudy, widow, Havre, France. 61st st, s s, 241 w 3d av, 19x100.5. Sept. 12, 3 years, 5%. 15,000

Nash, Maurice, to Andrew J. Skinner. 8th av, s e cor 123d st, 25.3x100. Oct. 6, demand, 8,000

Same to same. Same property. Oct. 6, demand. 7,000

Oppe, Augusta C., wife of and Ernst W., to Henry Hornstein. 124th st, n s, 185 w 5th av, 23x100.11. Oct. 6, due Oct. 1, 1888, 5 1/2%. 6,000

Oberndorfer, Joseph, of Sherman, Texas, to Morris Schneider, of same place. Lexington av, e s, 21.6 s 70th st, 21.6x80.6; also Nos. 227 to 231 75th st, n s, 230 w 2d av, 75x102.2; also 117th st, s s, 135 e 4th av, 20x100.11; also 117th st, s s, 155 e 4th av, 60x100.11. All title. Sept. 4, 3 years, 8%. 4,000

O'Brien, Patrick J., to Euphemia S. Coffin. 145th st, New av. P. M. Sept. 23, due Oct. 1, 1887. 45,500

Same to Euphemia Sloane. Same property. P. M. Sept. 23, due Oct. 1, 1886. 30,000

Odenheimer, Alexander, to John J. Hammel. 42d st, No. 310, 175 w 8th av, 25x98.9. Sept. 1, 5 years, 5%. 5,000

Powers, Delia, to Mary J. Barrett. Division st, No. 15 1/2, s s, abt 167 e Catharine st, 12.6 x abt 69.9. Sept. 25, 3 years, 5%. 4,000

Peetsch, Henry C. L., to Samuel W. Milbank. Willis av, s w cor 144th st, 100x111.6. Oct. 2, 3 years, 5%. 4,000

Pinneo, Kate H., widow, Elizabeth, N. J., to Rachel A. wife of Joseph Ellis. Fulton av, Woodruff st. P. M. Oct. 1, 5 years, 5%. 1,000

Primrose, George H., and Emma J. his wife, to Belle Clark. 131st st, s s, 325 e 8th av, 16.8x 99.11. Oct. 1, due Oct. 12, 1885. 4,000

Roth, Markus, to Ludwig Heck. Allen st. P. M. Oct. 1, 5 years. 4,000

Rhoades, Anne G., wife of and J. H., to Charles Wehrlane and THE CENTRAL TRUST CO., New York, trustees for Matilda and Albert Hallgarten. Madison av. P. M. Oct. 5, 1 year, 4 1/2%. 32,500

Reidenbach, Peter, to Charles L. Regnault. Eldridge st, e s, 160 n Delancey st, 25x87.6. Oct. 8, 5 years, 5%. 4,500

Schwarzler, Joseph, to John R. M. Henderson or Hernz, exr. R. M. Henderson or Hernz. 10th av. P. M. Oct. 5, 6 months. 20,000

Steffan, Henry W., to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. 56th st, s s, 190 e 9th av, 35x100.5. Oct. 8, 1 year. 29,000

Same to same. 56th st, s s, 100 e 9th av, 3 lots, each 30x100.5. 3 mortg., each \$27,000. Oct. 8, 1 year, one date of maturity omitted. 71,000

Schneider, George and Barbara his wife, to Adam Kessler. 153d st, s s, 700 e Courtlandt av, 25x100. Sept. 30, 2 years, 5%. 1,000

Schwarzler, Joseph, to Julius Lipman. 5th av, e s, 106.11 n 86th st, 19x102.2. Oct. 1, 11 months. 12,500

Same to same. 5th av, e s, 87.10 n 86th st, 19x 102.2. Oct. 1, demand. 12,500

Semel, r'anny, widow, to Henry Ehrman. 78th st, s s, 195 e 2d av, 17.6x102.2. Oct. 1, due Jan. 1, 1891, 5%. 3,000

Smith, Ferdinand R., to Jane A. Burns, widow, Brooklyn. Grand st, s w cor Chrystie st, 50.6

x75, also all title in and to bond and mortgage for \$20,000. Sub. to mort. \$2,000. Oct. 1, 1 year. 7,000

Semel, Isaac, to Henry Ehrman. 78th st, s s, 177.6 e 2d av, 17.6x102.2. Oct. 1, due Jan. 1, 1891, 5%. 3,000

Smith, Martha M., to Benjamin F. Curtis. 23d st, No. 449 W., n s, 22x117.6. Lease. July 30, 2 years. 1,000

Smith, Welthea C., wife of Clinton H., to The Twenty-fourth Ward Real Estate Assoc., New York. Southern Boulevard and Decatur av. P. M. June 29, due Oct. 1, 1889. 8,000

Speyer, Sophia, wife of and George J., to Eliza Dingeldein. 77th st. P. M. Sept. 1, 10 years, 5%. 2,500

Stacom, William, to Rosalie wife of Henry Meyers. 82d st. P. M. Oct. 1, installs. 3,500

Scherr, Henry, to James Higgins and John Keating. 2d av, 76th st. P. M. Oct. 6, 4 years. 6,000

Shaughnessy, Margaret, to Ellen wife of Patrick J. Walsh. Washington st, e s, 64.9 s Amos st, runs east 103 x southeast 7 x southwest 21 x southeast 4.9 x west 84 to Washington st, x north 26. Sept. 30, 2 years, 5%. 11,000

Sheridan, Mary A., widow, to James Dowd, West Hoboken, N. J. Manhattan st, lot 115 map Manhattanville, map mutilated and useless. Mar. 2, due Mar. 1, 1888, 5%. 1,600

Smith, Richard P., Richmond County, N. Y., to Frank T. Robinson. 43d st, No. 64, s s, 125 e 6th av, 20.8x100.5. Lease. Oct. 6, indemnity. 16,000

Tier, Daniel, to William M. Ivins, as Chamberlain, New York City. 2d av, s e cor 1st st. 47.11x105x72.7x93.3. Oct. 6, 1 year, 4 1/2%. 16,000

The Church at Harsenville, &c., known as Bloomingdale Reformed Church, City New York, to THE MUTUAL LIFE INS. CO., New York. Broadway, n e cor 68th st, 112.5x 148.10x100.4x97.6. Sept. 28, due Sept. 1, 1886, 5%. 70,000

The Equitable Gas Light Co., New York, to THE MUTUAL LIFE INS. CO., New York. East River, 1st av, 41st and 42d sts—the block, with land under water. Sept. 30, due Oct. 3, 1886, 5%. 250,000

The Equitable Gas Light Co., New York, to Rutherford Stuyvesant. 58th and 59th sts. P. M. Oct. 3, due Oct. 5, 1886, 4 1/2%. 150,000

Thornton, John P., to Thomas C. Ennever. 88th st, s e cor Lexington av, 36.8x100.8. Oct. 7, due April 8, 1886. 3,700

Vandevort, Charles H., to Charles Lanier, in trust for Alexander C. Lanier. 3d av, w s, 125.11 s 101st st. P. M. October 2, 5 years, 5%. 17,500

Same to Greenwood Cemetery, Brooklyn. 3d av, w s, 100.11 s 101st st. P. M. Oct. 2, 5 years, 5%. 17,500

Same to same. 3d av, w s, 75.11 s 101st st. P. M. Oct. 2, 5 years, 5%. 17,500

Same to same. 3d av, w s, 50.11 s 101st st. P. M. Oct. 2, 5 years, 5%. 17,500

Same to George M. Miller and ano., trustees L. R. Marshall. 3d av, w s, 25.11 s 101st st. P. M. Oct. 2, 5 years, 5%. 17,500

Same to Stephen Duncan, Natchez, Miss. 3d av, s w cor 101st st. P. M. Oct. 2, 5 years, 5%. 20,000

Same to Paulina A. Morgan, widow. 101st st, s s, 98 w 3d av. P. M. October 2, 5 years, 5%. 10,000

Same to Henry S. Fearing et al., trustees Amey R. Sheldon, Newport, R. I. 100th st, n s, 98 w 3d av. P. M. Oct. 2, 5 years, 5%. 10,000

Same to Samuel D. Babcock and ano., exrs. and trustees Joel Wolfe. 3d av, n w cor 100th st. P. M. Oct. 2, 5 years, 5%. 20,000

Same to Mary M. Lanier et al., exrs. in trust for Margaret L. Pumpelly. 3d av, w s, 150.11 s 101st st. P. M. Oct. 2, 5 years, 5%. 17,500

Same to Thomas R. A. and William H. Hall, of William Hall's Sons. 3d av, n w cor 100th st, 75.11x98. Sub. to mortg. \$55,000. Oct. 2, 6 months. 5,000

Same to William Stone. 3d av, w s, 25.11 s 101st st, 50x98. Sub. to mortg. \$35,000. Oct. 2, due April 1, 1886. 3,000

Same to same. 3d av, s w cor 101st st, 25.11x 98. Sub. to mortg. \$20,000. Oct. 2, due April 1, 1886. 2,000

Same to same. 3d av, w s, extdgd from 100th st to 101st st, 201.10x125. Sub. to mortg. \$175,000. Oct. 2, due Jan. 1, 1886. 7,000

Same to William Stone, Frank R. Houghton and John W. Haaren. Same property. Sub. to mortg. \$182,000. Oct. 2, due April 1, 1886. 31,639

Same to John W. Haaren. Same property. Sub. to mortg. \$213,639. Oct. 2, 6 mos. 13,720

Varian, Francis M., and Mary L. Studwell to Albert E. Putnam. Broadway. P. M. Sept. 28, due June 15, 1888. 500

Vienot, Louis F., to Daniel Flynn. 152d st, n s, 325 w Courtland av, 25x100. Oct. 2, 3 years, 5%. 1,000

Warburton, Adolphus, to Eliza F. Wiener, Philadelphia, as trustee of Pauline Sill. 41st st, s s, 85 e Madison av, runs south 91.5 x east 18.3 x southwest 8.3 x east 3.4 x north 98.9 to 41st st, x west 20. Oct. 3, 5 years, 4%. 7,000

Same to same. 41st st, s s, 105 e Madison av, 20x98.9x20.2x98.9. Oct. 3, 5 years, 4%. 7,000

Same to same. 41st st, n s, 135 e Madison av, runs north 52 x east 2 x north 15 x east 13 x south 67 to 41st st, x west 15. Oct. 3, 5 years, 4%. 6,000

Same to Eliza Wiener, Philadelphia, as trustee of Amelia Dougherty. 41st st, n s, 120.3 e Madison av, runs north 52 x east 3.9 x north 15 x east 13 x south 15 x west 2 x south 52 to 41st st, x west 14.9. Oct. 3, 5 years, 4%. 5,000

Weiber, Lorenz, New Rochelle, to Thomas R. A. and William H. Hall, of William Hall's Sons. 8th av, s e cor 123d st, runs east 100 x south 201.10 to 121st st, x west 67.9 to Av St. Nicholas, x north 61.3 to 8th av, x north 149.3. July 24, due Dec. 1, 1885. 11,300

Weymann, Ernst C., to Alexander Forsyth. Potter pl, s s, 666.4 e Marion av, 50x43.5. July 1, due Aug. 1, 1890. 1,000

Winter, Katharina A., wife of Lewis, to Ellen Braun. 143d st. P. M. Oct. 1, 3 years. 2,000

Wohlfarth, Justin, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 106th st, n s, 150 e 2d av, 25 x100.11. Oct. 2, 1 year. 6,000

Young, Alexand, to Catharine N. F. Casanova. 17th st, n s, 200 w 8th av, 25x92. Oct. 2, 1 year. 1,000

Zugner, Peter J., to Henry Immen. 3d av, w s, 66 n 150th st, runs west 141 x north 59.2 x east 72.6 x south 20.6 x east 94 to 3d av, x south 44. Oct. 5, 1 year. 600

KINGS COUNTY.

OCTOBER 2, 3, 5, 6, 7, 8.

Adelmann, Dorothe, to Otto Huber. Broadway, s w s, 57 11 n w Park av, 42.11x85.3 x south 11 to Park av, x east 70 x north 20.3 x northeast 29.3. Oct. 1, 5 years, 5%. \$12,000

Anderson, Anders J., to William Moylan. 28th st. P. M. Oct. 1, 3 years, 5%. 500

Andrews, John, Jr., to Benjamin Andrews. McKibben st, n s, 150 w Lorimer st, 25x100. Aug. 1, 1882, 5 years. 1,500

Same to John Andrews. Same property. Oct. 1, 6 months. 500

Bayaud, George D., Edgewater, N. Y., to Mary G. Hoffman, guard. Dorothea W. Hoffman. President st, No. 321, n s, 320 e Smith st, 20x98. Oct. 5, 5 years, 5%. 6,000

Bechtoldt, Conrad, to William Minter. Walton st. P. M. Sept. 30, 5 years, 5%. 2,200

Boettmer, Janet W., to William H. Jackson. Adams st. P. M. Sept. 20, installs. 575

Both, George, to Johann Erbacher. Walton st. P. M. Oct. 1, 5 years, 5%. 2,500

Baker, Cassandra, wife of Edward F., to The Williamsburgh Savings Bank. Decatur st, s s, 104.9 w Reid av, 14.11x100. Oct. 2, 1 year, 5%. 2,000

Bedell, Chatham F., and Augustus S., to Ramsey Crooks, trustee. Gates av, s s, 180 w Patchen av, 20x100. Oct. 1, 3 years. 600

Berckmeier, Charlotte, to Alfred J. Pouch. Ralph st. P. M. Oct. 2, 1 year, 5%. 600

Best, James, to John Winslow. Partition st, s s, 150.5 w Conover st, 16.8x100. Sept. 25, due Jan. 1, 1889. 1,600

Bosse, Louis, to John Gross. Smith st, w s, 79.10 n State st, 20.1x103x20x101.9. Sept. 25, due Oct. 1, 1890, 5%. 3,000

Brand, Frances A., to Lucretia Miller. Liberty av, n s, 100 w Johnson av, 50x100. Oct. 2, 5 years. 1,100

Brandenstein, George, and Betti wife of Solomon Stern to Mary C. and Harriet M. Coffin. Johnson st. P. M. Oct. 1, 6 years, 5%. 5,000

Brettell, William H., to Hannah Enston, Philadelphia, Pa. Quincy st. P. M. Oct. 1, 5 years. 2,500

Same to Kennard Buxton. Same property. P. M. 2d mort. Oct. 1, installs. 1,500

Brombacher, Carrie, wife of and Augustus F., to Julia C. Brombacher. Johnson st. P. M. Sept. 29, 5 years. 4,000

Browne, William, to John Reily. Columbia st. P. M. Oct. 2, 1 year. 150

Same to Judah B. Voorhees. Columbia st, e s, 100 s Mill st, 20x80. Oct. 2, 3 years. 500

Buckley, Daniel, to Elenora Dolle. Freeman st. P. M. Oct. 1, 3 years. 1,000

Buckley, Denis, to Mary E. Fox. North 7th st, s w s, 125 n w 2d st, 25x100. Oct. 3, 5 years. 4,500

Butler, Thomas, to Noah Tebbetts. 6th av. P. M. Oct. 1, 6 months. 4,000

Same to same. Same property. Building loan. Oct. 1, 6 months. 8,800

Bentley, John, to Joseph N. Hallock. New York av. P. M. Oct. 1, installs, 5%. 6,000

Bills, James A., to Lucy A. Vanreine. Evergreen av, n e s, 60 s e Himrod st, 40x80. Oct. 5, due Oct. 1, 1887. 3,800

Colyer, Mary J., wife of and Henry, to The Williamsburgh Savings Bank. Kosciusko st, n w s, 201.11 w Bushwick av, 20x98.9. Oct. 7, 1 year, 5%. 2,000

Colyer, Mary J., wife of Henry, to John Mitchell. Kosciusko st. P. M. Sub. to mort. \$2,000. Oct. 7, installs. 1,800

Coyle, Elizabeth, widow, to Mary C. wife of James D. Leary. Steuben st, e s, 400 n Park av, 25x100; Schenck st, w s, 400 n Park av, 25x100. Oct. 6, 3 years, 5%. 3,250

Crogan, Patrick, to Henry E. and Alice Parker, Hanover, N. H., and Henry E. Parker, St. Louis, Mo. Hamilton av. P. M. Sept. 14, installs. 3,500

Same to same. Hamilton av. P. M. Sept. 14, installs. 3,500

Chidwick, Richard, to Rosalie H. wife of William D. Murphy. Prospect av, s s, 350 w 7th av, 25x80.2. Oct. 1, 3 years, 5%. 2,500

Collingwood, William A., to George E. Ward. Franklin av, s e cor Butler st, 25x75. Oct. 2, 3 years. 4,000

Same to John R. Planten. Same property. Oct. 2, 1 year. 500

Conley, Belle I., wife of Jefferson B., to Henry C. Murphy. Broadway, n s, 195.2 w 5th st, 43.4x100; 4th st, e cor South 3d st, 24x103.6. All title. Oct. 1, 1 year. 125

Charleston, John, to Albert Woodruff. McDonough st. P. M. Sept. 18, installs. 680

Clark, Hugh, to Otto Huber. North 7th st, n e s, 175 s e 4th st, 25x100; North 7th st, n s, 175 w 5th st, 25x100; 3d st, southerly cor North 8th st, 50x100. Oct. 1, 5 years, 5%. 15,000

Cohen, Caroline, widow, to Mary F. and Leni L. Dietz, exrs. Charles H. Dietz. De Kalb av. P. M. Sept. 22, 1 year, 5%. 1,000

Colyer, Cornelius R., to William Tigney. Hicks st, s e s, 97.3 n e Love lane, 25.4x100. May 9, 10 years, 5%. 4,000

Cotter, Ann J., wife of Oliver, to John F. Ryan. Monroe st. P. M. Sept. 29, 1 year, 5%. 1,000

Corrigan, William, to William M. Brasher. 5th av, northerly cor President st, 21.6x92. Oct. 1, 5 years, 5%. 10,000

Same to the town of Gravesend. 5th av, n w s, 43.6 n e President st, 22x92. Oct. 6, 3 years, 5%. 6,000

Same to same. 5th av, n w s, 21.6 n e President st, 22x92. Oct. 6, 3 years, 5%. 6,000

Same to The Reformed Dutch Church, Brooklyn. 5th av, n w s, 65.6 n e President st, 29.6 x92. Oct. 6, 3 years, 5%. 9,000

Carpenter, James O., to Elizabeth Edwards. Nostrand av, e s, 84.1 n Atlantic av, 15x69.11. Oct. 7, 3 years, 5%. 3,000

Same to Curtis B. Lowerre. Nostrand av, e s, 69.1 n Atlantic av, 15x69.11. Oct. 7, 3 years, 5%. 3,000

Same to Elisha Mott, as trustee and exr. R. S. Lawrence. Nostrand av, e s, 54.1 n Atlantic av, 15x69.11. Oct. 7, 3 years, 5%. 3,000

Daly, Garret, to Maria D. Lott. Vernon av, n s, 50 e 29th st, 50x100. Oct. 1, due Sept. 1, 1888. 800

De Baun, Alonzo E., to Henry Titus and ano., committee of Phebe W. Titus. Marion st. P. M. Sept. 18, 1 year. 2,000

De Revere, Gilbert, to William J. Sayres. Monroe st, n s, 150 w Stuyvesant av, 75x100. Oct. 1, 3 months. 3,000

Desmedt, Ferdinand and Gustave E., and Harriet M. wife of and William H. Lane, Boston, Mass., to Jennie I. Simpson, Peekskill, N. Y. Carlton av, w s, 181.6 s Fulton st, 19.5x100. 3/4 part. Sept. 15, 3 years. 2,500

De Verna, William E., to John Michelot. Walkway from westerly cor Sea Beach Palace to Surf av, runs west abt 32 x north abt 50 to s s railroad to Norton's Point, x following railroad abt 32 to said walk, x 50. Lease. Sept. 28, 1 year. 2,000

Dickinson, Henry, to William W. Underhill and ano., exrs. A. S. Underhill. Bergen st, No. 450, s w s, 179 s e 5th av, 18.9x100. Sept. 29, 3 years, 5%. 2,500

Dries, Amalia, widow, to Mathias Neger. Park av, s s, 400 e Throop av, 25x100. Sept. 30, due Oct. 1, 1890, 5%. 1,500

Droge, John, to William Bedford. Humboldt st, Van Cott av. P. M. Oct. 1, 2 years, 5%. 2,000

Drummond, Mary E., wife of Robert R., to Robert A. Lindsay. Carlton av, e s, 382.11 s Fulton st, 20x100. Oct. 3, note. 400

Dupuy, Charles, to Daniel Lauer. Chauncey st. P. M. Oct. 2, due May 1, 1886, 5 1/2%. 1,200

Elwell, Elmira M., wife of and Charles F., to Richard Mayes. Cumberland st, e s, 118.7 s Willoughby av, 22 x 100 x north 5 x east 4.2 x north 25.6 x west 25.6 x south 8 x west 83.9. Oct. 5, 1 year. 1,000

Fardon, Anna A., wife of Alfred A., to Phebe R. wife of George Kissam. Broadway. P. M. Oct. 5, 5 years. 7,500

Fitzgerald, Wilhelmina G., wife of and Cyrene C., to The Mutual Life Ins. Co., New York. Park pl, No. 214, s s, 400 w Vanderbilt av, 25.9x131. Oct. 3, due Oct. 1, 1886, 5%. 2,500

Finlay, Robert W., to Eliza Cozine, extrs. Geo. R. Cozine. Liberty av. P. M. Oct. 1, 3 years. 1,000

Frescoln, M. Luther, to M. Howell Topping. Macdougall st. P. M. Oct. 1, 3 years. 700

Feilner, Coralie L., to Mary E. Mullen. Marcy av, e s, 20 s Kosciusko st, 30x100. Oct. 6, 5 years, 5%. 3,500

Gerard, Charles N., Baldwins, L. I., to Ellen S. Moubray, Bay Shore, L. I. Manhattan av, w s, 225 n Nassau av, 25x100. Sept. 30, due July 1, 1890, 5%. 6,000

Giles, James M., to Frances V. C. Fuller. Bergen st, s s, 297 e Schenectady av, abt 61x127.9. Oct. 2, 1 year. 1,000

Godfrey, William, to Joel W. Sherwood. Gates av, n s, 225 e Reid av, 125x100. Oct. 3, due Dec. 1, 1885. 3,000

Grasman, Louisa, wife of Henry, to Thomas Ennis. Reid av. P. M. Oct. 1, 1 yr, 5%. 2,000

Grasman, Louisa, wife of and Henry, to Samuel M. Meeker, as exr. and trustee John Devoo. Greene av, s w cor Reid av, 100x100. Oct. 3, demand. 5,000

Goin, Mary J., to Mary Wright. Bergen st, n s, 205.5 w Flatbush av, 25x72x26.6x64. Aug. 1, 5 years, 5%. 3,750

Green, George W., to John Preston, Newtown, L. I. South 9th st, n w cor 3d st, 20.1x93.4. Sept. 21, 3 years, 5%. 4,000

Hanrahan, Thomas, to Isaac H. and Minna Wertheimer. Seigel st. P. M. May 5, 5 years, 5%. 2,500

Hagedorn, Charles, to George B. Abbott, referee. 5th av. P. M. Oct. 2, 6 months. 1,200

Hall, John T., to Edward L. Ludlow. Hudson av, No. 215, e s, 77.9 s Nassau st, 18.9x75 to Smith alley; Ryerson st, No. 61, e s, 22.7 s Park av, 17x72.9x15x74.7; Ryerson st, No. 65, e s, 56.7 s Park av, 17x65.9x15x67.8; Hamilton av, Nos. 206-214, and Nos. 33 and 35 Coles st. June 1, 5 years, 5%. 20,000

Husson, Thomas S., Jamaica, L. I., to The Williamsburgh Savings Bank. South 5th st, n s,

47 e 3d st, runs north 127.8 x east 72.8 x south 45.3 x west 20 x south 80 to South 5th st, x west 31.6; South 5th st, n e cor 3d st, 47x—x—x47. Sept. 30, 1 year, 5%. 2,000

Hall, Mary E., wife of and Charles G., to Oscar H. Stearns. Gates av, n e cor Sumner av, 125 100. Sub. to mort. \$20,000. Oct. 2, 1 yr. 5,000

Hartmann, Peter, to Christopher Fleischman. Jefferson st, n w s, 325 s w Central av, 20x100. Oct. 1, 5 years. 2,000

Hahn, Adam, to Theodore F. Jackson et al., trustees Loftis Wood, dec'd. Central av, easterly cor Harman st, 100x100. P. M. Oct. 1, 2 years, 5%. 1,900

Heischmann, Mary, to J. J. Heischmann, exr. Dorothea Groth. Skillman st, w s, 121.4 n Lafayette av, 18.2x100. Oct. 6, 5 yrs, 5%. 2,240

Hillenbrand, Peter, to Mary S. Baker. Stagg st. P. M. Oct. 3, 3 years. 400

Isbill, Charles, to Thomas S. Strong. Putnam av. P. M. Oct. 2, 3 years, 5%. 3,500

Same to same. Putnam av. P. M. Oct. 2, 3 years, 5%. 3,500

Jameson, Joseph H., to Peter L. Williamson. Main road, w s, 414.4 n Fenimore st, 47.9x253.7x47.11x249.4. Oct. 1, 5 years. 3,000

Koster, Casper, to Treno Yung. Gates av, s e cor Lewis av, 25x80. Oct. 1, 3 years, 5%. 3,000

Kronerberger, Louisa, wife of William, to John Rueger. Stockholm st. P. M. Oct. 1, 5 years, 5%. 900

Keogh, Edward, Jr., to Harriet A. and Benj. Albertson, exrs. Thomas W. Albertson. Nelson st. P. M. Sept. 22, due Oct. 10, 1890, 5%. 1,000

Kiernan, Mary, widow, to Mary Pres'on. Eagle st. P. M. Oct. 1, 5 years, 5%. 1,000

Killeen, Margaret and Teresa G., to The Metropolitan Savings Bank. Greenpoint av, n s, 124 w Washington st, 20x95. Oct. 1, 1 year, 5%. 2,000

Kirkman, Ralphine, to Henry Klee. 16th st, s s, 74.10 e 7th av, 22x100. Oct. 2, 30 days. 500

Kirkman, Ralphina, to John Z. Lott. 16th st, s s, 74.10 e 7th av, 22x100. Sept. 26, due Nov. 1, 1885. 500

Kramer, John, to The Williamsburgh Savings Bank. Central av, w s, 77.4 s Elm st, 25x116.2. Oct. 3, 1 year, 5%. 2,800

Krier, Joseph, to Henry Kraft. Canarsie road, n s, adj land formerly of Wyckoff, 50x100; Conklin av, s w s, lots 95 and 96 map Henry Conklin and others, Canarsie, 50x150. Oct. 1, 5 years. 1,200

Litchfield, E. Darwin, London, Eng., to Charles E. Dinee. 2d av, n w cor 8th st, runs north-west along st 97.11 x northeast 120 to 7th st basin, x along bulkhead 100 x — to n s of bulkhead, x southeast to 2d av, x southwest to beginning. Sept. 23, 3 years, 5%. 12,000

Little, James P., to The Williamsburgh Savings Bank. Broadway, n e s, 80 n w Van Buren st, 20x90. Oct. 6, 1 year, 5%. 3,000

Lau, Julia G., wife of and J. Henry, to The South Brooklyn Savings Inst. Tompkins pl, e s, 277.11 n Degraw st, 22x112.6. Oct. 2, 1 year. 1,000

Leunig, Carl W., to Charles Dittberner and Paulina his wife. Carroll st. P. M. Oct. 1, 2 year, 5%. 400

Lindner, Maria, wife of and George, to John Rueger. Cedar st. P. M. Oct. 2, 5 years, 5%. 3,000

La Fetra, Emma H., wife of Daniel W., to John Hays. Putnam av. P. M. April 1, due May 1, 1893. 4,000

Low, Giletta, wife of and Edwin B., to The Southold Savings Bank. North Oxford st, e s, 403.4 n Myrtle av, 16.8x100. Sept. 29, due Nov. 1, 1888. 2,000

Loader, Joseph, to George H. Roberts. MacDonough st, n s, 325 w Reid av, 25x100. Oct. 5, due Nov. 1, 1888. 5,000

Long, Charles, to New York Infirmary for Women and Children. 8th st, n e cor 7th av, 19.4x82. Oct. 3, 3 years, 5%. 7,000

Same to Caroline L. Macy. 8th st, n s, 19.4 e 7th av, 17x82. Oct. 3, 3 years, 5%. 8,500

Same to same. 8th st, n s, 36.4 e 7th av, 17x82. Oct. 3, 3 years, 5%. 3,500

Same to same. 8th st, n s, 70.4 e 7th av, 17.1x82. Oct. 3, 3 years, 5%. 3,500

Same to Maria Willets. 7th av, e s, 82 n 8th st, 18x87.5. Oct. 3, 3 years, 5%. 5,000

Martin, Thomas W., to Edwin A. Curley, guard. Charles W. S. Curley. Maple st, s s, 234.6 w Kingston av, 60x100. Oct. 7, 2 yrs. 100

McGarry, Thomas, to Matthew C. Chambers. South 5th st, s s, 25 w 11th st, 25x100. Oct. 7, 4 years, 5%. 2,000

Mehlhop, John H., to George F. Gregory, trustee Willard Gregory. Park av, s e cor North Elliott pl, 24.1x58.9 x runs east 20 x south 8.2 x west 29.10 to North Elliott pl, x north 75.5. Oct. 8, 3 years, 5%. 5,000

Montgomery, Jeanne De F., wife of Archibald, to William Gubbins. Lincoln pl. Oct. 1, 3 years, 5%. 5,000

Marsh, Charles H., to Isabelle Pettit. Marion st, n s, 137.6 e Howard av, 18.9x100. Oct. 3, due July 4, 1889, 4%. 650

Martin, Patrick, to Mary W. Dwight. Union st. P. M. Sept. 7, due Oct. 1, 1890. 1,900

McDonald, Bernard, to John A. Vanderveer and ano., exrs. J. J. Vanderveer. Prospect st, Flatbush. P. M. June 29, 3 years. 1,600

McElroy, Patrick J., to Albert V. B. Voorhies. Fulton av, Siegel av. P. M. September 24, installs. 2,300

McHugh, Thomas and Patrick, to The Greenpoint Savings Bank. Greenpoint av, n s, 100 w Manhattan av, 25x95. Oct. 2, 1 year, 5%. 7,000

McLaughlin, Myles, to Mary Weston. Stan-

hope st, s s, 575 e Evergreen av, 25x200 to Himrod st; Himrod st, n w s, 183.4 s w Central av, 41.8x81.10x41.8x84; Himrod st, n w s, 27 s w Central av, 25x79.1x25x80.5. October 1, 5 years. 2,400	ington av, n s, 350 e Bedford av, 250x100. Sub to mortg. \$53,119. Sept. 8, due Nov. 1, 1885. 1,550	Brooklyn. Ellery st, s s, 150 w Tompkins av, 25x100. Oct. 1, due Dec. 1, 1886, 5%. 2,500
Meier, Andreas, to John Wills. Union av. P. M. Oct. 1, 5 years, 5%. 5,500	Rother, Louise, to Alfred J. Pouch. Ralph st. P. M. Oct. 2, 1 year, 5%. 600	Same to same. Graham av, e s, 74.10 n Stagg st, 25.1x75. Oct. 1, due Dec. 1, 1886, 5%. 3,500
Miller, William G., to The Greenpoint Savings Bank. Greenpoint av, n s, 175 w Manhattan av, 25x95. Oct. 2, 1 year, 5%. 7,000	Rehbolz, Joseph, to Mary A. Miller. Wyckoff av. P. M. Oct. 1, 1 year. 1,200	Wolz, George, to Henry Loeffler. Boerum st, s s, 50 w Humboldt st, 25x100. July 23, due July 1, 1887. 1,200
Moran, Margaret, to The Greenpoint Savings Bank. Freeman st. P. M. October 1, 1 year. 1,300	Reiners, Catharine M., wife of Herman, to Abram Cooke. Willoughby av, s s, 250 e Throop av, runs south 200 to Hart st, x east 30 x north 110 x east 1 x north 90 to Willoughby av, x west 31. Oct. 2, 3 years, 5%. 7,000	Woldmann, Wilhelm, to John Freitag. Wallabout st, s s, 125 e Harrison av, 25x100. Sept. 30, due Jan. 1, 1888, 5%. 700
Mulledy, Maria, wife of Patrick, to Henry C. M. Ingraham, trustee. Halsey st, n s, 333.4 w Reid av, 16.8x100. Oct. 1, 3 years, 5%. 3,000	Rodwell, James, to James L. Truslow et al., exrs. G. Potter. Lafayette av. P. M. Oct. 5, 3 years, 5%. 4,000	Walsh, Catharine, wife of and Walter P., to The Williamsburgh Savings Bank. Willoughby av, s s, 80 e Sumner av, 20x80.6. Oct. 2, 1 year, 5%. 4,000
Miller, Henry, to Tunis G. B. Kouwenhoven. Church lane, s s, adj land Mary E. Baldwins. 25x100, Canarsie. Oct. 5, 3 years. 200	Roth, Wilhelmina, wife of and George, to Charles Kucherer. Knickerbocker av, e s, 125 s Troutman st, 25x100. July 1, 5 years, 5½%. 1,000	Whitmore, Nathaniel S., to Rachel wife of Giles H. Mandeville. 10th st. P. M. Sept. 29, due Oct. 5, 1888. 3,600
Noonan, Mary, wife of Cornelius, to The Dime Savings Bank of Williamsburgh. South 3d st, n s, 63 w 6th st, 21x72. Sept. 30, 1 yr. 2,500	Russell, Susanna E. C., wife of Walter C., to James D. Lynch. Hancock st. P. M. Sept. 28, 1 year, 5%. 5,000	Same to Giles H. Mandeville. 10th st. P. M. Sept. 29, due Oct. 5, 1888. 3,600
Nichols, William G., to Elizabeth W. Jones. State st, n e cor Nevins st, 20.6x76. Oct. 6, 2 years, 5%. 1,000	Riedmann, Marie, wife of and Joseph, to Anthony Straub. Stagg st, n s, 175 w Waterbury st, 25x100. Oct. 1, 3 years, 5%. 1,500	Same to William H. Ten Eyck, New Brunswick. N. J. 10th st, 3 lots. P. M. 3 mortg., each \$3,600. Sept. 29, due Oct. 5, 1888. 10,800
Noll, Henrietta, wife of and Henry, to Bertha Goebel. 4th st, westerly cor North 8th st, 25 x100. Oct. 1, 3 years, 5%. 3,000	Seitz, George, to Frank Ibert. McKibbin st, n s, 150 e Humboldt st, 25x100. Oct. 3, 3 years, 5%. 1,500	Zdunek, Antonia, wife of Reinhold, to Andrew Zirkel. Wallabout st. P. M. Oct. 1, 2 yrs. 400
Nash, William, to John A. Vanderveer and ano., exrs. J. J. Vanderveer. Kent av, n s, abt 295 s Park av, 25x100; Magnolia st, w s, 149.10 s w Myrtle av, runs southwest 25 x northwest 73.3 x north 57.10 x northeast to Myrtle av, x east 9.2 x south 62.9 x southeast 62.9. Sept. 10, due Nov. 1, 1888, 5%. 3,800	Somerindyke, Gouveneur, to Smith E. Hendrickson. Humboldt st, e s, 50 n Powers st, 25x100. Oct. 5, 3 years. 500	Zeiger, Franklin P., to Sarah Wilde. Cedar st, s s, 88 e Evergreen av, 25x158.1x25x135.4. Sept. 15, 2 years. 1,300
O'Keefe, William H., to Betsey P. Stearns. Saratoga av, n w cor Hancock st, 100x100. Oct. 2, due Oct. 1, 1888. 1,330	Scheer, William, to Sarah G. wife of John H. Booth. Marcy av. P. M. Oct. 6, installs, 5%. 4,250	Zimmermann, Marie A., wife of and Isidor, to The Williamsburgh Savings Bank. Kosciusko st, n w s, 181.11 s w Bushwick av, 20x98.9. Oct. 7, 1 year, 5%. 1,000
O'Neill, Dennis, and Helena his wife, to Jennie C. Burton. Atlantic av, s w cor Eldert av, 32.1x—x31x111.11. Sept. 30, 3 years. 2,500	Schubert, Anna E., widow, to Gottlieb Hartmann. Harrison av, easterly cor Heyward st, 23x80. July 1, due Jan 1, 1889, 5%. 1,800	
Ostergren, Axel J., to Henry Holzer. 23d st, s s, 220 w 5th av, 30x101.2. Sept. 1, 5 years, 4,000	Schultz, J. Godfrey, and A. Irving Bacheller to George H. Smith. Quincy st. P. M. Oct. 1, installs. 1,700	
O'Neil, John M., to Mary J. Bell. Douglass st, n s, 225 w Bond st, 25x100. Oct. 1, 5 yrs. 4,000	Shefield, Mary, wife of Thomas, to Bushwick Savings Bank. North 2d av. P. M. Oct. 5, due Oct. 1, 1886. 3,000	
Pattison, Annie, wife of and James, to The Mutual Benefit Life Ins. Co., Newark, N. J. Fulton st, s s, 20 e Bond st, 20x67.3. Oct. 8, 5 years, 5%. 12,000	Shook, Harriet, wife of and William H., to John McLoughlin. Division av, n s, 77 w 3d st, runs north to South 11th st, x northwest to point 95.6 w 3d st, x south to Division av, x east 18.6. Oct. 6, due Oct. 1, 1888. 2,000	
Phillips, Hermon, to Mary Morrow, widow. Jefferson st, s s, 250 w Marcy av, 20x100. Oct. 1, 1 year. 1,500	Simonson, Jacob A. S., to William E. Valentine, Queens, L. I. Evergreen av, n s, 65.3 w Grove st, 18.4x80.9x18x77.2. Sept. 30, 3 years, 5%. 2,150	
Same to same. Jefferson st, s s, 270 w Marcy av, 20x100. Oct. 1, 1 year. 1,500	Same to same. Evergreen av, n s, 83.7 w Grove st, 18.4x84.4x18x80.9. September 30, 3 years, 5%. 2,150	
Phillips, Hermon, to James D. Lynch. Jefferson st. P. M. Oct. 2, 1 year. 15,000	Same to Phebe E. wife of William E. Valentine. Evergreen av, n s, 46.11 w Grove st, 18.4x77.2 x18x73.7. Sept. 30, 3 years, 5%. 2,150	
Pouch, Alfred J., to James McGee, North Plainfield, N. J. Knickerbocker av. P. M. Sept. 30, due Oct. 5, 1888, 5%. 7,000	Snell, Maria W., to Sophie G. Parker, Ridgewood, L. I. Pacific st, s s, 471.6 e 3d av, 14.6 x100. Oct. 6, 2 years. 1,000	
Preuss, Carl, to Joseph Hake. 14th st, n s, 431 w 3d av, 25x100. Oct. 1, 2 years, 5%. 2,300	Stemmermann, Kate M., to Otto W. Van Campen and ano., exrs. A. Henken. Kent av, e s, 324.8 s Willoughby av, 25x207.4x25x207.3. Sept. 29, due Oct. 1, 1886, 5%. 3,500	
Phillips, Hermon, to Albert G. McDonald. Jefferson st, s s, 190 w Marcy av, 20x100. Oct. 1, 1 year. 1,500	Salmon, Fritz, to Charles Kiehl. Troutman st, s e s, 300 n e Central av, 25x100. Oct. 2, due Oct. 1, 1890. 3,000	
Same to John R. McDonald. Jefferson st, s s, 310 w Marcy av, 20x100. Oct. 1, 1 year. 1,500	Shaw, John S., to Louis A. Kruse. Herkimer st, P. M. Sept. 29, installs. 950	
Same to same. Jefferson st, s s, 290 w Marcy av, 20x100. Oct. 1, 1 year. 1,500	Sheldon, Emma B., to Noah Tebbetts. 11th st, s s, 247.10 e 4th av, 50x100. Oct. 2, 3 days. 750	
Same to John Griffin. Jefferson st, s s, 230 w Marcy av, 20x100. Oct. 1, 1 year. 1,500	Spitzmesser, Anton, to Elise wife of John Softy. Thames st. P. M. Sept. 30, due Oct. 1, 1890, 5%. 1,500	
Same to same. Jefferson st, s s, 210 w Marcy av, 20x100. Oct. 1, 1 year. 1,500	Straub, Catharine, wife of and George, to The Williamsburgh Savings Bank. Marcy av, w s, 100 n Park av, 25x100. Sept. 30, 1 year, 5%. 2,700	
Phillips, Stephen C., to George F. Gregory. Jefferson st, s s, 450 w Throop av, 20x100. Oct. 3, 3 years, 5%. 6,000	Sumner, William O., to Eliza A. Ross. Clymer st. P. M. Sept. 26, due Oct. 1, 1888, 5%. 5,500	
Same to same. Jefferson st, s s, 430 w Throop av, 20x100. Oct. 3, 3 years, 5%. 6,000	Seward, Elizabeth, wife of and Robert, to George Dithof. Jefferson st, n s, 200 w Reid av, 25x100. Oct. 7, due July 1, 1890. 1,500	
Same to Joseph J. Almirall. Jefferson st, s s, 470 w Throop av, 20x100. Oct. 3, 3 years, 5%. 5,500	Speth, Margaret S., Westwood, N. J., and Carsten and Otto W. Mangels to William Kohlmeier. Hooper st, s s, 200 e Marcy av, 20x100. Oct. 1. 2,000	
Same to same. Jefferson st, s s, 490 w Throop av, 20x100. Oct. 3, 2 years, 5%. 5,500	The New York and Sea Beach Railway Co. to William O. Platt and William M. trustees. Railroad rolling stock, &c., &c. Sept. 15, issues bonds, 200,000	
Same to same. Jefferson st, s s, 510 w Throop av, 20x100. Oct. 3, 3 years, 5%. 5,500	Thornton, Michael, to Charles Kucherer, College Point, L. I. Richardson st, n s, 125 e Union av, runs north 100 x east 14.9 x southeast 132.6 to Richardson st, x west 103.1. Oct. 1, 5 years. 1,200	
Popp, Elizabeth, wife of and Jacob, to Valentinn Popp and Elizabeth his wife. Ellery st, s s, 175 w Tompkins av, 25x100. Sept. 29, 5 years, 5%. 3,000	Van Riper, Sarah J., wife of and Jacob J., to Isaac and John Van Riper. Plot at Gravesend, contains abt ¼ acre. Sept. 28, 2 yrs. 200	
Powers, John C., to Chatham F. and Augustus S. Bedell. Gates av, s s, 180 w Patchen av, 20 x100. Oct. 3, 6 months. 200	Van Doorn, George F., to Herbert C. Smith. Atlantic av. P. M. Oct. 5, installs. 6,500	
Phillips, Louise, Poughkeepsie, to Louise K. Conrady. Marion st. P. M. Oct. 7, 3 months, 5%. 300	Vint, Mary J., to William H. Jackson. Adams st. P. M. July 20, installs. 425	
Plummer, Elizabeth, wife of and Abram H., to Mary Plummer. Willoughby av, n s, 345 e Tompkins av, 20x100. Aug. 31, due July 1, 1886, 5%. 1,500	Volckening, Ferdinand F., to The East Brooklyn Savings Bank. Sumpter st, s s, 125 w Ralph av, 25x100. Oct. 8, 1 year, 5%. 1,800	
Powell, Mary S., widow, to The Dry Dock Savings Inst. Prospect pl, s s, 454.7 e 6th av, 21 x100. Oct. 5, due Oct. 1, 1886, 5%. 4,000	Wallach, Fanny, widow, to Mathias Bindrim. South 3d st, s s, 50 e 10th st, 25x20. Oct. 1, 6 years. 400	
Prosch, Louis, to Calvin Burr. 5th av, w s, 100 s 14th st, 24.8x—x25x198.6. Oct. 6, 5 yrs. 4,600	Weeks, Archibald C., to Paul C. Grening. Park pl. P. M. Sept. 21, due Oct. 1, 1886, 5%. 500	
Pruner, Joseph, to Charles B. Dutton. Nostrand av, n e cor Kosciusko st, 25x100. Oct. 7, 5 years, 5%. 8,000	Weirich, Daniel, to John Dahl. Atlantic av, No. 400. P. M. Oct. 5, 1 year, 5%. 4,000	
Quinn, Thomas, to John Harrison. Fernald st, n s, 140 e Utica av, 40x100. Oct. 2, 1 year. 300	Wesemann, Diederich, to The Williamsburgh Savings Bank. Harman st, n w s, 180 s w Central av, 20x100. Oct. 5, 1 year, 5%. 2,000	
Quinn, Thomas, to John Andrews, Jr. McKibben st. P. M. Oct. 1, 6 months. 212	Same to Anna E. wife of John G. Cozine. Same property. Oct. 5, installs, 5%. 1,000	
Rosenthal, Lena, wife of and Benjamin, to Florida O'Brien. Atlantic av, No. 316, s s, 350 w Hoyt st, 25x90. Sept. 28, due April 1, 1886. 500	Westphal, Paul, to John Vorbach. Wyckoff av, n e s, 50 s e Troutman st, 25x94.6x25x93.5. Sept. 26, due Jan. 1, 1890. 1,000	
Randall, John J., Freeport, L. I., to The Greenpoint Savings Bank. Greenpoint av, n s, 150 w Manhattan av, 25x95. July 24, due Oct. 2, 1886, 5%. 7,000	Wild, Herman, to The German Savings Bank,	

MORTGAGES --- ASSIGNMENTS

NEW YORK CITY.

SEPTEMBER 25 TO OCTOBER 8—INCLUSIVE.

Altschul, Jacob, to Mary K. Brooks, Brooklyn. \$4,500
Same to same. 4,500
Andrews, William L., exr. L. Andrews, to Alfred J. Taylor. 1,750
Bank for Savings City New York to Jacob H. Lazarus. 12,000
Bellamy, John H., to William L. Mitchell. 1,250
Bierhoff, Joseph, to Arnold Uhlfelder. 1,500
Brown, J. Romaine, to The Merchants' Ins. Co. 4,000
Butler, George H., to The Mutual Life Ins. Co. 12,000
Breen, James R., and Alfred G. Nason to John C. Umberfield. 4,000
Campbell, James, exr. Louisa A. Campbell, to Mary F. Jones, Stanford, Conn. 5,000
Crimmins, John D., to Charles H. Lalor. 9,000
Cohen, Morris, and Jette Auer, as extrs. of Laura Auer, to George Steinbrecher. 4,000
Cowen, Newman, to Caspar A. Stock. 1,941
Caverly, Samuel L., of Milford Hundred, Del., to Mary F. Gullen, Brooklyn. 1,200
Culgin, Sarah J., to Mary A. Culgin. gift
Franklin, Mary H., Queens Co., N. Y., to Caroline Hicks. nom
Gotthelf, August, to Elize Zaisser. 5,000
Greacen, Robert, to James Carroll. 11,000
Gullen, Mary F., to Mary A. Caverly, Milford, Del. 1,200
Guttenberg, Joseph B., to Townsend Wandell. 17,000
Guggenheimer, Eliza, to Katherina Elias. 7,000
Same to The Seaman's Bank for Savings, City New York. Assign. of mort. and admission of notice. 5,000
Guggenheimer, Randolph, to Henry Elias. 40,000
Hirsch, Albert, to Siegmund and Albert Harris, of Harris Bros. 2,200
Same to same. 2,500
Hirschbein, Moritz J., to Cynthia H. Simons. 3,239
Hartmann, Katharina, extr. G. Hartman, to John Schnugg. nom
Ivins, William M., Chamberlain City New York, to J. Neale Plumb, guard. Sarah L. Plumb. nom
Kahnemann, Hannah, widow, to John H. Burt. 2,000
Kursheidt, Manuel A., exr. Selina Solomons, to The United States Trust Co., U. S. nom
Kolbe, Frederick W., to Barbara Wauver et al., exrs. X. Wauver. 9,000
Keboh, Christianna R., to Sylvanus T. Cannon. 1,250
Kissam, Grenville A., et al., exrs. J. B. Kissam, to Grenville A. Kissam and ano., trustees Mary K., Augusta F. Jr., Louise R. and James K. Holly. nom
Same to Grenville A. Kissam. 12,030
Same to same. Assigns 4 mortg. nom
Same to Benjamin A. Kissam. Assigns 3 mortg. nom
Same to Benjamin A. Kissam and ano., trustees Frank K., William H. and Annie K. Hays. Assigns 5 mortg. nom
Same to Lucy E. Reynolds et al., trustees Lucy E. Reynolds. Assigns 6 mortg. nom
Lipman, Julius, et al., exrs. W. Meissel, to Addison Candor, Williamsport, Pa. 3,000
La Forge, Henry, to Mortimer F. Porter. 3,500
Langdon, Sarah L., to Benjamin Tuzo. 5,000
Lipman, Julius, to Anthony A. Hughes. 12,500
Ludwig, Christena, to Elizabeth Hermansenski. 500
McSorley, Alexander, to Hannah A. Mott. nom
Morrison, Lewis J., to Edward Morrison, trustee, &c. 1,000
Moulton, Franklin W., to Sarah A. Clarke. 7,250
McBurnie, John, to Thomas Hagan. 1,000
McCormack, Mary F., to William H. McCormack. 3,500
Monheimer, Hirsch, to Wolf Boroschek and ano., exrs. Henry Gross. 3,000
Opydyke, Charles W., trustee, Plainfield, N. J., to Abraham Steers. 880

Table listing names and amounts for various individuals and companies, including Pinkney, John M., to O. C. Ferris et al., trustees of Blanche A. Ferris, 18,000.

KINGS COUNTY.

SEPTEMBER 25 TO OCTOBER 8—INCLUSIVE.

Table listing names and amounts for Kings County, including Allen, Sarah C., to William J. Smith, \$2,000; Bill, Theresia, extrx. N. Seitz, to Joseph Seitz, 1,400.

Table listing names and amounts for various individuals and companies, including Long, Charles, to Josiah S. Packard, 3 assignments, each \$1,000, 3,000; Lott, Abraham, to Valentine Smith, 6,000.

CHATTELS.

NOTE.—The first name, alphabetically arranged, is that of the Mortgagor, or party who gives the Mortgage. The "R" means Renewal Mortgage.

NEW YORK CITY.

OCTOBER 2 TO 8—INCLUSIVE.

SALOON FIXTURES.

Table listing names and amounts for saloon fixtures, including Abrahams, N., 5 Norfolk... S. Liebmann's Sons, \$536; Allen, Ann, 642 2d av... J. Kress Brewing Co., 250.

Table listing names and amounts for various individuals and companies, including Hagen, H., 848 11th av... Bernheimer & S. (R) 300; Haggerty, J., 549 W. 59th... W. G. Abbott, 500; Hamilton & Parks, 6 Front... T. Bennett, Bar (R) 2,500.

HOUSEHOLD FURNITURE.

Table listing names and amounts for household furniture, including Alessi, F., 317 E. 85th... H. Spies, (R) 132; Arnaud, Philomene, 65 E. 12th... Angelique J. Fischer, 500.

Davis, Jennie F. 138 E. 40th... O'Farrell & H. Deane, Leonora M. 148 E. 48th... L. Eggleston (R) 105
 Delen, Eugena. 205 W. 31st M. Sullivan. 360
 de Montigny, Helene. 200 E. 27th... J. J. Coogan. 284
 de Shelde, Nellie. 201 W. 127th... Cowperthwait & Co. 217
 Dickey, N. A. 143 W. 16th... S. Knapp. Carpets. 280
 Disbrow, Mrs. L. M. 2109 Madison av... J. E. Shaw. 75
 Doyle, D. W. 739 Washington... O'Farrell & H. Doyle, Kate. 321 E. 78th... H. Spies. 193
 Doscher, H. 321 West... Hoos & Schulz. 215
 DuZois, C. 221 E. 70th... New York Furniture Co. 206
 Ericsson, C. W. 136 E. 40th... F. Monasewitz. 309
 Erkes, M. 482 Lexington av... G. C. Engel. 350
 Eustace, E. 322 E. 82d... Jordan & Moriarty. 168
 Farnham, Mrs. K. L. 13 St. Marks pl... Cowperthwait & Co. 139
 Fere, Marie. 164 W. 4th... O'Farrell & H. Fields, T. E. 56 W. 51st... S. Knapp. Carpets. 1,125
 Fisher, Mary A. 257 W. 24th... A. G. Weeks. 1,000
 Fisher, Maria. 148 W. 32d... O'Farrell & H. Flucker, J. W. 150th st... Fennell & Co (R) 223
 Fischer, Annie. 334 E. 9th... M. Manges. 101
 Flanagan, Lizzie. 414 E. 20th... J. Rubenstein. Geippel, J. 154 Stanton... Wentworth Sons. 126
 Greeley, Mary or Teresa. 142 W. Houston... R. M. Walters. Piano. 140
 Gaffing, A. 137 Charles... Virginia A. G. Russell. 100
 Gieriet, A. 120 Madison av... T. McCarty. (R) 2,000
 Glenn, W. 10 Morton... T. Morton. 127
 Gray, G. 429 W. 34th... L. Baumann. 140
 Hecht, P. and Betty. 4th st... S. I. Herschmann. Hoagland, C. B. 341 E. 78th... Jordan & M. Hopt, Josephine. 259 E. 77th... H. Spies. 104
 Hotmer, C. T. 401 E. 34th... L. Baumann. 270
 Houghton, Mary. 234 E. 87th... Cowperthwait & Co. 108
 Haley, W. 118 Christopher... J. Rubenstein. Hart, Anna. 17 Stuyvesant... M. Manges. 302
 Hodgson, G. 186 Broome... Wentworth Sons. 143
 Hoffer, J. 470 2d av... F. J. Brechtel. 120
 Hurd, Maggie. 238 6th av... W. M. Russell. 130
 Innocenti, D. 237 Elizabeth... S. Liebmann's Sons. Organ. (Oct. 4, 1884.) 30
 Irving, Dolly. 218 W. 47th... L. Baumann. 192
 Jimenez, L. 225 W. 124th... O'Farrell & H. Johnson, C. 237 W. 13th... Cowperthwait & Co. 120
 June, Delaphine. 297 W. 12th... L. Baumann. 146
 Jabehltzky, L. 219 Grand... F. J. Brechtel. 102
 Kaler, Frances E. 136 W. 12th... J. Mullins. (R) 105
 Kelly, M. City... W. Holzwasser. Piano. 95
 Kendall, Emma. 8 W. 29th... A. Baumann. 3,902
 King, J. F. 807 5th... Cowperthwait & Co. 121
 Kohler, A. 399 E. 6th... F. J. Brechtel. (R) 170
 Kayes, J. 710 3d av... R. M. Walters. Piano. 170
 Lumbye, H. 291 W. 39th... E. Delabale. 250
 Lamb, Josephine P. 19 E. 124th... Jordan & M. Lee, Mary. Kingsbridge road... Jordan & M. Mackenzie, Ellen. 1703 Broadway... O. Dupre. 100
 Mallon, D. J. 137 E. 50th... F. G. Smith. Piano. Mansfield, Belle. 205 W. 31st... O'Farrell & H. McHugh, H. 70th st, near 2d av... Cowperthwait & Co. 191
 Murphy, J. M. L. 66 Main st, Brooklyn... Martha W. Williams. 100
 Morrison, F. Miss. 325 E. 28th... R. M. Walters. Piano. 230
 Muelenbach, Catharine. 353 W. 92d... A. Baumann. 130
 Nash, J. City... Wentworth Sons. 151
 Newland, W. 300 W. 144th... Jordan & M. Prescott, Maggie S. 35 Perry... S. Ballin. 135
 Paul, A. 766 E. 153d... H. Spies. (R) 153
 Pearsall, Agnes. 1 King... Fennell & Co. (R) 160
 Pelham, M. L. 237 E. 32d... Cowperthwait & Co. 399
 Penely, J. 207 E. 77th... A. Baumann. 132
 Perotiet, Marie L. 54 South Washington sq... J. Delcans. 800
 Phillips, H. M. 334 W. 4th... H. Spies. 113
 Plaisted, T. S. 423 W. 33d... L. Baumann. 117
 Porter, C. H. 228 W. 16th... L. Baumann. 445
 Prince, Genevieve. 226 W. 17th... H. Spies. 200
 Richardson, W. B. 359 W. 19th... F. E. Wallace. 250
 Reeves, Emma C. and P. L. 2098 3d av... W. F. Parks. Piano. 150
 Rieffel, J. P. 300 W. 25th... E. Eberly. 53
 Roback, Nellie. 114 3d av... H. Spies. (R) 114
 Rowe, C. New Brighton... Delehanty & Mc G. Ryan, Mary. 326 W. 34th... L. Baumann. 165
 Saucier, S. A. 98 E. 4th... Jordan & M. Schackelford, H. K. 334 W. 18th... O'Farrell & H. 336
 Schindler, A. 85 W. 3d... B. Cohn. 500
 Sherlock, Anna M. 53 W. 35th... A. Baumann. 635
 Storms, Ada. 104 W. 41st... Fennell & Co. (R) 835
 Seaver, M. A. 223 W. 17th... R. C. Cashin. 191
 Tallman, T. 393 W. 12th... S. Carson. 130
 Thompson, Mary W. 12 W. 34th... A. K. Ely. (R) 1,000
 Torrence, G. N. 11 Broad... Virginia A. G. Russell. 100
 Venera, J. 472 Pearl... Jordan & M. Von Roehl, H. L. 209 E. 113th... F. J. Brechtel. (R) 185
 Van Campen, Mary R. 139 E. 21st... J. B. Ford, exr. (R) 2,019
 Wilcox, H. C. 242 W. 123d... Jacob Bros. Piano. 390
 Wallace, J. A. 17 E. 107th... Virginia A. G. Russell. 100
 Wellman, G. F. 243 Broadway... C. Sewall. (R) 65
 Wertheim, A. 134 W. 29th... Cowperthwait & Co. 103
 Wilson, W. 529 Madison... Cowperthwait & Co. 183
 Winn, J. 196 W. 10th... Cowperthwait & Co. 163
 Wolf, Emma. 118 Chrystie... J. F. Manges. 118

MISCELLANEOUS.

Alt, C. White and Elm sts... Frederica Bischoff. Machines, &c. 1,000
 Beck, C. 159 E. 52d... J. Schneider. Barber Fixtures. (R) 300
 Bernius, G. 634 9th av... S. Littman. Barber Fixtures. (R) 77
 Borrho, G. 422 E. 62d... C. P. Shultz. Carriage. 250
 Bothmer, Goerschen & Co. 14 1/2 Charlton... Cunningham, Son & Co. Carriage. 633
 Brandt, Rosa. 305 5th... J. Gluckler. Tailor's Fixtures. 375
 Brooke, W. City... G. Dessecker. Wagon. 151
 Brush & Selvaige. 67 Centre... M. Steinbock. Machines, &c. (R) 2,800
 Bauhagel, A. 598 8th av... H. & G. Schumacher. Wagon. 175

Belling, E. 17 Dey... R. Haberkom. Engine, Boiler, &c. (R) 800
 Same. Same... Myers & Underhill. Fixtures, &c. (R) 200
 Bevins, J. J. City... Brewster & Co. Wagon. 200
 Bowers Bros. Broadway and 40th st... Nelson, Matter & Co. Gedney House Furniture, Fixtures, &c. (R) 2,099
 Casolin, S. 622 11th av... J. Klaus. Barber Fixtures. (R) 120
 Collier, Ellen A. 163 9th av... E. A. Gray. Bakery Fixtures. 400
 Collins, J. City... M. Cosgrove. Horses, Trucks, &c. 1,500
 Clark, J. B. 206 Broadway... J. McKee. Office Furniture, Fixtures, &c. 200
 Clark & Raffee. City... Troy Laundry Mfg. Co. Machinery. 1,475
 Campbell, B. Fourteenth street Theatre... D. Appleton & Co. Cyclopaedia. 208
 Caro, J., & Son. 9 Baxter... C. B. Rogers & Co. Machine. 175
 Cooper, W. Scotch Plains, N. J... A. K. Ely. Lighters, &c. 1/2 part. (R) 3,000
 Costello, M. J. City... J. Costello. Machinery, Fixtures, &c. 460
 Cali, G. 116 E. 53d... G. Bologna. Barber Fixtures. 205
 Center, G. 1559 Broadway... M. Center. Coal and Wood Yard. (R) 1,000
 Dietz, Rockett & Co. 323 E. 22d... E. Montheimont & Co. Machinery. 474
 Eitzen, W. 10th av and 69th st... H. and Anna Schutte, admrx. A. Schutte. Grocery. (R) 360
 Erkes, M. Rockaway Beach... G. C. Engel. East End Hotel Furniture, Fixtures, &c. 650
 Eckel, F. 304 W. 16th... S. Bauer. Bakery Fixtures. (R) 300
 Ensie, C. 21 Marion... K. Bollmann. Butcher Fixtures. (R) 200
 Evans, R. H., G. K. Anderson and G. W. Rose. 216 Centre... C. R. Winfield. Fixtures &c. 500
 Frohlich, J. 87 Lawrence... C. F. Gennerich. Grocery Fixtures. 100
 Glinnen, J. Brooklyn... G. Dessecker. Coach. (R) 425
 Gustafson, G. 135 E. 110th... Riker & Lawrence. Butcher Fixtures. 100
 Gallagher, J. F. 306 E. 112th... P. Hennessy (M. J. Early, by assign.) Trucks, Horses, &c. (R) 106
 Gandiosi, E. 3 Greenwich av... Archer Mfg. Co. Barber Fixtures. 148
 Goodhorn, J. 233 E. 45th... J. Goodhorn. Photographic Fixtures. 70
 Guglielmi, F. 66 W. Houston... Mosler, Bowen & Co. Safe. 140
 Heinig, M. 1042 1st av... Elizabeth Holderer. Store Fixtures, Furniture, &c. 300
 Haase, H. 1165 2d av... C. Bosch. Confectionery Fixtures. (R) 400
 Hahn, L. 212 E. 127th... F. M. Weiler. Presses. 675
 Haring, G. E. 618 Washington... J. S. Lockwood. Horse, Truck, &c. 325
 Hatch, Sarah A. 230 E. 37th and 81 E. 56th... B. Kissam. Laundry Fixtures, Furniture, &c. (R) 3,500
 Hebig, W. 1674 3d av... H. Stock. Drug Fixtures. (R) 3,000
 Hildebrandt, E. C. 60th st... W. C. G. Wilson. Horse, Trucks, &c. 200
 Hofmann, K. 17 Av B... L. G. W. Ruprecht... (R) 600
 Johnson, E. A. 50 W. 14th... Addie M. Johnson. Fixtures, Furniture, &c. 3,000
 Joerg, J. 61 E. Houston... A. and Theresa Joerg. Butcher Fixtures. 1,000
 Kiefer, L. 437 6th... M. Enders. Bakery. 200
 Kantrovitz, J. 168 Rivington... Hirsch & Schwarzkopf. Store Fixtures. (R) 25
 Kayser, H. 12 Elm... E. Rau. Lathes, Tools. 100
 Kiefer, H. 2520 8th av... D. Shannon. Butcher Fixtures. 200
 Kramer, J. 38th st, near 10th av... J. Burlinson. Horse, Wagon, &c. 132
 Lafarge, J. City... D. D. Parmly. Fixtures, &c. (R) 445
 Lawrence, J. J. 1st av and 32d st... S. A. Woods Machine Co. Machinery. (R) 580
 Lindenfelser, N. 233 Bleeker... S. Lindenfelser. Barber Fixtures. 125
 Lukas, P. City... G. Dessecker. Coaches. (R) 725
 Linderman, J. A. 812 E. 5th... Kaufman, Bros. & Bondy. Machinery, Lathe, &c. 4,000
 McCrea, J. J. Foot 155th st, Harlem R... W. F. Archer. Boathouse, Baths, &c. 720
 McManus, J. City... Elizabeth Hamilton. Boiler. 100
 Muskovitz, A. 249 Delancey... M. Cornheiser. Bakery. 50
 Maguire, W. 154 E. 54th... Crietenden & Co. Lndau. 600
 Markus, A. 179 Stanton... M. Marks. Horse, Wagon, &c. 100
 Masterson, J. S. 110 W. 130th... N. Hutkoff. Oil Paintings, Furniture, &c. 4,500
 Masterson, J. S. 77th st, bet 9th and 10th av... Mary Hopkins. Horses, Trucks, Steam Drills, Tools, &c. 1,500
 Mayers, I... M. Armstrong & Co. Carriages. 3,600
 McMamney, W. 325 7th av... Weeks & Parr. Bakery. (R) 350
 Mons & Nathal. City... W. H. Daily. Copyrights, &c. 1,500
 Nussbaum, M. 226 7th av... J. Appell. Butcher Fixtures. 575
 Odell, H. 169 E. 123th... H. Dean (Rosa Odell, by assign.) Dental Fixtures. (R) 3,000
 Oxee, L. E. 367 3d av... W. H. Schieffelin & Co. Drug Fixtures. 245
 O'Connor, Mary A. South and Montgomery sts... Hirsch & S. Fixtures. 70
 O'Neill, F. 165 E. 77th... E. B. Middlebrook. Fixtures, Tools, &c. 253
 Overton, G. C. City... R. G. Green. Wagon. (R) 160
 Pine, E. A. City... G. Dessecker. Wagon. 204
 Porzelt, F. Lexington av, near 88th st... J. H. Cline. Butcher Fixtures. 500
 Pehm, G. 312 W. 39th... G. Schumacher. Wagon. 75
 Price, W. 150th st, near 3d av... M. Morrissy. Horses, Wagons, &c. 600
 Peters, L. Lexington av and 110th st... F. H. Marjenhoff. Grocery Fixtures. 1,200
 Quinn, C. J. 291 Front... M. McDonald. Office Furniture, Fixtures, &c. 300
 Recchia, R. 61 and 203 Bowery... A. Lovenson. Barber Fixtures. 375
 Reilly, J. 5 W. 13th... W. B. Davis. Cabs. 925
 Reinhard, J. 609 E. 16th... H. Berlinghoff. Grocery Fixtures. 800

Rhodes & Sanders. 158 W. 27th... W. Rhodes. Machinery. 2,000
 Roberts & Roberts. 324 W. 26th... C. J. Fox. Washing Machines. 217
 Samuel Bros. 238 Bowery... Marvin Safe Co. Safe. 170
 Schultz & Wellinghoff. City... J. Forsythe. Horses, Trucks, &c. (R) 21
 Sofransky, S. 83 Division... A. Spektorsky. Machinery. 200
 Sheppard, D. V. L. City... W. H. Payne. Canal Boat. (R) 416
 Smolinsky, S... W. Kuslish. Barber Fixtures. 65
 Strauss, Rebecca. 1606 1st av... J. McLean. Butcher Fixtures. 150
 Sweet, J. 10 N. Bowery... Bramhall, Deane & Co. Fixtures. (Not dated). 61
 Schaefer, A. 2274 2d av... G. Schaefer. Butcher Fixtures. 100
 Sperling, H. 337 E. 93d... P. Sefferien. Wagons. 1,000
 Tietze & Meyer. 4 Liberty pl... E. Montheimont & Co. Lathe, Saw, &c. 171
 Thomas, H. A. 47 E. 12th... H. Lindenmeyr and ano. Printing Fixtures. (R) 9,126
 Ulrich, A. 96 Clinton... W. Ebert. Fixtures, &c. 61
 Vogt, R. 62 S. 5th av... L. T. Jenkins. Casks, &c. 800
 Walsh, M. 13 Frankfort... C. Chambers, Jr. Folding and Pasting Machines. (R) 1,099
 Webb, R. 1844 2d av... W. Aylward. Butcher Fixtures. 50
 Westall, Eleanor. 396 3d av... W. McTamney (Weeks & Parr, by assign.) Bakery. (R) 460
 Wohltmann, J. 26 Rutgers pl... C. Ficken. Grocery Fixtures. 600
 Weitzel, C. 332 Monroe... Annie G. Schomber. Tools, Fixtures, &c. 368
 Williams, Florence L., and H. F. 876 Vanderbilt av... H. Hartman, trustee. Drug Fixtures. 719

BILLS OF SALE.

Bradford, J. O. City... V. Forrest. Silver Plate. 228
 Brown, C. M. New Bedford, Mass... W. Devall. Furniture. (Sept. 10, 1881.) 800
 Brown & Edwards. 120 William... J. M. Lamadrid. Fixtures, &c. 181
 Dillon, M. 549 Greenwich... J. & T. McGuire. Bar Fixtures. 500
 Engel, L. 428 7th av... J. C. Stubenrauch. Drug Fixtures. 1,500
 Fischer, A. J. & J. H. 65 E. 12th... Philomene Arnaud. Furniture. 1,500
 Flynn, Mary. 13 Hamilton... Annie Savage. Furniture. 1
 Heller, L. M. 5 1/2 Pine, Astor Cafe and Rossmore Hotel. Mary Heller. Cigar Fixtures. 9 8
 Kinney, F. F. City... J. Little. Carriage. 500
 Maile, H. 1625 2d av... T. C. Knot. Fish and Oyster Fixtures. 500
 Meryas, L. 16 Forsyth... J. Cohen. Grocery. 544
 Newberg, M. 433 E. 82d... Rosa Newberg. Furniture. 1
 Noessner, J. 545 1st av... L. Martus. Butcher Fixtures. 300
 Pape, D. 2292 8th av... Brase & Fishbach. Grocery Fixtures, Horse, &c. Agreement to sell for 2,350
 Schroder, F., as assignee of J. G. Herold, Jr... Burt & Snow. Notions, Trimmings, &c. 950
 N. Y. ASSIGNMENTS OF CHATTEL MORTGAGES.
 Arnaud, Philomene, to Angelique J. Fischer. (Mortgage given by Maria L. Perrottet, May 29, 1885.) 600
 Busse, J., to C. Stein. (G. Menger, June 23, 1885.) 300
 Hulsberg, C., to G. Goldschmidt. (J. J. Albrecht, Mar. 23, 1885.) 250
 Kruger, B., to Williamsburgh Brewing Co. (F. Klippel, Aug. 20, 1885.) 200
 Long Island Brewery to Reilly & Cary. (Kate Pettit, Sept. 23, 1885.) 221
 Merz, W., to C. Stein. (A. Kruthoff, Sept. 5, 1885.) 500
 Travis, Georgianna H., to A. Achterath. (P. Eigenbrod, June 20, 1885.)

KINGS COUNTY.

SALOON FIXTURES.

Belford, M. 248 Hoyt st... H. B. Scharmann. (R) \$600
 Beller & Deeg. 83 Grand st... United States Standard Billiard Table Co. Pool Tables, &c. 125
 Bridges, E. J. 243 Smith st... H. B. Scharmann. (R) 500
 Burke, T. 193 Greenpoint av... P. O'Neill. 100
 Beattie, J. 77 Franklin st... P. Doelger. (R) 100
 Fleming, P. Cor Gold and Concord st... H. Koehler & Co. 422
 Frisel, T. 659 Flushing av... H. B. Scharmann. (R) 400
 Held, R. 45 Meserole st... H. B. Scharmann. (R) 200
 Kenna, John. 209 Hoyt st... Budweiser Brewing Co. 1,500
 Kuhlken, H. 53 Prospect st... Budweiser Brewing Co. (R) 600
 Leach, P. C. 781 Atlantic av... Budweiser Brewing Co. 100
 Marx, A. 168 Ewen st... J. Fallert. 250
 Mayer, Andrew. 90 Moore st... H. B. Scharmann. (R) 300
 Monahan, J. J., Jr. 536 Grand st... O. Huber. 400
 Murray, R. F. 7th av, s w cor 20th st... E. Ochs. 250
 Oldenborg, H. C. 37 York st... F. Munch. 900
 Swift, Sarah E. Se cor Main and Plymouth sts... M Wolf. (R) 1,500
 Scheibel, E. 62 Scholes st... Obermeyer & L. Schmitt, Carl. 11 Fulton st... J. Kress Brewing Co. (R) 2,500
 Zimmer, J. 117 Hopkins st... Budweiser Brewing Co. 210

HOUSEHOLD FURNITURE.

Adams, Julia C. 93 Nassau st... H. S. Webster. 60
 Attwood, Jane. 1 Willow pl... F. G. Smith. Piano. 225
 Bothwell, Jane. 847 Bergen st... E. D. Phelps. Organ. 125
 Bowie, R. C. 134 Marcy av... Adeline W. Bowie. 1,200
 Brown, Mrs. M. 111 Ryerson st... J. Mullins. (R) 152
 Brewster, Helen. 459 Union st... I. Mason. 237
 Boerum, Sarah. 196 Walworth st... E. D. Phelps. Piano. 200
 Borling, W. 772 Greene av... A. Schulz. 143
 Clarke, J. J. Cor 1st and Grand st... Whalen Bros. 361

Table of advertisements and notices, including names like Connette, E. J., Corbett, Jane, Davis, C., De Mena, A. P., Dabrenky, J., Donnelly, Delia, Gilman, Anna C., Hill, Geo., Hovey, G., Hudson, Mrs. L., Jackson, Theo., Jones, Julia A., Kinney, J. P., Kramer, J., Keech, E. P., Koofoose, Margt., Kronbach, J., Laughran, Kate., Lyon, H. G., Lippmann, Mrs. A., Lindeman, F. H., McGarry, W., Mullen, Eliza., McLaughlin, Kate., Morrison, C., McCann, Bridget., Redlich, H., Renand, Lottie E., Sutorins, Mary M., Vinnig, C. H., West, C., Wood, W. M., Young, N. W.

MISCELLANEOUS.

Table of miscellaneous notices and advertisements, including names like Albers, C., Ahrens, A., Allgeier, J. A., Bacon, J. M., Bridges, E. J., Brooklyn Manufacturing Co., Briggs, J., Clark, T. J., Comfort, W. R., Cannon, J. E., Coate, H. G., Cooper, William, Curren, O., De Lacy, Wm., Davis, C., Donohue, T. L., Fischer, H. N., Gallagher, M., German Evangelical Lutheran Church, Hull, A. A., Hellmann, Muller & Co., Hackett, R., Jennings, J. S., Kendrick, H. C., Kuck, H., Meier, F., Mulebach, J. B., McElligott, W. F., McNichols, B., Neder, G., Newman, Jennie., Paetz, C., Plant, U. G., Quinn, A., Ruoff, L., Schneider, M., Simonis, W., Swezey, W. S., Stahmer, M., United States Rubber Co., Van Ronk, C., Williams, J. C.

BILLS OF SALE.

Table of bills of sale, including names like Allsop, Thomas J., Egelhoff, George, Hughes, George, Koechel, Joseph, Kurz, Henry, Kernan, Frank.

Table of advertisements and notices, including names like &c., Reminiscence of the Old Fire Laddies, Leroy, Andrew, Leroy, Andrew, Luca, Peter N., Mash, Hannah, Nedis, Louis, O'Toole, Sarah E.

JUDGMENTS.

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

NEW YORK CITY.

Table of judgments in New York City, including names like October, 3 Atkinson, John J., 3 Atwood, Marie E., 6*Adler, Samuel, 6*Adler, Seligman, 6 Ahearn, Annie, 6 Ahearn, Mary J., 6 Atwood, Marie E., 6 Archer, Frederic, 7 Acker, David D., 8 Alexander, James, 3 Blum, Samuel, 3 Battershall, Sanford W., 3 Binney, Joseph W., 3 Bernau, Max, 5 Bird, Thomas H., 5* Babcock, James, 5 Bostwick, James, 5 Bates, Martin, Jr., 5 Behler, George, 6 Bissell, Champion, *Beecher, Charles, 6 McCulloch, 6 Baillie, Walter S., 6 the same, 6 the same, 6 the same, 6 the same, 6 the same, 6 Beers, Walter P., 6 Bickhardt, Knule, 6*Bickhardt, Herman, 6 Boker, John, 6 Baxter, Edward W., 6 Bosset, August, 7 Buchman, Raphael, 8 Bendow, Charles, 8 Birmingham, Ernest F., 9 Bronner, Ben, 9 Blust, John, 3 Crowley, Timothy H., 5 Comstock, Frank G., 5 Conway, Edmund J., 6 Court, John W., 6 Clifford, Henry B., 6 Craig, William H., 6 Chapman, John G., 6 Claffey, Richard, 7 Condit, John W., 7 Campbell, Bartley, 7 Castillo, Fructuosa, 8 Christian, Charles H., 8 Close, Jacob V., 8 Close, Peter V., 8 Clabes, Albert C., 8 Carman, Ringgold W., 9 Cronheim, Siegfried, 3 Doe, John, 3 Duffy, Michael, 3 Dorrity, Henry, 3 De Mandeville, James, 3 Dugan, James, 5 Dougherty, William H., 6 Dowling, Thomas J., 6 de Fries, Rudolph, 6*Doe, John, 6 Darcy, Peter.

Table of judgments in New York City (continued), including names like 6*Doe, John, 6 Day, George H., 6 Duryea, Washington B., 6 Duffell, Frederick R., 7 Davis, Edward T., 7 Durando, William P., 8 Davis, Abraham, 8 Duryea, Harmann B., 8 Donnan, James, 8*Dornisife, John, 6 Engel, Louis, 7 Engel, Louis, 8 Ehlers, Henry, 3 Fredenheim, Abraham, 3 Fairbanks, Leland, Jr., 3 Fanner, James S., 5 Farrell, James H., 5 Foulke, Joseph, Jr., 6 Fitzpatrick, Hugh J., 6 Fitzpatrick, Mary E., 7 Fisher, Frederick W., 7 Fielding, Robert W., 7 Flynn, Agnes J., 8 Fallon, Thomas F., 9 Fedden, George L., 3 Greenhart, Bernhard, 3 Greenhart, Louis, 3 Glidden, Nathaniel F., 3 Gorman, William H., 3 Gallop, Elisha, 5 Gordon, Harrison, 5*Gordon, Robert H., *Gordon, William L., 5 Gibbons, Thomas J., 6 Gere, R. Nelson, 6 Gowing, Daniel H., 6 Gunther, Isaac, 6 Gates, Royal A., 3 Hirsch, Albert, 3 the same, 3 Hayt, Ezra A., 3 Hayt, James A., 3 Hild, Charles, 3 Hawley, Oscar F., 3 Holmes, Franklin, 3 the same, 5 Heide, Martin H., 5 Herben, Frank A., 5 Hay, Robert, 5 Hecht, Martin H., 5 Healy, John J., 6 Hirsch, Albert, 6 Hubbell, Charles H., 6 Hazard, Charles, 6 Habegger, Rudolph, 6 Hudson, Blount, 6*Hudson, Benjamin, 6 Hannan, Michael, 7 Haefner, Adolf, 7 Hemens, William, 7 Henry, Henry, 7 Henry, David, 7 Hirsch, Albert, 8 Hartney, Edward V., 8 Hawley, Oscar F., 8 Hamilton, Sylvester M., 8 the same, 8 Haff, Theodore, 8 Henocksberg, Samuel A., 7 Hirsch, Herman, 3 James, Thomas L., 6 Leopold, Kaiser, 3 Jones, James S., 6 Justin, Frederick, 6 Johnson, Frank R., 6 the same, 6 the same, 6 the same, 6* the same, 6 the same, 6 the same, 6 Keim, Henry G., 3 the same, 5 Kelly, William H., 6 Kelly, John, 6 Kutschka, Ludwig C., 7 Kinney, Frederica M., 7 Kuss, Philip, 8 Kay, Joseph, 9 Katz, John, 3 Leeds, William J., 3 Lumpkin, Gilman A., 3 Lewis, Charles E., *Lewis, Harvey, 5 Lynch, Margaret, 5 Leopold, Johanna, 6 Larney, Philip H., 6 Lyons, Bernard, 7 Loderhose, Julius.

7	Levy, Henry } Consolidated Fruit	
	Levy, Sampson } Jar Co.....	2,200 78
8	Lawrence, Robert S.—E. A. Packer	1,306 24
8	Lichtenstein, Joseph B.—Davis Rubin	92 50
8	Leveridge, John—Elizabeth R. Bowne.....	30,913 44
8	Lyons, Frank—John Dimond.....	147 41
9	Lehman, Jacob—Bernhard Klingenstein.....	135 55
9	Linherr, John A.—Wood Gibson.....	5,766 12
9	Mullely, Maria } M. W. Cooper.....	
	Mullely, Patrick } (D).....	1,854 31
3	Maguire, Thomas—E. T. Hoopes.....	525 33
5	Magee, Thomas—C. H. Delamater.....	89 68
5	Mendelson, Julius—Henry Morris, admr.....	2,085 47
5	the same—Philip Weinberg.....	3,004 49
5	the same—Jos. Heron.....	2,083 59
5	Moseley, Nathaniel R.—Emily Charles.....	44 91
6	Molloy, William—Wm. Dalton.....	651 75
6	Marx, Kossuth } C. A. Fowler.....	273 94
	Marx, Adolphus }.....	
6	Meltzer, Elizabeth } Herman Stiefs	
	Meltzer, Elizabeth } costs.....	86 15
7	Merrall, William J.—C. E. Leland.....	467 51
8*	Morrison, Samuel L.—W. R. Bunker	1,243 59
8	Mackintosh, Edward P.—Harry Wallerstein.....	358 77
8	the same—Ad. Sternfeld.....	3,220 35
8	Mackaye, Steele—Sadie Martinot.....	473 47
8	Marx, Kossuth } C. P. Young.....	424 46
	Marx, Adolphus }.....	
8	Mandelbaum, Fanny—S. Zeimer & Feldstein.....	5,709 40
9	Marcus, Solomon—T. R. Clark, Pres.....	173 51
5	McWilliams, James—Campbell Printing Press & Mfg. Co.....	103 36
3	Newman, Henry—Ad. Keppelman.....	104 10
3	the same—C. T. Reynolds.....	191 83
6	Nutting, Frederick J.—A. W. Neumann.....	86 61
6*	Neubower, Goodman—R. H. White.....	3,628 00
7	Negley, James S.—Demas Barnes.....	2,705 84
7	Noah, Lionel J.—Josephus Woodruff	1,392 88
8	Noble, John W.—R. T. Wilson.....	43 11
8	Nicholas, Joseph W.—Ninth Nat. Bank of City N. Y.....	849 77
8	the same—the same.....	559 67
9	Neubauer, John G.—NicMehlen.....	582 85
3	O'Talbot, David—John Donahue.....	92 11
6	O'Brien, John M.—Wm. Walsh, exr. of Pat. Mulvihill.....	696 01
7	Otis, George F.—Pat. Lenane.....	327 56
8	O-trom, Charles—Myrick Plummer.....	127 42
8	Oberle, Henry—Oscar Frisbie.....	397 43
3	Putney, Alfred L.—H. A. Child, costs.....	83 93
5	Powers, Ordell H.—Adaline R. Avery.....	198 89
6	Porter, George A.—T. J. Pope, costs	34 27
7	Peters, Malcolm—Chas. MacNay.....	2,645 24
7	Poy, Lee—S. H. Ebenstein.....	38 80
8	Price, Michael—L. T. Powell.....	192 89
8	Perical, Edward S.—J. M. Raub.....	130 13
7	Quackenbush, G. J.—John Collins.....	596 91
3	Rosenthal, Joseph W.—Jacob Ballin	795 32
3	Russell, Jacob—G. P. Smith.....	141 99
3	the same—the same.....	142 32
5	Reynolds, Alfred P.—John Sloane.....	532 84
6*	Roe, Richard, of John Taylor & Co.—Corn Ex. Nat'l Bank of Philadelphia.....	128 76
6	Reynolds, Alfred P.—Fulton Bank of Brooklyn.....	1,606 71
7	Reilly, John B.—P. & W. Ebling.....	131 77
7	Rosenfeld, Jenny—Lazarus Blaut.....	27 78
7	Rindskopf, Morris } Louis Megroz.....	1,142 82
	Rindskopf, Simon }.....	
7	Rosenthal, Jacob }.....	
7	Redden, Charles—Simeon Howard, costs.....	21 76
7	Rogers, William O.—John Fitzpatrick.....	101 52
8	Rau, Margaretha—Herman Colell.....	142 53
8	Rogers, Joseph C.—Ninth Nat. Bank of City N. Y.....	849 77
9	Ritter, George W.—Douglass Conklin, assignee.....	438 48
29	Stoutenburgh, John A.—W. E. Bird, (Correction).....	282 97
3	Stoll, George—Marston Remedy Co.....	184 84
3	Shapiro, Samuel—L. B. Prahar.....	245 36
3	Skidmore, Robert E.—Frank Van Doorn.....	79 14
3	Stover, Lucy L.—J. E. Briggs.....	1,946 22
3	Sheldon, Alexander M.—S. R. Leshner.....	223 67
3	Sperry, Howard A.—Theo. Hellman.....	103 88
3	Singer, Benno—Isaac Rosenthal.....	177 83
5	Stubbs, William S.—James Thomas	34 50
5	Silberman, Joseph—Sigmund Schmidt.....	605 77
5	Spitz, Henrietta—J. M. Fitzgerald.....	1,039 17
5	Sayman, Abraham—John Sloane.....	119 03
5	Spoerle, Rudolph—People of State N. Y.....	100 00
6	Secor, William H.—Sarah E. Crane.....	275 60
6	Simpson, David—Fulton Bank of Brooklyn.....	1,606 71
6	Steenworth, Frederick J. } B. W. Al-	
	Steenworth, Charles H. } len.....	155 96
6	Scott, William B.—Robinson Consolidated Mining Co.....	15,233 32
6	Stiles, John W.—Wm. Davison, Jr.....	81 40
6	Spero, Frank } George Arnstein.....	219 84
	Spero, Ray }.....	
7	Sage, James H.—F. B. Chase.....	599 36
7	Schanzlin, Hermann—German Ex. Bank.....	2,961 47

7	Saunders, Rolfe S.—G. W. Streeter.	263 89
7	Slocum, Deborah W.—Grace A. Benedict.....	400 09
8	Stewart, Orlando L. } Ruland & Stewart, William Clarke } Whiting.....	492 84
8	Signer, Isaac L.—G. W. Venable.....	79 72
8	Strong, George L.—W. R. Bunker.....	1,243 59
8	Simonson, Alfred L.—Harry Wallerstein.....	358 77
8	Starin, Myndert—Henry Hooker Co.	612 70
8	Seligman, Henry M. } A b r a h a m Seligman, Morris } Lesser.....	1,757 67
8	Silliman, S. Augustus—Ninth Nat. of City N. Y.....	559 67
8	the same—the same.....	849 77
8	Spero, Frank } C. F. Rohmann.....	462 73
	Spero, Rachael }.....	
8	Showell, Eliza—Theo. Schmalholz.....	187 81
8	Shepard, Charles D.—Hosford & Sons.....	158 20
8	Sullivan, Algernon S., as admr. of estate of Claus Henry Lankenau—Herman Kruse.....	2,841 22
3	Smith, Charles H.—Great Western Ins. Co.....	40 44
7	Smith, John E.—E. P. Gleason Mfg. Co.....	166 59
8	Smith, Orrin F.—J. W. Richardson.	78 11
3	Titus, Robert—J. T. Willets.....	255 16
3	Talbot, David O.—John Donahue.....	92 11
5	Tousey, Rinaldo C.—J. M. Fitzgerald.....	1,039 17
6	Taylor, John—Corn Exchange Nat. Bank of Philadelphia.....	128 76
6	Townsend, Louis—C. W. Schumann	70 12
7	Totton, Joseph M.—J. K. P. Pine.....	170 01
8	Town, John J.—F. E. Alexander.....	1,071 66
9	Taylor, John—Daniel Lord.....	329 21
3	Merchants' Protective Co. (Limited)—J. E. Stewart.....	500 00
5	The Mayor, Aldermen, &c.—John McClave.....	5,109 51
5	John S. Willey Publishing Co.—Adaline R. Avery.....	198 89
5	The New York, West Shore & Buffalo Railway Co.—Pintsch Lighting Co.....	3,416 11
6	The Mayor, Aldermen, &c.—G. R. Cole.....	248 70
7	United States Steam Specialty Co.—Rodman Sands.....	120 59
8	The United States National Bank of the City of N. Y.—First Nat. Bank of Albuquerque.....	5,399 04
8	The Leeds Mfg. Co.—C. J. Bennett, costs.....	62 00
9	The New Mexico Mining Co.—John Wilson, admr.....	983 25
9	United States Projectile Co.—James Gregory.....	475 14
6	Van Winkle, Daniel—S. A. Potter.....	269 40
7	Van Ness, John K.—R. M. Henry, as recvr.....	446 83
9	Vanderbilt, George—J. G. Peene.....	83 54
3	Williamson, John C.—A. D. Turner.	119 26
3	Welsh, Patrick—Isabella V. Hogan.....	35 50
3	Wyckoff, Jacob F.—H. P. Degraaf.....	384 59
5	Willey, John S.—Adaline R. Avery.....	198 89
6	Wessels, Louis—Conrad Struve.....	84 37
6	Wehrkamp, Ella—Twenty-third st Railway Co..... costs	109 47
6	Watson, Richard R.—Henry Morrison.....	2,982 35
6	Ward, Charles M.—Bolton Hall.....	71 47
6	Wickham, William H.—Second Nat. Bank of City N. Y.....	20,572 66
7	Walter, John F.—S. P. Witherill.....	194 08
7	Weber, Albert } Butler & Johnson.	851 37
	Weber, Martha }.....	
7	Weiprecht, Ernest—Theo. Schmalholz.....	118 84
8	Ward, Robert W.—James Daly.....	140 41
8	Williams, Josiah W.—G. W. Herbert	96 35
9	Whitty, James J.—Reece Carpenter	70 73
7	Zugner, Louis L.—Robert Hall.....	146 60

KINGS COUNTY.

October.		
2	Abbott, Lucy H.—W. S. McIntosh and ano.....	\$333 93
1	Burt, Edward—W. S. Swezey.....	52 79
2	Benson, Alfred G.—J. Reed.....	145 93
2	Bowie, Robert C.—G. J. Siemers.....	40 00
2	Behan, Marianna J.—C. B. Rouss.....	124 44
2	the same—R. Lewis.....	383 08
3	Baker, Benjamin—A. Kopke.....	124 14
7	Bergen, Nicholas F.—H. W. Haswell.....	1,024 80
6	Court, John W.—R. H. Wolfe & Co.	411 21
8	Connor, Patrick—J. C. Perkins.....	94 60
8	Cronin, Philip—M. Cross.....	240 75
8	the same—the same.....	802 16
1	Dempsey, Patrick—P. J. Clancy.....	469 43
1	Darrow, Edward E.—Fabric Fire Hose Co.....	81 38
6	Dickerson, Peter—E. Place.....	151 27
6	Dodge, John P.—T. F. King.....	1,547 56
8	Dolan, John and Timothy W.—M. Cross.....	240 75
8	Dolan, Timothy W.—M. Cross.....	802 16
1	Emmens, Edgar W. and Clarence W.—P. Roberts.....	841 37
2	Eastman, Darias and Mary—J. Basley.....	45 95
1	Foote, Edward T.—Metallic Burial Case Co.....	50 15
3	Fink, Joseph H.—Brooklyn City R. Co.....	119 79
3	Free, Edward—the same.....	119 57
3	Fitzsimmons, Daniel B.—P. Merkle.....	35 10
6	Fish, James D.—J. R. Grant.....	121,472 46
6	Fox, George C.—A. Levy.....	184 89
6	Forster, Henry—N. Rausch.....	84 02

6	Flood, Peter—E. Flood.....	45 00
2	Graf, Jacob—Erie Preserving Co.....	101 76
6	*Grant, Ulysses S. } J. R. Grant, 121,472 46	
	Grant, Jr., Ulysses S. }.....	
1	Horan, John—J. Jamer.....	532 11
2	Hoffman, Richard—M. P. Mulhall.....	1,301 56
2	Halsey, Louis M., as admr., &c., of William Halsey—W. S. McIntosh and ano.....	333 93
2	Hayt, Ezra A. and James A., as exrs., &c., James R. Hayt—H. S. Terbell.....	4,833 17
3	Hanan, Lydia F.—J. Hanan.....	640 09
3	Hoffman, William—A. Barrett.....	27 50
3	Hamblett, Frank—A. Furth.....	183 75
3	Henry, John—A. Furth.....	262 21
3	Horn, George M.—F. Zoeller.....	82 39
3	Hawley, Oscar F.—A. R. Whitney.....	2,025 71
5	Hill, Ephraim—C. H. Wheeler.....	411 57
6	Howard, Jacob P. J.—A. C. Flatley	198 27
6	Hersey, George H.—S. Ballard.....	33 20
8	Hawley, Oscar F.—L. Thomson.....	645 99
8	Hettrick, George A.—S. Oppenheimer.....	45 67
2	Keys, William Mulford and Luther H.—W. S. McIntosh and ano.....	333 93
5	King, Joseph B.—J. O. McDermott.....	327 91
6	Kane, Thomas—G. R. Hoffman.....	1,340 25
7	Kinney, Frederica M.—E. A. Bradley.....	1,692 39
6	Ketcham, Philip—M. Cross.....	122 74
8	Lyons, Bernard—J. Tausig.....	142 09
7	Lyon, Charles F.—V. I. Lyon.....	78 22
8	Lowitz, J. B.—E. J. Lehman.....	206 44
1	McCourt, John—J. Jamer.....	532 11
1	Meincke & Co., A. M.—L. Kram.....	1,387 45
1	Megarr, Edward—T. Olena.....	393 37
1	Mullely, Maria and Patrick.—M. W. Cooper.....	1,854 31
2	Miller, James—J. Davidson.....	150 00
2	Mullaney, Michael—H. J. Ferris.....	253 76
2	Milne, May—H. McShane.....	233 24
2	Moore, Catharine S.—W. S. McIntosh and ano.....	166 84
3	Myers, Samuel—A. Kopke.....	124 14
5	Morris, Charles—H. Newman.....	53 62
2	Noble, Daniel—Erie Preserving Co.—Nutting, Frederick J.—A. W. Neumann.....	101 76
8	Olifers, Bartholemew J.—S. B. Jacobs.....	160 35
1	Patten, Anna M.—J. B. Woodruff.....	1,366 47
6	Percy, John—G. Bungarz.....	80 84
7	Post, Virginia W.—J. J. Jordan.....	547 79
8	Plage, Frederick C.—C. H. Daris.....	95 01
1	Roach, John N.—P. Roberts.....	841 37
3	Russ, Charles—C. Hildebrandt.....	14 25
7	Reynolds, Alfred P.—Fulton Bank, Brooklyn.....	1,606 71
8	Rooney, Patrick—C. E. Evans.....	34 87
8	Rogan, James C.—W. Eggert.....	248 78
1	Smith, Ephraim—Metallic Burial Case Co.....	50 15
1	Schwenck, George J.—Commissioners of Charities, &c.....	223 47
2	Spencer, Edwards—Leather Manuf. Nat. Bank, N. Y.....	1,021 24
2	Steinmetz, William G.—Real Estate Record Assoc.....	116 05
2	Sears, Thomas A.—L. Rosenblum.....	30 36
3	Snyder, John H.—J. W. Stotts.....	164 02
5	Stack, Thomas—Commissioners of Charities, &c.....	324 42
6	Shults, William—H. Jacobs.....	37 75
7	Simpson, David—Fulton Bank, Brooklyn.....	1,606 71
7	Sandys, Edmund—W. H. Haviland.....	196 43
8	Slocum, Deborah W.—G. A. Benedict.....	400 09
8	Smith, Orrin F.—J. W. Richardson.	78 11
1	Turner, William C.—Fabric Fire Hose Co.....	81 38
2	Theall, Orwin—A. T. Fall.....	43 35
2	Thomas, Hilda—O. H. Earls.....	77 50
2	The admr., &c., of Wm. Halsey—W. S. McIntosh and ano.....	333 93
2	The exrs., &c., of James R. Hayt—H. S. Terbell.....	4,833 17
3	Talbot, David O.—J. Donahue.....	92 11
5	Titus, Robert—J. T. Willets.....	255 16
6	The Blanchard Electric Light and Power Company—W. J. Aitkin.....	694 88
2	Ulrich, Louis—A. Huber.....	28 24
8	the same—W. Eggert.....	248 98
1	Vernan, Remington—W. Kenyon.....	446 37
3	Wren, William C. and George—J. Annin.....	216 69
6	Ward, Ferdinand—J. R. Grant.....	121,472 46
7	Wessels, Louis—C. Struve.....	84 37

SATISFIED JUDGMENTS.

NEW YORK.

October 3 to 9—inclusive.

Arbogast, John and George—Stern & Metzger. (1885).....	\$314 03
†Ashfield, James—Adam Sibburn. (1858).....	526 15
Aspinwall, Maria—A. W. Bogert. (1878).....	425 64
Bailey, Henry M.—Mary Sheil, trustee. (85).....	2,625 01
Burr, Wm. H. and Henry E.—F. W. Hencken. (1881).....	763 04
Chapman, Wm.—Philip Dietz. (1882).....	27 00
Cook, Mary—Isaac Roskam. (J. T. Barnard, by assign.) (1881).....	203 06
Clark, Thomas L. and Thomas L., Jr.—Daniel Pelton. (1883).....	1,034 06
Diercks, James H.—W. H. Beadleston. (85).....	2,275 47
Ford, John R.—Goodyear Rubber Co. (1885).....	215 72
Goldschmidt, Julius—A. H. Scoville & Co. (1878).....	462 53
Hutter, Gotfried—T. F. Burke. (1884).....	207 64
Haddock, John C.—Delaware, Lackawanna & Western R. R. Co. (1885).....	21,249 81
Hart, Henry A.—Wm. Hamilton. (1885).....	157 68
Same—John Fulton. (1885).....	85 73
Haight, David L., exr. Sarah R.—L. E. Howard. (1885).....	261 65

Table listing names and amounts for various individuals and companies, including Kilbourne, Lang, Mayor, etc.

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

KINGS COUNTY.

Table listing names and amounts for Kings County, including Ashfield, Cook, Dorton, etc.

MECHANICS' LIENS.

The Mechanics' Lien Law, with full Marginal Notes and complete Index has been published in pamphlet form by THE RECORD AND GUIDE.

NEW YORK CITY.

Table listing names and amounts for New York City, including Audubon, Keogh, St. Nicholas, etc.

Table listing names and amounts for various individuals and companies, including front. William Nitz, Willis, Water, Bowers, etc.

KINGS COUNTY.

Table listing names and amounts for Kings County, including October 8 Tenth, Pineapple, etc.

Table listing names and amounts for various individuals and companies, including 5 Same property, 3 Madison, etc.

KINGS COUNTY.

Table listing names and amounts for Kings County, including Sumpter, Same property, Gwinner, etc.

BUILDINGS PROJECTED

The first name is that of the owner; a'r't stands for architect, m'n for mason and b'r for builder.

Copies of the New Building Law, with Marginal Notes, a full Index, and Engravings illustrating the Heights and Thicknesses of Walls, edited by W. J. Fryer, Jr., are for sale at the office of THE RECORD AND GUIDE. Price, 75 cents.

NEW YORK CITY.

SOUTH OF 14TH STREET.

June st, Nos. 158 and 160, two three-story brick stables, one 16x63, and one 31.8x68, felt and gravel roofs; cost, \$3,000 and \$6,000; John S. McLean, 7 East 63d st; a'r't, C. E. Hadden; b'r's, G. F. Codrington and Philip Herman. Plan 1460.

Rivington st, s w cor Lewis st, one-story brick stable, 20x60, tin roof; cost, \$4,000; Felix Brown, 304 East 18th st; ar't, Wm. Graul. Plan 1443.

Rivington st, Nos. 259 and 261, two five-story brick tenem'ts, 25x80, tin roofs; cost, each, \$16,000; John A. Derainsmes, 114 East 25th st; ar'ts, Berger & Baylies; built by day's work. Plan 1464.

12th st, No. 521 E., five-story brick tenem't, 25x85 and 93, tin roof; cost, \$22,000; Peter Schaeffler, 98 2d av; ar't, Wm. Graul. Plan 1444.

Grand st, No. 492, five-story and basement brick tenem't, with store 24.9x83, rear 24.11, metal roof; cost, \$18,000; S. B. Clark, 496 Grand st; ar't, J. B. Snook; b'r, not selected. Plan 1450.

Willet st, No. 29, five-story brick shop, 21.10x100 and 95, tin roof; cost, \$8,000; Herman and Chas. Gotthelf, 252 Delancey st; ar't, F. W. Klemt. Plan 1456.

BETWEEN 14TH AND 59TH STS.

41st st, No. 143 E., one-story brick store, 20x98.8, gravel roof; cost, \$1,000; lessee, A. R. Briggs, 245 East 39th st; ar't, John McIntyre; b'rs, Thomas Sanderson & Son. Plan 1461.

47th st, s s, 65 from 9th av, rear of lot No. 678 9th av, one-story brick office, 10x25, tin roof; cost, \$450; Thomas Stillman, 177 Prospect pl, Brooklyn; b'rs, N. J. Ackerman and J. F. Longan. Plan 1442.

55th st, n s, 225 w 10th av, two-story stone office, 25x18; cost, abt \$1,000; John W. MacKnight, 54 West 125th st; ar't, F. T. Camp. Plan 1447.

34th st, s s, 75 w 7th av, one-story frame and iron store, 11.3x10, tin roof, iron cornice; cost, \$300; R. H. McFarland, Tarrytown; b'r, M. Hutchison. Plan 1449.

36th st, No. 413 W., two-story brick dwell'g on front, 25x35, and two two-story brick stables on rear, one 38.8x12.6, and one 25x12.6, tin roofs; cost of dwell'g, \$2,500; stables, each, \$1,000; Michael Hastings, 419 West 36th st; ar'ts, Wilson & Hudson; b'r, not selected. Plan 1454.

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

85th st, No. 109 E., five-story brick (stone front) tenem't, 25x88, rear 20, tin roof; cost, \$20,000; Joseph Murray, 1472 4th av; ar'ts, Babcock & McAvoy; b'r, not selected. Plan 1452.

4th av, w s, 25 n 120th st, three four-story brick tenem'ts with stores, 25x65, tin roofs; cost, each, \$12,000; Jacob Wicks, Jr., 67 East 92d st; John Brandt. Plan 1455.

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

9th av, e s, 50.5 n 100th st, five-story brick tenement with store, 25.3x60, tin roof; cost, \$11,000; S. E. Hinman, 243 West 131st st; ar't, J. H. Valentine; b'r, S. Hinman. Plan 1441.

69th st, s w cor 9th av, five-story brick flat, 25x96.5, tin roof; cost, \$25,000; George J. Hamilton, 2078 5th av; ar'ts, Thom & Wilson; built by day's work. Plan 1446.

69th st, s s, 25 w 9th av, four four-story brick (stone front) dwell'gs, 18, 19 and 20x55, tin roofs; cost, each, \$20,000; ow'r, &c., same as last. Plan 1467.

72d st, n s, 275 w 9th av, four-story brick (stone front) dwell'g, 25x60, and extension 12x14, tin roof; cost, \$25,000; William H. Gray, 258 West 4th st; ar'ts, Thom & Wilson; built by day's work. Plan 1468.

81st st, n s, 450 w 8th av, three four-story and basement brick dwell'gs, 25x56, with extension 30 feet, tin, fire-proofing and slate roofs; cost, each, abt \$40,000; Samuel Colcord, 400 West 79th st; ar't, H. L. Harris; built by day's work. Plan 1457.

9th av, s w cor 105th st, one-story brick office, 11x14, gravel roof; cost, \$150; Gorham & Dowling, 105th st, near 9th av; ar't, W. F. Gorham; b'r, J. G. Woolley. Plan 1458.

NORTH OF 125TH STREET.

St. Nicholas pl, e s, abt 75 s 153d st, one-story frame temporary tool house, 18x9; cost, \$15; — Van Rensselaer. Plan 1446.

23D AND 24TH WARDS.

142d st, s e cor College av, six two-story and basement brick dwell'gs, 16.8x40, tin roofs; cost, each, \$4,000; J. M. La Coste, 588 East 143d st, and Chas. Van Riper, 693 East 143d st; ar't, H. S. Baker; b'r, J. M. La Coste. Plan 1465.

169th st, n s, 449 e Gerard av, two-story frame dwell'g, 18x30, tin roof; cost, \$1,800; Henry Tinsley, 158 West 17th st; ar't, Chas. Churchill; b'r, Louis Falk. Plan 1463.

North 3d av, w s, abt 140 s Tremont av, two-story frame stable, 13x12, tin roof; cost, \$250; George Heuser, 1907 North 3d av; b'r, Daniel O'Connell. Plan 1462.

145th st, n s, 200 w St. Anns av, four-story brick tenem't, 25x55, tin roof; cost, \$12,000; Robert Schwend, 31 Lewis st; ar't, Adam Munch. Plan 1438.

166th st, s s, 175 w Washington av, three-story brick tenem't, 20x44, tin roof; cost, \$3,000; Catherine Lynch, 1945 3d av; ar't, A. Arctander. Plan 1440.

Clinton av, n s, 50 w 1st st, two-story frame dwell'g, 22x28, rear 38, tin roof; cost, \$2,600; Wm. A. Koerner, Woodlawn; ar't and b'r, Henry Johnson; m'n, Joseph Hopfer. Plan 1439.

Jane st, n s, 30 e Monroe av, two-story frame dwell'g, 11.2 and 18.2x28.2 and 14, shingle and tin roof; cost, \$2,500; Mrs. Annie McIndoe, 460 West 83d st; ar't, T. E. Thomson. Plan 1448.

Intervale av, w s, 503 s 169th st, two-story brick dwell'g, 20x44, tin roof; cost, \$4,000; James Brady, 1976 4th av; ar't, Albert Gonnier. Plan 1453.

Johnston av, w s, 429 n Samuel st, two-story frame dwell'g, 16x26, tin roof; cost, \$1,200;

Thomas Enright, Tremont; ar't, L. Pierce; b'rs, M. Thwoig and B. Pflomm. Plan 1459.

3d av, w s, 30 s 168th st, one-story brick storage house, 30.2x76.6, gravel roof; cost, \$2,000; Jacob Stahl, Franklin av, near 169th st; ar't, J. Kastner. Plan 1451.

KINGS COUNTY.

Plan 1470—Kent av, s w cor Clason av, one one-story frame shed, 28x12, gravel roof; cost, \$80; ow'r, &c., G. S. Harris, 429 Monroe st.

1471—Howard av, s w cor Madison st, one three-story frame store and dwell'g, 20x58; R. Rademacher, 55 Ralph av; b'r, not selected; ar't, F. Holmberg.

1472—Conselyea st, n w cor Lorimer st, one one-story frame stable, 10x25, tin roof; cost, \$90; Richard Heins, on premises; b'r, H. Tietjen.

1473—Butler st, s s, 142 w Rogers av, one two-story and basement brick dwell'g, 20x34, tin roof, wooden cornice; cost, \$3,500; E. H. Hawkins, 716 Gates av; ar'ts and b'rs, Wm. & E. H. Hawkins.

1474—Hamilton av, Nos. 38 and 40, one one-story brick boiler house, 42x42, tin roof, brick cornice; John Birkbeck Co. (Limited), 38 Hamilton av; ar't, W. H. Bechtel; b'rs, M. Reid and Steele & Costigan.

1475—Bergen st, Nos. 305 and 307, n s, 70 e 3d av, one one-story brick warehouse, 55x50, gravel roof; cost, \$3,500; Long Island Brewery, 81 3d av; ar't, M. J. Morrill.

1476—Halsey st, s s, 325 w Lewis av, three three-story and basement brick dwell'gs, 16.8x45, tin roofs, iron cornices; total, cost, \$50,000; E. Taylor, 231 West 122d st, New York; ar't, R. Rosenstock; b'r, not selected.

1477—5th av, s w cor Douglass st, five four-story brown stone stores and tenem'ts, 20x50, gravel roofs, wooden cornices; cost, each, abt \$4,000; Geo. R. Brown, 34 South Portland av; b'rs, L. E. Brown and J. F. Kentana.

1478—Putnam av, s s, 215 e Tompkins av, three-story and basement brown stone dwell'g, 20x42, and one-story extension, 8x10, tin roofs, wooden cornices; cost, \$7,000; ow'r, ar't and b'r, Chas. Isbill, 440 Putnam av.

1479—Ryerson st, w s, 250 s Flushing av, one four-story brick factory, 40x50, tin roof, brick cornice; cost, \$14,000; John Gray, 272 Ryerson st; ar'ts, John V. Hanlon and C. Collins.

1480—North 6th st, No. 214, s s, 140 e 5th st, one four-story frame (brick filled) tenem't, 25x54, tin roof; cost, \$6,000; Wm. H. Conner, North 6th st, cor 5th st; ar't, A. Herbert; b'r, J. Fallon.

1481—North 5th st, No. 248, s s, 75 w 7th st, one four-story frame (brick filled) tenem't, 25x50, tin roof; cost, \$5,600; ow'r and b'r, Henry Hussennetter, 251 North 2d st.

1482—Greene st, s s, 265 e Oakland st, one one-story frame factory, 35x98, gravel roof; cost, \$500; The Wm. P. Miller Co., 100 Greenpoint av; b'r, Jas. N. Balston.

1483—9th av, southerly corner 18th st, seven three-story brick tenem'ts, 20x45, corner house 55 feet deep with store, gravel roofs, wooden cornices; total, cost, \$38,500; ow'rs and ar'ts, J. H. Doherty & Bro., 286 Flatbush av.

1484—Verona st, n e cor Richard st, two two and three-story brick factories, 14.1.8x43 and 24x100, iron and wood roofs, brick cornices; cost, \$60,000; Chesebrough Mfg. Co., Richard and Delavan sts; ar't, E. G. Brown.

1485—North 6th st, No. 66, rear of two lots, two three-story brick tenem'ts, 25x30, tin roofs, iron cornices; cost, each, \$2,000; Donald McInroy, on premises; ar't, J. Schreyer.

1486—Lynch st, No. 247, n s, 160 w Broadway, one one-story brick drying-room, 20x28, gravel roof, brick cornice; cost, \$600; ow'r and b'r, August Moll, 235 to 245 Lynch st; ar't, A. Herbert.

1487—Palmetto st, n s, 175 from Hamburg st, one three-story frame (brick filled) dwell'g, 25x40, tin roof; cost, \$4,500; John Clark, 219 Hudson av; b'rs, R. Flynn and B. McEntee.

1488—King st, No. 179, being 200 e Conover st, rear, one one-story brick stable, 11.4x15.4, tin roof, wooden cornice; cost, \$250; H. A. Ostermoor, 148 Lexington av; ar'ts and c'rs, J. Campbell and J. J. Bentzer.

1489—Bergen st, No. 623, being 250 w Vanderbilt av, one one-story brick blacksmith shop, 22x80, gravel roof, wooden cornice; cost, \$800; Kendall Towns, Bergen st and Vanderbilt av; ar't and b'r, D. S. Leonard.

1490—Melrose st, Nos. 156 and 158, s s, 150 w Knickerbocker av, two three-story frame (brick filled) tenem'ts, 25x55, tin roofs; cost, each, \$4,000; Daniel Kreuder and M. Mayer, 47 McKibben st and 342 Ellery st; ar't, Th. Engelhardt; b'rs, D. Kreuder and M. Mayer.

1491—Garden st, Nos. 58-66, s s, 14.6 w Bushwick av, one five-story brick ale brewery, 36x60, gravel roof, brick and stone cornice; cost, \$15,000; Chas Lipsius, Bushwick av, cor Forrest st; ar't, Th. Engelhardt; b'rs, J. Rauth and J. Rueger.

1492—Madison st, n s, 237.6 w Sumner av, one one-story brick stable, 17.6x40, gravel roof, wooden cornice; cost, \$750; Geo. C. Jeffrey, Tompkins av, cor Monroe st.

1493—Belvidere st, Nos. 31-35, n s, 50 w Beaver st, one two and three-story brick machine and boiler house, 86x35, gravel roof, brick cornice; cost, \$15,000; Wm. Ulmer, Beaver, cor Belvidere st; ar't, Th. Engelhardt; b'r, S. J. Burrows.

1494—Stone av, w s, 80 n Somers st, two three-story brick tenem'ts, 20x42, gravel roofs, wooden cornices; cost, each, \$4,000; Henry C. Baker, 1108 Fulton st; ar't, A. Hill; b'r, S. C. Prescott.

1495—Varet st, s s, 100 e Bushwick av, one two-story frame stable, 20x45, tin roof; cost, \$800; ow'r and ar't, George Dietrich, Varet st, cor Bushwick av; b'rs, J. Rueger and Becker & Rehn.

1496—55th st, n s, 250 w 2d av, three two-story frame (brick filled) dwell'gs, 16.8x30, and one-story extension, 10x12, tin roofs; cost, each, \$1,500; M. A. Dougherty, Rockaway, N. J.; ar't and b'r, H. D. Spicer.

1497—Cooper av, s s, 220 e Central av, one two-story frame (brick filled) dwell'g, 22x31, and one one-story extension, 12x8, tin roof; cost, \$1,000; ow'r, ar't and b'r, Geo. T. Carnow, 16 Woodbine st.

1498—55th st, n s, 235 w 3d av, three one-story frame wood sheds, 18x19, tin roofs; cost, each, \$60; H. L., Jr., and B. F. Spicer and Geo. E. Winters; 55th st; ar't, H. J. Spicer.

1499—55th st, n s, 250 w 3d av, one two-story frame dwell'g, 18x46, tin roof; cost, \$2,200; ow'r, ar't and b'r, H. L. Spicer, 55th st.

1500—Floyd st, No. 248, one one-story frame stable, 8x12, tin roof; cost, \$50; John Denninger, on premises.

1501—Wallabout st, No. 372, s s, 150 e Harrison av, one two-story frame (brick filled) tenem't, 25x30, tin roof; cost, \$2,000; ow'r and b'r, John Pfeufer, on premises; ar't, Th. Engelhardt.

1502—Park av, s s, 205 w Marcy av, two three-story frame (brick filled) tenem'ts, 25x52, tin roofs; cost, each, \$4,500; ow'r and b'r, Geo. Straub, Lewis av; ar't, Th. Engelhardt.

1503—Belvidere st, Nos. 27 and 29, n s, 35.6 w Beaver st, one two-story brick office, 33x45, tin roof, terra cotta cornice; cost, \$4,000; Wm. Ulmer, on premises; ar't, Th. Engelhardt; m'n, S. J. Burrows; c'r, not selected.

1504—Boerum st, No. 256, s s, 524 e Bushwick av, one three-story frame (brick filled) store and tenem't, 25x55, tin roof; cost, \$4,500; ow'r and b'r, N. Dannenhofer, Throop av, cor Gerry st; ar't, Th. Engelhardt.

1505—6th st, s s, 245 w 7th av, six three-story and basement brown stone dwell'gs, 16.8x42, tin roofs, wooden cornices; cost, each, \$6,500; b'r, C. B. Sheldon.

1506—6th av, e s, 50 s 7th st, two two-story and basement brick dwell'gs, 16x45, tin roofs, wooden cornices; cost, each, \$3,500; ow'r and c'r, Thomas Butler, 371 6th st; ar't, W. H. Wirth.

1507—6th av, e s, 100 n 8th st, one three-story brick store and dwell'g, 18x50, tin roof, wooden cornice; cost, \$5,000; ow'r and b'r, Thomas Butler, 371 6th st; ar't, W. H. Wirth.

1508—Scholes st, n s, 50 e Waterbury st, one two-story frame dwell'g, 25x28, tin roof; cost, \$2,000; Miss Buchholz, 179 Ten Eyck st; ar't, H. Schoefer; b'rs, Metzger & Kloss and J. Hesse.

1509—Broadway, Nos. 752-762, and Nos. 2 and 4 Stuyvesant av, three four-story brick stores and dwell'gs, irreg., tin roofs, iron cornices; cost, total, \$32,000; A. Vigelius, 10 Stuyvesant av; ar't, Th. Engelhardt; b'rs, U. Maurer and J. Frisse.

1510—16th st, s s, 145 e 11th av, one two-story frame dwell'g, 20x40, tin roof; cost, \$1,700; Mrs. Patrick Canaway, 550 16th st; ar't, W. H. Wirth; b'rs, J. Somer and Mr. Bealy.

1511—Clinton av, w s, 288 n Greene av, one four-story and basement brown stone dwell'g, 24.2x50, tin roof, slate and iron cornice, also extension; cost, \$18,000; Wm. A. Husted, 136 St. James pl; ar't, J. G. Glover; b'r, A. Rutan; c'r, not selected.

1512—8th av, No. 31, e s, 50 n Berkeley pl, one three-story and basement brick dwell'g, 23x53, tin roof, wooden cornice; cost, \$13,000; ow'rs and ar'ts, J. H. Doherty & Bro., 286 Flatbush av.

1513—Hancock st, s s, 100 from Nostrand av, two three-story and basement brown stone dwell'gs, 20x45, tin roofs, wooden cornices; cost, each, \$6,000; ow'r and b'r, S. E. C. Russell, Hancock st, near Bedford av; ar't, I. D. Reynolds.

1514—Halsey st, s s, 375 e Sumner av, two two-story and basement brick dwell'gs, 20x45, tin roofs; wooden cornices; cost, each, \$3,000; Nellie M. McLain, 292 Macon st; ar't and carp, J. I. McLain; m'n, J. Brown.

1515—Starr st, n e cor Knickerbocker av, one two-story frame store and dwell'g, 25x24, gravel roof; cost, \$1,100; ow'r and ar't, John Schoenbrun, 89 Melrose st; b'r, J. Rueger.

1516—Bergen st, s s, 295 e Buffalo av, one two-story frame (brick filled) dwell'g, 17.6x32, tin roof; cost, \$1,300; Mary Dinkelman, 1761 Bergen st; b'r, D. Hess.

1517—Hamilton av, n s, 98 w 2d av, two one-story frame sheds, 38x20 and 14x20, tar roofs; cost, \$200; ow'r and ar't, J. W. Plunkett, 146 Luquer st; b'r, J. Doe.

1518—Jefferson st, s s, 225 e Knickerbocker av, one one-story frame dwell'g, 21x20, tin roof; cost, \$550; Mr. Maurer; b'r, H. Wolbeck.

1519—Johnson av, s s, 100 e White st, one two-story frame stable, 25x50, gravel roof; cost, \$700; ow'r and ar't, Max May, Johnson av; b'r, J. Rueger.

1520—Ralph av, n e cor Pacific st, one and two-story frame carhouse and stable, 150x200, gravel roof; cost, \$20,000; Broadway Railroad Co., 21 Broadway, E. D.; ar't, G. W. Anderson; b'rs, P. Brady and J. D. Anderson.

ALTERATIONS NEW YORK CITY.

Plan 1938—Westchester av, Nos. 722 and 724, raised to conform with grade; cost, \$1,200; Michael Duff, 127 East 123d st; b'r, J. M. Lacoste.

1939—7th st, No. 128, new show windows; cost, \$225; Gottfried Duchardt, on premises; b'r, F. A. Schorer.

1940—125th st, n s, 100 e 4th av, area built and covered with vault lights, new store front and internal alterations; cost, \$5,000; A. Soher, 62 West 38th st; ar't, C. P. H. Gilbert; b'r, E. W. H. Elting.

1941—55th st, No. 353 E., one-story brick extension, 20.6x40, gravel and felt roofing; cost, —; Rev. J. J. Flood, 351 East 55th st; b'r, J. J. Guiry.

1942—29th st, No. 253 W., new show windows,

&c.; cost, \$200; Peter Hermann, 255 West 29th st; ar'ts and b'rs, Terrell & Vroom.

1943—18th st, n s, 122 w 8th av, two-story brick extension, 25x12, tin roof; cost, \$1,500; Corporation of the M. E. Church of the City of New York, E. Berrian, pres't, 380 West 18th st; ar't, H. S. Bush; b'rs, McKenzie & McPherson.

1944—1st av, No. 699, one-story brick extension, 15x25, new foundations front and rear, new store front; cost, \$2,000; C. H. Hoppe, on premises; b'r, P. Dillon.

1945—Centre st, Nos. 170 and 172, windows enlarged and new chimney built; cost, abt \$225; Benjamin Haxtun, on premises; b'r, J. V. Myers.

1946—Grand st, No. 37, internal alterations and iron column substituted for brick pier in front; cost, \$500; Mrs. Eva Metzger, 223 East 45th st; b'r, E. Sorenson.

1947—161st st, No. 876 E., wooden posts removed and replaced with brick wall; cost, \$150; A. Wiggers, on premises; b'r, M. Savanne.

1948—On the plot bet 11th and 12th avs and 58th and 59th sts, on west side of present building, two-story brick extension, 41.4x122, gravel roof; cost, \$5,000; Joseph Eastman, 1 East 72d st; ar't, J. E. Terhune.

1949—Highbridge road, No. 588, one-story frame extension, 16x16, tin roof; cost, \$200; Mrs. A. Lawrence, Fordham; ar't and b'r, N. McKeon; m'n, C. Stahlman.

1950—10th av, Nos. 465-467, new show windows; cost, \$640; J. H. Tietjen, 473 10th av; b'r, G. W. Patterson.

1951—53d st, No. 7 W., one-story and basement brick extension, 11x16, tin roof; cost, \$2,100; J. Johnston, on premises; ar't, J. H. Duncan.

1952—Spring st, No. 208, one-story brick extension, 13.6x19, tin roof; cost, \$400; Fanny Bressant, on premises.

1953—Monroe av, e s, 150 n Gray st, building moved and new stone foundations built; cost, \$500; ow'r and b'rs, McKenzie & McPherson, 50 East 41st st.

1954—Washington st, Nos. 341 and 347, internal alterations; cost, \$1,500; Lemuel Skidmore, 230 West 39th st; ar't and m'n, A. Crombie; b'r, W. Bond.

1955—169th st, n s, 80 e Railroad av, peak roof leveled; cost, \$200; Casper Hartman, Railroad av, cor 169th st; b'r, H. A. Sherman.

1956—Eldridge st, No. 227, three-story and basement brick extension, 18.6x15; cost, \$2,000; Alvin Jaeger, on premises; ar't, W. Graul.

1957—Maiden lane, Nos. 115 and 117, repair damage by fire; cost, \$5,000; Stephen Howard and R. Gilmer, Toronto, Ontario; ar't, J. H. Slocum; b'rs, James McGaviskey and Russ & Carroll.

1958—1st av, No. 995, new store front; cost, \$300; Henry Kostring, on premises; b'rs, M. Schmeckenbecher's Sons.

1959—14th st, No. 28 W., front and internal alterations; cost, \$1,250; F. J. Gaynor, on premises; b'rs, Jones, Archer & Co.

1960—143d st, s s, 175 w 8th av, one-story frame extension, 15x20, tin roof; cost, \$800; M. J. Garry, on premises.

1961—7th av, No. 709, new store front; cost, \$305; John Murtha, 241 West 54th st; b'r, W. B. Mitchell.

1962—145th st, n s, abt 100 e Willis av, building moved; cost, \$150; Martin Tully, 303 East 111th st.

1963—Courtlandt st, No. 33, chimney raised; cost, \$75; C. H. Paul, 172 Remsen st, Brooklyn; b'rs, Burns & McCann.

1964—3d st, No. 275 E., repairs; cost, \$40; Adam Backe, on premises; b'r, J. S. Wirsing.

1965—Bowery, No. 43, store front altered; cost, \$775; A. V. Davidson, 8 Van Ness pl; ar't, J. Callahan; b'rs, Wallace & Co.

1966—Bowery, No. 285, repair damage by fire; cost, \$525; R. C. Fisher, 67 East Houston st; ar't, J. Callahan; b'rs, Wallace & Co.

1967—41st st, No. 220 W., front wall taken down and rebuilt; cost, abt \$100; G. F. Gibson; b'r, J. Sheehy.

1968—166th st, No. 766 E., raised to conform with grade, and one-story frame extension, 15.6x12, tin roof; also front alterations; cost, \$800; Conrad Miller, 1115 North 3d av; b'r, L. Falk.

1969—5th av, w s, from 58th to 59th st, two-story brick extension, 87x55, iron fire-proof roof; cost, \$40,000; Phye & Campbell, on premises; ar't, G. W. da Cunha.

1970—Water st, Nos. 189 and 191, furnace put in; cost, abt \$300; Catharine L. Wolfe and estate of F. A. Conklin; ar'ts and b'rs, Olds & Whipple.

1971—Broadway, Nos. 31 and 33, top loft altered for offices; cost, \$7,000; W. K. Aston, 22 West 56th st; b'r, T. R. Schermerhorn.

1972—Clarkson st, No. 44, three-story and basement brick extension, 15x12, tin roof; cost, \$2,000; Bridget Millmore, on premises; ar't and b'r, W. Walker.

KINGS COUNTY.

Plan 939—Pierrepont st, No. 58, mansard roof, interior alterations, new stone work, and also one-story and basement brick extension, 18x21.10, tin roof; cost, \$6,000; William Zeigler, Mansion House; ar'ts, Parfitt Bros.

940—Huntington st, n s, 100 w Hicks st, raised 6 feet, stone foundation, brick piers; cost, \$100; M. McKenna, 33 Huntington st.

941—High st, No. 142, flat tin roof; cost, \$600; John Chitty, 89 High st; b'rs, E. Mullen and Hart & Brown.

942—29th st, No. 137, new stone foundation; cost, \$70; John Dea, 137 29th st; b'r, W. Brennan.

943—Spencer st, Nos. 144 and 146, raised 2 feet, brick wall beneath; cost, \$175; T. B. Kolyer, 141 Spencer st.

944—Bridge st, n e cor John st, brace floor beams, set in same new ones and strengthen girders; cost, \$200; — Bliss; ar't and b'r, M. A. Case.

945—Columbia st, No. 136, repair damage by fire, new show windows, &c.; cost, \$300; E. F. White; b'rs, Campbell & Murphy and J. Mills.

946—Ellery st, No. 168, front altered; cost, \$75; W. H. Grace, agent, Willoughby and Jay sts; b'r, H. C. Draper.

947—Stagg st, No. 113, interior alterations first floor; cost, \$300; Mrs. Elizabeth Fetzer, 113 Stagg st; ar't, L. Hetzell; b'rs, S. Kluge and Ch. Roser.

948—Monroe st, s s, 300 w Ralph av, flat tin roof; cost, \$300; A. Demill, 839 Monroe st; ar't, F. Holmberg; b'r, F. Stemler.

949—Van Dyke st, s w cor Richards st, rebuild south gable wall; cost, \$500; E. J. White & Co., on premises; b'rs, F. Kelly & Son.

950—North 6th st, No. 214, raised 9.6, brick and frame story beneath; cost, \$350; Wm. H. Conner, North 6th st, cor 5th st; ar't, A. Herbert; b'r, J. Fallon.

951—Clermont av, e s, 100 n Willoughby av, new flue; cost, \$100; N. L. Munro, 24 and 26 Vandewater st, New York.

952—Kent av, No. 313, add one story to extension; cost, \$100; ow'r and b'r, E. L. Martin, 213 Kent av.

953—Skillman st, s w cor Myrtle av, deepen extension, move flight of stairs; cost, \$200; Charles Madfil, on premises.

954—North 2d st, North 3d st and 5th st, junction, front alterations and rebuilt; cost, \$400; Henry Haas, 715 5th st, New York; ar't, A. Herbert; b'r, F. A. Sieghardt.

955—Ryerson st, No. 125, two-story brick extension, 20x9, &c.; cost, \$400; ow'r and ar't, Thos. H. Quick, on premises; b'r, J. Hearns.

956—Schenck st, w s, 130 n Park av, four-story frame extension, 60x30; cost, \$2,500; M. F. McDermott, 479 Willoughby av; ar't, P. H. Kilgeom; b'r, M. Myers.

957—Lorimer st, s e cor McKibben st, repair damage by fire, rebuild front wall, &c.; cost, \$1,000; Mills P. Baker, Lorimer st cor McKibben st; ar't, E. Dennis; b'rs, B. J. Dennis & Son.

958—Middleton st, No. 145, new story, interior alterations, &c.; cost, \$800; ow'r and ar't, Louis Neureitter, on premises; b'rs, Becker & Rehm and J. Rueger.

959—16th st, No. 290, three-story wooden extension, 9x12, tin roof; cost, \$300; Mary L. Hall, 290 16th st; ar't, A. Munch.

960—Beaver st, Nos. 63-73, one-story brick extension, 55x70, interior alteration ice chamber, iron beams, columns, &c.; cost, \$12,000; William Ulmer, Beaver st cor Belvidere st; ar't, Th. Engelhardt; b'r, S. J. Burrows.

961—South 2d st, s e cor 7th st, one-story and basement brick extension, 8.4x8.4, tin roof; cost, \$150; Chas. Hicks, on premises; b'rs, J. Mead & Son.

962—5th av, No. 514, new store front; cost, \$175; John Karber, 613 7th av; b'r, Geo. Wilders.

963—Degraw st, s s, 120 e Hoyt st, west side wall carried down to depth of 15 ft below curb level; cost, \$350; James Wilson, Degraw st near Hoyt st; ar't, T. F. Houghton; b'r, F. Curren.

964—Flushing av, No. 501, raised 3 ft, wall beneath; cost, \$100; James Nowlan, 387 Kent av; b'r, L. Dolen.

965—Truxton st, n s, 200 e Sackman st, two-story frame extension, 19.6x10, tin roof; cost, \$100; ow'r and b'r, John F. Eldert, Truxton st.

966—Spencer pl, No. 9, two-story brick extension, 16x25, tin roof, wooden cornice; cost, \$1,500; Mr. Kissam, 9 Spencer pl.

MISCELLANEOUS.

BUSINESS FAILURES.

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

- October 5 Davis, Edward T. (liquors, 62 Pine st), to R. L. Le Vere; preferences, about \$2,500. 5 Mendelson, Julius (furs, 687 Broadway), to Mark Sherick; preferences, \$10,278. 8 Rink, Peter A. (Courtlandt st), to Obed H. Sander-son. 3 Soutter, Wm. K., to Morris S. Miller.

KINGS COUNTY.

GENERAL ASSIGNMENTS.

- October 2 Heath, William, and Chas. E. Quincy, to A. R. Mc-Canless. 5 Stapleton, Thomas, to Charles M. Everts.

PROCEEDINGS OF THE BOARD OF ALDERMEN AFFECTING REAL ESTATE.

* Under the different headings indicates that a resolution has been introduced and referred to the appropriate committee. † Indicates that the resolution has passed and has been sent to the Mayor for approval. ‡ Passed over the Mayor's veto.

NEW YORK, October 6, 1885.

REGULATING. GRADING, ETC.

9th av, w s, cor 127th st, abt 150 feet on st; at expense of Rev. A. Kessler.†

FENCING VACANT LOTS.

St. Anns av, w s, bet Westchester av and 156th st.†

MAINS.

- 71st st, from 10th to 11th av; gas.† 116th st, from 8th to 9th av; Croton.† 116th st, from 8th to 9th av; gas.† Riverdale av, from Ackerman st to Kingsbridge road. Croton.† Kingsbridge road to the foundry at Spuyten Duyvil. Tiebout av, from Highbridge road to Clark st; gas.†

BROOKLYN BOARD OF ALDERMEN.

October 5, 1885.

GRADING, PAVING, &C.

6th av, from 8th to 9th st. † 7th st, from 5th to 7th av. †

CULVERTS.

Throop av and Hancock st. † Throop and Putnam avs. † Broadway, cor Halsey st. †

BASINS.

Greene av, cor Evergreen av. † Melrose st, cor Hamburg st. † Franklin and Commercial sts. † Van Cott av and Monitor st. †

FLAGGING.

North 8th st, bet 3d and 4th sts. † 18th st, n s, bet 6th and 7th avs. † Carroll st, bet 6th and 7th avs. † Halsey st, bet Arlington pl and Nostrand av. † Arlington pl, bet Halsey and Fulton sts. †

FENCING VACANT LOTS.

Johnson st, cor Gold st. † 18th st, n s, bet 6th and 7th avs. †

ELECTRIC LIGHTING.

Flatbush av, from Fulton st to Prospect Park. †

GAS LAMPS UNCAPPED AND LIGHTED.

Harman st, bet Central and Evergreen av. † Yates pl, bet Broadway and Flushing av. † Throop av, n of Myrtle av. † Fleet st, No. 80. †

LAMPPOSTS ERECTED.

Meserole, Linden and Duryea sts. † Jefferson st, No. 129. † Kosciuskost, from Sumner av to Broadway. † Pulaski st, from Sumner to Stuyvesant avs. † Sterling pl, from Flatbush to Vanderbilt av. † President st, cor 8th av. †

STREET OPENING.

Starr st, from Central to Knickerbocker avs. †

SEWERS.

Hamburg, Jefferson, Duryea and Himrod sts and Greene av. † Van Buren st, bet Lewis and Stuyvesant avs. †

ADVERTISED LEGAL SALES.

REFEREES' SALES TO BE HELD AT THE REAL ESTATE EXCHANGE AND AUCTION ROOM (LIMITED), 59 TO 65 LIBERTY STREET, EXCEPT WHERE OTHERWISE STATED.

- 107th st, No. 159, n s, 116 e Lexington av, 17x100.11, four-story stone front flat. 107th st, No. 157, n s, 99 e Lexington av, 17x100.11, four-story stone front flat. by R. V. Harnett & Co. (Amt due on each \$4,534). 12 Madison av, No. 2112, w s, 79.11 s 133d st, 20x80, three-story stone front dwell'g, by R. V. Harnett. (Amt due \$9,500). 13 43d st, No. 13, n s, 111 8 w Madison av, 22x100.5, four-story stone front dwell'g, by B. Smyth. (Partition sale). 13 Lexington av, No. 1599, n e cor 101st st, 25 11x80, four-story stone front dwell'g, by J. T. Boyd. (Amt due \$12,126). 13 50th st, No. 222, s s, 228.9 e 3d av, 15.7x88.5x15.7x86.1, three-story stone front dwell'g, by Sheriff, at City Hall. (Sale under execution). 13 Riverside av or drive, n e cor 81st st, 102.2x102.2x103 on 81st st, one-story frame dwell'g, by R. V. Harnett. (Amt due \$43,835). 15 100th st, s s, 100 e Boulevard, runs east 123.1 to centre line Old Bloomingdale road, x south 55 x west 121.3 x north 51 to beginning, with 1/2 of st lying in front of above, vacant, by R. V. Harnett. (Amt due \$6,551). 15 58th st, No. 142, s s, 403 w 6th av, 20x100.5, four-story stone front dwell'g, by R. V. Harnett. (Amt due \$8,346). 15 10th av, No. 1073, e s, 100.5 s 68th st, 25x100, two-story frame front and two rear frame buildings, by S. De Walttears. (Amt due \$4,957). 15 107th st, No. 181, n s, 303 e Lexington av, 17x100.11, four-story stone front flat. 107th st, No. 179, n s, 286 e Lexington av, 17x100.11, four-story stone front flat. by H. Henriques. (Amt due on each \$8,743). 15 127th st, No. 267, n s, 216.8 e 8th av, 16.8x99.11, three-story stone front dwell'g. 2d av, No. 922, s e cor 49th st, 25.2x50, four-story brick tenem't and stores. by Sheriff, at City Hall. (Sale under execution). 16 Old Macomb's Dam road, n w s, 225 s w of T. O. Wolf's land, 50x225 to Inwood av, by S. De Walttears. (Amt due \$2,574). 16

KINGS COUNTY.

- North 11th st, n e s, 150 n w 3d st, 100x100. North 12th st, s w s, 150 n w 3d st, 100x100. North 11th st, n e s, 150 s e 2d st, 50x100. North 12th st, s w s, 150 s e 2d st, 50x100. by J. Cole, at 389 Fulton st. 10 Atlantic av, No. 1816, s s, 133.4 e Utica av, 16.8x100, two-story frame and brick dwell'g, by T. A. Kerrigan, at Court House. 12 Harman st, s e s, 154 n e Evergreen av, 18x100. Pulaski st, No. 45, n s, 319.8 w Marcy av, 17.5x100, two-story frame and brick dwell'g. by T. A. Kerrigan, at 35 Willoughby st. 12 Myrtle av, n s, 100 w Tompkins av, 20x100. Myrtle av, n s, 120 w Tompkins av, 20x100. by Cole & Murphy, at 379 Fulton st. (Partition sale). 13 Hewes st, n s, 200 e Bedford av, 64.6x90. 2d pl, No. 128, s s, 241.2 e Court st, 16.11x133.5. by Taylor & Fox, at 45 Broadway, E. D. (Partition sale). 15 Herkimer st, s s, 100 e Schenectady av, 75 x irreg. x96.9x185.6. President st, s s, 177.2 e Smith st, 17.6x97.10. by T. A. Kerrigan, at 85 Willoughby. 15 South 5th st, s s, 202.4 e 1st st, 26.8x100. South 5th st, s s, 35.8 e 1st st, 26.8x82.6. by C. J. Fox, at 45 Broadway, E. D. (Partition sale). 16 Butler st, s s, 190 e Brooklyn av, 20x100, by J. Cole, at 389 Fulton st. 17 Dean st, n s, 575 w Franklin av, 25x110, two-story frame tenem't with frame stable on rear, by T. A. Kerrigan, at 35 Willoughby st. (Partition sale). 17

LIS PENDENS, KINGS COUNTY

Table of legal notices and liens in Kings County, including entries for Butler st, n s, 103 w Clason av, 25x117.11x25.6x109.1, and others.

RECORDED LEASES.

Table of recorded leases in New York, listing property addresses, lease terms, and annual rents (Per Year).

NEW JERSEY.

ESSEX COUNTY.

CONVEYANCES.

Table of conveyances in Essex County, listing property owners, addresses, and values.

MORTGAGES.

Table of mortgages in Essex County, listing property owners, addresses, and values.

Table of conveyances in Hudson County, listing property owners, addresses, and values.

CHATTEL MORTGAGES.

Table of chattel mortgages in Hudson County, listing property owners, addresses, and values.

HUDSON COUNTY.

CONVEYANCES.

Table of conveyances in Hudson County, listing property owners, addresses, and values.

Washburn, Sarah M, by sheriff—same, Bayonne	500
MORTGAGES.	
Atfield, Patrick—Maria Leicht, Hoboken, 1 year	800
Bartlett, B M—G V Bartlett, 5 years	25,000
Baencker, Albert—Agnes Van Horne, 5 years	2,000
Burritt, Margaret—G A Squire, Bayonne, 6 years	1,200
Campbell, Neill—J S Noyes, 5 years	8,000
Carney, James—The Bayonne Building Assoc No 2, Bayonne, installs	2,600
Dunning, Lavinia—J S Noyes, 1 year	3,700
Eagan, Bridget—N S Hibbler, 5 years	2,000
Eller, John—G H Lary, 3 years	3,000
English, Richard—St Marys Catholic Church, 5 years	3,000
Gallraw, Ellen—The Bayonne Building Assoc No 2, Bayonne, installs	1,000
Gerlach, Pauline—Annie E Pickenback, Hoboken, 3 years	1,000
Gray, John—W H Lewis, 3 years	1,800
Haiber, F C—J Wilkinson, 2 years	200
Healy, Michael—Cecilia Kemp, Hoboken, 5 years	50
Herkstratter, Johanna—H Mahnkens, installs	200
Hutchings, H C—G B Magrath, West Hoboken, 5 years	1,200
Jones, Mary H—Florinda W De Groff, 1 year	250
Jones, Thomas—J E Smith, 5 years	1,500
Joyce, Hannah—The Provident Institution for Savings in J City, 1 year	750
Kattenhorn, Anthony—H F A Michaels, 3 years	3,000
Kearney, William—J R King, 3 years	1,700
Keogh, George—The Provident Institution for Savings in J City, 1 year	2,500
Kunzli, Alois—L Heilbrunn, Union, 3 years	1,600
Kloes, F J, and Theresa Schwanhauer—Bergen No. 2 Mutual Building and Loan Assoc, installs	2,000
Koehler, Ludwig—J Quattander, Union, 5 years	1,000
McDonald, John—J B Throchmorton, Bayonne, 6 years	4,000
McKeon, Parthenia—J Seely, North Bergen, 3 years	500
Miller, Martin—N Schultz, Jr, 1 year	1,500
Mulry, Rosina—The Provident Institution for Savings in J City, 1 year	6,000
Nelson, W G—The Excelsior Building and Loan Assoc, installs	1,200
Nist, Margaretta—J Godfrey, 3 years	300
Prentice, Matilda A—Mary G Keeler, 3 years	3,000
Reddy, Patrick—The Greenville Building and Loan Assoc No 2, 10 years	731
Rocci, Pasquale—A Mazzoni, Hoboken, 3 years	1,500
Scales, G W—Agnes Van Horne, 5 years	1,300
Schmidt, Augustus—W I Havens, 3 years	500
Seeburger, Franz—H Helmich, 3 years	80
Shea, John—F J Mooney, Hoboken, 1 year	200
Sperling, Ellen—The Star Mutual Building and Loan Assoc, installs	2,450
Tepper, Augusta—A Steenken, Union, 5 years	1,800
Trolaw, John—C Feigenspan, Bayonne, demand	500
Wallace, William—C H Hartshorn, Bayonne	50
Warner, James, and J D Carscalle—J Falkenburgh, 3 years	5,000
Weber, Ernst—C Cools, 5 years	2,000
CHATTEL MORTGAGES.	
Bender, Anthony, and Anton Kradler, partners as Bender & Kradler—Barbara Bender, butcher shop	450
Etzold, Henry, Union—P Konz, bakery	200
Georgeot, Charles, Hoboken—H. Elias, saloon	350
Hasz, J P, Union—J C Huser & Bro, grocery store, horse and wagon	150
Hennig, Charles—Charlotte Hennig, saloon	500
Hurd, Fanny M, Bayonne—J W Thompson, furniture	300
Maler, Joseph, Hoboken—H Elias, saloon	175
McDonough, Francis, Hoboken—D F Sullivan, saloon	200
Morrow, John—Trustee of Margaret Morrow, saloon	415
Robertson, Patrick—I Morton, furniture	100
Schaeffner, George, North Bergen—P Schaeffner, horses, wagon, pigs, &c	300
Weiffenback, John, West Hoboken—P Lang et al, bakery	600
BILLS OF SALE.	
Fink, Henry, Union—Johanna Fink, cows, horses, pigs, &c	600
Fink, William, Union—Henry Fink, cows, horses, pigs, &c	600
Flynn, B A—J D Flynn, saloon	150
Hodge, A C, Arlington—The Acme Mfg Co, stair rod factory	1,000
Konz, Peter, Union—H Etzold, bakery	400
Middendorff, Margaret—G Metzger, saloon, &c	250
Payne, Frederick—S Seals, horses, stage, piano	600
JUDGMENTS.	
D'nohue, John—W Kent	800
Melne, Thomas—J Gardner	537
The Inhabitants of West Hoboken—J T Slater	460
Winkler, Charles—L H Roemer et al	304

BUILDING MATERIAL PRICES.

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

BRICK.		
Pale	30 M.	\$3 00 @ 3 50
Jerseys		4 50 @ 5 00
Up Rivers		5 25 @ 5 87½
Haverstraw		5 75 @ 6 00
Choice cargoes		6 12½ @ 6 25
Hollow Fire Clay Brick		11 00 @ 13 00
FRONTS.		
Croton and Croton P'ts—Brown	10 M.	\$10 00 @ 13 00
Croton do do—Dark		11 00 @ 14 00
Croton do do—Red		11 00 @ 14 00
Wilmington		22 00 @ —
Philadelphia, alongside pier		24 00 @ 25 00
Trenton, do		24 00 @ 25 00
Baltimore, on pier		37 00 @ 41 00
Baltimore, moulded		50 00 @ 80 00
Yard prices 50c. per M. higher, or, with delivery added, \$2 per M. for Hard and \$3 per M. for North River front Brick. For delivery add \$5 on Philadelphia, Trenton, and \$5 on Baltimore.		
FIRE BRICK.		
Welsh		\$25 00 @ 30 00
English		25 00 @ 30 00
English, choice brands		32 50 @ 40 00
Scotch		27 00 @ 35 00
Silica, Lee-Moor		30 00 @ 35 00
Silica, Dinas		37 00 @ 45 00
White, Enamelled, English size, 3/4 M.		90 00 @ 95 00
do do domestic size		80 00 @ 85 00

Warm Buff facing, domestic size	45 00 @ 50 00
American, No. 1	30 00 @ 35 00
American No. 2	25 00 @ 30 00

CEMENT.		
Rosendale	3 bbl	\$ 90 @ 1 00
Portland, English, general run		2 15 @ 2 50
Portland, German, general run		2 10 @ 2 40
Roman	3 bbl	2 75 @ 3 25
Keene's coarse		4 50 @ 6 00
Keene's fine		9 00 @ 10 00
Stettin (German) Portland		2 40 @ 2 75

The following special quotations are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figures given:

Portland Burham	2 40 @ 2 50
Portland, K., B. & S.	2 50 @ 2 65
Lafarge	2 90 @ 3 25
Portland, J. B. White & Bro.	2 45 @ 2 85
Portland "Star" German	2 50 @ 2 75
Portland, Saylor's American	2 15 @ 2 45
Portland, Dyckerhoff	2 90 @ 3 25
Portland, Gibbs & Co.	2 60 @ 2 85

(Continued on page x.)

MISCELLANEOUS.



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

A BEAUTIFUL HOUSE FOR \$1200



*** This marvelous house has been built more than 300 times from our plans; it is so well planned that it affords ample room even for a large family. 1st floor shown above; on 2d floor are 4 bed rooms and in attic 2 more. Plenty of Closets. The whole warmed by one chimney. Large illustrations and full description of the above as well as of 39 other houses, ranging in cost from \$100 up to \$6,500, may be found in "SHEPPELL'S MODERN LOW-COST HOUSES," a large quarto pamphlet, showing also how to select sites, get loans, &c. Sent postpaid on receipt of 50c. Stamp taken, or send \$1 bill and we will turn the chance. Address, BUILDING PLAN ASSOCIATION, (Mention this Paper.) 24 Beekman St., (Box 2702), N. Y.

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SPANISH MOSAIC FLOOR TILES,
For Vestibules, Halls, Rooms, Banks and Churches.
6x6 and 8x8 Tiles for Fire-places, Conservatories, Walks, and Areas. Embossed Moorish Porcelain Tiles.
Plain and Printed GLAZED TILES for wainscoting of bath rooms, kitchens, laundries, &c.
American and Imported Tile of all Descriptions,
For Floors, Walls, Hearths, Mantel Facings and Decoration generally.
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Paper Hanging and Hardwood Polishing,
111 West 36th Street & 691 6th Avenue
New York.

John B. Cannon,
PLAIN & ORNAMENTAL PLASTERER
Jobbing attended to. 1945 3d Av, near 107th St.

JAMES McLAUGHLIN.
SAND.
Contracts and Estimates Furnished. All Kinds of Freighting. 604 West 48th Street, N. Y.

FRENCH FLINT TILES.
General Agency, 13 WILLIAM ST.
Telephone Call, 677 New.

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Apartment, Flat

—AND—
TENEMENT HOUSES,

Halls, Stairways
and Public Rooms
Furnished With

**Carpetings, Linoleum,
Corticine or Oil Cloth**

At the Very Lowest Prices.

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Have on exhibition a large and superb stock of rich and fashionable Parlor, Library, Hall, Dining-room and Chamber Furniture in all kinds of woods and finish at bottom figures.

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Near Union Square.

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GREAT SALE
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Pieces Best Body Brussels.
Pieces Best all Wool Ingrains.
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Rare opportunity for Hotels, Apartment Houses, Churches, Flats, &c.

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ATLANTIC WHITE LEAD AND LINSEED OIL COMPANY,
Manufacturers of

"Atlantic" Pure White Lead.



The best and most reliable White Lead made and unequalled for uniform

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RED LEAD AND LITHARGE
PURE LINSEED OIL,
Raw, Refined and Boiled.

ROBERT COLGATE & CO.,
287 PEARL STREET, NEW YORK.

MISCELLANEOUS

WIRE LATHING.

ESPECIALLY ADAPTED TO

Public Buildings, Private Residences, Mills, Warehouses, Stores and all Mercantile Structures.

IT IS POSITIVELY FIRE-PROOF.

WIRE LATHING possesses the following qualities:

IT IS NOT COSTLY.

IT IS EASILY AND CHEAPLY APPLIED

PLASTERING ON THE WIRE LATH WILL NOT CRACK.

THE LATH WILL NOT CORRODE.

The plastering, when applied, clutches on both sides of the wire, forming a double surface.

THE WIRE LATHING is extensively used by the United States Government in its Custom House, Courthouse and Post Office Buildings.

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Full information given on application to the

CLINTON WIRE CLOTH CO., Clinton, Mass.,

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BRICK AND STONE WATER-PROOFING CO.
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FOR BRICK, STONE, TERRA COTTA, STUCCO, &c., ALSO FOR INTERIOR WALLS.

The disintegration of stone, the weather-staining of brick work, the crumbling of mortar joints and the efflorescence of salts so very noticeable on most of the finest buildings, CAN BE PERMANENTLY PREVENTED, and the buildings kept fresh and clean in appearance, by treating them with the above named process.

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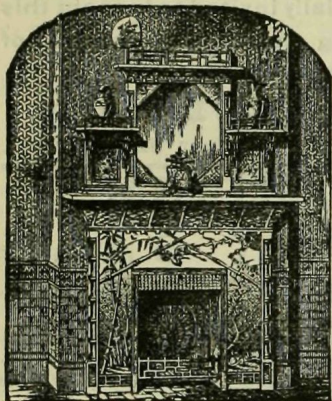
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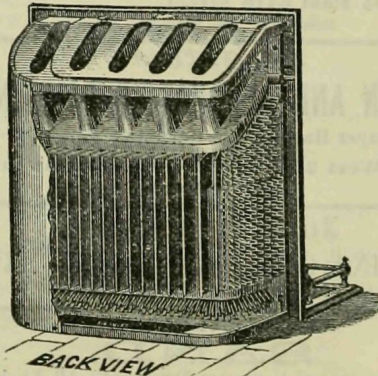
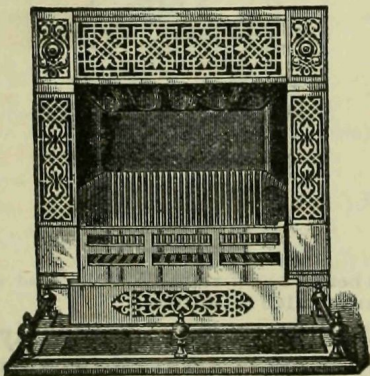
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Windsor Hydraulic	1 00	@ 1 10
Standard Hydraulic.....	1 35	@ 1 50
Cable Portland.....	2 15	@ 2 40

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DOORS, RAISED PANELS, TWO SIDES.

2.0x6.0.....	1 1/4 in.	\$ 91	—
2.6x6.6.....	1 1/4	1 20	—
2.6x6.8.....	1 1/4	1 24	—
2.8x6.8.....	1 1/4	1 33	—

DOORS, MOULDED.

Size.	1 1/4 in.	1 1/2 in.	1 3/4 in.
2.0x6.0.....	\$1 58	—	—
2.6x6.8.....	1 67	2 09	—
2.6x6.8.....	1 80	2 41	—
2.6x6.10.....	1 94	2 46	—
2.6x7.0.....	2 08	2 89	—
2.8x6.8.....	1 19	2 54	3 71
2.8x7.0.....	2 16	2 60	3 86
2.10x6.10.....	2 09	2 68	3 96
3.0x7.0.....	2 34	2 84	4 23
Hot Bed Sash Glazed, 3.0x6.0.....	—	—	\$2 15
Hot Bed Sash Unglazed, 3.0x6.0.....	—	—	85

OUTSIDE BLINDS.

Per lineal foot, up to 2.10 wide.....	\$ —	@ \$0 20
Per lineal foot, up to 3.1 wide.....	—	@ 22
Per lineal foot, up to 3.4 wide.....	—	@ 24

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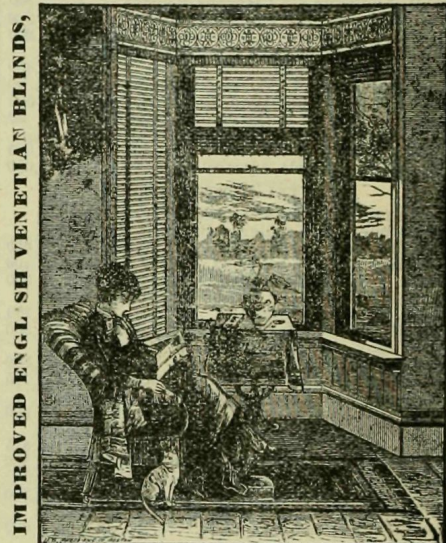
Per lineal foot, 4 folds, Pine.....	—	@ 92
Per lineal foot, 4 folds, Ash or Chestn't	—	@ 10
Per lin. ft, 4 folds, Cherry or Butternut	—	@ 1 30
Per lineal foot, 4 folds, Black Walnut	—	@ 1 50

FOREIGN WOODS.

Cedar—Small.....	4 1/2 @	5
do —Medium.....	5 1/2 @	6 1/2
do —Large.....	7 @	8

(Continued on page xi.)

MISCELLANEOUS.



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These blinds are hung upon a new and improved principle, avoiding all friction and holding the blind at any desired angle. They are simple, durable and easy to operate, economizing space by doing away with pockets and the necessity of furring out. They are furnished in any desired wood, with a superior machine cabinet finish, which cannot be had elsewhere. For neatness, simplicity and workmanship these blinds are without equal. Call and see them, or send for price list to the New York office 1193 Broadway.

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