

THE RECORD AND GUIDE,

Published every Saturday.

191 Broadway, N. Y.

Our Telephone Call is JOHN 370.

TERMS:

ONE YEAR, in advance, SIX DOLLARS.

Communications should be addressed to

C. W. SWEET, 191 Broadway.

J. T. LINDSEY, Business Manager.

VOL. XXXVII.

JANUARY 2, 1886.

No. 929

The bond call of Secretary Manning will help speculation in Wall street, but it will be an injury to the country. All the surplus in the Treasury should be devoted to works of public improvement—such as the construction of defenses for our exposed sea-board, the creation of a navy, the deepening of the channels which lead to New York harbor, and the like. These works are essential, and entering upon them would help the industries of the country; but the payment of the present government debt, before it is due, is pure national idiocy. True, we save 3 per cent.; but spending this money productively would benefit us 100 per cent. Wall street does not want this ten millions of gold; it has too much already. It is a metal, by the way, which does not circulate at all, for silver currency is the only coin seen in the retail trade of the country. This last bond call shows an utter obliviousness of the real wants of the times.

William H. Vanderbilt's will was admitted to probate as soon as all the heirs were consulted without any delay, fuss or red tape. The title of two hundred millions was devolved from one person to eight or nine without any more trouble than it takes to buy a carpet. But suppose that, instead of being in securities, the same amount of property had been in real estate, and had been sold instead of being bequeathed. Why, the various rigmarole involved would have kept all the lawyers in town busy for a week, and the fees of lawyers and brokers and searchers would have eaten up whatever profit there might otherwise have been in the purchase. Our ridiculous land laws are inherited from a time when land was regarded as something different from any other property. That was the time when, as the poet remarks, "every rood of ground maintained its man;" so it does now. The difference is that then the man was a soldier, and now he is a lawyer.

The stoppage of the nautical school by the Board of Estimate is indefensible. A cutting down of the estimate from \$25,000 to \$15,000 means such a stoppage, unless the estimate was outrageously extravagant in the first place; and this is not alleged. It is the result, no doubt, of the belief of the board that the nautical school is a piece of nonsense. We are not going to argue this proposition, though it is plain enough that industrial education is one of the chief needs of this city and of this country, and the record of the nautical school certainly indicates that it has done its work well. However that may be, a "slashing" reduction of this kind, by breaking up the work of the school, virtually nullifies the law under which the school was authorized, and the Board of Estimate has no right to annul any law by refusing the means to carry it out.

The *Sun* does not habitually take ground for or against any measure, we believe, without a careful examination of its ground. But this cannot be said with reference to an article against the sale of the Brooklyn navy yard, published in that journal last Monday. It opposes the sale without any apparent investigation of facts, and upon the single view that a navy yard is needed to aid in the defense of the harbor. Unfortunately for this argument, it is one of the strongest arguments that could be brought in favor of its removal. A navy yard should be located where it could aid in the defense of the port, but not where it would fall into the hands of an enemy, with all its aggressive equipment, if the port were captured. The proper location is up the Hudson River, beyond the Palisades, in a position that could easily be made impregnable. With regard to the local questions raised by the proposed sale of the navy yard, our contemporary does not seem to have studied them at all. The sale of the yard, if honestly managed, would be a source of large profit to the government. Everything valuable in the way of equipment or material, except the dry dock, which would be eagerly bought at a fair price by ship builders, could be removed, and the old buildings left could be duplicated elsewhere for one-fourth the money received for the land.

There appears to be a boom in the manufacturing industry, and it starts from the right point—the iron mills. A mill which has

long been idle is to be opened with a greatly enlarged capacity in St. Louis; and from Youngstown, Ohio, we hear of great preparations for increasing manufacturing resources and enlarging the output. But what is this that comes from Harper's Ferry? The syndicate which lately purchased the old government gun factory is going to work with such spirit that its enthusiastic attorney promises a population of 30,000 in the town within five years. Considering that the population is now less than 2,000, this sounds like a rose-colored prediction; but there are few more available inland situations for the growth of a large city than Harper's Ferry. Inexhaustible water power, adjacent mines, easy railway communication and delightful scenery, all combine to render the old tramping ground of the Federal and Confederate armies an attractive field for investors. The advent of the Baltimore & Ohio road to New York, too, will aid to give it closer relations with the East, and greatly improve its chances. Still, a gain of 28,000 in five years would be something so rarely paralleled even in the history of this country that we lack faith in the promise.

The Real Estate Prospect.

Whatever short-comings there were in the general business of the country during the past year, owners of real estate in the centres of population have had nothing to complain of. Here, in New York and Brooklyn, we have had an exceptionally prosperous year; and the same remark is true of Boston, Philadelphia, St. Louis, Chicago, San Francisco, and, indeed, all the cities of the Union with more than 100,000 inhabitants. There has been no speculation, but a steady enlargement of population, a healthful building movement, a steadiness in rentals, and a reasonable advance in the price of land available for building purposes.

We have passed through a period of great depression in railway circles. Instead of building 11,000 miles in one year, as we did but a short time ago, we constructed last year less than 4,000 miles. Then there has been a ruinous depreciation in the price of railway securities, but there was no such experience in real estate circles. There has been no falling off in the value of land and houses, and instead of less building there was probably more in 1885 than in any previous year. Railroads were brought into existence speculatively in advance of the actual requirements of the country, but new house construction was to meet the wants of a steadily growing population.

It is worthy of note, in this connection, that the period of depression we have passed through affected the rich more than any other class of the community. It was the speculative securities they held that shrank so greatly in market value. True, there has been some disturbances in labor circles and reductions of wages here and there; but the statistics of the savings banks showing the increase of their deposits prove that the wage-receiving class during the last five years, have been in receipt of better incomes than in any previous five years since 1870. The general miscellaneous business of the country has kept steadily improving and increasing; for, in no other way can we account for the rapid addition to the population and wealth of all our cities. The statistics we shall publish in this and next week about what has been done in real estate in New York and vicinity during the past year, will tell the story of the prosperity of our real estate interest. As they peruse the figures, our readers will bear in mind that a relative increase of values and transactions is also true of the other large cities of the country.

But what of the coming year?

There is no reason to doubt but that 1886 will be more satisfactory to the real estate interests than was 1884 and 1885. The coming spring will see more new house construction in New York and Brooklyn than probably in any previous season; at least such is the present expectation of all who are acquainted with the plans of architects, builders and capitalists. There seems at present nothing to prevent the rapid growth of our city in inhabitants and business. The steady increase of travel on the elevated roads and horse-cars, and the demand for largely increased accommodations for our public-school children, all tell the story of the growing numbers and future prosperity of this metropolis of the Union.

Nor can it be doubted that the land of the country is steadily becoming more valuable. The rapid increase of our population and the extension of our railway system renders choice farming land more and more desirable as time passes by. There will be plenty of cheap land doubtless for the next thirty or fifty years; but really desirable building or farming realty near our transportation lines will, within the next quarter of a century, be enhanced very greatly in market value. With all its drawbacks, the ownership of land is the surest of all investments in this growing country of ours; but, of course, the largest profits will be in real estate investments, in and near great cities on the line of greatest improvement.

We have often commented on the careful avoidance of facts that distinguishes the utterances of the anti-silver coinage papers. The *Herald*, *Tribune*, *Times*, *Evening Post*, *Financial Chronicle*, and nearly all the Eastern papers denounce silver coinage without furnishing a single fact to prove their case; and keep on predicting

disasters because of the multiplication of silver dollars, which prophecies never come true. In our "Business World" will be found an article from the *Mining Record*, full of facts anent the metallic currency question, which deserves careful perusal. None of our leading papers would dare publish that article, nor any which gives the actual facts on the currency question.

Dr. Crosby's Reform.

The Rev. Howard Crosby, in a contribution to *John Swinton's Paper*, advocates the restriction of wealth. He believes that danger threatens the community through the accumulation of great fortunes, and would have the law interpose and restrict the amount that any one person may hold. He fails to tell us whether he would place the limit of a fortune at fifty thousand, fifty million, or five hundred million dollars. He simply suggests that the line should be drawn somewhere, and leaves the amount to be designated later on as his scheme takes substance and form.

It is not likely that the suggestion of Dr. Crosby will strike any one as especially original. The accumulation of wealth is a familiar subject for philosophical speculation; and most men of a reflective turn, at some period of their lives, have felt that there was possible danger to the community in the disproportioned distribution of wealth. The social and economic moralists, if the latter term may be used, have always found their love of antithesis gratified by placing in juxtaposition the palaces of the rich and the hovels of the poor, and contrasting the condition of their occupants. It is only such a short distance from the palatial dwelling erected by the late Wm. H. Vanderbilt to the homes of the goat-herders, who populate the west side in the advance of civilization, that it is felt possible that the fires of revolution may run along the ground, and cause an explosion in those princely cellars, where distilled spirits are supposed to be good enough to be combustible.

Unfortunately for the argument on which Dr. Crosby bases his demand for a restrictive law, it is absolutely without foundation. As shown by statistics gathered by the census takers, combined with statements that, though reaching us through the channels of common rumor, are sufficiently accurate to be trusted, the wealth of this country is not being accumulated in individual hands, but is being more generally distributed now than ever before in the history of any country or any cycle of time. The richest men living to-day, relatively to the total amount of property in the country, are only about half so rich as the richest men of twenty-five or thirty years ago. This is a fact which should be so patent to every man at all familiar with statistics that it will not be worth while to reproduce the figures by which it may be demonstrated.

What, then, becomes of a suggestion that it will be necessary to limit the magnitude of private fortunes? It is very evident that the influence of rich individuals, as individuals, is continually declining. But we are brought face to face again with another set of men with other crochets. These men will admit that one man cannot accumulate property so fast as a million men, and that the total holdings of the forty or fifty men, who own the colossal fortunes of the country, cannot compare with the total that is held by the remaining 50,000,000 of our population. But while admitting this much they will claim that this handful of very rich men have become unduly powerful for the corruption of public life on account of their connection with powerful corporations. This raises an entirely new question; but the panic that men seek to create by flaunting the danger of corporations, continually before the public, has little better foundation than the panic that Dr. Crosby and John Swinton would seek to raise over the apparition of a coming billionaire. The principle that underlies corporate organization is simply the principle of co-operation, that economic and social gospel which many good and sensible humanitarians believe equal to the regeneration of the world. But, thus far, it will be said, corporations only represent the co-operation of capital. True; but the combinations of labor are running at the same time on very accurate and about level parallel lines with the combinations of capital. There has never been a time in the history of the world when labor exerted so much influence over legislation as it exerts to-day; and it is a growing influence. It is a question if the chief of the Knights of Labor does not wield a more potent and wide-spread influence throughout the Union than the most powerful "railway king" enthroned. The tendency of the age is towards combination, and combination can be trusted to preserve the equilibrium which so many good men and philanthropists believe to be imperiled.

So much for the danger that threatens from the twin bogies, of rich men and powerful corporations. And now a word with reference to the beneficent results that follow upon the accumulation of property. There is a common impression abroad that there is just so much property in the world, and that, whatever the share that falls to one person, it is a contribution from the hands of some other person equally worthy, but perhaps less fortunate. As a matter of

no man ever comes into possession of a larger sum of fixed investments than the amount of his contribution to the common total. Fundamentally, the accumulation of property is the creation of property, and the wealth held by each person, in excess of the amount that he may have received through inheritance, is property which would have had no being but for his own personal exertions. This claim may be founded on too subtle arguments to be readily accepted by men who have not traced the processes of production and exchange through every operation that creates economic values between the work-shop and the market; but it rests upon an impregnable analysis.

A proposition to restrict the amount of wealth which an individual may hold, then, is simply a proposition to restrict the total amount of wealth which the world shall possess; and as it is proposed to begin the restriction when men have just reached the point where they can create most rapidly, the check to further accumulation would be very severe. Yet it is very certain that civilization, with all the suggestions of intellectual development which the word offers, means nothing more than the production of property in some one of the many coarse or refined forms which it is made to assume.

The bearing of the question on social amelioration is manifest. When property is being rapidly created the cost of labor rises, and the interest on money falls. When production is checked labor is no longer in demand, and men struggle to maintain possession of only what they already hold; a struggle, however, in which they are never more than partially successful. A liberal prize offered to every man who succeeds in creating a certain amount of new property, say a hundred millions, would be more serviceable than restrictive laws. Each hundred millions, well invested, represents fortune or subsistence to many thousands of men.

Municipal Reformers.

It is a pity that the persons who devote themselves to municipal reform should show so little common sense. They manage to give the impression that what they are after is to reduce expenditure, and that they show very little discrimination in selecting their points of attack. Every year they come out to whack away at the estimates, and they generally show small knowledge of the subject. A "horizontal reduction" in the tariff or in the municipal budget is the device of people too lazy or too ignorant to deal with the items on their merits.

It is quite true that the government of this city is outrageously costly. A showing has lately been made by which it appears that it costs us three or four times as much a head to do the municipal work of this city as it costs Berliners or Parisians. Perhaps, considering the various differences in the cost and mode of living, twice as much would be about a fair estimate for the same result. New York could afford to pay that. But the point is that we do not get the same result, nor anything like it; and this is the point which the municipal reformers seem to overlook. They are intent upon spending less money, not upon getting more for the money; and this is the reason why the public take so little interest in their proceedings. They ought to exhibit in detail what we get for our money, and what the Parisians and the Berliners get for theirs.

If this were done, it would be seen that we ought to have solid, smooth, noiseless and clean pavements, instead of the uneven, jolting and noisy pavements we have, which are now kept as clean, perhaps, as their character will permit. We ought to have far more extensive and far better kept parks. We ought to have noble public museums, instead of the shabby apologies for them that we possess; and we ought to have handsome public buildings, instead of the shabby quarters in which most of the local offices and courts are lodged.

We pay enough, and more than enough, to have all these things. No censure can be too severe of the officials by whose default we are prevented from having them. The most conspicuously inefficient department at present, is that of Public Works. Its administration is a ghastly farce, in which the present commissioner is the leading actor. Happily, the extension of civil service reform—which is another cause that has suffered greatly from the indiscretion of its advocates—promises, before very long, to take politics out of the municipal departments, and to make it nobody's interest to provide a large number of sinecures, such as now decorate the pay rolls, since nobody's favorites can become the sinecurists. The average New Yorker does not know what a decent and well-kept city is; and consequently does not resent the absence from New York of almost everything that makes such a city, just as a man who had always lived in a pig-stye would not notice dirt. If the municipal reformers would devote themselves to showing what could be done and ought to be done for the money we spend, and have nothing to show for, they would excite the interest and the gratitude of their fellow-citizens instead of being commonly regarded as a party of cranks and tax-shirkers.

The project for creating a new county on Long Island, to be made from portions of Queens and Suffolk counties, is likely to end in accordance with the conclusions of most kindred schemes

if, indeed, such schemes can be said to ever have a conclusion. They are generally subjects for talk only; and though they sometimes reach the stage of public discussion, they rarely succeed in dislocating anything but the chins of their advocates. A new county to be created out of old counties is always the conception of the citizens of some rural city or village who would like to see their ambitious borough elevated to the dignity of a court town, and have a new court house and a county clerk, sheriff, surrogate, county judges, and sometimes, where the constitutional arrangements favor it, a new representative in the State Senate. The plea of reduced taxation, made in behalf of the new county scheme for Long Island, is not without a touch of the humorous. By the time the new territorial division found itself equipped with a court house and jail, had its records transcribed and met the new bills for salaries, which would move around with more regularity than the hands of an ordinary town clock, they would not find that their tax levy had fallen very appreciably.

Our Prophetic Department.

NEW YEAR—Suppose, Sir Oracle, you should cast my horoscope; what will the world expect of me? Some guesses on that subject might be interesting. To begin: Will there be war of any general character before the close of 1886?

SIR ORACLE—Ever since last summer I have held that in all human probability the spring of 1886 would see the opening of a gigantic war in Eastern Europe. I have long believed that the peace of the world was kept by Kaiser William, who does not wish to leave this world with the clash of resounding arms in his ears. All who have travelled on the continent during the last year are aware that the armies are ready for battle.

NEW YEAR—What will be the object or objects of the conflict?

SIR O.—Whatever the pretext may be, I think the main object in view will be an endeavor on the part of Western Europe, France excepted, to cripple the growing power of Russia. The latter, if hostilities break out, will make a desperate effort to seize Constantinople. But Germany and Austria, backed by Italy and England, will endeavor to drive Russia further back to the east. Germany will try to conquer the Baltic provinces of Russia, the population of which is four-fifths German. She will seize Russian Poland, and, if possible, take a slice from the western frontier of Russia. This frontier, be it remembered, is now within three days' march of Berlin, which is dangerously near in the event of war. Austria will also wish to increase her territories to the south-east, and so interpose between Russia and Constantinople. Indeed, it may be the design to hand over the latter port to the care of Austria. England's interest will be in the recognition of her right to Egypt, and in a final treaty by which Russia would be pledged not to take Herat or occupy Afghanistan.

NEW YEAR—Of course, if this war breaks out it will advantage the United States in furnishing a market for its grain and provisions. But suppose Kaiser William lives and there will be no war, what then will be the prospect for business?

SIR O.—Last summer, when the depression was at its lowest ebb, I ventured to predict that there would be a partial revival of business in this country. Our population was increasing at the rate of nearly 2,000,000 per annum. Over 30,000 immigrants, with money in their pockets, were landing on our shores every month. We were adding \$2,000,000 to our currency every month also, and, if there were a settlement of our railway wars, I believed that there would inevitably be a better feeling for a time at least. The events of the past six months have justified my summer forecasts. But I fear that the improvements in stock values, and the greater activity in our industries, have raised unwarrantable expectations respecting the business revival. Our sanguine people are looking for some such boom as occurred between 1878 and 1881. They will be disappointed. I expect to see higher prices for railway stocks, and a reasonably good spring season for business; but we should remember that our customers all over the world are in a bad way. For instance, in commenting on the advance of the Bank of England rate of interest to four per cent., the London *Economist* admits that England is steadily losing its gold at a time when trade is greatly depressed. The New York *Tribune*, of last Tuesday, also says:

The decline in foreign trade means, therefore, either higher prices here than elsewhere of the articles chiefly exported, or, second, a great depression of industry abroad, so that the people of other countries are unable to consume as much as usual of our products. In the present case both of these causes combine to restrict exports. Speculation in this country upholds the prices of many important products, regardless of facts which tend to a lower range of prices. This is peculiarly the fact in the wheat trade, so that *The Mark Lane Express* now declares that Great Britain no longer stands in need of the accumulated supplies which this country retains, but is only anxious lest those supplies should be thrown on the market, through forced liquidation, and so should depress prices unduly. On the other hand, the fact that there is great depression of industries in the countries with which the United States deals largely is shown on every page of the official reports of our foreign commerce. Under such circumstances, the foreigner

is unable to buy as much as usual from us or from anybody else. These causes have combined with peculiar force during the past year to check the outward movement of products, and they fully account for the change which blinds partisans are disposed to attribute to American legislation.

Now it is worthy of note that this poignant distress in foreign business circles is more particularly true of the gold unit nations. Great Britain, Germany, nor any of the leading commercial nations of Europe, have any silver coinage; but they are a great deal worse off than we are because of that fact. Gold is steadily rising in value, as is shown by the lowering prices of all articles which enters into the commerce of the world. It is Europe—gold unit Europe—which establishes the prices for our cotton, grain, provisions and petroleum. Under the operation of the gold unit, also, the price of manufactured goods is lower, hence the ability of foreign manufacturers to undersell ours. For this reason also the foreigner will get our agricultural products for less than the cost of production, while, notwithstanding our exorbitant tariff, he will continue to send more and still more goods to swamp our markets.

NEW YEAR.—What consequences will flow from this state of things?

SIR O.—Discouraging ones, I fear. The West and the South will be impoverished because their cotton, grain and provisions will not bring what it costs to raise them in the markets of the world. Our imports will increase. This will add to our national revenues; but the competition of foreign goods will diminish the profits of our manufacturers and lead in time to a demand for higher tariff duties.

NEW YEAR.—This is not a very encouraging outlook. Surely, you do not expect this dismal state of affairs to show itself all at once?

SIR O.—Well, no; I look for an improving stock market and a good deal of buoyancy in the early part of the year. Railway securities will command, and be worth, much higher figures in the first half year of 1886 than they did in the first half year of 1885. How matters will be in the last six months of the year will depend in a great measure upon the crops of the coming summer; but still, on the whole, I think we shall be better off than any other nation. With an abundance of grain, cheap meat and provisions and a large surplus of cotton, we cannot either starve or go naked. The two fine corn crops in succession will supply hogs enough for the next three years. This will not only be food for man, but business for the railroads.

NEW YEAR.—Of course, the rather discouraging outlook you outline is predicated on the supposition that there may not be any foreign war. Should the war take place, it would alter the complexion of affairs on this side of the Atlantic?

SIR O.—It would, very decidedly. With a market for our grain and provisions at higher prices, the whole scene would change as if by magic. Our country would enter upon an era of great prosperity.

NEW YEAR.—How about railway building during 1886?

SIR O.—There will be several thousand more miles built than in 1885; but it will be mainly in the West and Southwest, and will be to complete and help existing lines rather than to parallel them. A good deal will be done in the way of repairs. This will add to the activity of the iron industries.

NEW YEAR.—What will Congress do?

SIR O.—Talk. I do not expect the session to be a fruitful one, because of the utter confusion of parties. Some slight additions will be made for the navy. An appropriation will be passed to provide for harbor defences, but it will be wholly inadequate; and President Cleveland will, before the session closes, distinguish himself by vetoing every bill that calls for an expenditure of money above the current expenditure of government. He will try to give us an honest administration, but there its praise will begin and end.

NEW YEAR.—What have you to say about real estate?

SIR O.—I have a good deal I would like to say, but this must suffice for one conversation.

Socialistic talk and teachings are getting to be very common in the pulpit. Prof. Felix Adler and the Rev. R. Heber Newton are openly on the side of those who think that the present order of society is mal-adjusted, and bears hardly upon the poor. The Rev. Howard Crosby has just published a letter in which he takes the ground that there should be some limitation put to the accumulation of wealth. Indeed, he classes the millionaires with the cholera and the sanitary nuisances which it is the business of society to abate. He would have laws passed not permitting one man to hold more than a certain amount of money, or be in receipt of more than a certain income. Dr. Rylance is also a Christian Socialist, whatever that may be. The boycotting that has been going on, and the growing power of the Knights of Labor, are symptoms also of the discontent with the present order of things. It is evident that in the future we shall have social as well as political problems to solve. Millionaires had better take heed. They should consent to bear their share of the burdens of the municipal, State and national governments.

Investments and Terminals.

One is often forced to the conclusion that investors are inclined to think business a game of chance, success being due not so much to skill in handling the cards as to the accidents of flush hands and four aces. They rarely seem to look beyond the manifestations of the moment.

A case in point has recently been furnished by the lease of the Staten Island Rapid Transit Railroad to the Baltimore & Ohio road, a transaction which gives to the company controlling the latter road almost inestimable harbor franchises at the chief transportation centre of the continent. There can be no question with those who have studied the subject thoroughly that the Baltimore & Ohio Company have secured the best terminus on the harbor of New York, a terminus which might be paralleled in excellence by that of the New York Central road had we a water front system of warehouses, but which, under existing conditions, will be superior to that of even the one road that sends its trains into the city without the interposition of floats. Shorter by several miles to Philadelphia than any other route, the Baltimore & Ohio road, in addition to this advantage, will hold at its mercy all the heavy merchandise, except grain, which breaks bulk in its passage through the port, the several miles of water front under its control, enabling it to prepare the conditions for handling freight without the use of trucks, lighters, barges, floats, or any other of the extravagant luxuries which handicap its rivals. In addition to this, it will hold also an impregnable monopoly of what, in a few years, must develop into one of the most profitable agencies for local transit to be found in New York or vicinity.

But how did the Baltimore & Ohio road obtain possession of this valuable franchise—this franchise which Mr. Robert Garrett assured us, in his speech at New Brighton, could be had almost for the asking? Simply through the stupidity of New York investors. It is now five years since Mr. Erastus Wiman and his associates began working upon their scheme for a water front railway along the north and north-east shore of Staten Island. The history of that enterprise is ludicrous for its developments. It has been one continual fight against obstructions; fights in the courts, fights in the Board of Aldermen, fights in the Legislatures of New York and New Jersey, fights in Congress, fights in the War Department as represented by its light-house corps, and, finally, fights among the women and children who arrayed themselves in their war paint, and may have taken scalps for anything known to the contrary. During the first three years the only work that could be done was to manipulate and fight, and during the last two years the operations have dragged along at a snail's pace—the work of one month being generally accomplished in about three months. The final result is about what might have been expected. Had the road been completed to the mainland, in accordance with the plans on which the promoters have been at work during the past two years, the stock would be worth five hundred dollars per share. Its water front franchises alone would soon have been worth many millions. But it has gone into the hands of a corporation which we are glad to welcome, and which, to say truth, it gives us more pleasure to see in possession than it would to see the franchises go into the hands of any other company. Still, we are not quite satisfied to be told that this property was "had for the asking."

This, however, is only an instance. In all sections of the port the same opportunities for profitable investment that were found on Staten Island, are to be discovered. Yet they are neglected, and men turn their attention to even chimerical schemes in preference. Our wholesale merchants are paying a larger annual total for truckage on goods passing through New York than the gross receipts of all the elevated and surface roads in New York and Brooklyn together, with the bridge receipts added. Yet, it is mainly an unnecessary and a wasteful outlay. The railways terminating here are wasting the interest on a larger capital than is possessed by our elevated railroads on useless river and harbor transportation. This, too, furnishes an opportunity which investors ought not to neglect. Yet, they only stand shivering on the banks of our rivers, and other channels, and watch the projector of the Hudson River Tunnel struggling in his hole, and wonder at the folly of his enterprise.

In the article in *Harper's Monthly* on our National Militia, by the late General McClellan, occurs the following passage:

"Halifax, the Bermudas, Nassau and Jamaica are important to England, not so much for purposes of self-protection, not so much for her own commerce, as they are for bases of operation against us. In the late war, if Bermuda and Nassau had been in our possession, the contest would have been shortened two years; for blockade-running would have been well nigh impossible."

This is a matter that the younger generation of statesmen would do well to ponder over. The United States have paid such exclusive attention to home questions that they have overlooked the foreign relations of the country. We ought to be in a position to enter into negotiations with Great Britain to purchase the Bermudas, and the other strategic points which are a constant menace to our sea-board

cities. There are almost sixty millions of us; and it is humiliating to our national pride to have our shores commanded by the guns of a foreign power. No other great nation would stand it. Not only are our sea-port cities absolutely undefended, but there is a cordon of forts and ports almost within sight of our shores from which war can be waged upon us at any time. Our people have always been strangely apathetic respecting this important matter, but they will not be so for ever.

The *Stockholder*, of last week, contains the following figures that are worth keeping in mind.

Should a demand for specie equal to that of last spring appear, it would not be a good reason for predicting a commercial calamity. We are producing about \$70,000,000 of precious metals annually, and trade statistics show that more of the inferior metal than of gold is sent abroad. Our commerce in the precious metals for fiscal year ending June 30, 1885, shows as follows:

GOLD.		
Exports.....		\$3,477,000
Imports.....		26,691,000
Excess of imports.....		\$18,214,000
SILVER.		
Exports.....		\$33,753,000
Imports.....		10,550,000
Excess of exports.....		\$17,203,000
Total exports.....		43,230,000
Total imports.....		43,241,000
Net gain.....		\$1,011,000

It is surprising to see the above in a New York paper. Every one of them conceals the fact that year by year we are adding to our store of gold largely, while we are exporting silver. The impression is made by our newspapers that our silver coinage is driving gold out of the country, which is the very reverse of the fact. It is the gold unit nations like England and Germany which lose their gold, while it is the bi-metallic nations like France and the United States that keep adding to their stores of the most precious metal. Under no circumstance would the *Tribune*, *Times*, *Herald* or *Evening Post* dare give the facts in their editorial columns; for if they did, it would belie their statements and confute their dismal prophecies.

Professor James E. Thorold Rogers, in *Bradstreets*, states that England is a creditor to foreign nations for a no less sum than £2,000,000,000, of which £1,500,000,000 are represented by the securities on the London Stock Exchange. The interest that foreign nations pays England, aggregates annually nearly £100,000,000; that is, about \$500,000,000. This will account for the earnest advocacy of the gold unit of value by Great Britain. The maintenance of the gold standard may be a detriment to general business, but it is enormously profitable to a great creditor nation, which lends in a cheaper currency, but which always exact payment in the very dearest. Gold has enhanced in value, within the last few years, fully twenty per cent.; and this additional burden has been placed on the back of the debtors. Hence it is that the banking and lending class of our Eastern States are unanimously for gold payments, while the debtors South and West are equally unanimous for a cheaper currency.

There appear to be a few remaining advocates of the English co-operative store system in this country, and they reason that by cheapening the cost of goods to workmen their power of purchase in the market is increased. But they forget that by cheapening the cost of goods, after the manner of the co-operative system, they intensify competition, and that the inevitable result is the cheapening of goods to all consumers, rich as well as poor. This can only tend to a reduction in the compensation given to labor, and it follows that workmen must lose as much and finally more than they gain. It is good policy for neither rich nor poor to make cheap markets faster than they are cheapened by the growing volume of production and the use of labor-saving machinery.

The new Arcade Railroad—if it can be called new—seems to be backed by abundant capital; and its feasibility is attested by engineers of unquestionable competency. Some of the comments of the press upon it, however, are very queer, especially those which set forth that it will take business away from the elevated roads, because they are uncomfortably crowded during commission hours. It will be a very difficult matter to move the people of this island down town in the morning, and up again at night, without crowding them uncomfortably, while the road that secures them plenty of elbow-room is pretty sure not to be satisfactory to its stockholders. No system of rapid transit will amount to anything that is planned and run for the benefit of people who can afford to take cabs. The real objection to the underground system is the want of light and air. If the London underground were in operation here, the elevated roads would assuredly take all its passengers away from it. Although the projectors of the new system promise improvements upon the London road in light and ventilation, it is to be remembered that experiments in the same direction have been

made in London and have not succeeded; and it cannot be assumed beforehand that they will be more successful here. There is not a railway tunnel anywhere that is as agreeable to passengers as travel in the open air. The ultimate solution of the problem of rapid transit is probably to be looked for in a viaduct. The enormous first cost of this system has heretofore deterred investors; but the city is growing richer every year, and the need of a more comprehensive system of transit more evident. A well-digested plan for a viaduct would probably not fail of execution for lack of money.

Senator William M. Evarts has a chance to do the country a great service by telling the truth, the whole truth, and nothing but the truth, regarding the precious metal currency question. He was one of the American commissioners who went to Paris twice to see if some international agreement could not be made, which would admit of the unlimited coinage of silver as well as gold. He is, therefore, thoroughly posted from an international point of view, and he has the choice between representing the banking interest in the Senate, or speaking in behalf of the best interests of the American people, which, as he knows, is on the side of bi-metallism; that is, the full and free use of both precious metals in commercial transactions. There will be a heavy pressure brought to bear to force Senator Evarts to take sides with the gold mono-metallists; but it will be the end of him, as a national statesman, if in this matter he turns his back upon what he knows to be the true policy of his country. If he only has back-bone to resist pressure, he will occupy a commanding position in the eyes of this and coming generations.

A correspondent wishes to know, were an income tax imposed, if it would be equitable to have it applied to incomes derived from real estate. We should say, certainly not. Real estate now bears about all the burdens of our municipal and State governments. Personal property is practically not taxed at all; and hence our wealthiest classes, those with the largest incomes, pay nothing for the support of the machinery that protects them in the enjoyment of their possessions. It is monstrously unjust that all the burdens of local government should be put on real estate alone. The support of the general government comes from tariff duties and internal taxes, of which the poor pay as much as the rich. Hence, it is that the United States is about the only country in the world where the capitalist class proper are almost wholly exempt from any of the burdens necessitated by the maintenance of the national and local governments. This state of things cannot last much longer, and the rich themselves should not give this cause of complaint to the discontented classes who are assuming a dangerous attitude of antagonism to the existing order of society.

Revising the Building Law.

The Real Estate Owners and Builders Association, through Mr. Cornelius O'Reilly, recently made a formal request to the gentlemen composing the Board of Examiners of the Bureau of Buildings, that they should consider the advisability of making application to the Legislature for such amendments and alterations to the Building Law as in their experience, gained after nearly a year's connection with the workings of the new law, may be deemed by them necessary and expedient for the interests and welfare of New York. The board consists of seven members, including the Superintendent of Buildings. Five of the members, namely: Messrs. Banta, Dobbs, Fryer, Oakley and O'Reilly agreed to act as a committee on revising the law. The sixth member declined because of the agreement which was entered into by the others that a majority vote on amendments should be binding upon the whole committee, and even a proposition to make it a two-third vote proved unsatisfactory to the member referred to. The Superintendent also declined to act, on the ground that he could not bind himself to anything which might not prove satisfactory to the Fire Commissioners.

The committee has organized by electing Mr. Oakley as chairman, and Mr. Fryer as secretary, and are holding their meetings at the rooms of the Board of Fire Underwriters. The present Building Law is being carefully gone over, section by section, in the effort of improvement. Public notice will shortly be issued inviting any and all persons who desire to be heard in relation to defects in the law, or who desire to make suggestions for its improvement, to appear before the committee and they will be heard. An invitation to the Senators and Members of Assembly from this city will follow.

The five gentlemen who have consented to take upon themselves the not easy task of revising the law, are not only representatives of influential societies directly interested in building matters, but each and all of them are well-known and reputable men in the community. The fitness of this committee will be recognized by all, and the result of their deliberations should be accepted by the Legislature of the State and by the citizens of this city as conclusive in arranging a practical and fair building law.

A rather curious and amusing incident took place, before the meeting on land transfer reform commenced at the Real Estate Exchange on Wednesday. It took the form of a colloquy between the president and Mr. Olmstead, who had taken a seat amongst the members, while his four brother-commissioners had seated themselves on the platform. It was as follows:

The President—I see Mr. Olmstead among the audience. Will he not come forward and take a seat on the platform?

Mr. Olmstead—Thank you, I would rather remain here among the real estate men than among the lawyers.

Home Decorative Notes.

—The tall standard brass lamps have shades made of masses of roses or chrysanthemums of various colors, looking like a huge bouquet.

—A new toy, furnishing much amusement, is the American mechanical circus. It has a regular circus tent, in miniature, with gay ropes, horses running and riders performing. The movement is caused by means of a small crank.

—Screens, mantel-lambrequins, panels, and waste-paper baskets are ornamented with filigree flowers.

—The fashion of curtains, screens, and door-hangings is not merely ornamental but adds decidedly to the comfort of houses—allowing airy interiors while shutting off drafts and sounds, with a delightful feeling of snugness and privacy.

—Very beautiful is the oxidized repousse finish seen on the handles of shoe buttoners or shoe horns, shaving sets and the various toilet articles.

—A few grains of rice, or two or three beans, are seen fastened on the upper left-hand corner of guest's dinner cards.

—Swans'-down quilts are covered with pina silk and scented with violet powder, for the luxurious.

—Matsn-no-kee, or daisy glass, comes in the softest tones of ruby, turquoise, amber, pale blue and primrose yellow. Crystal daisies adorn the rims and sides of the vases and jars made of it.

—Pretty purses for savings are in the shape of a baby's stocking. They are crocheted of Florence knitting silk of any desired color, and finished at the top with a pair of tiny gold knitting-needles. A ring of gold is slipped over the top, and serves to secure the coins.

—There are no more beautiful or useful articles for ornament than those made of brass; many of the most exquisite and artistic models are those shown the present season. The new designs have all the beauty and grace of the antique; and such is the great variety in sconces, tables, artistic gas fixtures and small articles that one finds it difficult to discover any one design more attractive than the others. Mitchell, Vance & Co., of Broadway and Thirteenth street, display a most extensive variety of all these beautiful metal articles.

—Key-holders are in the form of a brass banjo painted with some comical design, or with sprays, of flowers.

—Combinations of widely different materials in house decoration, furniture bric-a-brac, and even in the more personal articles, as in household silver utensils, are especially conspicuous at present.

—Numerous are the guises beneath which the stationery case conceals itself this year. The safe, with doors of wrought bronze, and with a recess for the note-paper, ledgers, shelves for packages of envelopes, and drawers for letters is one; while an upright piano, with the envelopes where the keys should be, and the paper in the top, forms another concealing agent.

—Shaving cases are made of Japanese crepe mats, fastened together with a bow of ribbon.

—Many of the richest and most unique artistic designs of several centuries ago are now reproduced in furniture. Geo. Schastey & Co., of Fifth avenue and Nineteenth street, display at their warerooms very beautiful Louis XVI. reception chairs, colonial tables of antique designs, writing desks, cabinets, hall seats and the most tempting styles in drawing-room furniture.

—Blotting pads are in the form of a flat iron, which is of card board; the upper part of the iron and handle is covered with plush, while the bottom of the iron is the pad.

—Manicure sets exhibit this season unusually attractive designs and artistic ornamentation.

—Brass fire-screens in butterfly form, with balls of jewelled glass are magnificent; and when placed in front of a blazing fire the effect is that of all manner of precious stones.

—The fashion in punch bowls runs to glass this season. Many of the designs and colorings are particularly beautiful. They are in tints of amber, pale blue, pink and yellow.

—Any color of stationery, but white, is fashionable. Blotting paper of blue and bright red, are the favored colors just now.

—Toilet sets of Satsuma ware are luxurious, indeed.

—Housekeeping goods offer some of the variety which makes German and English store-rooms and linen closets attractive. A novelty in table-cloths are those of very fine damask with hemstitched borders, wrought in floral or any pleasing fancy design with silk floss and finest ingrain colors, light and indigo blues, old pink, olive, pearl and amber.

—Lamps present the most bewildering varieties. The latest thing is a lamp and stand in one piece, so that it can be moved from one part of the room to the other, and can also be raised or lowered at pleasure. Very beautiful stands in brass, bronze, wrought and twisted iron and crystal in the most attractive designs are shown by J. B. Donnell & Co., of 822 Broadway.

—Moss fringe in Persian colors is used to finish furniture covered with Persian rugs.

—The present fancy in table decoration is to have fruit and flowers mingled together in one composition; for instance on a bed of white lilacs repose grapes, peaches and pears. Sometimes the cloth is strewn with violets, the tint of which goes beautifully with that of the silver on the table.

—It is observed that the present tendency of decoration in woodwork leans toward Oriental designs, particularly of the Moorish order; and we have in our midst workers who are capable of equalling anything produced in the best periods of the past, and the standard of excellence is higher to-day than ever before. Numerous fine examples of this peculiar style of wood-carving and brass suitable for panels, doors, chairs, or any interior decoration, are displayed by Lockwood De Forest, No. 9 East Seventeenth street

Concerning Men and Things.

The Warner and Work cases furnish another example of the manner in which the administration of justice in New York is postponed to the profits and convenience of lawyers. The offenses alleged against these persons are two years old. The long deferred indictments are now some months old. It is of great consequence to the public, if the men are guilty of swindling, that their punishment should be prompt; and to themselves, if they are innocent, that their vindication should be prompt. Yet when the cases came up this week, to be argued on demurrers to the indictments, the argument was put over, without opposition, because one of the counsel for the defendants had gone off to North Carolina. This was in a Federal court, where the postponement of business to the wishes of lawyers is, as a rule, by no means so scandalous as it is in the State courts. The procedure attracts no notice at all from the daily press. If a counsel were to ask the postponement of such a case on such a ground from an English judge, he would be apt to hear some very plain talk; and to be told, among other things, that he was trifling with the time and patience of the court. That would be true there, and it is true here. Yet when the lawyers here try to trifle with the court, the court smiles blandly and lets them trifle.

The return of Peter B. Sweeney to New York seems like a resurrection, so completely has the aspect of local politics changed since he went away. There is nothing but the actual aspect changed. We spend more money on municipal affairs now than we did in the time of the Ring; and we get less to show for it. People can draw their own inferences about what becomes of the money. When Mr. Sweeney was in the Park Department, he made a point of giving the people something to show for their taxes. The Park Department, when he was at its head, was probably as honest as it is now, and certainly as intelligent. In fact, no charges against Mr. Sweeney's official integrity were ever maintained. His fatal error was in allying himself with Tweed. It may not be generally known that, when the collapse of the Ring came, the Committee of Seventy attempted to open a negotiation with him, by which his political experience could be made available for the cause of better government. He is said to have declined the proposition upon the ground that he would not desert a sinking ship. It may be accidental that the return of Mr. Sweeney coincides so nearly with the death of William Page, the artist; and probably is, though the coincidence has set the gossips to reviving old stories.

There does not thus far seem to be much that is American about the American opera, except the name. Nobody would ever suspect that there was anything American about it, to read the list of singers. Those of them who were born here have been educated abroad and have become Europeanized, until to claim them as American singers would be the same thing as making that claim for Adelina Patti and Minnie Hauk, who were born in New York, or at least lived here when they were children. It remains to be seen, too, how a conductor so fond of his own way as Mr. Thomas will get on with singers who are equally fond of theirs and equally accustomed to having it. Whatever other results the project has, it will provide a copious supply of hot water for everybody engaged in it.

Land Transfer Reform.

WEDNESDAY'S MEETING AT THE EXCHANGE—THE COMMISSIONERS ALL PRESENT—THE QUESTION REFERRED TO ANOTHER COMMITTEE.

An important meeting was held at the Real Estate Exchange on Wednesday afternoon to hear the report of the Executive Committee of the Committee on Legislation of the Exchange. An invitation had been extended to the five commissioners appointed by ex-Governor Cleveland to draw up a report on the question, and a circular was also issued to the members of the Exchange and others requesting their attendance. About one hundred persons were present, amongst them being Messrs. C. F. Southmayd, Dwight H. Olmstead, J. H. Riker, C. E. Strong and E. W. Coggeshall (the five commissioners), H. H. Cammann, E. A. Cruikshank, S. F. Jayne, G. B. Crumby, F. J. Horsord, Leonard J. Carpenter, Felix G. Efray, A. L. Mordecai, Wm. C. Lester, Geo. W. Van Sicken, Samuel Glover, James E. Leviness, Townsend Wandell, Richard H. Bull, W. H. Folsom, Charles E. Crowley, H. J. Burchell, Wm. Reynolds Brown, Myer S. Isaacs, Albert Bellamy, F. T. Hopkins, Wm. Cruikshank, Moses Ottinger, Jas. O. S. Woolley, Isaac Metzger, Cyrus Clark, Morris Wilkins, Horatio S. Brown, Morris Littman, E. M. Duff, Henry Hirsh, Cyrille Carreau, A. M. Cudner, James L. Wells, Hugh N. Camp, Frank R. Houghton, Peter Smyth, Henry M. Taber, Lawrence D. Olmstead, Morris Wilkins, Charles A. Schermerhorn, Clermont S. Clarkson, Townsend Scudder, Henry Gucker, C. F. Crary, A. J. Robinson, Constant A. Andrews, J. Thomas Stearns, Myer Finn, H. P. Rogers, Horace S. Ely, W. H. Willis, J. S. de Selding, H. L. Anstey, William Mulry and J. E. Brugiere.

The president, Mr. H. H. Cammann, in calling the meeting to order, said: "In 1884 the Legislature passed an act for the appointment of a commission to examine into the matter of land transfer. That commission have made a very exhaustive examination of the subject, but they have been unable to agree upon a report. Two reports are made; one a majority report, signed by four members of the commission, and a minority report, signed by one member. Last spring the directors of this Exchange requested the executive committee of their legislative committee to examine into this matter, in order to see whether it was desirable for this Exchange to take any action. We have the pleasure of having with us all the members of the commission appointed under the act of the Legislature.

The president then called upon James M. Varnum, chairman of the committee, to read the report drawn up by them. The document contains twenty-four pages of printed matter. It gives a *resumé* of the principal points contained in the reports of the commissioners, a full text of which was published in the form of a supplement to THE RECORD AND GUIDE in May last, which gives the report, word for word, of the majority commis-

sioners, Messrs. Southmayd, Riker, Strong and Coggeshall, and of the minority commissioner, Mr. Olmstead, together with the acts drawn up by them for introduction into the Legislature, short forms of mortgage, executor's and other deeds, as well as explanations and forms of local block indexes. After giving an exhaustive review of these reports the Committee adds:

Your committee have thus endeavored to present to you plainly and fairly, without an atom of prejudice or partiality, the views of both the majority and minority commissioners upon the comparative advantages of the "Lot" and "Block" system of indexing. The committee is not disposed to shirk any responsibility imposed upon it, but after a careful consideration of this particular question, its members are unanimously of opinion that the question is so largely one of expediency and practicability that it is most desirable and proper that it should be fully and fairly presented to all the members of the Exchange taking an interest in the subject, and fully discussed and carefully considered by them, before any committee, or even the Exchange itself, takes any affirmative action.

Your committee have, however, no hesitation in expressing their views that the "lot" system of indexing is theoretically the best, as a more perfect system, reducing the search to the smallest area, and one which, when in perfect operation, would render the examinations of title more easy, simple and inexpensive. If we were providing for the establishment of a system of land transfer for a new city or town where the first titles were known and judicially established, and the land all surveyed and divided into well-recognized blocks and lots under some unquestioned judicial or legislative authority, we should have no hesitation in recommending not only recording and indexing, but probably, also, an official registration of titles, under the "lot" system. Even under existing circumstances we hesitate to question the judgment of the majority of the commission, all learned, careful, and conservative men, that such system is actually practicable in our city at the present time. We should not be deterred by the objection of the minority commissioner as to the large number of books of indices which would be required at the inception of the system proposed by the majority, for we consider that as of little, if any, importance.

But we confess that some of the objections urged to the adoption of the "lot" system seem to us to be forcible and strong. Our city tax maps are notoriously unreliable and uncertain; the lots as laid down upon them have never been surveyed, many of them are irregular in size, and few of them have been laid out on the maps with reference to any deeds thereof. To take the lots laid down on such maps as the unit on which to base a permanent and reliable system of indexing seems to us a very dangerous experiment, as the lots so laid down unsurveyed, unverified or never adjudicated upon would be uncertain and unreliable; while, on the other hand, a city "block" or "square" would, when once numbered, be permanent and notorious for ever, being bounded in every case by well recognized public streets or parkways. Moreover, nothing but the grossest negligence or stupidity could lead to an error in indexing property under the proper block; while, under the "lot" plan, it would be in many cases almost impossible for a purchaser to safely have the deed of his property indexed under the head of one of the lots laid down arbitrarily upon the tax maps, without either having a careful, complete and conclusive survey of the whole block, or also indexing the conveyance against all of the adjoining lots and thereby throwing an unfair cloud upon the title of all his neighbors.

For the reason heretofore given, your committee make no recommendation at this time in favor or against either the "lot" or "block" system of indexing, but have presented to you the respective systems, as we understand them. We have also invited the representatives of both majority and minority of the commissioners to be present, and to briefly present to you their views upon the questions under consideration.

In your committee's judgment, it would be wise to take no immediate action upon a question of such practical importance to you all; but to refer it for further examination either to another committee to be appointed from the Committee on Legislation, or perhaps, better still, to a committee from the whole Exchange, to be named by the president or board of directors, to examine the subject carefully and report thereon to the Committee on Legislation, so that said committee may take such deliberate and well-considered action thereon as befits such an intelligent and enterprising but conservative and practical a body as this Exchange.

The report concludes by unanimously recommending the passage, by the Legislature, of a bill extending the term of office of the commissioners for one year longer, as proposed by the bill presented by the majority to the Legislature of 1885.

After reading the report, Mr. Varnum made a motion in the following terms: In accordance with a report of the committee, I would like to move before this body that the chairman of the Exchange be authorized to appoint a committee of fifteen, none of whom shall be members of the Legislative Committee, who shall take into special consideration this question of lot and block indexing, and who shall give ample opportunity for hearing on behalf of each system proposed; and who shall then report to the committee on legislation of the Exchange what their views may be.

The motion was seconded.

The President—The first question is upon the reception and adoption of the report.

A member moves that the report be adopted and the committee be discharged, with thanks.

The motion was seconded and carried.

The President—It is so ordered.

The President—The motion is now upon the appointment of a committee as recommended by the chairman of the legislative committee, in respect to fifteen members of the Exchange taking into consideration this subject of land transfer, and reporting to the legislative committee.

Mr. Olmstead—I am opposed to the appointment of that committee. This is a subject of very large importance, and I submit that if anything is to be said upon this main subject it should be said before the entire Exchange or before the committee on legislation. The decision of this large question is not to depend upon this Exchange, nor upon fifteen members, nor upon five members of the Exchange.

Mr. Varnum—I was going to ask, as some of the commissioners and other gentlemen are obliged to leave early, whether you would not consent to allow this motion to lie over until the commissioners have had an opportunity to speak.

Mr. Olmstead—Certainly.

The President—I now ask Mr. Southmayd, chairman of the commission, to address us.

Mr. Southmayd then addressed the meeting, and, in the course of his remarks, said: Every one will agree, I suppose, that if you could have a system of indexing conveyances, mortgages and liens—things affecting the title to real estate—so that you could find in one separate place everything that relates to the lot that you are concerned with, it would be better to do that than to have all the mortgages, conveyances, liens and other instruments relating to the fifty, sixty, eighty or ninety lots composing a block all thrown together to be picked up as best they might. It did seem to me as an old-fashioned lawyer, bound to recommend the system which was best, that there was no real, substantial difficulty in having a system by which all the instruments relating to a particular lot should be found in one place. We, of the commission, could not forget that we were devising bills and proposing to the Legislature that they should pass them for the regulation of the subject, not for this year, nor for the next ten years, but for an unlimited period of time. This must be plain to you all, if, instead of separating the instruments relating to each lot and putting them by themselves on the page assigned to that lot, you throw together a mass of details relating to all the lots in the block which, in

many cases, will amount to eighty or ninety lots. Now, the proposition of those who favor the block system is, that all the instruments relating to those eighty or ninety lots should be thrown *en masse* and left to be picked up as best they might. You might get along for the first year or two, but every year the difficulty would grow greater; and I seriously believe that at the end of a certain length of time—before fifty years—it would be found that in adopting this system and discarding the old alphabetical indices you would jump out of the frying-pan into the fire. I am not willing, and my associates are not willing, to make ourselves ridiculous by recommending such a system as that.

Now, as to these objections of detail that are raised, we do not think there is anything in them, and that most of the difficulties are apparent only, and will disappear upon a close and careful examination. In regard to the objection made as to the inaccuracy of the tax maps, we all know that they are not absolutely accurate; but under that system, taxes to the extent of thirty millions a year are imposed, which are the first lien on the property of all of us. These taxes are imposed and collected and dealt with by this lot system of diagrams, and no other, and we have not found this inextricable confusion and difficulty which Mr. Olmstead's imagination has conceived; but the system is perfectly easy and practicable in its operation. Now, the act which we have drawn will show to any one who has carefully read it and spent time enough to understand it, that we have considered and endeavored to guard against any practical evil from any of these inaccuracies. There is a provision that when anybody finds that his lot is wrongly laid down on the tax map he simply goes and gets it corrected.

In conclusion, I have to say that I believe that none of our committee have any personal interest in this matter whatever. And for myself I would say that I have no pride of opinion about it, and do not intend to take any very extraordinary amount of trouble upon the question whether our labors, to which we have given our best thought, time and attention, are accepted by this one or that one in the Legislature or not. If they do not choose to accept this, and fall back on the block system, we are not hurt at all. For myself I do not care about it, except that, as I think, the system is a valuable one, as it has been perfected with great care. I think that the parties interested in real estate would find it to their account in taking it up and putting it through. So far as personal interest is concerned, all the interest I have is as a citizen and a real estate owner; for I have retired from the profession, and had retired before I took my place on this commission.

The President—I am very much obliged to Mr. Southmayd and all the other members of the commission for their presence this afternoon. This is undoubtedly the most important matter before the real estate interests of this city to-day. He then called upon Mr. Coggeshall.

Mr. Coggeshall, in the course of a short address, made several explanations of points in the bill presented by the majority of the commission, and, in concluding his remarks, said: There is one other point to which attention has been called with reference to the majority report, and that is with regard to the appointment and payment of a superintendent. Now, gentlemen, if it is of any importance that the present system of land transfer should be reformed, if any system is to be put in operation which involves expense at the outset, and which involves almost always momentous interests, it is important that it should be put into the hands of its friends; and the majority of this commission did not believe that it was proper, after devoting all the time and attention which this subject has received at their hands, and will receive at the hands of the community, that it should be turned over to a mere politician who is elected. We thought, therefore, that if it was worth putting in operation at all, it was worth putting in the hands of people who would feel an interest in it, and who would understand it. I care not how simple the system may be which you should decide to adopt, it could be murdered and mangled in the hands of those hostile to it.

Mr. Strong made a few remarks and concluded by moving an amendment to Mr. Varnum's resolution to the effect that one third of the committee should be members of the legal profession who are members of the Exchange.

Mr. Varnum—I accept the amendment. I move on behalf of the Real Estate Exchange, that a vote of thanks be extended to the five members of the commission who have kindly attended our meeting to-day. Motion seconded, and carried.

The president then called upon Mr. Olmstead to address the meeting.

Mr. Olmstead—A report has been made to the Legislature, a majority report signed by four out of five of the commissioners—by men who are eminent here in New York as lawyers, and who understand conveyancing thoroughly. And not only that, but the commissioners took some pains to expressly declare in their report that they stood four to one against me on the question of indexing.

Now, this is a large question, which is not to be decided by five men, nor fifty men, but it will be decided by the men who own two billion dollars of real estate in the City of New York, and by the Legislature of the State of New York. The commissioners when they printed their bill for circulation in the city, placed at the head of their document the phrase "Land Transfer Reform." I will venture to say, gentlemen, that is the first time that four conveyancers ever in the world signed their names to a title of that character. It means, if anything, destruction to the business of conveyancing. I do not wish to be understood as saying that these gentlemen have acted, or intended to act, in any way except honestly, and with the pure intention of promoting reform in this matter; but what I do say is, that the effect of the bill which they have drawn—not the purpose, but the effect—and the scheme which they have devised, is to shape the proposed reform in the interest of conveyancers as lawyers. The speaker then proceeded to explain the block system, as suggested by his report previously published in the RECORD AND GUIDE.

The following names were then presented and adopted as a committee of fifteen to consider the question, and report to the Exchange: Messrs. Charles Couder, John Jacob Astor, E. Randolph Robinson, John Duer, D. Willis James, Horace S. Ely, W. Reynolds Brown, Jacob K. Lockman, Rutherford Stuyvesant, Andrew H. Sands, Wm. Cruikshank, Geo. W. Van Siclen, Geo. R. Read, Edward Oppenheimer and Wm. B. Chamberlin.

New Members.

The following are the latest applicants for membership in the Real Estate Exchange:

STOCK MEMBERS.

Peter MacDonald, real estate broker, No. 352 West Twenty-fourth street. Proposed by Sandford I. Ferguson, seconded by Albert M. Cudner.

E. C. Potter, real estate broker, No. 128 Broadway. Proposed by L. J. Adams, seconded by Sinclair Myers.

Henry H. Elliott, real estate, No. 202 Broadway. Proposed by Ferdinand Fish, seconded by W. G. Lowry.

ANNUAL MEMBER.

Horatio Silas Brown, real estate broker, No. 205 Broadway. Proposed by John F. B. Smyth, seconded by E. J. Sause, Jr.

A new decorative freak is to paint all jugs with landscapes, the necks and handles are gilded or bronzed, and a bow of ribbon completes the adornment.

The Brokers' Daily Meetings.

The attendance on the floor of the Exchange during the past week was below the average of the week previous. Quite a long list of wants and offers were made, as will be seen below. Brokers and agents throughout the city should consult these carefully, as they will no doubt find it to their pecuniary advantage to do so. Amongst those present were Messrs. H. H. Cammann, Ferdinand Fish, C. W. Luyster, Geo. S. Lespinasse, Rufus King, T. S. Clarkson, S. Van Rensselaer Cruger, F. H. [Green, Morris Wilkins, C. F. Hoffman, Wm. H. Folsom, G. R. Read, J. H. Dye, L. J. Carpenter, J. T. Boyd, E. J. Sause, Jr., N. T. Lawrence, S. G. Folsom, H. E. Bedford, Elliott Roosevelt, M. S. Isaacs, Clarence Gordon, George Ashforth and others. The following are some of the principal parcels called:

WANTED.

35th, 36th, 37th or 38th sts, bet 5th and Madison avs, a full size house and lot, \$60,000 to \$70,000. E. H. Ludlow & Co.
Private house, bet 3d and 4th avs and 23d and 56th sts, not less than 18 ft, not to exceed \$18,000. To lease, bet 14th and 31st sts and 3d and 6th avs, for business, five or ten years. Folsom Bros.
Private house, bet 2d and 10th sts, east of 2d av, \$10,000 to \$13,000; Bowery, below Bleeker st. John G. Folsom.
Lofts, about 4,000 square ft, with power, bet Fulton and Pine sts and Broadway and William sts, for light manufacturing purposes. J. S. De Seiding.
Factory, 75x100, west side, below 23d st, not over \$75,000; English basement house, centrally located, under \$25,000; plot, not less than 50 ft front, Broadway, bet 30th and 42d sts. Jere Johnson, Jr.
Lots on north side of 72d or 81st sts, bet 8th and 10th avs. H. H. Cammann.
From 9,000 to 10,000 ft of ground, suitable for building a manufactory, e of Broadway and below Canal st preferred. Wm. Reynolds Brown.
Two lots, with old buildings or vacant, below Bleeker st and within three blocks either side of Broadway. Ferdinand Fish.
Ten or twelve lots on east side, below 30th st. Guerineau & Drake.
Three loans of \$10,000 each on Astor leasehold. Smyth & Ryan.
\$425,000, at 4 per cent, on lower Broadway property, valued at \$800,000. J. K. Green.
3 or 4-story dwelling on 22d st, bet 6th and 7th avs, about \$18,000. W. H. Roome's Son.
4-story house, with full lot, bet 4th and 5th avs, 34th and 42d sts, about \$50,000. Edmund H. Martine.
To lease, building on Broadway, in wholesale clothiers' district, about \$15,000; must be 25x150 or over. H. L. Anstey.
Lot on west side 3d av, bet 120th and 125th st; also two or more lots on 3d av, from 9th to 103d sts. Burgess & Beaman.
Stable on two vacant lots, bet 68th and 69th sts, 3d to 4th avs. John T. Boyd.
Full lot bet 34th and 42d sts, \$25,000 to \$35,000. E. H. Martine.
Twelve lots below 34th st, west of 8th and east of 2d av. Lespinasse & Friedman.
Three or four lots, with building loan, for small private houses. E. J. Murray.
First-class gilt-edged Chicago mortgages, 5% and 6%, from \$5,000 to \$150,000. J. K. Green.
Mortgage loans of \$3,500 to \$5,000 on eight building lots, bet 80th and 90th sts and near Riverside Drive. E. Tucker.
Residence and grounds near ferry, Staten Island. Guerineau & Drake.

OFFERED.

To rent, 545 West 75th st, 3-story, Queens Anne, 22x60x100, new, \$2,000.
To rent, Eastern Boulevard, 5th st, overlooking East River, 13 houses, complete in every detail, from \$1,400 to \$1,300. Scott & Myers.
Nos. 204 and 206 East 78th st, two 4-story double apartment houses, each 28x83x100, \$46,000. No. 220 Varick st, 19x35x65, 4-story brick tenem't, \$9,500. W. H. Roome's Son.
\$50,000 to loan, at 5% on improved city property. Edwd. F. S. Hicks.
Sums of \$5,000, \$10,000 and \$17,000, at 5% on city or Brooklyn property.
Vacant lots on 5th and Madison avs, bet 80th and 90th sts. E. Tucker.
\$90,000 to loan, at 5%. J. K. Green.
Two lots, Nos. 231 and 233 West 29th st, bet 7th and 8th avs, 47x98.9, \$24,000. 59th st, bet 5th and 6th avs, 100x100.5; each \$37,500. E. H. Ludlow & Co.
West 67th st, north side, bet 11th and 12th avs, eight 4-story brick double tenem'ts, new, 25x65x105 each; rented for \$1,700 each; may take \$14,000 each, cash, \$15,000. Tenem't on East 54th st, south side, bet Park and Lexington avs, lot 25x100.5, 5-story Ohio stone; rent low, \$2,500, lowest price, \$25,000. Rufus King.
Two stores on West 42d st, near 6th av. To be altered at once. To rent, a four-story and extension house, bet 38th and 55th sts, and bet 6th and Lexington avs. Rent not to exceed \$4,000. A building on Broadway, bet Wall and Fulton sts. 21 years' lease. Two lots in 8th Ward. Each, \$10,000. Ferdinand Fish.
Private house to lease, bet 8d and 5th avs, and 25th to 42d sts. \$1,000 to \$1,500. John G. Folsom.
Four full-size building lots, good location; cor Mott av and 149th st. S. F. Jayne.
Two lots, 25x100 each, on the north side of 54th st, abt 200 feet west of 6th av. Each \$20,000. T. S. Clarkson & Co.
198, 200 and 202 Elizabeth st. 75x100. Six small buildings. Rents, \$4,900. \$50,000. H. L. Anstey.
Single flat, cor Park av, below 57th st, four-story, high stoop, brown stone. Mortgage, \$10,000, at 4½%. Rents, \$2,700. \$28,000. To lease, house containing 60 to 100 rooms on Long Island or sea-shore. Folsom Bros.
Two apartment houses on 57th st, five-story and basement brown stone fronts, 33.4x83.5x100.5 each. Mort. \$50,000, at 4½%. Rent \$13,000. Price \$1e0,000. Burgess & Beaman.
Full lot, s s, 2d st, with three-story brick house bet 6th and 7th avs. \$45,000. No. 184 and 186 Division st. Rent \$6,000. \$52,000. H. L. Anstey.
Corner Hudson and Duane sts, three-story store and dwelling, \$42,500; also two-story and basement brick stable, 21 stalls, &c. \$17,000. Dye & Castree.

NEW YORK, Dec. 28, 1885.

Editor RECORD AND GUIDE:

DEAR SIR—Will you or some one of your readers inform me what is the practice of agents in charge of apartment houses with reference to occupancy of rooms by janitors? Do they have a tenant's agreement with them, and in what form; and if not, how may a janitor be dispossessed when discharged for any cause, if he refuses to surrender the rooms?

Yours respectfully,

SUBSCRIBER.

Before answering this question we would like to hear from as many of our readers as possible what their practice is about the agreement, and what they do with the janitor.

RECORD AND GUIDE.

A count of the grain elevators in the Northwest has been made by a St. Paul paper. The result is a total of 1,513 houses, with a total capacity of 54,000,000 bushels. Excluding those in Minneapolis, St. Paul, and Duluth, which are counted in the statement of visible supply, the aggregate capacity

is about \$33,000,000 bushels. As stated in a previous issue, the country elevators are believed to contain not more than 10,000,000 to 12,000,000 bushels; but the number of the houses is much larger than had been supposed by parties in the trade here.—*Chicago Tribune*.

The World of Business.

The Logical Lessons of the Monetary History of Our Epoch.

We ask upon what grounds those who clamor for the immediate stoppage of silver coinage base that demand? We ask this because it is done so clamorously and strenuously in the face of the following indisputable, historical facts—that would seem to be *basic facts* in the discussion of our monetary system! At the present writing, the monetary appliances of the United States are about as follows:

	Value.	Per capita.
Gold coined money.....	\$550,000,000	\$9 00
Standard dollars.....	216,000,000	3 75
Subsidiary silver.....	75,000,000	1 30
Total specie circulation.....	\$841,000,000	\$14 05
Treasury notes.....	\$346,738,966	
National Bank notes.....	318,576,711	
Silver certificates.....	85,000,000	\$13 00
Total specie and paper circulation per capita.....		\$27 05

In this estimate, of course, we have not counted outstanding gold certificates as a part of the paper currency, for the reason that the gold for their redemption is counted as a part of the circulation; therefore, to count such certificates also would be double counting. We have, however, counted \$85,000,000 of the silver certificates outstanding as a part of the paper currency, for the reason that certificates to that extent have been issued in exchange for gold, but made redeemable in silver between the 1st of October, 1880, and the 1st of August, 1885. Now the question must arise at once, whether \$9.00 in gold and \$3.75 in silver per head, coupled with but \$13.00 per head in paper money and \$1.30 of subsidiary silver supply, is an amount of money entirely adequate for a country that covers so vast an area of territory as ours, with so marvellous a business and industrial activity as that of our people. To judge of this material matter, should we not look into the pages of history for the amount of money appliances that other leading nations have depended on, and measure or compare our stock of money by theirs? Brought to that test, here are the pertinent facts: France, compactly populated, or with an area not larger than that of New England, New York, Pennsylvania, New Jersey, Delaware, Maryland and West Virginia, possesses a money circulation of \$850,000,000 in gold, \$540,000,000 in silver, and \$560,000,000 in paper, with \$53,000,000 in subsidiary silver for a population not exceeding 38,000,000 souls! Therefore, while France possesses \$22.50 per head of gold to our \$9.00 per head, she has \$14.00 of legal-tender silver to our \$3.75; and besides all this, \$14.80 of legal-tender paper money to our \$13.00 per head. Moreover, a comparative glance at the thirteenth and most industrious peoples of Europe will show us that Holland, with as much gold per head as \$10.00, has also \$12.66 per head of silver, with \$17.35 in paper money; and Belgium, with \$11.13 in gold, has \$9.22 per head in silver and \$10.92 in paper money. Thus we find that three such prosperous peoples as the French, Dutch and Belgians, with an aggregate population of but 48,000,000 souls at most, covering an area not so large as the New England States, New York, Pennsylvania and the other Middle States, Virginia and West Virginia, have, within their several limits not only from 10 per cent. to 150 per cent. more than we have, but from 275 per cent. to 247 per cent. more of silver than do the people of the United States. Even the Australian Colonies have a gold coinage amounting to \$20.00 per head, which is \$7.25 greater than the united gold and standard dollar currency of the United States at this time; and, at the same time, these same Colonies have a subsidiary coinage of \$1.66, with \$3.66 per head, of credit money, making an aggregate of money appliances of \$30.33 per head, or \$3.28 greater than our people possess. Assuming for the nonce that France and the Netherlands may have accumulated a somewhat larger amount of specie (both of gold and silver), than may be absolutely essential for the commercial and business exigencies of the two countries, respectively, who will pretend that France has a *plethora* of gold to the amount of \$503,000,000 and \$37,500,000 of silver, together with \$72,000,000 of credit money more than the French people need, as the measure of the wealth acquired by their industry, thrift and frugality—for that is precisely what the vast volume of specie now owned by the French (1,443,000,000) amounts to. To place France on a monetary regimen similar to our own, per capita, she would, we repeat, have to *contract* her stock of money as follows:

Gold.....	From \$850,000,000	To \$342,000,000
Silver.....	540,000,000	143,000,000
Subsidiary.....	53,000,000	49,400,000
Credit money.....	560,000,000	494,000,000
Totals.....	\$2,003,000,000	\$1,028,400,000

In other words, were the French to be brought down to a monetary basis no greater than that of the people of the United States per head of their population, they would have to get rid of specie money to the extent of \$905,000,000. In the like manner Holland would have to be curtailed of her coined money to the extent of \$14.26 per head of her population, and Belgium must part with \$5.52 per head. And here we beg to recall that these great stores of metallic money have been accumulated only by countries that have lived and are still living under the bi-metallic system—the essence of which system we must insist is not, as some writers assume, the continued coinage of the two metals, but in their unintermitted concurrent circulation as full tender in payment of all dues, public and private, as is the case in France, Belgium and Holland and Germany, not to speak of Italy, Switzerland, Spain and Austria. On the other hand, it should not be overlooked that Germany, essaying to substitute gold for her silver, sold the latter in London for the former at a loss of \$28,000,000 in the aggregate, exclusive of the cost of coining the gold into Imperial money, has already lost of that gold more than \$125,000,000 by exportation, chiefly to France, Italy and the United States. These are indisputable facts in the monetary history of our epoch which should have no other logical lesson for our people, we submit, than that so petty a sum of silver money as \$3.75 per head of our population (or in the aggregate \$216,000,000), cannot possibly be so dangerous a factor in our monetary system that to add to it barely as much as fifty cents of it per head of our population annually for from five to ten years to come, would be to bring financial ruin upon the United States.—*Mining Record*.

The Erie Canal Improvement.

There is no doubt that Congress will be urged at this session to appropriate large sums of money for western canal schemes, not less than \$10,000,000 being regarded as necessary in a single case. Bearing in mind that thus far the eastern States, notably New York, have dug and paid for their own canals, it is not likely the congressmen from this section will be inclined to look with favor upon a plan which proposes to have this work done for the West at the expense of the government. Nevertheless, if the Democratic majority in Congress insists upon disposing of the accumulated surplus in this way—and that seems to be what the Western and Southern members are up to—it is no more than fair that New York, which pays the largest

proportion of the national taxes of any State in the Union, should come in for its share in the distribution; nor is it questioned that the greatest benefit can be conferred upon the Empire State by enlarging and improving its great water-way, the Erie canal. To this end a very comprehensive and, it seems to us, in nearly all respects proper bill has been prepared by Congressman Weber of the thirty-third district, which we believe also has the sanction and support of Senator Miller, providing that the State government shall enter upon the work of the improvement and shall have entire charge of the same, being re-imbursed from time to time by the national government as the work progresses. The national government could, and should, exercise some sort of supervising control; but the appropriations would first have to be made by the State Legislature, the money being afterwards paid back to the State treasury in the manner above provided. The plan is to make the Erie a ship canal and must also contemplate certain permanent improvements to the Hudson River from this city to a point several miles below Albany, to which Trojans could not very seriously object. Inasmuch as the Erie canal is now free, so far as tolls are concerned, it could not be charged that the State of New York would derive any pecuniary benefit from the improvement beyond that accruing from the increase in commerce in which the West would also share. The Erie canal has done as much in the past for the West, by affording cheap communication with tide-water, and thence to the metropolis, as it has for New York; but its present condition is such that it will soon be valueless as a means of transportation unless the contemplated improvements are speedily made. It is important to retain this water-way for the benefit of commerce, in order that the railroads may be held in check; and if the surplus is to be distributed to the West, for the purpose above stated, we see no reason why New York should hesitate to demand like concessions. The question will very likely come up at an early stage of the approaching session of the State Legislature, and while action must of course largely depend upon the attitude of Congress in the matter, it is proper that the Legislature should do all in its power under the circumstances to secure national aid, and be prepared to act intelligently should that aid be proffered.—*Troy Telegram*.

The Sorghum Sugar Outlook.

A recent letter from Lawrence, Kan., to a Chicago paper gives some interesting statements and figures in reference to sorghum growing in that State. It is stated that the area devoted to sorghum in that State last year was 116,511 acres, and that the popularity and importance of this crop is rapidly increasing in that part of the Union. Of course, nearly all the product is now made into syrup, which is a passable, but not very excellent, substitute for cane syrup or molasses. It is claimed, however, that in a very few years Kansas will be able to manufacture from this plant all the sugar that her people may want. Prof. Swenson, chemist for the Ottawa sugar works, where experiments have been conducted for some time past, speaks quite confidently on this subject. He says that under the new diffusion process the cost of producing sugar from sorghum is reduced fully one-half, and that 98 per cent. of the saccharine matter in the stalks is extracted and utilized. There are three sorghum sugar mills in operation in Kansas which produced last year over 600,000 pounds of sugar, and 155,500 gallons of syrup. This came from 19,300 tons of cane, which was produced on 2,400 acres of land; and the farmers received \$2 per ton for the cane delivered, or say nearly \$20 per acre gross. The harvesting and hauling the crop probably cost half as much as the cane; so the net profits from sorghum culture on the rich lands of Kansas cannot be considered very encouraging to Kansas farmers. As to the mills, their balance accounts have not been made public, of course, but the probability is their profits would be rather small were it not for the bonus they received from the government, which invested last year \$50,000 in sorghum experiments. Of course if the diffusion process proves to be as great a boon as it is claimed to be, the factories may make something. The government, however, only invests \$40,000 in experiments this season. Taking a careful view of the sorghum industry, it must be acknowledged that it seems to be in a more hopeful condition than it was a little while ago, but it is not yet nearly past the experimental stage; and whatever the Kansas enthusiasts may claim for it, it lacks a great deal of being an assured success.—*Savannah News*.

West Shore Arrangement.

The arrangements entered into by President Webb of the New York Central Sleeping Car Company and the manager of the Wabash, indicates the policy that is to be pursued with the West Shore. It will be utilized for through business to the fullest extent, with all its connections. The scheme carries decided advantages for the New York Central Sleeping Car Company. Its cars are to entirely displace the Pullman and Mann cars on the entire Wabash system east of the Mississippi. The plan involves the division of travel between the two western and two eastern termini of the united systems as follows: Between St. Louis and New York via the Wabash to Toledo, Lake Shore to Buffalo and New York; between St. Louis and Boston via the Wabash to Detroit, Grand Trunk to Buffalo and West Shore and Hoosac Tunnel route to Boston; between Chicago and New York via the Baltimore and Ohio and Wabash to Detroit, the Grand Trunk to Buffalo, and West Shore to New York; between Chicago and Boston via the Baltimore and Ohio, Wabash, Grand Trunk and West Shore and Hoosac Tunnel route to Boston, west bound cars by the same route. This arrangement answers the question which has been in many minds since the Central's control of the West Shore became a settled fact, whether passenger traffic would be continued to any extent on the West Shore. The Central's tracks would accommodate all the trains provided for in the Wabash arrangement; but the gain of car service by displacing rivals on the Wabash system and the desirability of making the West Shore pay its way, marks this as a bit of very good management by President Webb.—*Utica Globe*.

Free Trade's Reliance on Falsehood.

From time immemorial the expenses of the large cities of France, Paris included, have been provided for by the *octroi*, which is a duty levied upon everything which comes into the markets of the city to be sold there. All provisions of every sort which come into the city for daily consumption, all wines and everything necessary for the daily subsistence of the people is subject to this tax, which goes to defray the expenses of city government. This has always been its mode of providing for these expenses, and it stands in lieu of the direct tax which is resorted to in the cities of this country. There are no potatoes, beets, turnips or wheat raised in the city of Paris. No beef and pork are produced there. No wine is made there. Nothing which is taxed at the barrier is produced in the city. Nothing, therefore, inside the city is protected by this tax or tariff. It is simply a mode of raising the necessary money to defray the city expenses, without the remotest idea of protection. The expense of city governments in this country as in France always make the expense of living larger inside than outside the city limits—though here city expenses are paid by direct tax. We in Detroit know how long the people of Springwells resisted annexation because of city tax alone. Multitudes of men doing business in all our large cities live outside and pay the lighter taxes in the country towns.—*Detroit Tribune*.

Growth of Population in the South.

The census, just taken, of Birmingham, Ala., shows a population of 21,347 for that enterprising city. Five years ago Birmingham possessed only 3086 inhabitants, while at the previous census it had no existence whatever. This rapid increase of 600 per cent. in five years has seldom been equaled in this country, except upon the frontier; there has certainly been nothing like it in the older States, such as Alabama. Should it keep up for the remainder of the decade Birmingham would have a population of over 140,000, which is out of all question. There have been but few enumerations

made in the South of late, only in Florida, and scattered cities here and there; but whenever made these censuses have shown an even more rapid growth than the startling increase in population in the South than marked the period between 1870 and 1880. There is everything to prove that despite the progress of Dakota, Minnesota and the Northwest, the centre of population is still moving steadily southward.—*New Orleans Times-Democrat*.

Mr. Finlay's Gift.

Mr. William J. Finlay, of Toledo, has announced his intention of trying an experiment, which will be watched with interest by social reformers. Mr. Finlay is at the head of the largest brewing establishment in Ohio, which is said to be worth over \$1,000,000. He proposes to incorporate the business with a capital stock of \$800,000, retaining one-half of the stock in his own hands and distributing the rest among his employes, who will thus become owners of stock in the brewery. Of course the result of the experiment of conducting this business on a co-operative basis will add little to the sum of knowledge as to the practical workings of the great Socialistic idea of universal co-operation under State direction. The Finlay brewery will be simply a joint stock corporation, managed by a company instead of by a single head; and the employes will merely stand on the same footing as other capitalists, except that they will be under obligation, probably, to remain at work in the capacities in which they have heretofore been employed. Such corporations have been managed successfully everywhere, but their success or failure throws little real light on the large problems involved in the theories of Socialism.—*Brooklyn Times*.

The Unvarnished Truth.

If anything is necessary to convince the people that a continuation of silver coinage is necessary to their financial welfare, the character of the men who are agitating a suspension of the operation of the Bland act ought to supply the missing argument. At a meeting of the New York chamber of commerce on Thursday a committee composed of George S. Coe, Cyrus W. Field, E. W. Corliss, George H. Potts and William P. St. John reported resolutions heartily endorsing the stand President Cleveland has taken on the silver question. It will be observed that all of the men comprising this committee count their wealth by millions. They are anxious that the country shall contain as few dollars as possible, so that the purchasing power of their money shall be enhanced. They would increase the value of a dollar so that the rich may be made richer and the poor poorer. Such a result would follow a suspension of silver coinage, because the less money there is in circulation the harder a man must work to procure a dollar and the more a man may buy who possesses a dollar. It will readily be seen from this that any contraction in the volume of currency makes the man with money better off, and the man working and striving for money farther from the reward of his efforts. The suspension of silver coinage will benefit the creditor class and injure all debtors. For this reason the banks favor the demonetization of silver, and as a step in that direction are now demanding either that the Bland act be repealed or silver coinage be indefinitely suspended. It is to be earnestly hoped that Congress will take the correct view of this great question, and legislate for the people as a whole.—(*Troy Evening Standard*).

Real estate owners, brokers and dealers, lawyers, conveyancers and others who desire to obtain a fuller knowledge of the great question of land transfer reform, should read the majority and minority reports of the commissioners appointed by President Cleveland, when Governor, to consider the matter. The reports are given word for word, and also contain the bills drawn up by the commissioners, as well as short forms of deeds and mortgages, etc., and other interesting matter throwing light on the question. Copies can be had at the office of THE RECORD AND GUIDE, price fifteen cents.

Real Estate Department.

REVIEW OF THE MARKET FOR 1885—WHAT PROPERTY RENTED BEST—THE SALES LARGEST IN PRIVATE HOUSES—A BETTER YEAR IN REAL ESTATE AND BUILDING THAN THE ONE PREVIOUS.

The past has been a year of varied conditions. When the curtain rose upon the real estate stage last January a scene of doubt and depression was presented. The year that had gone by had been one of great losses in Wall street, and in almost every branch of manufacturing and commercial enterprise. Fortunately the only property that had weathered the storm was real estate, but while it landed safely it did not escape unharmed; for the year that had passed had not been a very profitable one, either for real estate dealers, brokers or agents.

The first intimation of the result of the year's depression came in the reduction of rentals in the dry-goods district last February. Rent is a large item in the expenditure of every business man, and when reductions are necessary to retain his tenancy it is an unerring sign of bad times. Rentals fell from five to twenty per cent. in the dry-goods quarter, the general reductions, where made, being from ten to fifteen per cent. The largest concessions took place in buildings which contained immense warehouses and lofts. The occupants found these too large for their necessities and moved out to less extensive quarters, where they did not have to pay such a big rental. There was one thing peculiar to some of these removals, and that was, that tenants on Broadway did not object particularly to leaving Broadway warehouses, and moving to side streets, so long as they got their rentals so many hundreds or thousands lower. The object was to economize, and it was done regardless of appearances.

The next reductions came in May, when down-town office rentals fell off slightly. But the reductions were on the whole unimportant. Here and there landlords found themselves compelled to make concessions to their tenants, or accept new ones at a reduced figure. This was especially noticeable in buildings which did not contain an elevator. So many new and large modern office structures had been completed during the year that elevatorless buildings, to coin the phrase, were at a discount. It is true that the rentals were higher in the former, owing to the greater cost of construction and maintenance; but business men seemed to prefer the sixth or seventh story in one of the new buildings, to the second or third in one of the old. It was found that one could obtain almost as commodious quarters on the sixth story of the former for the same rental as was demanded on the second or third floor of the latter. There is a natural disinclination to going up higher than the second story in all elevatorless buildings, while there is no objection to being on the seventh or even eighth floor of one containing an elevator. The saving of time and personal inconvenience is a factor which will inevitably make it necessary for all office buildings

eventually to contain these valuable adjuncts, which business men have already come to demand as a *sine qua non*.

There were also some reductions in residence property last May. High-class apartment houses for suites in which \$2,000 had been asked, were offered at \$1,800 and subsequently lower. The actual rents paid were on an average of fifteen to twenty-five per cent. less than were originally demanded. The promoters of the first-class apartment house made a profitable investment on their buildings, and some of their successors did even better. But all the others made the mistake of thinking that they, too, could net ten, twelve and fifteen per cent. on their investments. But they overdid the thing; and some of them have since been glad to earn five and six per cent., while others have hardly done even as well as that.

Flats and tenements held their own fairly well. Some reductions took place, but they were nearly all in flats renting above \$50 monthly. Improved tenements at \$20 to \$30 a month in respectable locations rented at the same figures as the year previous, while those at lower figures in less desirable neighborhoods, with rentals of from \$13 to \$20, did not depreciate.

Private houses have on the whole rented well during the past year. There have been very few reductions or advances, the same figures being maintained as the year previous. The concessions which have taken place were on high-priced houses renting from about \$2,500 to \$4,000. Houses renting between \$1,200 and \$2,000 have held their ground well, while the rents of houses bringing \$600 to \$1,200 have been stiffly maintained.

Stores have on the whole rented fairly well, especially on the avenues. Some of the cross-town streets have seen very high rents during the past few years, as well as stores in Broadway, between Ninth and Thirty-fourth streets. Many of these depend for their existence upon the sale of luxuries, or rather upon things that are not absolutely necessities. Amongst these are *bric-a-brac*, jewelry, toy and fancy goods stores. It is characteristic of New Yorkers, as of most people, that when times are flush they spend their money on superfluities, and often with liberality, but that in times of depression they are compelled to pull in the reins, owing to the less prosperous condition of their exchequer. The latter was the position in 1884, when a panic shook the financial world and bank and commercial failures were rife. This told forcibly upon the class of stores mentioned, and concessions were yielded in their rentals last spring.

The sales of realty during the past year have been better than might have been anticipated. Not only has property held its own, but in the majority of instances advanced figures have been obtained. This has especially been the case with choice avenue store property and west side lots. A comparison of the values in the latter region during the past few years will demonstrate at a glance the vast increase which has taken place. It would perhaps not be exaggeration to say that the value of the property running from the north side of Fifty-ninth street to the south side of One Hundred and Tenth street, west of the Central Park to the Hudson River, is to-day worth about \$4,000,000 or more than it was a year ago. There are about two hundred blocks in the section described, containing about eight thousand lots. On an average each lot is worth \$500 more than it was a year since. Indeed, we know of cases where owners have advanced their asking prices twenty and twenty-five per cent., during the past twelve months, and have obtained their figures. So that on the low calculation of an increase of only \$500 per lot, the region named is worth \$4,000,000 more than it was a year ago. This result was contributed to by the large building movement which took place during the spring, summer and fall. Scarcely a street on the west side remained untouched by the mason's trowel, and in some blocks whole rows of houses were erected. Avenue store property, also, brought very good prices; in some cases extraordinarily so. A few instances of sales of Third avenue property show the buying prices to have been without regard to the income-bearing capacity of the property. The idea evidently was to buy, even if only two or three per cent. was netted on the purchase money, the buyers apparently having confidence that they will make a handsome profit within a few years, should they desire to sell.

Small private houses have sold more than any other class of improved property during the year. The demand was largest for dwellings costing from \$9,000 and \$10,000 to \$12,000 and \$15,000. The demand was fair for houses running from the latter figure up to \$25,000. For houses beyond that price and [up to \$35,000, there were few inquiries in the earlier part of the year, and comparatively few sales; but in the fall the demand became better, and the sales comparatively numerous. Some houses sold beyond the last named figure. One on Seventy-second street, newly built, brought \$85,000 cash, while several others were sold at almost equally large, and even higher figures, the latest in mind being the Fifth avenue residence and stable belonging to the Russell estate, which sold at auction for \$202,000.

The sales of tenement house property have been very numerous. We have said that more private houses were sold than any other class of improved property, but it is almost a question which of the two has sold most. If the past week or two is to be taken as a criterion the private houses have been in a majority, but not to the extent of more than about 10 per cent. There has been quite a good deal done in tenements. The sales have been mostly of those down town, in Harlem, and on the avenues, with a sprinkling on the far east and west sides of the city. Flat property has not been transferred to any extent. Comparatively little Broadway, Wall street, and other select real estate has changed hands, though here and there a large parcel has been transferred.

Unimproved property in other parts of the city, besides the west side, has been in good demand. Indeed, as the years roll by prices must become higher and higher. This is only natural considering the geographical fact that Manhattan Island is bound by the North and East Rivers to the east and west, and that the width is scarcely more than two miles on an average all the way from the Battery to the Harlem River. As this space is gradually filled up the vacant spots left become more and more valuable. This is the great comfort to owners of unimproved realty. They can stroll past their ground with the utmost complacency as to its future value, for they know that New York is New York, and that their land cannot be

duplicate. Still it is possible to have too elated an idea of the value of one's property, and those who can dispose of their lots at a satisfactory profit should do so and give a chance to the builders. No man ought to hold on for an exorbitant profit. It is as unwise as it is selfish. For while it might pay better to retain one's land several years longer, there is always the doctrine of probabilities which may result in a decrease in values to be considered.

Vacant lots in the Twenty-third and Twenty-fourth Wards—North New York, as the people up that way want us to call it—have made great strides in value during the past year. In some instances there have been increases of twenty-five per cent. and more in the prices brought, and the rapid transit scheme, which now looks nearer accomplishment than ever, will not only result in a steady and increasing value of the tens of thousands of lots north of the Harlem River, but bring them into mild competition with those south of that dividing line. Rapid transit in Brooklyn, also, is hardly a factor of benefit to Manhattan Island, though, on the other hand, it can scarcely be called a very hurtful one.

The conveyances recorded during 1885 were about as numerous as they were the year before. Up to the time of going to press the figures are not fully obtainable, but they promise to be about 11,500. In 1884 they numbered 11,422. The amount last year, however, will probably be about \$187,000,000, the largest in the history of New York City. The figure in 1884 was \$177,661,329. The conveyances in the Twenty-third and Twenty-fourth Wards in 1884 numbered 1,840, their amount being \$4,382,975, while last year they will total about 1,600, the amount reaching about \$4,800,000. The elaborate statistical tables which we shall publish in our next issue will shed more light on this head.

The building movement during the year was much larger than anticipated. The misguided, useless, and unsuccessful strikes of the latter half of 1884, had acted as a check upon this, the greatest of New York's industries. The financial catastrophes of the year had also acted as a disturbing influence, especially in speculative building, which represents the major portion of the building done in this city. Master masons, stone-cutters, carpenters, lumbermen, and contractors for all kinds of material used in building, felt very discouraged at the beginning of the year. But the various sources of information open to THE RECORD AND GUIDE made it clear to us, while every one was predicting bad times, that 1885 was going to see a much larger building movement than the year that had gone by, and we voiced this opinion in several of our issues. Our first prediction in this direction—a prediction made when all classes in the building trade were suffering from severe depression, and when orders were as rare as they have since been frequent—was made as early as January 10. We then stated that "the Spring promises to be a fairly busy one for builders, and those who supply building materials may look forward with more assurance to the future. Quite a number of architects have plans on the boards who for months have had their drawing materials almost at rest." In an issue three weeks later we published a number of interviews with architects and others, including the Inspector of Buildings, in corroboration of our statement. The evidences of improvement, however, did not make their appearance immediately. People were therefore not wanting who discredited the predictions made; but how correct they were has since been seen in the great building movement of last summer and fall, and in the building statistics, which show that this has been the greatest building year in the annals of the city. The number of buildings projected in 1884 was 2,812, at an estimated cost of \$42,215,423. Last year they showed a total of 3,370, and their total estimated cost reached \$43,915,246. This only gives a cost of about three and a half millions more than the year before. But one thing must be borne in mind, that owing to the strikes, and other causes, many of the buildings for which plans were filed in 1884 were not erected. This applies to every year to some extent, but to that year especially. An examination would probably disclose the fact that not more than \$40,000,000 had been expended in 1884.

Taking a bird's-eye view of the twelve months which have just gone by, it may be said of them that they made their appearance with clouded skies; that as they advanced the clouds gradually dispersed, until when the year closed they departed leaving the real estate world with a lighter heart than when they first were visible on the horizon.

The auctions of real estate at the Exchange during the past week have been unimportant. The sale which attracted most attention was that of the four-story brick residence on the north side of Fifty-sixth street, 249.8 west of Fifth avenue, the bidding on which commenced at \$40,000. The house was finally knocked down for \$48,175. Several parcels under foreclosure were adjourned, and one or two withdrawn. On the whole the week has been an inactive one all over the city, owing to the Christmas and New Year holidays.

Richard V. Harnett & Co. will sell on January 6th, a four-story brick English basement house, situated on Carroll street, Brooklyn.

CONVEYANCES.

	1884.	1885.
	Dec. 26 to 31, inc.	Dec. 24 to 30 inc.
Number.....	190	238
Amount involved.....	\$3,425,069	\$3,502,483
Number nominal.....	54	69
Number 23d and 24th Wards.....	27	28
Amount involved.....	\$45,050	\$46,683
Number nominal.....	4	8

MORTGAGES.

Number.....	157	207
Amount involved.....	\$3,401,805	\$3,180,148
Number at 5 per cent.....	64	85
Amount involved.....	\$873,000	\$1,512,572
Number at less than 5 per cent.....	8	9
Amount involved.....	\$168,000	\$206,000
Number to Banks, Trust and Ins. Cos.....	39	31
Amount involved.....	\$2,421,000	\$855,000

PROJECTED BUILDINGS.

	1884-85.	1885
	Dec. 27 to Jan. 2.	Dec. 26 to 31.
Number of buildings.....	27	48
Estimated cost.....	\$239,625	\$436,800

The following are the tables of building statistics for the past year, con-

trasted with the two previous years. We give the figures without comment, as they were completed just before going to press :

	1883.	1884.	1885.
	J. n. to Dec., inc.	Jan. to Dec., inc.	Jan. to Dec., inc.
Number of plans filed.....	1,450	1,663	1,843
No. of buildings projected.....	2,623	2,812	3,370
Estimated cost.....	\$43,859,658	\$42,215,423	\$45,915,246
No. south of 14th st.....	229	306	318
Cost.....	\$8,455,089	\$7,289,490	\$7,014,179
No. bet 14th and 59th sts.....	524	476	493
Cost.....	\$12,657,480	\$11,031,697	\$8,603,266
No. bet 59th and 125th sts, east of 5th av.....	849	734	739
Cost.....	\$13,754,047	\$12,141,120	\$10,819,520
No. bet 59th and 125th sts, west of 8th av.....	183	235	689
Cost.....	\$8,393,075	\$6,675,490	\$10,686,284
No. bet 110th and 125th sts, 5th and 8th avs.....	39	47	109
Cost.....	\$642,000	\$564,500	\$1,865,502
No. north of 125th st.....	355	279	422
Cost.....	\$3,523,350	\$2,722,715	\$4,095,139
No. 23d and 24th Wards.....	405	635	586
Cost.....	\$1,423,967	\$1,638,736	\$1,927,274

BUILDING STATISTICS OF THE LAST THREE YEARS.

	1883.		1884.		1885.	
	No. b'ld'gs.	Cost.	No. b'ld'gs.	Cost.	No. b'ld'gs.	Cost.
January.....	180	\$4,069,075	103	\$1,362,681	160	\$2,100,400
February.....	169	2,741,825	243	3,029,093	211	3,469,350
March.....	388	5,964,500	268	8,956,512	310	3,952,900
April.....	263	4,102,222	353	7,378,740	498	6,529,605
May.....	250	4,370,747	423	8,688,025	365	5,700,325
June.....	232	5,147,250	349	4,898,705	320	5,151,425
July.....	241	4,675,600	191	2,449,727	251	3,040,811
August.....	185	2,046,500	200	2,231,220	221	3,140,915
September.....	175	3,310,197	144	1,639,695	209	3,436,780
October.....	189	2,679,532	202	2,345,990	269	3,394,065
November.....	156	1,770,330	163	2,119,685	233	2,986,205
December.....	192	2,481,880	173	2,126,350	263	3,011,415
Total.....	2,620	\$43,859,658	2,812	\$42,215,423	3,370	\$45,915,246
First 3 months.....	687	\$12,775,400	614	\$8,348,286	681	\$9,523,770
First 6 months.....	1,482	26,895,619	1,739	20,308,756	1,804	26,905,055
Last 6 months.....	1,141	16,854,089	1,073	12,906,667	1,566	19,010,191

BUILDINGS PROJECTED.

	Dec. 1883.	Dec. 1884.	Dec. 1885.
Total number of buildings.....	189	173	293
Estimated cost.....	\$2,630,480	\$2,126,350	\$3,011,415
No. south of 14th st.....	5	15	13
Cost.....	\$90,500	\$324,000	\$180,900
No. bet 14th and 59th sts.....	53	17	21
Cost.....	\$1,038,900	\$318,500	\$266,500
No. bet 59th and 125th sts, east of 5th av.....	56	44	72
Cost.....	\$728,080	\$743,650	\$980,300
No. bet 59th and 125th sts, west of 8th av.....	21	32	77
Cost.....	\$328,500	\$429,500	\$1,206,000
No. bet 110th and 125th sts, 5th and 8th avs.....	1	2	2
Cost.....	\$35,000	\$16,000	\$10,500
No. north of 125th st.....	18	18	36
Cost.....	\$205,150	\$150,200	\$264,415
No. 23d and 24th Wards.....	35	45	42
Cost.....	\$204,350	\$144,500	\$102,800

For the purpose of showing the rapid growth of the city, as represented yearly in the plans filed, the following figures of the last twelve years are given. These relate only to the estimated cost of new buildings in the years named:

Year.	Estimated cost.	Year.	Estimated cost.
1874.....	\$16,667,414	1880.....	\$29,115,325
1875.....	18,226,870	1881.....	43,391,300
1876.....	15,903,880	1882.....	44,793,186
1877.....	13,365,114	1883.....	43,214,346
1878.....	15,219,080	1884.....	42,215,423
1879.....	22,507,322	1885.....	45,915,246
Total twelve years.....			\$350,535,116

Gossip of the Week.

Crevier & Woolley have sold for Robert Marshall the plot of lots on the east side of Manhattan avenue, extending from One Hundred and Fifth to One Hundred and Sixth streets, comprising eight avenue lots and a 20-foot lot on each street, 201.10x120, for \$60,000.

M. B. Baer & Co. and Horatio Henriques have sold for Mrs. E. P. Putnam the premises, No. 603 Broadway, lot 25x103, for \$72,500.

W. F. McEntee has sold six four-story stone front tenements on the south side of One Hundred and Seventh street, between Fourth and Lexington avenues, for \$13,000 each, to James R. Franklin.

William H. Scott has sold eight lots on One Hundred and Thirteenth and One Hundred and Fourteenth streets and New avenue, to E. C. Preiss for \$40,000. One or two other parcels have been sold on blocks south of those streets.

D. Kempner & Son have sold for William Arras the two three-story brick private houses, Nos. 270 and 272 West Thirty-ninth street, size 18x40x100 each, to Mr. Cary for \$20,000.

G. Branson has sold the flat No. 105 East Seventy-third street, 21x82 and 102.2, for \$29,000.

Henry J. Carr has sold for A. T. Dusenbury the four-story brown-stone stores and dwellings, Nos. 1,691 and 1,693 Third avenue, 50.4x100, to Hilson, Forster & Co., for \$46,000.

Picken & Lilly have sold the two-story frame house, No. 114 East Eighty-second street, 21.6x132.2, for \$9,000, to a Mr. Becker. This house was sold at the Exchange three weeks ago for \$8,000, to M. B. Maclay.

W. W. Montague has sold for F. Hussey and others the five-story double tenement, No. 526 West Thirtieth street, 25x75x100, to Wm. H. Graham.

The appraisal of the Pelham Park property has been concluded. W. A. Smith has sold a plot of five lots on the northeast corner of Tenth avenue and One Hundred and Twenty-fourth street, 100x125, for about \$20,000.

Jacob, not Selig, Steinhardt, was the seller of the four lots on the south side of Forty-seventh street, 100 feet east of Second avenue, sold to H. M. Browning. F. Zittel was the broker.

Brooklyn.

Paul Koch has purchased fifty-three lots on Myrtle and Wyckoff avenues, Grove and Linden streets, and known as High Ground Park, for \$40,000.

Taylor & Fox have sold for John Livingston, of New York, a plot on the northeast corner of Bedford avenue and Rodney street, 45x100, to James Rodwell for \$17,500. The purchaser will erect two handsome

brown-stone private dwellings thereon. It will be remembered that Mr. Livingston was about to build a five-story tenement, with stores, on this corner.

Charles H. Moses has sold for O. B. Moses two lots on Prospect place, east of Grand avenue, 20x131, for \$1,500 each, to Charles O. Davis. The latter will build modern three-story, half-high basement brick houses, each 20x45, with dining-room on parlor floor. Mr. O. B. Moses, who sold the lots, will build two similar houses adjoining.

C. H. Murch has sold the four two-story and basement brick dwellings, Nos. 139 to 143 Twenty-first street, 20x40x100, to W. S. Littlefield for \$18,000.

O. B. Ackerly has sold the frame apartment house, No. 60 Norman avenue, to Mary L. Payne for \$5,000.

James Shevlin and two others have sold Nos. 152 and 154 Washington and 26 High street, to the trustees of the Brooklyn Bridge, the prices paid being \$25,060, \$18,000 and \$18,000 respectively, a total of \$56,000. The three lots will be used for enlarging the present terminus of the bridge. It is said that previous to the building of this structure these houses would not have brought more than \$18,000.

CONVEYANCES.

	1884. Dec. 26 to 31, inc.	1885. Dec. 24 to 30, inc
Number.....	139	157
Amount involved.....	\$528,040	\$601,668
Number nominal.....	43	44

MORTGAGES.

Number.....	106	149
Amount involved.....	\$350,426	\$544,624
Number at 5 % or less.....	34	61
Amount involved.....	\$218,984	\$397,240

PROJECTED BUILDINGS.

	1884-85. Dec. 27 to Jan. 2.	1885. Dec. 26 to 31.
No. of buildings.....	18	66
Estimated cost.....	\$66,650	\$245,450

Out Among the Builders.

Five five-story brick and stone front flats, 25x65 each, are to be built by J. & J. Schreiner on the north side of Eighty-fourth street, between Avenues A and B, to cost about \$75,000, from plans by John Brandt.

Ferdinand Fish is preparing plans for the alteration of the two four-story and basement private houses, Nos. 57 and 59 West Forty-second street. The first story and basement of each will be used for business purposes, and the upper floors for apartments.

A. B. Ogden & Son have the sketches under way for a five-story brick and stone flat with stores, 25x83, to be built on Thirty-fifth street, between Seventh and Eighth avenues, for S. Solomon. The building will contain several improvements and will be built for investment, the cost being about \$24,000. The same architects have the plans for a three-story brick, blue stone and iron front stable, 50x100, to be built on the south side of Fifty-fifth street, 150 feet east of First avenue, for Hy. Ellis to cost \$15,000.

The Cancer Hospital on Eighth avenue and One Hundred and Sixth street is about to receive an extension in the shape of a four-story laundry and dormitory building and a one-story boiler-house, the former to be 35x60, and the latter 28x45. The laundry will contain accommodations for persons employed in that department. The front will be of Philadelphia brick and Belleville stone, and will conform to the design of the main building. The plans are being prepared by C. C. Haight.

Dr. Gabriel Grant is about to have a two-story extension and other alterations made to his house at No. 22 East Forty-ninth street, to cost about \$15,000.

The Calvary Baptist Church intends to make extensive interior improvements to their place of worship on Fifty-seventh street, between Sixth and Seventh avenues.

J. Schiff, the banker, intends to build a handsome house adjoining his residence on Fifth avenue. It will be erected by Anthony Mowbray.

John Brandt has the plans under way for two five-story brown stone flats, 27.6x90 each, to be built on the south side of One Hundred and Sixteenth street, between Second and Third avenues. They will contain one or two novel features for a Harlem building. Electric light, hardwood trim and first-class plumbing will be provided, while the basements will be converted into private billiard rooms, with tables, &c., for the sole use of those residing in the buildings. The estimated cost to the owner, William M. Blume, of Rondout, is \$70,000.

A crib is to be built on Rikers Island, to supply a dumping ground, at a cost of \$50,000.

An extension is to be built to the General Sessions building at a cost of \$32,000.

The following new school buildings and sites are to be erected. The cost of the ground and improvements will amount to \$1,009,000. The school in the Twelfth Ward on Sixth avenue and One Hundred and Thirty-fourth street has not yet been finally decided upon.

WARD.	LOCATION.	BUILDING.	SITE.
7th	Henry street.....	\$100,000 00	\$14,000 00
22d	Tenth avenue and Eightieth street.....	100,000 00	50,000 00
22d	Tenth avenue and Fiftieth street.....	110,000 00	Site owned by City
5th	King street.....	100,000 00	"
11th	Cannon street.....	85,000 00	50,000 00
12th	Lexington avenue and Ninety-sixth street.....	120,000 00	Site owned by City
12th	Sixth av and One Hundred and Thirty-fourth	110,000 00	"
12th	St. Nich. av and One Hundred and Fifty-sixth	60,000 00	"
23d	Willis avenue.....	80,000 00	"
23d	High Bridge.....	30,000 00	"
		\$895,000 00	\$114,000 00

Brooklyn.

E. F. Gaylor is preparing plans for a four-story brick store and tenement, 20x65, to be built on the southeast corner of Madison street and Ralph avenue.

Robert Dixon has plans for extensive interior alterations and a one-story addition to the building on the north side Willoughby street, 50 east of Gold street.

Out of Town.

East Newark, N. J.—The Marshall Leeds Thread Company will shortly commence the erection of a factory on Passaic avenue on a plot 200x400.

Orange, N. J.—The All Saints Episcopal Church intend to erect early in the spring a handsome stone church on Valley road and Forest street. It will be of a dimension of 64x82, and in the early English Gothic style. The immediate expenditure to be made on the edifice will be about \$20,000. It will subsequently be extended by a nave and chancel and the tower finished, the whole probably costing \$40,000 or upwards. The architect is Charles C. Haight, of New York.

Yonkers.—O. B. Ackerly has sold the house No. 197 Warburton avenue to William F. Corwin for \$9,000.

Special Notices.

Peter Tostevin's Sons are not only very well known as builders of downtown and other structures, but they have the reputation of being competent men in their line. Amongst the work done by them were two buildings on the Bowery for the Young Men's Christian Association. They are now building four houses on Suffolk street, for which Geo. B. Post is the architect, and the handsome residence being erected at No. 2 East Eightieth street for Mrs. S. Weissman. Their office is in the Oriental Bank building, No. 122 Bowery.

The London and Manchester Plate Glass Co. (Limited) have just issued a circular announcing their removal on January 1st from their old depot, at No. 94 Maiden Lane, to Nos. 73 and 75 Wooster street and 155 and 157 South Fifth avenue. This well-known firm has supplied plate glass used in the Mills, Post, United Bank and Mutual Life Insurance Company's buildings, the Vanderbilt houses, the Cancer Hospital and other prominent structures. The local agent of the company is Mr. J. A. Waller, P. O. Box 2021 (telephone call, 845 Spring).

BUILDING MATERIAL MARKET.

BRICKS.—The strengthening tone noted on the market for Common Hards, last week, has made further progress on the double influence of a light supply and a continued good demand. The condition of the Hudson River has been such as to greatly curtail the movement of vessels not only from extreme points, but from the "Bay," as well; and arrivals have, in consequence, been very light, several days finding no offering at all. For such stock as was available, there was more than enough demand, and success in securing cargoes was only secured by competition and increasing bids—with nothing of a really desirable character sold since our last, for less than \$6.75, and rates running thence up to \$7.50@7.75, and even a fuller figure said to have been made under exceptional circumstances; the latter, by no means improbable, as many customers are wanting stock, and the few lots thought likely to work through this week virtually under engagement. Continuous actual consumption has been the main stimulus to the position; for, while the weather was severe enough to impede or entirely check navigation on the middle and upper section of the river, there was sufficient mildness here to permit the steady pushing forward of jobs in hand with greater freedom and rapidity than could have been calculated upon. In addition to that, there is, also, a great number of the small operators who have been standing off and holding back until the last moment, either through choice or necessity, and now suddenly anxious to obtain something for an accumulation, and add just so much more force to the demand and strength to the position of sellers, either of parcels afloat or from stocks prudently laid in at an earlier period. As yet, we hear of no Staten Island or Long Island stock offering, and makers are understood to be unwilling to ship at present rates. Pales could, no doubt, be sold at an advance corresponding with that shown on Hards. All quotations should for the present be considered as more or less nominal.

GLASS.—Generally the market is dull, and the tone

tame. Supplies are ample and in some cases, said to be a little weighty, with a possible chance that forced realizing may become necessary, especially as buyers make no response to moderate shadings. About former discounts are quoted, but from a nominal basis.

HARDWARE.—Nothing of importance doing except now and then on a local call, or a mail order made necessary by some gap in the regular stock of interior dealers. Manufacturers and agents, however, assert that the tenor of many letters received are of a promising character, and lead to hopes of better trade as the year gradually opens. Prices, as a rule, are considered steady, but on the recent general revision of the Lock list buyers appear to have gained some advantage as against former nominal figures.

LATH.—The market has undergone very little change since our last. Some little variation in rates named is noticeable, claimed to be over a difference in quality, but nothing of moment, and receivers generally find some one to negotiate with whenever they have any thing to offer. Indeed, buyers are still anxious enough about supplies, to look somewhat ahead, and sales of most the desirable cargoes known to be afloat have been closed. The quotations are \$2.25@2.30 per M, the latter paid "to arrive."

LIME.—There has been rather a dull tone, indeed sufficiently so to lead to some accumulation of unsold cargoes afloat. Dealers seem to have filled up their storage capacity pretty well, and were correspondingly independent for the time being; but the distribution continues good, and it is expected will open the demand very soon again to replenish. Receivers at all events refrained from urging their supplies, and have adhered to the full former line of valuation throughout.

LUMBER.—It has been a pretty dull week, and barren of fruitful suggestions, owing in part to the holiday

influences and the turn of the year. There seems to be however, a considerable degree of caution among consumers in many instances, and especially in the building trade, where the speculative element is about the only portion willing to contract freely and take the chances. This feeling is not due to any objection to the cost of supplies, or hesitation regarding the prospect for improvements, etc., but is the outgrowth of fears over the labor question and the probable unfavorable influence upon trade generally. Supplies of lumber in yard may be called broken, but have not worked down to the extent claimed occasionally; and a good outlet both as to quantity and quality could still be filled, though there would be no reduction in the general limit of valuation. The export movement will run up pretty full this month, though the immediate call does not appear to be very extensive. From the woods reports continue to speak of an extensive cut of logs.

Eastern Spruce really has only a nominal sort of market, owing to the absence of an opportunity for giving the position any kind of a fair test. Evidences, however, are generally favorable to the selling interest at a season when supplies are of necessity small, and their arrival too uncertain to be calculated upon; so that when an opportunity to negotiate is presented, buyers improve it promptly. The present distribution toward consumption is moderate, but there is a better outlet expected during the month now opening in part on back orders. The line of quotations is continued at \$14.00@17.00 per M for random, and \$16.00@17.50 for special, with very little opportunity to place the latter.

White Pine is very well held, owing to the fair control of supplies and absence of profitable opportunity for laying down desirable stock from any point. The business doing at present, however, is of rather uncertain character, and with competitive spirit sharp, in some cases bitter, there seems to be a check against any immediate further positive improvement. The foreign outlet has kept well open during the past month, and shipping grades are stiffer in consequence. The local consumption by box-makers shows signs of coming improvement. We quote at \$15.50@19.00 for West India shipping boards; \$25.00@29.00 for South

American do; \$12.00@14.00 for box boards, and \$15.00@17.00 for extra do.

Yellow Pine is without much change. The railroad demand is ventilated for all it is worth, with occasional mysterious hints about increasing amounts under treaty; but buyers do not seem to find any absence of parties to treat with, nor are claims for higher rates substantiated.

Hardwoods have undergone little or no fluctuation of an important character. The home call wanted only a moderate amount of stock, and while exporters are thought to hold a fair number of orders they are limited on quality and prefer to take matters slowly in order to select carefully.

GENERAL LUMBER NOTES.

STATE.

The Tonawanda, (N. Y.) Herald, in presenting its figures for the year, says:

Never before in our history as a lumber market have the figures in all departments reached such gigantic proportions. We present the receipts as shown by the custom-house reports, as follows:

RECEIPTS BY LAKE.

Table with 2 columns: Lumber, feet; Shingles, pieces; Lath, pieces; Timber, feet. Values range from 498,613,000 to 30,000,000.

The receipts by rail will foot up 5,500,000 feet, which, added to lake receipts, make a grand total of 504,113,000 feet of lumber.

The following are the comparative receipts of lumber, lath and shingles by lake for the past ten years:

Table with 3 columns: Year, Lumber, Lath, Shingles. Values range from 1876 to 1885.

SHIPMENTS BY CANAL, 1885.

Table with 2 columns: Lumber, feet; Shingles, M; Timber, cubic feet; Wood, cords. Values range from 355,230,321 to 262.

Following are the comparative shipments of lumber by Erie Canal for this port for the years named:

Table with 3 columns: Year, Feet, Feet. Values range from 1876 to 1880.

THE SOUTH.

The following is from the annual circular of Hyer Bros.:

Below is a comparative statement of exports from Pensacola for past four years to—

GREAT BRITAIN.

Table with 4 columns: Year, Loads, Loads, Stds. Values range from 1881-82 to 1884-85.

CONTINENT OF EUROPE.

Table with 3 columns: Year, Loads, Stds. Values range from 1881-82 to 1884-85.

The stock of timber on hand at this date is 6,500 loads of hewn and 11,000 loads of sawn; last year at this time stock was 2,800 loads of hewn and 11,000 loads of sawn.

THE WEST.

SAGINAW VALLEY.

LUMBERMAN'S GAZETTE, BAY CITY, MICH.

Reports from all around favor the firm tone which has been adopted by the holders of lumber in this district, and the soft weather of the past week has strengthened the confidence felt in the maintenance of values. Adverses from other districts, extending to the Mississippi river and the upper peninsula, show that the loss of the snow was widespread and the interference with the banking of logs has been very great.

The mill reports are being received, but the actual figures of the season's output of lumber have not yet been reached. We estimate the product in round numbers at 700,000,000 feet. The shipments by rail and water will aggregate 810,000,000 feet; there were 450,000,000 feet on the docks at the close of last season; put the cut and amount on hand at opening of season together, and deduct the amount shipped and we have 340,000,000 as the amount on the docks at the

present time. The actual figures will be found not far from these amounts when the annual review is presented, which will be soon.

From the Lumbermen's Gazette we obtain the following statement of the shipments of forest products from Bay City and Saginaw for the season of 1885, as compiled from the customs house records, together with a comparative exhibit for a series of years.

BAY CITY COMPARATIVE SHIPMENTS.

Table with 3 columns: Year, Lumber, Shingles, Lath. Values range from 1882 to 1885.

EAST SAGINAW COMPARATIVE SHIPMENTS.

Table with 3 columns: Year, Lumber, Shingles, Lath. Values range from 1889 to 1885.

TOTAL RIVER SHIPMENTS.

Table with 3 columns: Year, Lumber, Shingles, Lath. Values range from Bay City to East Saginaw.

FOR A SERIES OF YEARS.

The following statement will show the aggregate shipments of lumber and shingles by water from the opening of navigation to the close of the years named, from the ports of Bay City and Saginaw:

Table with 3 columns: Year, Lumber, Shingles. Values range from 1876 to 1885.

LUMBERMAN AND MANUFACTURER, MINNEAPOLIS, MINN.

There is a light movement of lumber, but it is all that could be expected for the last week of the year. It compares favorably with other years. The unfavorable logging weather, which has continued so far, tends to give confidence in lumber values; and many leading houses are making no effort whatever to sell anything, believing that much better prices will rule in the early spring for dry lumber, provided a moderate log cut only is secured.

ENGLAND.

We make the following clippings from Timber Trades' Journal:

There is no rule without an exception, they say, and here is one in the timber trade. The rule is, that as years go by we have to penetrate farther and farther into the remote forests of our North American colonies for our supplies of timber; but all at once we find Cape Breton, which is 10 degrees of longitude nearer to us than Quebec and much easier of access, beginning to send cargoes to Liverpool. Not only so, but there is every probability that Newfoundland, which is said to possess dense forests of pine and spruce, as well as hardwood, in the interior, with its chief port, St. Johns, some 8 degrees nearer than Sydney, C. B., will be by and supply our markets also.

LONDON.

American Black Walnut—We do not hear of any sales having been made; in fact, just now trade in this article seems more than usually quiet. One or two small lots have recently arrived, but amongst these there is very little noteworthy either in size or quality; in fact, in some of the parcels small sizes, coupled with inferior condition and manufacture, seem to be the distinguishing features, and it continues to be a matter of surprise to us how such shipments can possibly be at all remunerative to the people on the other side.

American Whitewood—For the last few weeks this trade seems to have shown a marked quietness; therefore it is so far fortunate that shipments have fallen off, as thus time will be given for the reduction of present stocks which have become somewhat large.

LIVERPOOL.

Messrs. James Smith & Co., at their sale of white-woods on Friday, the 11th ult., offered various parcels of American black and Circassian walnut and Pensacola pencil cedar. The walnut was of medium quality only, and as the market is heavily stocked with wood of this description prices ruled low.

and Montreal to Glasgow have been entirely by steam liners. The quantity of deals from these ports discharged at Yorkhill Wharf since June last amounts to 420,000 pieces, and of lower port deals there have been discharged at Yorkhill 250,000 pieces; these latter all came per sailing vessels. The limited berthing accommodation at Yorkhill is, however, a drawback.

NAILS.—From pretty much all quarters the inquiry has been light, and few buyers have invested except as a matter of necessity. For this, however, the market was prepared, and there is no effect upon the position of any very noticeable character.

PAINTS, OILS, ETC.—Beyond a natural trade distribution on regular orders there has been very little done, and the market really presented nothing of special interest during the week. No change in value was suggested and matters are in a general way about steady, though not without something of a nominal character as to quotations.

PITCH AND TAR.—Demand has been quite moderate and the market dull. Stocks, however, were under good control, and holders confident in their ability to carry. We quote Pitch at \$1.60@1.85 per bbl.; Tar \$1.85@2.05, 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 December 31:

- List of real estate sales including 59th st, No. 438 E., s s, 25x100.5, three-story brick build'g. N. H. Heymann. (Sub. to dower right.) \$10,700. 56th st, No. 13, n s, 249.8 w 5th av, 25x100.5, four-story brick dwell'g. Jacob S. Bernheimer. (Amt. due \$27,339.) 48,175. 11th st, No. 309, n s, 156.3 e 2d av, 27.1x100.11, four-story brick tenem't. John R. Foley. (2 morts., amts. due \$6,647 and \$2,284.) 9,700. *99th st, n s, 80 e 3d av, 25x75.9, four-story (stone front) dwell'g. Michael J. Daly. (Amt. due \$2,244.) 11,500. Denman st, now 150th st, n s, 110.11 w 3d av, or n e cor Melrose av, 50x118.5, three-story frame store and tenem't and two-story frame barn. Anton Rinschler. 8,927. 39th st, No. 308, s s, 100 e 2d av, 25x75, five-story brick tenem't. Philip H. Tuska, defendant. (Amt. due \$10,950.) 15,400. Lexington av, n w cor 77th st, 5x102.2, Samuel Goldstrieher. 2,500. Total \$106,902. Corresponding week 1884-5 \$200,577.

BROOKLYN, N. Y.

In the City of Brooklyn, Messrs. J. Cole and T. A. Kerrigan, have made the following sales for the week ending December 31:

- *Barbay st, 275 from Union av, 25x100, New Lots. N. L. Duryea and ano. exrs. 175. *Washington st, 200 from Broadway, 50x100, New Lots. Same. 500. *Bay av, n e cor John st, 100x100, New Lots. Broadway, s e cor Barbay st, 25x100. Same. 1,060. Bay av, 25 from John st, 25x100, New Lots. Wm. P. Eysing. 200. *Bay av, adj., 25x100, N. L. Duryea and ano., exrs. 175. *Bay av, 25 from Washington st, 25x100, Same. 200. Total \$2,810. Corresponding week 1884-5 \$82,798.

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.

DECEMBER 24, 25, 26, 28, 29, 30.

- Attorney st, No. 97, w s, 140 s Rivington st, 20x100.8, three-story brick dwell'g. John J. Nestell, exrs. J. J. Nestell, to Martin Grossman. Dec. 30. \$10,100. Baxter st, No. 52, w s, 49.5 n Leonard st, 18.5x33.8x16.6x43, five-story brick building and store. Elias Goodman to Simon Canaan. Mort. \$3,000. Dec. 30. 11,500. Boulevard, e s, 78.4 n 104th st, 26.1x118.2x25.3x111.6, vacant. Mary A. P. Draper to Samuel McMillan. Dec. 30. 6,667. Same property. Samuel McMillan to James Foster, Jr., Brooklyn. Dec. 30. 6,667.

Boulevard, e s, 104.5 n 104th st, 52.2x106.7x50.5
x93.2, vacant. Mary A. P. Draper to Samuel
McMillan. Dec. 30. 13,333

Boulevard, s e cor 105th st, 52.2x106.7x50.5x120,
vacant. Richard S. Grant to Samuel McMil-
lan. Dec. 30. 20,000

Bleeker st, No. 247, e s, 68 s Cornelia st, 15.3x
66, three-story brick tenem't and stores. Mi-
chael Lewis or Louis, New-York, and Esther
Hallheimer, Brooklyn, to Hannah Lewis or
Louis. Q. C. Dec. 28. nom

Same property. Hannah Lewis or Louis to
Charles H. Phillips. Morts. \$4,000. Dec. 28.
9,750

Broadway, No. 153, w s, 38.6 n Liberty st, 19.3x
89.10x19.3x88.2. Henry P. Rogers certifies
that Emma B. Richardson, formerly Emma
B. wife of John W. Reinecking, has redeemed
her 1-6 share. Dec. 22.

Broadway, No. 153, w s, 38.6 n Liberty st, 19.6
x90, five-story stone front office building.
Emma B. wife of Nathan A. Richardson, of
Williamsburg, Ky., to Julius Schulz. 1-6
part. Sub. to dower of Mrs. Mollie H. Saun-
ders; also 1-6 part of mort. \$14,000. Decem-
ber 12. 7,000

Broome st, No. 235, s s, 75 e Ludlow st, 25x87.6,
five-story brick tenem't and store. Peter
Gorth et al., trustees Christian Trousor, dec'd,
to Isaac Schlesinger. Aug. 3. 25,000

Canal st, Nos. 198 and 200, s s, 50.2 e Mulberry
st, 50.2x100x51x100.3, six-story iron and brick
warehouse. Martin E. Kingman, Brooklyn,
to Ambrose E. Barnes. See Mott st. Decem-
ber 23. 125,000

Division st, No. 110, n s, 37 e Allen st, 16.5x76x
16.8x83.7, three-story brick build'g and stores.
Heyman Harris to Charles Jacobs. Mort.
\$3,500. Dec. 28. 9,000

Eldridge st, Nos. 215, w s, bet Rivington and
Stanton st, 25x100, three-story brick building
and store and two-story brick rear building.
Contract. Rudolph Bohm to Salomon Jacobs.
Dec. 24. 14,000

Eldridge st, Nos. 14 and 16 and No. 3 Allen st,
three-story brick building and store. Con-
tract. Adam Senges to S. L. Brody and L.
Finestine. Dec. 23. 32,700

Edgecombe road, e s, 1,226.10 s from south
boundary of Highbridge Park, 49x130.8 to
Aqueduct, x 88.4x124.6. Joseph H. Cain to
Annie E. Brown. Mort. \$594. Dec. 29. 2,000

Franklin st, No. 85, s s, 143.6 e Church st, 24.6x
100, five-story stone front warehouse. John
Mack to Rhoda E. wife of William B. Cock-
ran and Pamela W. Mack. Mort. \$7,000.
Dec. 21. val. consid

Same property. John Mack with Pamela W.
Mack and Rhoda E. Cockran. Above property
to be conveyed to parties of second part in
equal shares, they conveying in return their
shares in No. 365 5th av and in the northeast
cor Madison av and 63d st, with further
agreement as to disposition of Pamela W.
Mack's share of the Franklin st property.
Dec. 21.

Gramercy Park. Appointment of Jonas H.
Lane, William G. Hamilton and George R.
Read, to be trustees of the Park to fill vacan-
cies; by S. J. Tilden and C. W. Field as sur-
viving trustees and others representing a ma-
jority of the owners of property on park.
Dec. 5.

Greene st, w s, bet Spring and Prince sts, being
an alley way and to be forever used as such.
Augustus T. Gillender to Emily G. Reynolds
and Benjamin Van Raden, individ., and
Frederick W. Von Stade and ano., trustees
of S. B. H. Judah. Dec. 28. nom

Goerck st, w s, 124.9 n Broome st, 0.3x100; also,
all title in strip, 25x0.5x25x0.6, directly in rear
of above. Caroline wife of James Ray to
Isaac Waldron. Q. C. Dec. 3. nom

Same property. All title. Isaac Waldron to
William R. Foster. Q. C. Dec. 29. nom

Goerck st, No. 31, w s, 125 n Broome st, 25x100,
one-story brick building. Isaac Waldron to
William R. Foster. Dec. 26. 6,060

Greenwich st, No. 714, w s, 40 s Charles st, 25x
58.4x24.5x60.9, two-story frame building. Wil-
liam Mulry to Charles Kyritz. Dec. 29. 7,500

Greenwich st, No. 722, w s, 25.7 n Charles st, 25
x90.7x26.9x81.2, two-story brick dwell'g.
Samuel Walsh to Eliza Walsh. B. & S. Dec.
4. 10,000

Henry st, n s, 145.3 e Jefferson st, 25x87.6,
three-story brick dwell'g. Mary C. Brown,
formerly Mary C. Strong, to Philip Samuels.
Sub. to taxes, &c., 1885. Nov. 23. 15,000

Kingsbridge road, e s, 78 n 174th st, runs east 69
to an av 300 from 11th av, x north 51.8 x west
83.8 to road, x south 58.3. Foreclos. Delano
C. Calvin to Thomas J. Cummings. Dec. 30. 995

Lewis st, No. 37, w s, 100 s Delancey st, 25x75,
five-story brick tenem't and store. Charles A.
Binder to Herman Bruns, Jr. 1/2 part. Sub.
to mort. \$9,250. Dec. 26. nom

Same property. Herman Bruns, Jr., to May-
retha wife of Charles A. Binder. 1/2 part.
Mort. \$9,250. Dec. 26. nom

Mott st, No. 79, w s, 75 s Canal st, 25x100.
Mott st, No. 81, w s, 25x75.
One-story brick and two-story frame build-
ings.
Ambrose E. Barnes, Brooklyn, to Martin E.
Kingman. See Canal st. Dec. 23. 30,000

Mulberry st, No. 40, the liquor business only;
also all money due on contracts, &c. John
Focarile to Catharine Focarile. Decem-
ber 29. nom

Market st, e s, north of and near Madison st,
abt 22.2x86.9x22.2x86.8. Thomas G. Norton
to Daniel L. Cain. 1/4 part. B. & S. Sub. to

dower right of Bridget M. Norton. Dec. 28.
nom

Same property. Daniel L. Cain to Mary T.
Norton. 1/4 part. B. & S. Sub. as above.
Dec. 28. nom

Market st, e s, north of and near Madison st,
abt 22.2x86.9x22.2x86.8. Isabella Jane Norton
to William J. Norton. 1/4 part. B. & S. Sub.
to dower of Bridget M. Norton. Dec. 26.
nom

Same property. Same to Thomas G. Norton.
1/4 part. B. & S. Sub. as above. Dec. 26.
nom

Same property. Same to Alfred J. Norton. 1/4
part. B. & S. Dec. 26. nom

Norfolk st, No. 48, e s, 125.1 n Grand st, 24.10x
100x25x100, three-story frame (brick front)
building and two-story brick rear stable.
Joseph and Abraham Kojawsky to Louis M.
Jones, Hoboken, N. J. Mort. \$7,000. De-
cember 29. 14,000

Pearl st, No. 409, w s, 24.9x118.5x26.5x118.5,
two-story brick building. Contract. George
Munro to Ashbel P. Fitch. Dec. 21. 20,000

Washington st, No. 451, e s, 23.8 s Watts st,
26.4x56.6x26.2x56.7, two-story frame (brick
front) building.
Watts st, Nos. 79 and 81, s s, 56.9 e Washing-
ton st, 43.7x49.9x42.10x49.10.
Christopher R. Robert, Oakdale, L. I., to
Fleming Smith. Nov. 20. 23,000

William st, Nos. 57 and 59, w s, 57.5 n Pine st,
runs west 16.2 x north 2.10 x west 71.3 x north
29.11 x east 19.10 x south 2.3 x east 4 x north
2.5 x east 64 to William st, thence south 33.4
to beginning, five-story stone front building.
William T. Hamilton, as exr. R. Jenness, and
Josephine Richter, Portsmouth, N. H., to
Henry Offerman, Hoboken, N. J. Dec. 24. 80,000

Same property. Release dower. Caroline M.
Jenness, widow, Portsmouth, N. H., to Henry
Offerman, Hoboken, N. J. Dec. 15. nom

West st, s w cor Gansevoort st, 81.8x400 to e s
13th av, with wharfage, &c., one-story frame
stable, two-story brick build'g and store, and
two two-story and five five-story brick facto-
ries on Gansevoort st, and five-story brick
build'g on West st with two four-story brick
build'gs and store on 13th av. George L.
Kingsland et al., exrs. of A. C. Kingsland,
and George L. and Ambrose C. Kingsland to
George B. Lawton. Dec. 24. 150,000

7th st, s s, 115.2 w Av D, 22.9x90.10. Release
judgment. Lewis John to Edwin and Leah
Bouton. Dec. 24. nom

11th st, No. 643, n s, 108 w Av C, 25x103.3, five-
story brick tenem't and store. Christian Roth
to Jacob Wiehe and Magdalena Endholz.
Morts. \$12,000. Dec. 28. 18,750

16th st, No. 121, n s, 275 w 6th av, runs north
92 x west 25 x south 92 to 16th st thence east
to beginning, three-story brick dwell'g. Sam-
uel Longstreet to Lydia M. wife of Charles
C. Markham, Brooklyn. Mort. \$8,000 and int.
Dec. 21. 16,000

20th st, No. 466, s e cor 10th av, 25x109,
four-story brick dwell'g. William I. Preston,
Brooklyn, to John Jordan. Mort. \$10,000.
Dec. 22. 20,000

21st st, No. 237, n s, 465 e 3d av, 23x71.9, three-
story brick dwell'g. Foreclos. Edward J.
McGean, ref., to Herman Wronkow. Mort.
\$6,500 and int. Dec. 23. 10,100

23d st, Nos. 318-332, E., s s, bet 1st and 2d avs,
8 lots with build'gs. Contract. Frank Peck-
ham, New Haven, Conn., and George S.
Peckham, Brooklyn, to Patrick H. Feeney and
Michael W. Devanny. All title. Dec. 16. 25,250

23d st, No. 130, s s, 300 w 6th av, 25x98.9, three-
story brick dwell'g. William Hurry to Daniel
A. Kendall. Q. C. Dec. 5. nom

25th st, n s, 100 e 11th av, 450x98.9. Ethel M.
T. wife of John W. Thurston to John B. and
John M. Cornell. All title. Dec. 27. nom

25th st, n s, 100 e 11th av, 450x98.9. Rupert B.
W. and Bertram J. W. Wickham, Bath, Eng-
land, children of Williamina H. Wickham
and of Thomas Wickham, and brothers of
Henrietta M. Wickham, by Union Trust Co.,
guard., to John B. and John M. Cornell. 2-252
parts. Dec. 29. 833

Same property. Ellinore G. Wickham, Bath,
Eng., to same. All title. Aug. 17. nom

Same property. Edward D. P. Wickham, Or-
tonville, Mass., to same. All title. June 28. nom

Same property. Charles E. H. Wickham, South
Pueblo, Col., to same. July 3. nom

25th st, n s, 100 e 11th av, —x98.9x450x98.9.
Thomas A. Emmet, Master in Chancery, to
Charles A. Williamson and Catharine H. his
wife. 1/2 part. April 8, 1844. 3,600

Same property. Same to same. 1/2 part. April
8, 1844. 3,600

26th st, No. 110, s s, 129.11 w 6th av, 20.1x98.9,
three-story brick dwell'g. Alicia Armstrong,
widow, individ. and extr. J. S. Armstrong,
to Anna C. Armstrong, heir John S. Arm-
strong. Dec. 29. nom

32d st, No. 302, s s, 58.11 w 8th av, 21.5x49.4,
four-story brick dwell'g.
32d st, No. 304, s s, 80.4 w 8th av, 19.8x49.4.
four-story brick dwell'g.
Jennie Monahan, formerly Youngs, to Kate
M. Foster. Dec. 23. 17,000

32d st, No. 304, s s, 80.4 w 8th av, 19.8x49.4.
Kate M. Foster to Marcella Buchanan. De-
cember 24. 8,500

32d st, No. 436, s s, 350 e 10th av, 25x98.9, three-
story frame building and store and three-
story brick rear building. Margaret wife of
Gustav A. Rohleder, Winfield, L. I., to Fred-
erick Steenech. Mort. \$2,894. Dec. 29. 9,000

37th st, Nos. 521 and 523, n s, 300 w 10th av, 50x
98.9, two three-story frame front and rear

build'gs. Mathilde wife of Theodore Von El-
lert to Susan A. Wright. Dec. 28. 14,000

38th st, No. 24, s s, 320 w 5th av, 25x98.9, four-
story stone front dwell'g. Richard C. Til-
ford, Yokohama, and Edward A. Tilford,
San Francisco, to Joaquin C. del Calvo. Q.
C. Confirmation deed. Oct. 27. nom

41st st, Nos. 242 and 244, s s, 300 e 8th av, 30x
98.9, two four-story brick dwell'gs and stores.
Charles H. Phillips to Samuel Trimble, Brook-
lyn. Dec. 14. nom

Same property. Samuel Trimble, Brooklyn, to
James Adair, Brooklyn. Dec. 26. 23,000

42d st, s s, 113 w 1st av, 112x98.9, four five-
story brick and brown stone tenem'ts. Peter
N. Ramsey, Newark, N. J., to George Erd-
mann. Mort. \$70,000. Dec. 29. 150,000

44th st, No. 111, n s, 143.9 w 6th av, 18.9x
100.4, four-story brick dwell'g.
Madison av, e s, extends from Morris st, to
Waverly av, x 100 deep East Fordham.
William T. Ryerson to Ellen F. wife of
George Caulfield. C. a. G. Dec. 23. 16,000

46th st, No. 320, s s, 222 w 8th av, 22x100.5,
three-story brick dwell'g. Ernestine wife of
Max Jaegerhuber to Patrick Malone. Mort.
\$4,000. Dec. 30. 12,500

48th st, n s, 350 w 11th av, 100x72.6x100x74.6,
vacant, storeyard, new tenem'ts projected.
John J. Jones and ano., exrs. David Jones,
to Andrew T. Doyle. Dec. 24. 12,500

49th st, No. 327, n s, 286.3 e 2d av, 18.9x100.5,
three-story brick dwell'g. Margaret A. wife
of Paul V. Williams, to Josephine Higham.
E. & S. C. a. G. Taxes, &c. Dec. 30. nom

50th st, No. 401, n e cor 1st av, 19.8x80, three-
story stone front dwell'g. Foreclos. Richard
M. Henry to Daniel Hennessy. Dec. 30. 12,100

Same property. Daniel Hennessy to Benedict
A. Klein. Dec. 30. 12,250

Same property. Benedict A. Klein to Jonas
Weil and Bernhard Mayer. Mort. \$8,500.
Dec. 30. 15,000

51st st, No. 412, s s, 109 e 1st av, 18x100.5,
three-story brick dwell'g. Frances L. wife of
Charles C. Herbert to Arthur F. Wendt.
Mort. \$4,500. Dec. 30. 6,750

51st st, No. 251, n s, 100.6 e 8th av, 22x100.5,
three-story stone front dwell'g. Thomas J.
Mullane to Patrick Potts. Mort. \$12,000.
Dec. 29. 21,000

Same property. Patrick Potts to Katie A.
Mullane. Mort. \$12,000. Dec. 29. 21,000

54th st, No. 331, n s, 283.9 w 1st av, 19.9x100.5,
five-story brick tenem't and store. Joseph
Hyman to Elias Jacobs. Mort. \$7,000. De-
cember 23. 15,500

54th st, No. 433, n s, 450 w 9th av, 25x100.5, five-
story brick flat. Philip Hauseman, Blauvelt-
ville, N. Y., to Sarah Strauss, as general
guard. Marian Strauss. Mort. \$12,500. De-
cember 24. 25,000

54th st, n s, 475 w 9th av, 25x100.5. Release
from agreement to sell. Lewis Bach, agent
for Sarah Strauss, guard. of Marian Strauss,
with Philip Hauseman. Dec. 24. nom

55th st, n s, 80 e Av A, 100x100.5.
Av A, s e cor 55th st, 100.5x80.
Av A, n e cor 54th st, 100.5x80.
55th st, s s, 80 e Av A, 75x80.
All vacant.
Randolph Guggenheimer and Henry Clausen,
Jr., to Owen Donobue. See 71st st. Mort.
\$40,000. Dec. 24. 114,000

55th st, No. 450, s s, 175 e 10th av, 25x90, five-
story stone front flat. Foreclos. Thomas B.
Odell to Marmaduke Richardson. Dec. 29. 17,250

56th st, No. 421, n s, 300 w 9th av, 25x100.5, five-
story brick flat. William F. Rohrig to Louis
Fessler and Christian Hafers. Mort. \$10,000.
Dec. 30. 16,375

58th st, n s, 65 w Lexington av, runs north
20.5 x west 5 x north 80 x west 20 x south
100.5 to 58th st, x east 25. Release mort.
George A. Thorne to Therese wife David L.
Cohn. Dec. 28. 5,000

59th st, s s, 325 w 1st av, 75x100.5. Release
mort. Phebe Pearsall to James T. Meagher.
Dec. 26. nom

Same property. Release mort. Same to same.
Dec. 26. nom

59th st, No. 333, n s, 275 e 9th av, 17.10x100.5,
five-story stone front flat. Foreclos. Jacob
A. Gross, ref., to Frances (Fanny) Maginn.
Mort. \$18,000 and int. Dec. 24. 3,100

59th st, No. 331, n s, 292.10 e 9th av, 17.10x100.5,
five-story stone front flat. Foreclos. Same
to same as last. Mort. \$18,000 and int. De-
cember 24. 3,100

60th st, No. 511, n s, 175 w 10th av, 25x100.5,
five-story stone front flat.
60th st, No. 517, n s, 250 w 10th av, 25x100.5,
five-story stone front flat.
Julia wife of John Mullaly to Randolph Gug-
genheimer. Morts. \$35,000. Dec. 28. 46,000

61st st, n s, 250 e 11th av, 25x100.5, five-story
stone front flat. Foreclos. Gilbert M. Speir,
Jr., to Edward S. Willing, att'y A. B. Wil-
ling. Dec. 19. 16,000

61st st, No. 151, n s, 143.6 e Lexington av, 21x
100.5, four-story brick dwell'g. Hester M.
wife of and Moses M. Vail, to Robert White.
B. & S. Dec. 22. val. consid

Same property. Robert White to Moses M.
Vail and Hester M., his wife, as joint tenants.
B. & S. Dec. 23. val. consid

61st, No. 541, n s, 200 e 11th av, 25x100.5, five-
story stone front flat. Foreclos. Nelson
J. Waterbury, Jr., to John H. Bradford and
ano., trustees Samuel D. Bradford, dec'd.
Dec. 26. 16,000

64th st, s s, 270 w 9th av, 5x100.5. Contract.
P. Daly to B. Spaulding. Dec. 9. 2,500

Same property. Assign. contract. Bernard

Spaulding to James J. Spaulding. Dec. 24. nom
 Same property. Philip Daly to James J. Spaulding. Dec. 23. 2,500
 Same property. James J. Spaulding to John C. Brown, New York, and John S. Schultze, Manchester, N. J., as joint tenants. Dec. 23. 2,500
 65th st, No. 60, s s, 40 w 4th av, 20x100.5, four-story stone front dwell'g. Ernest J. T. L. Wattenberg to Julius Saul. Mort. \$15,000. Dec. 26. 42,500
 66th st, s s, 225 e 5th av, 50x100.5. Martha A. Devoe to Kate B. Belloni et al., trustees Lydia M. Prebie, dec'd. Q. C. Dec. 29. nom
 67th st, No. 36, s s, 120 e Madison av, 20x100.5, three-story stone front dwell'g. George D. Wagner to Bryan Lawrence. Mort. \$20,000. Dec. 22. nom
 Same property. Bryan Lawrence to Mamie E. wife George D. Wagner. C. a. G. and B. & S. Mort. \$20,000. Dec. 23. nom
 67th st, No. 503, n s, 75 w 10th av, 25x75.5. Herman Schwerin to George Wolfe and -adie Ulman. Mort. \$12,500. Dec. 24. val. consid
 67th st, No. 503, n s, 75 w 10th av, 25x75.5, five-story brick flat. George Wolfe and -adie wife of and Leon Ulman to Herman Schwerin. Dec. 24. 21,000
 67th st, n s, 275 w 10th av, 50x100.5, vacant. Alfred C. Clark, Cooperstown, N. Y., to John and Michael Culler and Oscar E. Ferrine. Dec. 23. 9,000
 67th st, No. 23, n s, 84 e Madison av, 21x100.5, four-story stone front dwell'g. Daniel Hennesy to Emanuel Salomon. See 118th st and 9th av. Mort. \$35,000. Dec. 23. 67,000
 68th st, s s, 120 w 3d av, 25x100.5, vacant. Joseph J. O'Donohue to Francis Higgins. Dec. 24. 14,900
 Same property. Francis Higgins to Teresa M. J. wife of Joseph J. O'Donohue. Dec. 24. 14,900
 69th st, No. 23, n s, 100 e Madison av, 28x100.5, four-story brick dwell'g. Charles Buek to Mary J. wife of Augustus C. Taylor. December 28. 45,000
 Same property. Release mort. The Mutual Life Ins. Co., New York, to Charles Buek. Dec. 28. nom
 Same property. Release mort. Jonas B. Kismam to Charles Buek. Dec. 28. nom
 71st, n s, 500 w 8th av, 53.6x102.2, three four-story stone front dwell'gs. Owen Donohue to Randolph Guggenheimer and Henry Clausen, Jr. Mort. \$31,000. See 55th st. Dec. 24. 84,000
 71st st, s s, 100 w 1st av, 225x100.4, new tenem'ts projected. Edward Oppenheimer and Isaac Metzger to Francis McQuade. Mort. \$38,000. Nov. 21. 58,500
 73d st, No. 223, n s, 310 e 3d av, 25x102.2, five-story stone front flat. Henry Lipman to Levi Jacobs. Mort. \$15,000. Dec. 23. 21,000
 73d st, No. 216, s s, 261 e 3d av, 25x102.2, four-story stone front flat. Norman D. Frost to David T. Frost, Hillsborough, N. J. Mort. \$14,500. Sept. 24. val. consid
 77th st, No. 233, n s, 300 e 2d av, 16.8x102.2, three-story brick dwell'g. Frederick W. Bohle to Emanuel Hirschkind and Simon Adler. Dec. 30. 10,500
 76th st, No. 116, s s, 154 e 4th av, 16x102.2, three-story stone front dwell'g. Edward C. Sterling to Ella Sugden. Mort. \$12,000. December 12. 19,000
 76th st, n s, 120 e Madison av, 25x102.2, vacant. Clara I. Curtis, Julia C. Munson, Stratford, Conn., Edith Hastings, Ernest Hastings and John Townsend to Gideon Fountain. B. & S. Dec. 18. 750
 79th st, No. 21, n s, 264 e 5th av, 18x102.2, four-story stone front dwell'g. Evelyn W. Lum, New Jersey, to Addie W. Squier. October 15, 1883. nom
 80th st, No. 8, s s, 165 e 5th av, 20x102.2, four-story stone front dwell'g. Benjamin A. Williams to Christeen Williams. B. & S. December 21. nom
 Same property. George N. Williams to Benjamin A. Williams. B. & S. Dec. 21. nom
 81st st, No. 125, n s, 83 w Lexington av, 17x102.2, three-story stone front dwell'g. Thos. Gearty to Sadie E. Spero. Mort. \$14,000. Dec. 23. 21,000
 82d st, No. 530, s s, 244.8 w Av B, 13.4x102.2, two-story brick dwell'g. Maria O'Neill wife Roger P., to John Delahunty. Dec. 23. Mort. \$2,000. nom
 Same property. John Delahunty to Roger P. O'Neill. Q. C. Dec. 23. nom
 83d st, n s, 100 e 10th av, 75x102.2, vacant. David H. King, Jr., Mamaroneck, N. Y., to George R. A. Ricketts, Elizabeth, N. J. B. & S. and C. a. G. Dec. 23. nom
 Same property. George R. A. Ricketts, Elizabeth, N. J., to David H. King, Jr., Mamaroneck. Mort. \$43,000. B & S. and C. a. G. Dec. 24. nom
 84th st, n s, 173 w Av B, 75x102.2, vacant. John Schreiner, Jr., to George Schreiner. 1/2 part. Sub. to mort. etc. Dec. 26. 6,900
 84th st, n s, 273 e Av A, 25x102.2. Release mort. Leopold Rosenberger to Frank White and Susanna Schmidt. Dec. 30. nom
 88th st, s s, 167.7 e Lexington av, 29.10x100.8, five-story brick tenem't. Contract. Philip Braender to Henry W. Meyer. Dec. 24. 29,350
 88th st, n s, 250 e 10th av, 50x100.8, vacant. Melville C. Smith to Charles T. Barney. Mort. \$5,000. Dec. 28. 11,500
 89th st, n s, 200 w 9th av, 100x100.8, vacant. }
 90th st, s s, 200 w 9th av, 200x100.8, vacant. }
 George N. Stebbins to James Pyle. December 28. nom

Same property. Washington Life Ins. Co. to same. C. a. G. Dec. 28. 50,000
 89th st, s s, 200 e 10th av, 50x100.8, vacant. Simon E. Church to Francis M. Jencks. Mort. \$4,000. Nov. 23. 10,700
 90th st, n s, 100 w 8th av, 125x100.8, vacant. Isidore Cohnfeld to Bernard Havanagh and Dennis J. Dwyer. Mort. \$18,000. Dec. 30. 40,000
 90th st, s s, 100 e 9th av, 75x100.8, vacant. Hermann Hoefler and William E. D. Vincent to George A. Thomas. Mort. \$18,000. Dec. 18. 24,000
 93d st, n s, 250 e 9th av, 50x44.4, to s s Althorps or Jauncey Lane, x50x46.6, and all title in one-half of said lane, vacant. Francis M. Jencks to Nelson M. Whipple. Mort. \$5,300. C. a. G. Dec. 23. 9,000
 94th st, n s, 175 e 2d av, 150x100.8. Release dower. Annie V. S. Grant to William G. Nicoll. Dec. 23. 100
 95th st, s s, 205 e 3d av, 56.3x100.8, two-story brick stable. Terence Farley to Mary A. Farley. Dec. 21. nom
 96th st, s s, 100 w 3d av, 150x100.8, vacant. David Dinkelspiel and Henry Hyman to Lucius A. Russell, Jr. Dec. 28. 48,000
 96th st, n s, 111.2 e 9th av, 113.10x80.4x107x80, vacant. Isaac P. Smith to Mary L. Hays. Mort. \$8,000. Dec. 28. 29,250
 98th st, s s, 110 e 3d av, 125x100.5, five four-story brick tenements. Frederick Kiehn, Brooklyn, to Jesse B. Van Brunt. B. & S. C. a. G. Aug. 7. val. consid
 103d st, n s, 300 w 9th av, 116.9x101.1x12.2x100.11, vacant. Adam Bickelhaupt to Charles T. Barney. Mort. \$7,000. Dec. 22. 18,500
 103d st, s s, 370 w 9th av, 16.9x100.11, vacant. Ralph S. Townsend to Isaac A. Hopper. December 23. 3,000
 103d st, s s, 386.9 w 9th av, 16.8x100.11, vacant. Ralph S. Townsend to Ralph Townsend. December 23. 3,000
 104th st, s s, 230 w 4th av, as widened, 25x100.11, four-story stone front dwell'g. Foreclos. Charles DeK. Townsend, ref., to Albert Goettmann. Dec. 24. 15,750
 106th st, No. 213, n s, 190 e 3d av, 19.6x100.11, four-story brick flat. Fanny B. Young, by Morris Young, guard., to Paul Happel. December 30. Mort. \$6,000. 10,350
 107th st, No. 159, n s, 116 e Lexington av, 17x100.11, four-story stone front flat. Anthony A. Hughes to The Manhattan Construction Co. Mort. \$8,000. Oct. 19. 11,500
 109th st, No. 161, n s, 125 e Lexington av, 25x100.11, four-story stone front dwell'g. Anny J. Dynes to John J. Lissner. Mort. \$14,500, &c. Dec. 22. 16,500
 111th st, No. 91, n s, 48.3 w 4th av, 15.3x100.11, three-story brick dwell'g. Bertha wife of John B. Smith to Ezekiel Landau. Mort. \$5,000. Dec. 23. 10,000
 117th st, No. 539, n s, 423 e Pleasant av, 25x100.10, four-story brick dwell'g. Augustus W. Warner to Ernst Bilhuber. Mort. \$4,500. Dec. 1. 10,900
 117th st, No. 539, n s, 423 e Pleasant av, 25x100.10, four-story brick dwell'g. Ernst Bilhuber to George Ehret. Mort. \$4,500. December 1. 10,900
 118th st, No. 346, s s, 100 w 1st av, 25x100.10, four-story brick dwell'g. John D. Taylor, Brooklyn, to Augustus W. Warner. C. a. G. Mort. \$6,500. Dec. 19. 4,750
 118th st, n s, 140 w 4th av, 50x100.11, vacant. Hugo S. Mack to Daniel Hennessey. See 67th st. B. & S. Dec. 29. 10,000
 Same property. Emanuel Salomon, exr. Rebecca Salomon, to Hugo S. Mack. M. \$1,500. Dec. 23. 10,000
 12th st, s s, 235 e 4th av, original line 100x100.10, four five-story brick flats. Eliza J. wife of and Patrick Dempsey to Evan Evans, West Windsor, N. J. Mort. \$73,784 and int., also taxes 1885. Dec. 23. 120,000
 121st st, s s, 100 e 9th av, 125x100.11, vacant. Pauline wife of William Neustaedter to A. Alonzo Teets. Dec. 24. 20,000
 122d st, n s, 290 w 7th av, as widened, 15x100.11, three-story stone front dwell'g. Foreclos. Arthur Berry, ref., to Arthur Menzeli. December 8. 10,600
 122d st, n s, 305 w 7th av as widened, 15x100.11, three-story stone front dwell'g. Foreclos. Arthur Berry, ref., to Arthur Menzeli. December 8. 11,000
 123d st, No. 8, s s, 133.4 w Mt. Morris av, 16.8x100.11, three-story stone front dwell'g. Minnie Lindheim wife of Moses to Abraham Porges. Mort. \$14,000. Dec. 30. 20,000
 127th st, No. 306, s s, 125 w 8th av, runs west 25 x south 99.11 x east 16.5 x northeast 21.9 x north 79.9, four-story brick apartment house. Foreclos. Arthur H. Masten to Catharine Carrigan and ano., exrs. A. Carrigan. December 11. 15,250
 127th st, s s, 158.4 w 6th av, 16.8x99.11, three-story stone front dwell'g. John S. Spencer to Charles Landwehr. Mort. \$10,000. October 21. 14,250
 127th st, No. 55, n s, 93.4 e Madison av, 16.8x99.11, three-story stone front dwell'g. William C. Middlebrook, Jr., infant and heir of Wm. C. Middlebrook, dec'd, by T. Nelson, guard., to Sarah I. Middlebrook. Mort. \$9,500. December 15. nom
 135th st, s s, 175 w 7th av, 25x99.11, vacant. John G. Smith to Edmund Coffin, Jr. December 30. 5,500
 135th st, s s, 200 w 7th av, 25x99.11, vacant. Sebastian Kerner to Edmund Coffin, Jr. December 29. 5,500

137th st, n s, 275 e 6th av, 25x99.11. Bernard Duffy to John Joroloman and William Arrowsmith. All title. Sept. 1. 50
 169th st, n s, 95 e Audubon av, 75x81.7, vacant. Thomas Fenton to Archibald Campbell. B. & S. and C. a. G. Dec. 23. 3,000
 174th st, n s, 100 e 11th av, 150x53.6x150.8x67.8. Michael Kirwan to Lizzie R. Kirwan. December 30. 2,000
 Av A, No. 1637, s w cor 82d st, 25.8x106.6, five-story brick flat. Susan A. wife of Stephen J. Wright to Theodore Von Ellert. Mort. \$15,000. Dec. 28. 23,000
 Av A, w s, 63.7 s 78th st, 19.3x94, three-story brick dwell'g. Paul Happel to James Staus. Mort. \$3,000. Dec. 29. 6,300
 Manhattan av, w s, 17.7 n 105th st, 16.8x50. Frank A. Seitz to Mary M. G. wife of Royal E. Deane. Confirmation deed. Dec. 1. nom
 Madison av, s w cor 86th st, runs west 70 x south 102.2 x east 46 x north 14.7 x southeast 24 x 11 to av, x north 102.2, }
 86th st, s s, 225 e 5th av, 75x102.2, }
 86th st, s s, 70 w Madison av, 25x102.2, }
 86th st, s s, 95 w Madison av, 25x102.2, }
 Madison av, n w cor 85th st, runs west 20 x north 116.9 x southeast to Madison av, x south 102.2. }
 85th st, n s, 375 e 5th av, 25x102.2, }
 86th st, s s, 200 e 5th av, 25x102.2, }
 Webster Wagner, Fallatine Bridge, N. Y., to The New York & Harlem R. R. Co. November 5. 255,500
 Madison av, No. 1187, e s, 34.8 s 87th st, 16.8x62.3, three-story stone front dwell'g. Latimer E. Jones to De Witt C. Wheeler. Dec. 24. nom
 Same property. De Witt C. Wheeler to Amelia E. Jones. Dec. 24. nom
 Madison av, No. 600, w s, 75.5 s 58th st, 25x95, five-story brick dwell'g. Theodore G. Thomas to Stephen A. Walker. Dec. 24. nom
 Same property. Stephen A. Walker to Mary T. Thomas. Dec. 24. nom
 Madison av, n e cor 63d st, 20.5x100. 1-6 part. Rhoda E. wife of William B. Cockran and Pamela W. Mack to John Mack. C. a. G. Dec. 21. val. consid
 Pleasant av, No. 363, n w cor 119th st, 20.11x75, five-story stone front flat and store. Christian Fausel to John Dawson and William Archer. Q. C. and confirmatory deed. December 23. nom
 Same property. John Dawson and William Archer to Ernst Bilhuber. Mort. \$14,500. Dec. 23. 22,000
 Same property. Ernst Bilhuber to George Ehret. Mort. \$14,500. Dec. 23. 22,000
 Park av or 4th av, n w cor 89th st, 100x82.2, }
 vacant. }
 89th st, n s, 100 w 4th av, 100x100, vacant. }
 John H. Watson to Prospect Hill Reformed Dutch Church. Dec. 24. 80,000
 Riverside av, e s, 1,025 n 122d st, 50x100, vacant. Frederick A. Post to Henry Michaelis, Brooklyn. No. 19. 10,250
 Riverside av, e s, 400 n 122d st, 50x100, vacant. Alfred C., Wright E., Edward C., Frederick A., Abby M., George B. and Charles A. Post, and Alfred C. Post, et al., exrs. Winifred Post, and Alfred C. and Chas. A. Post, exrs. Mary Post, and Alfred C. Post, exr. G. D. Post, to Joseph L. and Alexander Graf. Nov. 20. 18,600
 St. Nicholas av, No. 111, e s, 37.10 s 127th st, 18.11x82.7x18.9x79.9, four-story brick dwell'g. Foreclos. Harold M. Smith to Thomas H. O'Connor. Dec. 29. 12,500
 1st av, Nos. 33 and 35, n w cor 2d st, 40x72. Release dower. Louisa Schaeffler to George Rothmann. Dec. 28. nom
 1st av, Nos. 37 and 84 2d st, being 2d st, n s, 100.5 w 1st av, runs north 60 x east 100.5 to 1st av, x south 20 x east 72 x south 40 to 2d st, x west 28.5. Release dower. Maria Rothmann to George N. Seger. Dec. 28. nom
 1st av, No. 1329, w s, 77.2 n 73d st, 25x100, four-story brick tenem't and store. George A. Bram to Karl M. Wallach. Dec. 24. 15,000
 1st av, No. 73, w s, 72.1 n 4th st, 24.2x100.1x24.1x100, five-story brick tenem't and store. John Volz and Rosa wife of Michael A. Hoffmann, formerly Klotz, to Frederick Horstmann. Mort. \$10,000. Dec. 1. 29,500
 1st av, No. 947, w s, 20 n 52d st, 20x64, five-story brick tenem't and store. Morris Grant to Janetta Loeb. Mort. \$8,000. Dec. 30. 13,000
 2d av, No. 2356, e s, 20.11 s 121st st, 20x80, three-story brick dwell'g and store. Chester W. Palmer to Michael L. Goetz. Dec. 30. 9,000
 2d av, n e cor 88th st, 100.8x100, vacant. }
 88th st, n s, 100 e 2d av, 100x100.8, vacant. }
 New tenem'ts projected. }
 Eliza L. Edgar to Frederick Schuck. November 23. 55,000
 2d av, s e cor 89th st, 100.8x100, vacant. }
 89th st, s s, 100 e 2d av, 100x100.8, vacant. }
 New tenem'ts projected. }
 Mary E. Newbold to Frederick Schuck. Nov. 23. 55,000
 2d av, Nos. 2015 and 2017, s w cor 104th st, 50.11x75, two four-story brick tenem'ts and stores. Edward Roberts to Max H. Raubitschek. Dec. 24. 38,500
 Same property. Max H. Raubitschek to Simson Wolf. Mort. \$22,000. Dec. 24. 38,750
 2d av, No. 553, w s, 74.1 n 31st st, 16.5x100, four-story brick flat and store. Mary A. wife of James Cavanagh to Abraham Finelite. December 26. nom
 Same property. Release dower. Mary A. Cavanagh to James Cavanagh. Dec. 26. nom
 Same property. Abraham Finelite to James Cavanagh. Dec. 26. nom
 3d av, No. 897, e s, 80.5 s 53d st, 20x80, four-story

brick dwell'g and store. Calvin Swezey to John Loster. Mort. \$16,000. Dec. 26. 22,500

3d av, s e cor 84th st, 102.2x102, frame buildings with stores. Gustave Lange to William Vogel. Mort. \$36,000. Dec. 28. 90,000

3d av, s e cor 120th st, 50x80. 120th st, s s, 80 e 3d av, 20x75. Edmund M. Paton to John J. Henderson and William Wilson, Eliza A. Van Wagner and Catharine Kanski. B. & S. and C. a. G. 1-12 part, Dec. 24. 3,500

4th av, s e cor 123d st, 100.11x89.6, four-story brick flat and store on av, and five four-story brick flats on st. Stephen Roberts to Benjamin Richardson. All liens. Dec. 15. nom

5th av, No. 1054, e s, 69 n 86th st, 18.11x102.2, four-story stone front dwell'g. Elijah H. Purdy, William Phyfe and Robert Clenigh to James A. Webb, Madison, N. J. Mort. \$50,000. Dec. 28. nom

Same property. Release mort. Sarah H. Powell to James A. Webb, Madison, N. J. Dec. 29. nom

5th av, No. 319, n e cor 32d st, 38.3x138, three-story brick dwell'g. 32d st, n s, 138 e 5th av, 12x64.3, vacant, sub. to right of way by owners of adj. property. Johnston Livingston, William C. Schermerhorn and William Cutting to Johnston Livingston, William C. Schermerhorn and David D. Withers. C. a. G. Dec. 22. nom

5th av, No. 365, e s, 64.9 s 35th st, 18x125, five-story stone front dwell'g. Rhoda E. wife of William B. Cockran and Pamela W. Mack to John Mack. 1-6 part. C. a. G. Dec. 21. val. consid

6th av, e s, 79.5 n 123d st, 18x75, three-story stone front dwell'g. Abram B. Vandusen to William S. Hollingsworth. Mort. \$14,500. Dec. 16. 22,000

6th av, s w cor 124th st, 50.5x35, vacant. Joseph Bierhoff to Abram B. Vandusen. Mort. \$10,000. Dec. 22. 15,200

6th av, s w cor 26th st, 39.7x69.8. 3d av, s w cor 83d st, 127.8x102.2. 3d av, n w cor 84th st, 102.2x100. 84th st, n s, 100 w 3d av, 50x102.2. Jacob Scholle et al., exrs. and trustees A. Scholle, dec'd., to William and Jacob Scholle. June 24. nom

6th av, e s, 43.5 n 123d st, 18x75, three-story stone front dwell'g. Abram B. Vandusen to William E. Clark. Mort. \$14,500. Dec. 26. 22,000

7th av, No. 267, e s, 40.3, n 25th st, runs north 19.3 x east 75 x south 18.9 x west 28.8 x south 0.6 x west 46.4 to beginning, four-story brick dwell'g and store. Ellen Haddock, widow, and Ellen A. wife Thomas B. Fisher and heir of James Haddock and the only heirs of Sarah J. Haddock, to Charles H. Phillips. Mort. \$8,000. Dec. 29. 18,000

8th av, w s, 40.11 s 116th st, 30x100, four-story brick flat and store. James Connor to Carrie Mitchell. Mort. \$16,250. Dec. 29. 22,400

Same property. Release mort. George N. Manchester, trustee, to Carrie Mitchell. December 29. nom

9th av, w s, 37.10 n 46th st, 18.9x62.6. Release dower. Elise R. Feitner, widow, to Rachel and Hannah Augsburger, heirs Baruch Augsburger, and Julia wife of Max Augsburger. Dec. 29. 500

9th av, Nos. 852 and 854, e s, 67.11 n 55th st, 32.6 x100, six-story brick flat. Emanuel Salomon to Daniel Hennessy. See 67th and 118th sts. Morts. \$30,000. Dec. 28. 48,500

9th av, w s, 50.8 n 89th st, 25x100, vacant. Solomon L. May-r, trustee B. Mayer, dec'd., to Moss S. Phillips, Brooklyn. Party first part reserves the right to recover assessments. December 26. 7,000

9th av, w s, 75.8 n 89th st, 25x100, vacant. Benjamin F. Mayer to Moss S. Phillips. C. a. G. Dec. 26. 7,000

9th av, s w cor 78th st, 25.8x105.5x25.8x106.3, vacant. James McMahon to Andrew J. Skinner. Mort. \$6,000. Dec. 19. 16,000

9th av, n e cor 89th st, 100.5x139.11x108.6x99.3, vacant. Henry Van Schaick to William D. Manning. Dec. 3. 30,000

9th av, e s, 50.5 n 98th st, 25.3x100, vacant. William J. Syms to Marx and Moses Ottinger. Dec. 17. 6,000

9th av, w s, extends from 98th to 99th st, 201.10 x100, one and two-story frame building. John B. Smith to William D. Manning. Mort. \$36,000. Dec. 23. 56,000

10th av, s w cor 111th st, runs west 50 x southeast to 10th av, x north 174, vacant. Trustees Leake and Watts Orphan House to William P. Dixon. Dec. 28. 12,100

10th av, w s, 50 n 180th st, 50x100. Arnold H. Wagner, Brooklyn, to Samuel T. Knapp. Nov. 28. 1,900

Plot 870 w from w s Kingsbridge road on boundary between lands of Institution for Blind and land formerly of Harrison & Ackerman, runs west 250 x north 195 x east 250 x south 197.10, except portion taken for Fort Washington Ridge road. Alfred A. Valentine to Daniel Carroll. Taxes and assessments. December 2. 8,500

MISCELLANEOUS.

All title in estate real or personal in New York or elsewhere of the late L. G. Knowles. Hugh A. Knowles to C. T. Gifford. Dec. 15. 10,000

All title in estate of James McBrair. John Rose, Brooklyn, to Ernest J. Eisenmann. Dec. 28. nom

Copy of the last will and testament of William H. Vanderbilt, dec'd.

Exemplified copy of the last will and testament of Marcus P. Stephenson, dec'd.

Order of court reforming a trust deed between

James A. Foster and Charles H. Town and Anna S. Stagg. Dec. 29.

Re-conveyance of property derived through a general assignment. Chauncey S. Truax to William T. Ryerson and Ira Brown, of Ryerson & Brown. Aug. 10, 1885. nom

23d and 24th WARDS.

Clifton st, n s, 35.8 e Tinton av, 19.2x100, h & l. Theodor Eythand Louise his wife to Elisabeth Sussenberger. Mort. \$2,100. Dec. 15. 3,400

Findlay st, n s, lot 43 map Melrose, 50x100. Charles L. Georgi to Frederick Weber. June 25, 1867. 250

Same property. Frederick Weber to Phillipina Sohne. Dec. 10, 1868. nom

Orchard terrace, s es, extends from Elm to Garden av, 200x75. Frederick Dassori, Brooklyn, to Giovanni Badinelli. Dec. 19. 1,650

Ryer pl, 25x100x25.1x95, lot 187 map S. Ryer homestead. Ezbon S. Westcott to James Fitzpatrick and Ann his wife, as joint tenants. May 13, 1885. 185

125th st, s s, 425 e Willis av, 25x100. Julia A. Bunting to William T. Matthies and Harry Overington. Dec. 15. 2,500

138th st, n s, 331.6 e Alexander av, 50x200 to 139th st. Release mort. Augustus C. Downing to The Suburban Rapid Transit Co. December 29. 10,000

138th st, n s, 331.6 e Alexander av, 50x200, to 139th st. Confirmation of report of commissioners in the matter of the application of the Suburban Rapid Transit Co. to acquire land awarding for above property. 12,000

143d st, n s, 225 w Clifton av, 25x100. Lewis B. Brown to Eliza wife of William H. Findlay. Confirmation deed. Nov. 17. nom

156th st, n s, 24.9x100, easterly half lot 724 map of Melrose South. Sabina Haussner, widow, to George Kuntze. Q. C. Nov. 30. nom

Bathgate av, w s, 160 s 172d st, 50x120. Silas D. Gifford and Charles B. Beck, individ. and as exrs. and trustees of Chas. Bathgate to James L. Wells. Dec. 10. 700

Benson av, w s, 50 n Carr st, 25x100. Sub. to street widening, &c. Charles O. Perkins to Jacob Eckert. Sub. to dower of widow of Russell Cole. Dec. 11. 500

Bainbridge av, east cor 184th st, 22x127.6x25x105 to 184th st, x — following curves to beginning. Peter Handibode to Ida W. Morris. Dec. 26. 500

Benson av, w s, 50 n Carr st, 25x100. Elizabeth C. Cole, widow, to Jacob Eckert. Q. C. December 22. 100

Cauldwell av, Nos. 124 and 125, map Forest Grove, 25x50, adj lots 89 and 90. Henry P. De Graaf to Georgiana Sendelbeck. Dec. 15. 500

Stebbins av, s e s, abt 113 s w Home st, 25x148. Henry D. Tiffany to Ernst Enge. Oct. 17. 575

Taylor av, s e s, 100x100, lot 168 map of Belmont. Edward Burt, Brooklyn, and ano., exrs. J. Burt, to Amelia B. Murfey. Aug. 8. 700

Same property. Amelia B. wife of John H. Murfey to Henry Muhler. Dec. 23. 623

Walton av, n w s, 74.3 n e 150th st, 0.16x90. Henry L. Morris to Peter Dobson. Dec. 23. nom

Walton av, w s, 400 n 150th st, 99.8x94.10x98.2x93.9. Henry L. Morris to Anna T. Dale. Dec. 23. 3,800

Same property. Release mort. Lawrence M. Davenport, New Rochelle, to Henry L. Morris. Dec. 14. nom

Walton av, e s, 101.3 s 150th st, 27.9x100x11.9x101.3. Release mort. William B. Cox, Brooklyn, to John T. Lynch. Dec. 10. 800

Willis av, w s, 25 n 144th st, 50x106. Release mechanics' lien. Patrick J. McCabe to Thompson W. Carpenter. Dec. 22. nom

Willis av, w s, 25 n 144th st, 25x106, h & l. Patrick Nolan to Thompson W. Carpenter. December 22. nom

Same property. Release mechanics' lien. Patrick O'Brien to same. Dec. 23. nom

Same property. Release mechanics' lien. John O'Brien to same. Dec. 23. nom

Same property. Release mechanics' lien. Michael Whelan to same. Dec. 22. nom

Same property. Foreclos. R. B. Gwillin to James E. Dougherty. Dec. 21. 1,100

Same property. Thompson W. Carpenter to James E. Dougherty. Dec. 26. 5,300

Same property. Release mechanics' lien. John Davidson to James E. Dougherty. Dec. 19. nom

Same property. Release mort. John Davidson to same. Dec. 21. nom

Washington av, w s, 145.2 s 170th st, 45x150. William Siegel to Henry A. Sherwood. Q. C. Dec. 23. 1,400

Washington av, w s, 59 s of south boundary of lot 98 map Melrose North, 20x — to 161st st, x 18x —. William McMahon to Margaret L. wife of William J. McMahon. C. a. G. December 1. nom

Road from Independence av to the Kingsbridge road, n s, at s w cor of F. Gardiner's lot, runs 94 to s s Johnson av, x west 32.6x78 to said road x 29.9.

Kingsbridge road, es, at n w cor of Rachel Berrian's property, runs north along road 54.2 x east 48.6 to Johnson av, x 65.6x77.

Benjamin G. Berrian to Emma Bertien, Spuyten Duyvil. 1/2 part. Q. C. nom

LEASEHOLD CONVEYANCES.

Broadway, n e cor 30th st, 30.9x133.6x28.9x123.9. John L. Wallach to Oliver L. Jones. 21 years, from May 1, 1881, per year, taxes, assessments and, 8,000

East Broadway, n s, 26.1 w Clinton st, 26.1x111.3 to Division st x 26.1x111.4. Assign. lease. Isaac H. Tuttle, exr. C. Tuttle, to Aaron Hershfield. 8,000

Forsyth st, No. 47. Assign. lease. Henry Glantz to Mary Berg. 140

South st, No. 90. Assign. lease. Dorothea Schackel to August E. Hobein and Christian Landan. nom

Waverly pl, n s, 55.4 w University pl, 27.8x162.10 to alley, x 27.9x164.8. Trustees Sailors Snug Harbor to John H. Sherwood. 21 years, from May 1, 1873, per year, taxes, &c., and, 1,000

Waverly pl, n s, 55.4 w University pl, 27.8x162.10 to alley x 27.8x164.8. Assign. lease. John H. Sherwood to John J. Blodgett. nom

Same property. Consent to assign. lease. Trustees Sailors Snug Harbor to John J. Blodgett.

West st, s w cor Gansevoort st. Cancellation of lease. George B. Lawton to George L. and A. C. Kingsland, individ., and with C. F. Kingsland exrs. A. C. Kingsland. val. consid

17th st, s s, 184.9 e 7th av, 24.3x92. John J. Astor to Rudolph Bohm. 20 years, from May 1, 1885, per year. taxes and assessments, and 475

17th st, s s, 233.3 e 7th av, 24.2x92.1x28.1x92. Same to same. 20 years, from May 1, 1885, per year. taxes, &c., and 475

17th st, s s, 209 e 7th av, 24.3x92. Same to same. 20 years, from May 1, 1885, per year. taxes, &c., and 475

28th st, s s, 350 e 6th av, 50x98.9. Walter S. Gurnee, Irvington, N. Y., to James H. Meade and John E. Cannon. 21 years from Jan. 1, 1886, per year taxes, etc., and 5,500

2d av, No. 701, store and basement. Cancellation of lease. Jacob Pizer to Louis Schnapen. nom

Same property. Assign. of all title in lease. Louis Pizer to Jacob Pizer. nom

3d av, No. 222. Assign. lease. James A. Moran to James W. Fletcher. 5,500

3d av, No. 441. Assign. lease. Charles F. Beck to Ernest John and Isaac McNulty. Consideration also covering a bill of sale. 6,000

KINGS COUNTY.

DECEMBER 24, 25, 26, 28, 29, 30.

Ash, st, n e cor Manhattan av, runs north 106.2 to Water st, x east 214.2 x south 100 to Ash st, x west 250. Henry Riddick to The Standard Oil Co., New York. Q. C. nom

Bainbridge st, s s, 125 w Ralph av, runs east 35 x south to old Jamaica and Brooklyn Plank road, x west to line 125 west of Ralph av, x north to beginning. Julius Davenport to James Phelan. exch

Bergen st, No. 374. Agreement as to encroaching wall. Harriet A. Hallock and John H. Woolley with Hermiene Gimpel, Whitestone, L. I. nom

Bergen st, s s, 200 w Rockaway av, 25x127.9. Isaac Hall to Augusta Young. C. a. G. 350

Broadway, s w s, 36.6 n w Stockton st, 31.9x31.9 x44.11, gore. George Loffler to Charles Loffler. 2,800

Clinton st, w s, 179.8 s Livingston st, 25.6x105.10 x — x106.6, h & l. Amzi B. Davenport and ano., exrs. Jane V. Clark, to Helen M. wife of Walter K. Paije. 15,000

Carroll st, No. 51, n s, 80 w Columbia st, 20x80, h & l. Anna M. White and Mary L. wife of Frederick W. Trippe to Charles E. White, Bloomfield, N. J. nom

Columbia st, No. 258, w s, 60 n Carroll st, abt 20x30. Charles E. White, Bloomfield, N. J., and Anna M. White, New York, to Mary L. wife of Frederick W. Trippe. 8,950

Clifton pl, n s, 275 w Franklin av, 18.9x106, h & l. Franklin W. Taber et al., exrs. D. E. Smith, to George W. Hubbard. 4,200

Same property. Jane R. and Harry B. Smith, and Carrie B. Hunt, Brooklyn, and Mary L. Chapman, Syracuse, N. Y., widow, and heirs Dennis E. Smith, to George W. Hubbard. C. a. G. 4,300

Dean st, s s, 225 e Brooklyn av, 25x114.5, h & l. George H. Stone to Arthur G. Stone. 7,500

Dean st, n s, 206 e Rockaway av, 44x107.2. Robert Black to Clara E. Cobb. nom

Same property. Clara E. Cobb to Elizabeth A. wife of Robert Black. nom

Degrav st, n s, 75 w Van Brunt st, 12.6x75, h & l. Edward A. and John J. Doyle to Sara Arons. Mort. \$1,000. 1,875

Same property. Mary A. and Elizabeth H. Doyle by Thomas J. O'Donnell, guard. to same. 400

Dwight st, n cor Sullivan st, 50x — along line of old mill pond to Sullivan st x75. Joseph M. Pray and ano., exrs. J. Dikeman, to Charles M. Detlefsen. 600

Decatur st, n s, 98.6 w Howard av, runs east to Howard av, x north 100 x west 94.8 x south 100.1. Richard Major to Nathaniel W. Burtis. Sub. to any assessments. 3,000

Decatur st, n s, 225 e Ralph av, 50x200 to McDonough st.

Decatur st, n s, 175 e Ralph av, 50x200 to McDonough st.

Luther W. Emerson to Nathaniel W. Burtis. Morts. \$3,000, taxes, &c. 7,000

Decatur st, n s, 100 w Stuyvesant av, 100x100, Jane V. C. and Catharine Cooper, individ. and extrs. J. M. Cooper, to Mercy L. Magri and ano., exrs. Chas. E. Stratton. Release. nom

Decatur st, n s, 100 e Ralph av, 75x100. Richard Ingraham to Nathaniel W. Burtis. 2,625

Decatur st, n s, 100 e Ralph av, runs north 100 x east 75 x north 100 to McDonough st x east 50 to Howard av x south 200 to Decatur st x west 575. Nathaniel W. Burtis to William Ziegler. 37,625

Douglas st, n s, 91.2 e Court st, runs north 54.4

x east 4 x north 45.8 x east 14 x south 100 to Douglass st x west 16. Joseph W. Carroll to Russell A. Irish. Foreclos. 5,000
 Douglass st, s cor 4th av, 618.4x100. James D. Lynch to William H. Jackson. nom
 Elm pl, s e s, 83.6 n e Livingston st, 16.6x90. George W. Rudkin to Clementine E. Rudkin. 6,700
 Same property. Clementine E. Rudkin to Ella T. wife of George W. Rudkin. 6,700
 Fulton st, s s, 125 e Ralph av, 125x200 to Herkimer st. Max Ruckgaber to Thomas C. Higgins. 12,000
 Fulton pl, n w cor Eldert pl, 100x100, East New York. Gilliam Schenck to John P. Free. Confirmation deed. nom
 Fulton st, No. 800, s w s, 148.5 s e Adelphi st, runs southwest 61.10x south 20 x east 17.2 x north 9.7 x northeast 60 to Fulton st x northwest 20. Contract. John A. Tucker, exr. R. S. Tucker, to Alexander Campbell. 5,000
 Fulton st, n w cor Irving pl, 50x73.10x15.8x88. Richard Marsland to Clara wife of Richard L. Leggett. 1880. Mort. 12,500
 Fulton pl, n w cor Eldert av, 85x80. Eldert av, w s, 80 n Fulton pl, 20x100. Release mort. Edward Kreese to John P. Free. nom
 Halsey st, n s, 100 e Howard av, runs north 100 x east 75 x south 83 x southeast 175 x south 11.3 to Halsey st x west 250. George Himmelstein to Henry Batterman. Taxes 1888. 3,500
 Hancock st, n s, 280 e Nostrand av, 20x100, h & l. Jefferson st, n s, 90 w Marcy av, 200x100, h s & l. George W. Phillips to George Phillips. All liens. nom
 Harman st, s e s, 140 s w Central av, 20x100. James Gascoine to Mathilda wife James T. Christ. val. consid
 Hart st, n s, 446 w Lewis av, 16x100. Foreclos. Martin Flanigan to Benjamin B. Barnes. Mort. \$4,000 and int. 1,050
 Herkimer st, s s, 175 e Utica av, 50x185.6 to Brooklyn & Jamaica R. R. Andrew R. Culver to Sally A. wife Thomas S. Denike. 2,250
 Hopkins st, s s, 345.3 w Marcy av, 35.10x100. Philip Stark to Frank X. Zangle. Mort. \$1,000. 2,100
 Jefferson st, s s, 629 e Throop av, 18x100. William V. Studdiford to Patrick Nolan. 4,900
 Jefferson st, s s, 350 e Stuyvesant av, 25x187.5x 25.1x190.1. Kate C. Henderson et al., and Isaac Henderson to Jane Brown. nom
 Jefferson st, s s, 256.8 e Throop av, 50x100. Calista E. wife of Julius Grace to Mahala wife of William Ellingwood. Ms. \$12,666. nom
 Jefferson st, e s, 86.8 s Fulton av, 30x100, New Lots. Edward F. Linton to Thomas Everitt. 700
 Same property. Sarah Stoothoff et al., to Edward F. Linton. Release mort. 500
 Jewel st, e s, 370 s Norman av, runs east 80 to centre creek x southwest x southeast x southwest following creek to Jewel st x north 91. Laura S. Forbes, widow, Leila S., wife John McKesson, Jr., Cora S. F. wife Arnold C. Saporatas, Laura S., John E. and Louise E. Forbes, New York, to Jeremiah V. Meserole. 100
 Same property. Jeremiah V. Meserole to James D. Lynch. C. a. G. 100
 Kane pl, e s, 121 s Herkimer st, 25x105. Partition. John Winslow to Louise K. Conrady. 1,600
 Same property. Isabella wife Samuel A. Sealy, and Mary A. wife Robert Sealy, Caroline wife Charles W. Sealy, and Augusta wife John G. Flammer to Louise K. Conrady. Q. C. nom
 Lincoln pl, n s, 110 w 7th av, 50x134. Robert H. I. Goddard, Providence, R. I., and Moses B. I. Goddard, of Warwick, R. I., to Lydia R. Pratt. 3/4 part. 6,667
 Same property. Thomas P. I. Goddard et al., trustees J. C. Brown, dec'd, to same. 1/4 part. 3,333
 Livingston st, Boerum pl. Party wall agreement. Geo. Schaper to Frederick Baultle. nom
 Monteith st, s w cor Bremen st, 25x100. Margaret Thompson, widow, John T. Thompson and Hannah M. Campbell, heirs Geo. Thompson, to Pauline Kopf. Q. C. nom
 Same property. Pauline, wife of Gustav A. Kopf, to David Obermeyer and Joseph Liebmann, of Obermeyer & Liebmann. 9,000
 Macon st, n s, 21 w Sumner av, 16.8x100. William J. Sayres to Albion K. Buckley. 1,000
 Macon st, n s, 36.4 w Sumner av, 34.4x100. Henry Hutchinson to William J. Sayres. Taxes 1885. 2,700
 Macon st, s s, 115 e Sumner late Yates av, 20x 100. Charles Caywood, of Lodi, N. Y., to Ellen M. wife of David G. Caywood. Correction deed. 3,000
 McDonough st, s s, 100 w Howard av, 100x200 to Decatur st, x east 101 x north 100 x west to point 100 w Howard av x north 100. John W. Peckett to Nathaniel W. Burtis. Mort. \$2,500, taxes, &c. 7,000
 McDonough st, s s, 200 w Howard av, 200x200 to Decatur st. Robert H. Duncan to Nathaniel W. Burtis. 14,000
 McDonough st, s s, 425 w Reid av, 33.4x100. William B. Lewis to Anna A. Fardon. Mort. \$4,250. 11,700
 Monroe st, s s, 140 w Throop av, 19.3x100. John F. Ryan to I. Remsen Blauvelt. Mort. \$4,500. 7,400
 Melrose st, s e s, 175 s w Knickerbocker av, 25x 100. Emil J. Reisert to John Bosch. 900
 North Elliott pl, e s, 255.4 n Auburn pl, 20.2x 100. Bryan McAveney to Crawford C. Smith. 6,100
 Pacific st, n s, 120 e Vanderbilt av, 25x100.

John Green to Charles Gonbeaud. Mort. 1,300
 Pacific st, n s, 370.1 w 6th av, 19.9x100, h & l. Charles W. Hayes to Joseph L. Cummings of Rutherford, N. J. Mort. \$6,000 and int. June 1, 1884. exch
 Park pl, n s, 200 w Brooklyn av, runs north 255.7 to Prospect pl, x east 50 x south 127.9 x east 25 x south 127.9 to Park pl x west 75. Kate C. Henderson et al., exrs. and trustees Isaac Henderson to Daniel P. Darling. 6,000
 Pearl st, No. 99, e s, 25x97.6. Margaret C. Given to Edward Plant. Mort. 2,500. 3,550
 Pulaski st, n s, 302.3 w Marcy av, 17.5x100, h & l. Gilbert Thompson to Josephine A. Bennett, New York. Mo t. \$2,500. 4,500
 Pulaski st, s s, 280 w Stuyvesant av, 15x100. Mary A. Poole, widow, et al., to William Hatten. Correction deed. nom
 Pulaski st, s s, 295 w Stuyvesant av, 15x100. Mary A. Poole, widow, Sidney G., Edwin D. and Herman Poole to Mary C. Plass. Correction deed. nom
 Pulaski st, s s, 280 w Stuyvesant av. 15x100. William C. Baker to William Hatten. Q. C. Mort. \$1,200 and taxes. nom
 Quincy st, n s, 160 w Reid av, 20x100. Foreclos. Albert Daggett, Sheriff, to William Alexander. 1877. Mort. \$4,000 and int.; also taxes, &c. 100
 Rutledge st, n s, 342.8 e Lee av, 20.2x100. William F. Mott, exr. of W. F. Mott, to Jacob Jacobs. 6,250
 Same property. Release dower. Jane B. Mott, widow, to same. nom
 Sackett st, n e s, 70 n w 3d av, 20x80, h & l. James Dullahan to Emma Shaw, widow. 2,300
 Seigel st, s s, 100 e Ewen st, 25x100. Seigel st, s s, 75 e Ewen st, 25x100, h & l. Gerson Levy to Annie Levy. Mort. \$5,000, taxes 1885 and assessment for South 7th st. 10,750
 Seigel st, n s, 175 e Graham av, 25x100, h & l. Salomon Konig to Bernhard Schwarzkopff and Louisa, his wife. 2,450
 Stewart st, s e s, 150 n e Broadway, runs southeast 100 x northeast 3.8 x southeast 41.5 x north 45.10 x northwest 100.11 to Stewart st, x southwest 25. Elizabeth Farman to Charlotte V. Le Quesne. 600
 Stewart st, s e s, 175 n e Broadway, runs southeast 100.11 x north 52.11 x northwest 54.5 to Stewart st, x southwest 25. Elizabeth Furman, widow, to William H. Hall. 500
 Smith st, s e cor Douglass st, 18x78. Francis M. McQueeny to Alfred Lyons. Mort. \$6,000. nom
 Smith st, s e cor Douglass st, 18x78. Alfred Lyons, New York, to Mary A. McQueeny. Mort. \$6,000. nom
 Summit st, No. 105, n s, abt 110 w Hicks st, abt 22x100. Charles E. White, Bloomfield, N. J., and Anna M. White, New York, to Mary L. wife Frederick W. Trippa. 6,000
 Summit st, No. 113, n s, 22 w Hicks st, 22x100, h & l. Mary L. wife Frederick W. Trippa, New York, and Charles E. White, Bloomfield, N. J., to Anna M. White. 6,000
 Summit st, No. 115, n w cor Hicks st, abt 22x 100. Charles E. White, Bloomfield, N. J., and Mary L. wife Frederick W. Trippa, New York, to Anna M. White, New York. 7,500
 Schermerhorn st, s s, 100 w 31 av, runs southwest 50 x southeast 25 x northeast 22 x southeast 16.6 x northeast 28 to Schermerhorn st x northwest 41.6, h s & l. Emma B. wife of Benjamin F. Newhouse to Clara wife Joseph T. Rook, George F., Lillie, Charles J. Jr., Minnie B. and Lulu Fisher. C. a. G. 6-7 part. nom
 Seabring st, s s, 200 e Richards st, 25x100. Robert A. Chesbrough, New York, to Enoch Steele and Sannel Metcalf. Mort. \$1,000. 1,250
 Union st, n s, 500 e Clason av, 25x131. Harriet B. Cook and Harriet B. Royce, Sag Harbor, L. I., Lucy M. Post, John H. Mitchell and James L. Mitchell, heirs C. Smith, to John B. Sheridan. 800
 Union st. Party wall agreement. Cornelius E. Donnellon to Anna Greve. 250
 Winthrop st, s s, 192.6 w Nostrand av, 20x122.6, Flatbush. Ellen J. wife of Adrian M. Snydam to George W. Lush. 280
 Winthrop st, s s, 92.6 w Nostrand av, 120x122.6. Release mort. Robert Waters, Mattituck, L. I., to Ella J. Williamson. nom
 Wall st, s e s, 282.5 n e Broadway, 20x87.6x20x 88.6. George Loffer to Chas. Loffer. 1,510
 Warren st, n s, 290.6 w Nevins st, 17x100. Lizzie E. Stead, Philadelphia, Pa., to William E. Connor. 1,900
 Webster pl, e s, 158.7 n Prospect av, 18x95. Alexander Matthews to Johan Schroeder. Mort. \$1,400. 2,550
 Weirfield st, s e s, 255 n e Broadway, 20x100, h & l. James Gascoine to Jas. Murphy. nom
 Weirfield st, s e s, 240 n e Bushwick av, 20x 200 to Margaretta st. Evergreen av, north cor Margaretta st, 20x 100. Parthenia wife of James Murphy to James Gascoine. nom
 3d st, easterly cor North 13th st, 93.1x373 to North 13th st, x361.2. Bedford av, westerly cor North 13th st, 25x100. Samuel I. Hunt to John J. Clancy. 8,896
 South 4th st, n s, 80 w 2d st, 20x75, h & l. South 4th st, n s, 280 w 2d st, 20x102. Michael L. Bradley to John J. O'Brien. nom
 Same property. John J. O'Brien to Rose wife of Michael L. Bradley. nom

5th st, s s, 238.10 w 6th av, 94x100. John D. Fish, Hempstead, L. I., to Thomas Butler. 7,200
 46th st, n s, 260 e 4th av, 20x100.2. Edward T. Hunt, exr. and trustee T. Hunt, to Henry J. Finckenhauer. 165
 Atlantic av, n s, 200 w Albany av, 400x99.1. Atlantic av, n s, 140 e Brooklyn av, 60 to St. Andrews pl, x 99. 6th av, e s, extends from Carroll st to President st, 200x92.6. Louis Dejonge and ano., exrs. and trustees of F. Wiegand, to Florian Grosjean. 35,000
 Atlantic av, n w cor Van Sinderen av, 47x98.7. New Lots. Mary A. Miller to Jacob W. Erregger. 2,500
 Atlantic av, n s, 120 e Brooklyn av, 20x99. Henry W. Hawkins to Alfred Tilly and Alexander Baker, of Tilly & Baker. 600
 Baltic av, s s, 75 w Snedeker av, 25x100, New Lots. Hannah wife of Ernest Kuhnla to Christopher F. Stettner. 425
 Bushwick av, s w s, 139.11 s e Greene av, 70.4x 237.7x70.5x235.8, h s & l. Benjamin F. Arcularius to August Trenkmann. Mort. \$5,000. 11,500
 Bushwick av, w s, 94.1 s Troutman st, runs west 61.6 x south 35.5 to n s of Myrtle av, x east 50 x north 45.10 x northeast 20.10 to Bushwick av, x west 25.6. Philipp Licht to Mary Licht. nom
 Clason av, w s, 311.4 s Gates av, which point is at s s of Jamaica av, now closed, 20x100. Mary Raymond, widow, to Elizabeth L. wife of George H. Chinnock. 6,500
 Carlton av, w s, 252.3 n Myrtle av, 37.6x100, h & l. Anna A. wife of and Alfred A. Fardon to William B. Lewis. Mort. \$4,500. 9,000
 Carlton av, e s, 287.3 n Myrtle av, 25x100. Abram P. Fardon, Washington, D. C., to William B. Lewis. Mort. \$3,000. 4,800
 Cropsey av, n w cor Bay 13th st, 94.9x340x72x 340.9, h s & l, New Utrecht. Elise F. wife of Carl L. Recknagel to Juliane C. E. A. wife of John H. Deetjen. Mort. \$5,000. 6,000
 Cooper av, n w s, 225 n e Bushwick av, 45.6x 100. Release mort. Charles Tatham, New York, to Walter E. Maryatt. 1,200
 Same property. Release mort. Same to same. 2,400
 Clinton av, w s, abt 250 s Myrtle av, 100x200 to Vanderbilt av. Eugene Crowell, exr. and trustee Eliz. F. Crowell, to John Englis, Jr. 42,500
 Conklin av, n w s, abt 130.4 n e Brooklyn & Rockaway Beach R. R., 50x60, Flatlands. Foreclos. Henry S. Bellows to Henry Brown. 620
 DeKalb av, s s, 66 w South Elliott pl, 21x59.8, h & l. Foreclos. Wyllys Benedict to Mary E. Webb. 11,400
 Eldert av, e s, 90 s Bay av, 25x100, East New York. Mary Lynum to Margaret wife of John Keenan. Mort. \$700. 1,800
 Eldert av, e s, 175.7 n Atlantic av, 50x100, New Lots. Gilliam Schenck to William Maloney. Q. C. Correction deed. nom
 East New York av, Stone av, Liberty av and Williamson av, the block from centre lines, East New York. Release mort. Abby E. Cleveland, Poughkeepsie, to Henry W. Cleveland. nom
 Gates av, n s, 22 w Stuyvesant av, 18x75. Jonathan R. Powell, of Chatham, N. Y., individ. and as exr. of Anna M. Powell, to George F. Torbeck. 4,250
 Grand av, w s, 25 s Dean st, 17x80. Henry Irwin and George W. Conselyea, individ., and as exrs. W. Conselyea, to Winfield S. Booz. 850
 Grand av, No. 247, e s, 225.3 n Lafayette av, 21.10x100, h & l. Frederic R. and Charles Couderd, joint tenants, to George G. Guion. nom
 Same property. George G. Guion to M. J. Loftus. Mort. \$2,500. 4,050
 Grand av, w s, 82.6 s Pacific st, 27.6x100, h & l. Thomas Moran to John J. Moran. gift
 Same property. John J. Moran to Mary wife of Thomas Moran. gift
 Hudson av, e s, 56.7 n York st, 18.6x50. Frank H., George A., Moses W., Eugene, Effie J. and Margaret A. Embler, Newburg, N. Y., to Kate W. R. Dickey, Newburg, N. Y. 6-8 part. 900
 Howard av, e s, extgd from Macon st to McDonough st, 200x100. Maria wife of Patrick Mulledy to William Ziegler. M. \$3,500. 7,000
 Howard av, s w cor McDonough st, 100x100. Asa W. Tenney to Nathaniel W. Burtis. 1,000
 Henry av, w s, 150 s Baltic av, 50x100, h & l, East New York. Christopher F. Stettner to Michael F. Wozniak and Emilie E. his wife. Q. C. 500
 Knickerbocker av, south cor Palmetto st, 100x 100. Anson W. Turner to Justus Schoenewald. 2,600
 Lexington av, n s, 325 e Sumner av, 100x100. George H. Danforth, Madison, N. J., to Joseph C. Hoagland. 5,000
 Meeker av late Newtown pike, n s, 40 w Humboldt late Smith st, 27.6x100. Emeline Smith, Jamaica, L. I., to Eliza M. wife of Addison Smith, New York. C. a. G. 1877. nom
 Meeker av late Newtown pike, n s, 45 w Smith st now Humboldt st, 27.6x100. Eliza M. wife of Addison Smith to John D. Deetjen. C. a. G. All taxes and assessmts. 275
 New Nostrand av, s w cor Bedford road, 73x— to Bedford road, x125, Flatbush. Benjamin F. Dalton to Theodore A. Sarton. 400
 Putnam av, No. 248, s s, 240 w Nostrand av, 20 x100, h & l. George S. Hill to Sarah A. Walgrove, widow. 6,000

Rockaway av, w s, 98.7 n Atlantic av, 69x97.6. Edward F. Browning to Byron A. Beal. 1,800
 Ralph av, n e cor Bainbridge st, 100x110. Julius B. Davenport to Nathaniel W. Burtis. Mort. \$2,500 and taxes for 1885. 5,000
 Same property. Nathaniel W. Burtis to William Ziegler. Mort. \$2,500. 5,000
 Ralph av, w s, 18 s Bainbridge st, 72x90. Elizabeth wife of James Phelan to Julius B. Davenport. Mort. \$12,000. 1,200
 Rogers av, w s, 164.1 s Prospect pl, 16.6x100, h & l. Charles F. Jones to Carleton Mendenhall. 3,000
 Same property. Release dower. Anna M. wife of Charles F. Jones, Westchester, Pa., to same. nom
 Surf av, n s, 132 w of B. B. Elevated Railway, 18x150, Coney Island. Frank Yorkel to Paul Bauer. nom
 Surf av, n s, at centre proposed West 8th st, runs northeast 170 to N. Y. & Coney Island R. R., x northeast abt 100 x southwest 232.4 to Surf av, x west 100, Coney Island. Paul Bauer to Gevert Wendelken. 15,000
 Stuyvesant av, n e cor Quincy st, 20x88. Foreclos. Albert Daggett, sheriff, to William Alexander. 1878. 4,100
 St. Marks av, s s, 250 e Underhill av, 25x100, h & l. James Early to Mary A. Murphy. 1,300
 Tompkins av, w s, 40 n Ellery st, 20x100, h & l. Rosa wife of Louis Deppe to Charles Arnold and Catharine his wife. 5,500
 Vernon av, n s, 80 e Tompkins av, 20x20. Release mort. Phebe P. Kissam, Flushing, L. I., to Virginia A. wife of John H. Kleine. nom
 Washington av, e s, 108 n Willoughby av, 42x100, hs & ls. John H. Smith to John A. Mapes, New York. nom
 Willoughby av, s e cor Grand av, 40x90. Thomas H. Robbins to Robert L. Carpenter. 30,000
 3d av, n e cor 48th st, 25.2x100. }
 3d av, e s, 50.2 s 49th st, 50x100. }
 Edward T. Hunt, exr. and trustee T. Hunt, to Edward Raifer, New York. 2,690
 3d av, s w cor Schermerhorn st, runs southwest 50 x northwest 75 x northeast 22 x southeast 16.6 x northeast 28 to Schermerhorn st, x southeast 58.6, hs & ls. Clara wife of Joseph T. Rook to Emma B. wife of Benjamin F. Newhouse, George F., Lillie, Charles J., Jr., Minnie B. and Lulu Fisher. 6-7 part. C. a. G. nom
 5th av, w s, 21 n Garfield pl, late Macomb st, 21 x95.9. Mutual Benefit Life Ins. Co., Newark, N. J., to Theodore Macknet, Newark, N. J. nom
 Same property. Theodore Macknet to The Mutual Benefit Life Ins. Co., Newark, N. J. nom
 5th av, w s, 39 s 19th st, 18x52. }
 19th st, s s, 52 w 5th av, 16x75. }
 James MacKiverkin to Gustav A. F. Tiedmann and Elizabeth his wife. M. \$2,000. 8,000
 6th av, w s, 60 n Prospect pl, late Warren st, 20x105.5. James L. Abbot, trustee Jos. M. Barney, admr., &c., James H. Barney, dec'd, and Robert L. Barney to Thomas Bracken. Release mort. nom
 7th av, s e s, 100 s w 13th st, 80x87.10. Release mort. Mary L. Granniss, Newark, N. J., to Ranson F. Clayton. nom
 15th av, east cor 68th st, runs northeast 89.3 to n w s of New Utrecht av, x northwest 55.8 x northwest 63.9 to 15th av, x southwest 50, New Utrecht. George E. Nostrand to Abraham C. Lutkins. 212
 15th av, s e s, 50 n e 68th st, runs northeast 125.1 x southeast 2.3 to New Utrecht av, x south 140.6 x northwest 63.9, New Utrecht. George E. Nostrand to Abram C. Shelby. 125
 Flatbush plank road, w s, 141.3 n Church lane, 141.3x213.5x79.7x134.4x285. Flatbush. John L. Zabriskie et al., exrs. Abby L. Zabriskie, to Sarah B. Prince. 16,000
 Flatbush to Bedford road, s s, plot 591-100 acres, Flatbush. Edward S. Brayton, Utica, N. Y., to James D. Lary. 10,000
 Interior lot, 200 w Brooklyn av and 125.3 n Park pl, runs north 5 x east 50 x south 2.6 x east 25 x south 2.6 x west 75. William Brown to Daniel P. Darling. Q. C. nom
 Same property. Jeanette G. Brown, widow, to same. Q. C. nom
 Interior lot, 63 n Halsey st and 188 e Nostrand av, runs north 37 x east 370 x — to beginning. Hamilton A. Weed to James D. Lynch. 1882. Taxes, &c. 1,000
 Same property. George W. Mahoney to Hamilton A. Weed. 1882. Taxes, &c. 1,000
 Interior lot, 80 s of Nassau av and 94.9 e Lorimer st, runs south 20 x east 15x20x15. John J. Randall and William G. Miller to Henry Weyand. 200
 Lot 52 map 500, Windsor Terrace, Flatbush. Alfred C. Chapin, Comptroller State New York, to Michael E. Finnegan. Tax deed. 15
 Plot in 8th Ward, adj land of Thomas Hunt, runs east 7 chains and 2 links along late Delaplaine, x east to a line parallel with 6th av and 400 e therefrom, x south 449 x west to beginning. The New York Savings Bank to Catharine wife of Francis Burke. 1,500
 Part of old lot 6 map common lands, Gravesend, 200x50x109.8x50.10x100 to school-house lot, x 101.7. Thomas Clear to Gershon Rusling. 2,000
 All title in estate, real and personal, devised to grantor, by William Bowne, dec'd. Hannah Bowne, Little Silver, N. J., to Mary E. Bowne. Release. 1,000
 Similar release. Andrew Bowne to same. 1,000
 Original high water line Newtown creek, at centre line Duck st and 320 n Fidge av, runs north to the bulkhead line, x east 260.2 to bulkhead on Whale creek, x south 467 to point opposite centre of Fidge av, x 34x400. Peo-

ple State of New York to James D. Leary. Letters patent.

WESTCHESTER COUNTY, N. Y.

DECEMBER 17 TO 30—INCLUSIVE.

EASTCHESTER.

Van Santwood, John—Kate A. Loomis, lot No. 493, on e s 3d av, Central Mt. Vernon. \$300
 Appel, Barbara—Abbie J. Thorn. lots Nos. 23 and 24, on w s 10th av, Central Mt. Vernon, 100x100. 5,250
 Patterson, John G.—Minnie E. Patterson, lot No. 845, on e s 10th av, Mt. Vernon, 100x105. 1
 Patterson, Frederick W.—John G. Patterson, same property. 1
 Hufnagel, Marie T.—George Hermes, part lot No. 2, on e s Union av, 215 ft from Washington st, 42x117. 630
 Treton, Hannah—Charles W. Plume, part lot No. 369, on w s 5th av, Central Mt. Vernon. 5
 McKeon, Miles—Michael Hoffmann, lot on w s Bleeker st, 40 s Bridge st. 100
 Darling, Alfred B., and Charles B. Crary—Edgar K. Brown, lot No. 234, e s Summit av, 500 n Linden av. 175
 Cash, Patrick—Charles Netter, part lots Nos. 310, 311 and 401, on e s 5th av, Mt. Vernon. 1,000
 Cash, Bridget and Patrick—Charles Netter, same property. 1,000
 Downing, Henry M.—Charles Netter, same property. 1,000
 Gahirty, Daniel Mc—Eva Doenges, lot No. 369, on e s White Plains roads, West Mt. Vernon. 1,075
 Ebertson, Peter B.—John H. Smith, lot No. 575, on s s 3d av, Wakefield, 100x114. 175
 Martin, Edward—Stewart B. Carlisle, lot No. north 1/2 425, on w s 5th av, 50x105. 1,500
 Fetigan, John—Ann E. Fetigan, gore, lot on e s 11th av, 300 s 3d st, Mt. Vernon. 1
 Dressel, Charles H.—Frank N. Glover, lot No. 684, on e s 8th av, Mt. Vernon, 100x105. 175
 McAlunan, Henry—Patrick Fallon, lots Nos. 413 and 414 on w s 5th av, each 100x105. 3,000
 Brown, Cornelia—John A. Farrington, lot No. 50 on s s South st, on map of Fleetwood, 70 x130. 100

MAMARONECK.

Premium Paint Co.—Henry Holt, lot No. 11 on e s Main Drive, adj Echo Bay, 83-100 acre. 3,258
 Berrian, Caroline and Lawrence—Louise A. Faurot, 2 acres on w s Westchester turnpike, adj P. J. Munro. 3,000

NEW ROCHELLE.

Flandreau, Ophelia W., et al., by D. R. Shiel, ref. —Adrian Iselin, Jr., lot on road leading from steamboat landing to New Rochelle Village, adj Willet Seacor. 1,900
 Iselin, Adrian, Jr.—Fanny E. Clark, lot on s e s Pelham road, 225 e cor Town Dock road. 11,025
 Hoyerman, John P.—Eugene Lambden, lot on w s Woodland av, 188 s e Main st. 1,359
 Iselin, Adrian, Jr.—Sarah E. Babcock, lot No. 8 on map of Residence Park, on e s Hemlock pl. 1,160
 Premium Paint Co.—Henry Holt, lot No. 34 on w s Main Drive, adj Shore Echo Bay, 1 31-100 acres. 1,176
 Same—same, lot No. 14 on w s road leading to Mill Dam, adj Echo Bay, 1 61-100 acres. 6,516
 Same—same, lot No. 16 on w s Main Drive, adj Echo Bay, 1 73-100 acres. 3,529
 Lusk, William T.—Henry Holt, lot No. 15, on w s Main drive, adj Echo Bay, 1 88-100 acres. 4,847
 Iselin, Adrian, Jr.—Laura A. Buck, lot on s s Pelham road, adj Le Count. 11,000
 Same—Wm. Baber, lots Nos. 134, 135 and 136 on map of a residence park on Elm st. 1,575

PELHAM.

Belden, Emma R.—Wm. E. Magie, lot on w s Main st, adj n s Horton's lane, 5 5-6 acres, also lot on n s Horton's lane, 1/2 acre, also lot on shore of sound, also lot on s s Elm av, adj Gilbert F. Haines, on City Island. 10
 Magill, Wm. E.—William Beldeir, same property. 10

WESTCHESTER.

Miller, William—Val. Malzusi, east 1/2 lot No. 450 on s s 30th av, Wakefield, 52.6x114. 200
 Berrian, John—Elizabeth Allison, lot No. 105 on s s 1st av, Village of Jerome, 25x125. 200

WHITE PLAINS.

Phillips, Mary A. and John—School District No. 1, lot No. 23 on w s Horton av, 50 x132. 3,600
 Beltz, Frederick, assignee of Franklyn Martin—John Phillips, s e cor Grove st and Martine av, 50x97. 500
 Pullen, Hester—Edward R. Phelps, 5 acres on s e cor land of William H. Albro, adj Harlem R. R. 4,500
 Phelps, Edward R.—Samuel R. Pullen, n e cor lands of John O. Bryne, adj Harlem R. R., 3 614-100 acres. 3,000
 Ryerson, William—George Caulfield s s road leading from White Plains to Purchase, 20 acres. 1,500
 Cameron, Sarah M. and William S.—Richard Maney, lot at s e cor Lexington av and Hamilton av. 2,100
 Byrne, Richard, exr. of and or by J. S. Mitchell, ref.—Stephen V. Albro, 2 lots on s s Railroad av, adj John R. Smith, 160 ft front, 18,416
 Albro, Stephen V.—William H. Albro, same property. 18,416

YONKERS.

Odell, James B., and John J. Litterandt—

Joseph McMahon, s s Irving pl, 189 e Warburton av, 28x101. 1
 McMahon, Joseph—Caroline F. Otis. Same property. 5,500
 Fountain, William H.—Frederick A. Garnjoist, lots Nos. 73, 75 and 77 on w s Nepperhan av, formerly Croton av. 934
 Finlay, Margary—Elizabeth Andrews, lot on s s Brook st, 70 w School st, being rear of lots Nos. 45, 47 and 49 School st, 30x74. 1
 Cleveland, Cyrus—James Castle, lots Nos. 10 and 12 on e s Garret st, 53 s Elm st, 50x100. 405
 Same—George Davis, lots Nos. 17 and 19 on w s Centre st, 200 s Elm st, 50x100. 605
 Same—James Chinnery, lot No. 38 on e s Alder st, 470.3 s Elm st, 25x100. 200
 Same—Michael Clinnery, lot No. 36 on e s Alder st, 420.3 s Elm st, 25x100. 400
 Same—Mary Smith, lot No. 28 on e s Cliff st, 257 s Elm st, 25x100. 400
 Tasheira, David P.—Wm. J. Northrup, lots Nos. 233, 234 and 235 on w s Prescott st. 1
 Hurd, Asa—Catharine Donoghue, lot No. 13 on w s Cliff st. 800
 Copcutt, John—John A. East, lot on s s Main st, 25x135. 3,450
 Forsyth, Francis—Mary J. Forsyth, lots Nos. 153 and 154 on n s Centre st, 25 ft front each. 2,000
 Forsyth, John A.—Francis Forsyth, same as above. 2,000
 Cakalate, Sylvanus—Matilda Grimmell, lot on s w cor Nepperhan av and Morgan st. 11,000
 Cleveland, Cyrus—William Murphy, e s Centre st, 58 s Elm st, 25x100. 160

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 time 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.

DECEMBER 24, 25, 26, 28, 29, 30.

Adey, Anna N. M., to Marie W. Walker. 110th st, No. 63 East, n s, abt 213.4 w 4th av, 16.8x100.11. Oct. 15, demand. \$500
 Aldhous, Frederick, to Anthony Smyth. 6th av, w s, 24.11 s 136 st, 50x75. December 23, 3 months. 6,000
 Alliano, Antonio, and Raffalli Guidetti to J. Frederic Kernochan. Marion st, Nos. 23 and 25, e s, 50.8x99.5x51x99.3. Dec. 21, due Dec. 24, 1886. 3,000
 Adair, James, to William R. and L. Stewart, trustees L. Stewart, dec'd. 41st st. P. M. Dec. 26, 3 years, installs. 15,000
 Amend, Bernard, to THE BANK FOR SAVINGS, City of New York. Orchard st. No. 55, w s, 200 n Hester st, 25x87.6. Dec. 30, 1 year, 4 1/2 %. 3,000
 Baum, Harris, to Edward Winslow, East Orange, N. J. Bayard st, s e cor Mulberry st, 25x50. Dec. 28, due Dec. 29, 1890. 3,250
 Same to same. Bayard st, s s, 25 e Mulberry st, 3 lots, each 25x50x24.6x50. 3 morts., each \$2,250. Dec. 28, due Dec. 29, 1890. 6,750
 Brady, James F., mortgagee, with Robert A. Joyce. Agreement as to building loan. Recorded Oct. 19. nom
 Bryan, Frances A., wife of Oliver, to William S. Brown, Tarrytown. Hunts Point road, s w cor Lafayette av, 405.6x822.6x445 to av, x—. Dec. 1, 1 year. 5,000
 Buckley, Richard W., to THE EQUITABLE LIFE ASSUR. SOC., U. S., secures debt of said Buckley and Robert McCafferty. 73d st, s s, 100 e Madison av, 22x102.2. Dec. 28, due Jan. 1, 1887, 5 %. 32,000
 Same to same, secures debt of said Buckley and Robert McCafferty. 73d st, s s, 122 e Madison av, 20x102.2. Dec. 28, due Jan. 1, 1887, 5 %. 28,000
 Same to same. 73d st, s s, 142 e Madison av, 22 x102.2. Dec. 28, due Jan. 1, 1887, 5 %. 32,000
 Same to same. 73d st, s s, 164 e Madison av, 20 x102.2. Dec. 28, due Jan. 1, 1887, 5 %. 28,000
 Same to same. 73d st, s s, 184 e Madison av, 20 x102.2. Dec. 28, due Jan. 1, 1887, 5 %. 28,000
 Same to same. 73d st, s s, 204 e Madison av, 17 x102.2. Dec. 28, due Jan. 1, 1887, 5 %. 22,000
 Same to same. 73d st, s s, 221 e Madison av, 23 x102.2. Dec. 28, due Jan. 1, 1887, 5 %. 32,000
 Same to same. 73d st, s s, 243 e Madison av, 20 x102.2. Dec. 28, due Jan. 1, 1887, 5 %. 28,000
 Same to same. 73d st, s s, 263 e Madison av, 17 x102.2. Dec. 28, due Jan. 1, 1887, 5 %. 22,000
 Same to same. 73d st, s s, 280 e Madison av, 20 x102.2. Dec. 28, due Jan. 1, 1887, 5 %. 28,000
 Barnes, Ambros E., adj. Brooklyn, to Martin E. Kingman. Canal st. P. M. Dec. 23, installs. 5 %. 160,000
 Benson, Sarah, wife of and Abraham E., to Robert Benjamin. 8th av, w s, 75.3 s 94th st, 50x100. Sub. to mort. \$44,000. Dec. 22, 1 year. 5,000
 Bornkamp, Henry, to Martin Disken. 7th av, e s, 40 n 127th st, 40x100. Sub. to morts. \$62,500. Dec. 22, 6 mos, credit for material. 3,500
 Bowne, Ida S., wife of and Walter, Garden City, L. I., to Sarah King. 72d st, n s, 331 e 10th av, 18.6x102.2. Dec. 24, due Jan. 1, 1889, 4 1/2 %. 20,000

Bechtold, Jacob, Brooklyn, Ernest Schiefer and George Sterzer to Agnes H. Davies, Brooklyn, 78th st, s, 144 w Av. A, 25x102.2. Dec. 26, due Jan. 1, 1896, installs. 13,000

Benjamin, Samuel N., to Hettie L. wife I. Downer Weed, Brooklyn. 146th st, s, 250 w St. Ann's av, 25x100. Dec. 28, 3 years. 700

Same to same. 146th st, s, 255 w St. Ann's av, 25x100. Dec. 28, 3 years. 700

Bouton, Leah wife of Edwin to Edward K. Bryar, Huntington, L. I. 7th st, s, 115.9 w Av D, 22.9x90.10. Dec. 24, 5 years. 1,500

Beckman, David, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, city of New York. 2d av, e, s, 120.5 s 55th st, 20x64. Dec. 30, 1 year. 4,000

Canaan, Simon, to Elias Goodman. Baxter st, No. 52. P. M. Dec. 30, installs. 1,500

Coons, Herman, to Clara and Fannie H. Lagrave. 72d st. P. M. Dec. 26, due Dec. 28, 1887, 5%. 32,000

Cogswell, Elizabeth R., widow, to Emma G. Lathrop, Newark, N. J. 24th st, s, s, 80 w 4th av, 20x49.4. Dec. 23, 3 years, 5%. 13,000

Chilton, Mary S., to THE GREENWICH SAVINGS BANK. 5th av, e, s, 69 n 19th st, 22.6x100. Dec. 23, due Jan. 1, 1887, 5%. 4,000

Cohn, Therese, to Emma wife Max Oppenheimer. 58th st, n, s, 65 w Lexington av, runs north 20.5 x west 5 x north 80 x west 20 x south 100.5 to 58th st, x east 25; Lexington av n w cor 58th st, 20.5x65. Sub. to mort. \$19,500. Dec. 28, 3 years, 5%. 15,000

Calkins, Hiram, to THE EQUITABLE LIFE ASSURANCE SOC., U. S. 50th st, s, s, 216.8 e 7th av, 16.8x100.4. Dec. 24, due Jan. 1, 1890. 8,000

Campbell, Archibald, to Thomas Fenton. 169th st. P. M. Dec. 24, 5 years, 5%. 2,000

Christman, George B., and John A. Frey to Adam Schulz, Brooklyn. 13th st, n, s, 196 e Av A, 24.11x103.3. Dec. 24, 5 years. 13,000

Same to same. 13th st, n, s, 220.11 e Av A, 24.11 x103.3. Dec. 24, 5 years. 13,000

Conlon, Winifred, widow, and John P., heir S. Conlon, to THE UNION DIME SAVINGS INST., City New York. Worth st, n, s, 80.5 e Elm st, 25x93.3x25.4x93. All title. Dec. 26, due Nov. 1, 1888, 5%. 25,000

Cooper, Sarah A., and Harriet A. Pearson, mortgageors, with Merritt Trimble, exr. G. Trimble, dec'd. Extension of mortgage. Dec. 22. nom

Same with same. Extension of mortgage. Dec. 22. nom

Same with Jane K. Wyatt. Extension of mortgage. Dec. 22. nom

Chatellier, John D., to John E. Lockwood, Long Island City. Hudson st, w, s, 74.10 n Watts st, 17.7x48x20x26.2x52.7. Dec. 28, 2 years, 5%. 6,000

Cowen, Patrick, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 40th st, s, s, 475 w 8th av, 25 x98.9. Dec. 28, 1 year. 7,500

Davis, Edward A., to William Richensteen. Bloomingdale road, e, s, 103.4 n 130th st, runs east 100 x northeast to centre Byrd st, now closed, x northwest 117.8 to road x south 69. Sub. to mort. \$10,500. Dec. 22, due May 1, 1886, for material. 2,800

Dempsey, Eliza J. wife of Patrick, mortgageor, with George N. Manchester and William N. Philbrick, extension of reduced mortgage. Dec. 23. 400

Dale, Anna T., wife of James S., to Henry L. Morris. Walton av. P. M. Dec. 23, 3 years, 5%. 5,300

Dempsey, Eliza J., wife of Patrick, mortgageor, with George Hall. Agreement to extend and reduce mortgage and waiver of clause as to payments. Securing payment of interest on prior mort. Dec. 23. 2,000

Donohue, Owen, to Randolph Guggenheimer and Henry Clausen, Jr. 55th st, n, s, 80 e Av A, 100x100.5; Av A, e, s, extds from 54th to 55th st, 200.10x80; 55th st, s, s, 80 e Av A, 75 x80. Dec. 24, due July 1, 1886. 105,000

Same to same. Same property. P. M. Dec. 24, due May 1, 1886. 74,000

Donovan, Timothy, to John M. Knox et al, exrs. of R. S. Clark. 69th st. P. M. Dec. 21, due Dec. 22, 1888, 5%. 7,500

Donovan, Mary wife of John J., to James Clark. 88th st, n, s, 289.4 e 1st av, 13.8x100.8. Sub. to two mort. Dec. 24, due Aug. 1, 1886. 500

Doyle, Andrew T., to John J. Jones and ano., exrs. of D. Jones. 48th st, n, s, 350 w 11th av, 100x72.6x100x74.6. Dec. 24, 2 mos. 4,000

Same to same. Same property. P. M. Dec. 24, 3 years. 12,000

Dougherty, James E., to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. Willis av, n w cor 144th st, 50x106. Dec. 21, 1 year. 7,000

Dornbusch, Ernst, to John M. Canda and John P. Kane, of Canda & Kane. 62d st, s, s, 200 w 10th av, 100x100.5. Sub. to all mort. Dec. 24, due July 1, 1886. 3,000

Downes, Ann, and Catharine Gilmartin, Jersey City, and James Lyaugh to Louise Cook. James st, No. 88, e, s; 25x100. Dec. 30, due Feb. 1, 1886, 5%. 350

Dwyer, Denis J., and Bernard Havanagh to THE MUTUAL LIFE LIFE INS. Co., New York. 90th st. P. M. Dec. 30, 1 year. 5,000

Erdmann, George, to THE WASHINGTON LIFE INS. Co. 42d st, s, s, 113 w 1st av. P. M. Dec. 29, due Dec. 1, 1886, 5%. 21,000

Same to same. 42d st, s, s, 141 w 1st av. P. M. Dec. 29, due Dec. 1, 1886, 5%. 21,000

Same to same. 42d st, s, s, 169 w 1st av. P. M. Dec. 29, due Dec. 1, 1886, 5%. 21,000

Same to same. 42d st, s, s, 197 w 1st av. P. M. Dec. 29, due Dec. 1, 1886, 5%. 21,000

Edwards, Arabella S. wife of Alfred L., to George J. Magee, of Watkins, N. Y. 79th st, n, s, 128.1 e Madison av, 13.11x102.2. Feb. 7, 1883. 15,000

Fish, Ferdinand, to Glorvina R. Hoffman, widow. 42d st, No. 57 W. Leasehold; part of P. M. for building. Dec. 21, due May 1, 1891. 11,000

Same to same, 42d st, No. 59 W. P. M. for building; leasehold. Dec. 21, due May 1, 1891. 11,000

Foster, Kate M., widow, to Alexena S. Buchanan. 32d st, No. 302, s, s, 58.11 w 8th av, 21.5 x49.4. Dec. 24, 5 years, 5%. 7,000

Fonner, James S., N. Y., and Sarah E. wife of John R. Lowther, Brooklyn, to Harvey Hoyt, Stamford, Conn. 71st st, n, s, 225 e 11th av, three lots, each 33.4x102.2. 3 mort., each \$2,500. Dec. 28, 1 year. 7,500

Same to George L. Pease, substituted trustee A. Brown, dec'd. 71st st, n, s, 275 e 11th av, 16.8x102.2. Dec. 29, 5 years, 5%. 12,500

Same to William P. Woodcock, Bedford, N. Y. 71st st, n, s, 258.4 e 11th av, 16.8x102.2. Dec. 29, 5 years, 5%. 12,500

Same to Alfred C. Cooper. 71st st, n, s, 291.8 e 11th av, 16.8x102.2. Dec. 29, 5 years, 5%. 12,500

Same to James D. Buchanan. 71st st, n, s, 308.4 e 11th av, 16.8x102.2. Dec. 29, 5 years, 5%. 12,500

Same to Mary E. Andrews et al, trustees T. Andrews. 71st st, n, s, 225 e 11th av, 16.8x102.2. Dec. 29, 3 years, 5%. 12,500

Same to same. 71st st, n, s, 241.8 e 11th av, 16.8x102.2. Dec. 29, 3 years, 5%. 12,500

Goetz, Michael L., to George Ehret. 2d av, e, s, 20.11 s 121st st. P. M. Sub. to mort. \$6,000. Dec. 30, due Jan. 1, 1887. 2,000

Same to THE HARLEM SAVINGS BANK, City New York. Same property. P. M. Dec. 30, 1 year, 5%. 6,000

Graf, Joseph L. and Alexander, to Charles A. Post. Riverside av, e, s, 425 n 122d st. P. M. Nov. 20, due Dec. 19, 1888, or installs, 5%. 6,500

Same to Alfred C. Post. Riverside av, e, s, 400 n 122d st. P. M. Nov. 20, due Dec. 19, 1888, or installs, 5%. 6,500

Geoghegan, Elizabeth wife of Andrew, to Orleana R. E. Fell. 43d st, n, s, 171.1 w 2d av, 88.11x100.5. Dec. 23, due Dec. 24, 1888. 14,000

Goettmann, Albert to Charles M. Earle, trustee Margaret G. Earle. 104th st. P. M. Dec. 24, 3 years. 14,000

Goodrich, George W., to Mary Goodrich. Bayard st, s, s, 575 e Delancey pl, 100x106.5. Dec. 16, 3 years. 500

Gormley, Mary, and Michael Dooley to James J. Phelan. 55th st, s, s, 233.4 w 9th av, 20.10x78.7x21x81.3. Leasehold. Dec. 28, 1 year. 4,000

Hicks, Matthew, to John Schneider. 143d st, n, s, 215 w Brook av, 25x100. Dec. 29, 3 years, 5%. 3,500

Hirshkind, Emanuel, and Simon Adler to Horace S. Ely, trustee of Louisa S. Freeman. 77th st. P. M. Dec. 30, 3 years, 4 1/2%. 5,000

Horstmann, Frederick, to John Volz and Rosa Hoffmann. 1st av. P. M. Dec. 1, 1 yr. 9,500

Hershfield, Aaron, to Robert Willets, Flushing, L. I. East Broadway, n, s, 52.3 w Clinton st, 26.1x111.4 to Division st x 26.1 x 111.8. Dec. 15, 3 years, 5%. 15,000

Higgins, Elizabeth, M., Brooklyn, to Charles N. Peed, Brooklyn. 22d st, s, s, 120 w 5th av, 26.3x98.9. Dec. 26, 2 years, 5%. 4,500

Hollingsworth, William S., to Abian B. Vandusen. 6th av. P. M. Dec. 16, 5 years, 5%. 5,500

Hagan, Thomas, to Jane L. Swift, Elizabeth, N. J. 56th st, n, s, 275 w 2d av, 25x100.5. Dec. 26, 1 year, 5%. 4,000

Same to same. 56th st, n, s, 250 w 2d av, 25x100.5. Dec. 26, 1 year, 5%. 4,000

Hennessy, Daniel, to Maurice M. Sternberger, guard. of Clara B., Isidor G., and Henry S. Sternberger. 67th st, n, s, 84 e Madison av, 21x100.5. Dec. 24, 5 years, 5%. 35,000

Jacobs Charles, to Heyman Harris. Division st. P. M. Dec. 28, due Jan. 1, 1889, 5%. 1,500

Jencks, Francis M., to Simeon E. Church. 89th st, s, s. P. M. Dec. 1, due Dec. 26, 1886. 2,000

Juch, William A., to Robert L. Reade, exr. R. Reade. 2d av, n e cor 101st st, 25.11x75. Dec. 14, due May 1, 1889. gold, 14,000

Juch, Wilhelmine, wife of William A., to James H. Woods. 2d av, e, s, 75.11 n 101st st, 25x75. Dec. 30, 3 years. 12,000

Same to Paulina A. Morgan. 2d av, e, s, 50.11 n 101st st, 25x75. Dec. 30, 3 years. 12,000

Same to Jacob S. Lazarus. 2d av, e, s, 25.11 n 101st st, 25x75. Dec. 30, 3 years. 12,000

Same to Louise, wife of Andrew N. Jung, Brooklyn. 101st st, n, s, 75 e 2d av, 25x100.11. Dec. 30, 3 years. 8,000

Same to John H. Roosevelt, Poughkeepsie. 101st st, n, s, 150 e 2d av, 25x100.11. Dec. 30, 5 years. 9,000

Same to James Roosevelt and ano., exrs. Isaac Roosevelt. 101st st, n, s, 100 e 2d av, 25x100.11. Dec. 30, due Nov. 1, 1890. 9,000

Same to same. 101st st, n, s, 125 e 2d av, 25x100.11. Dec. 30, due Nov. 1, 1890. 9,000

Keboe, James, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. Hudson st, No. 149, s w cor Hubert st, 19x97. Dec. 29, 1 year. 7,000

Kendall, Daniel A., Brooklyn, to William Demuth. 23d st, No. 130, s, s, 300 w 6th av, 25x98.9. Dec. 30, 5 years, 5%. gold, 30,000

Klein, Benedict, A., to Mitchel Valentine. 50th st. P. M. Dec. 30, 1 year. 8,500

Kane, William S., mortgageor, with Henry Weil. Extension of mortgage. Dec. 26. nom

Kilpatrick, Edward and Julia A. S., his wife, to Harriet Overhiser. Madison av, n w cor 80th st, 22.2x70; 86th st, n, s, 100 e 5th av, runs east 54.7 x northwest 1.7 x north 99.8 x west 51.1 x south 60.8 x northwest to point 100 from 5th av, x south 41.9. Dec. 26, 8 months. 30,000

Koch, Elias, to Alphonse Koch. 78th st, s, s, 158.4 e 3d av, 13.4x102.2. Dec. 28, 2 years. 2,500

Krebs, Henry, and Sophie his wife, to Mary A. Farley. 67th st, n, s, 150 w 11th av, 50x100.5. Dec. 29, 5 years, or installs. 5,000

Kyritz, Charles, to Frederic J. Middlebrook, Brooklyn. Greenwich st. P. M. Dec. 29, 3 years, 5%. 4,000

Loewer, Valentine, mortgageor with Ambrose Snow et al, exrs. and trustees John S. Young, dec'd. Extension of reduced mortgage. December 26. nom

Luers, Henry, Amelia M. Raffloer and Eliza T. Mathey to Louis Raffloer. West st, Nos. 287 and 288, e, s, 84 s Hoboken st, 46x100. Dec. 11, 3 years. 17,500

Loew, Charles E. and Edward V., to THE MANHATTAN SAVINGS INST. 8th av, s e cor 56th st, 66.11x100. Dec. 24, 1 year, 4 1/2%. 90,000

Lewisohn, Leonard, mortgageor, with THE BANK FOR SAVINGS, City New York. Extension of mortgage. Oct. 19. nom

Loster, John, to Mayer Gottlieb. 3d av. P. M. Dec. 26, 2 years. 10,000

Lyon, John D., to Thomas Stokes. 57th st, n, s, 400 w 5th av, 50x100.5. December 22, 1 year, 5%. 125,000

Lennon, William F., to Siegmund T. Meyer. 70th st, n, s, 113 e 1st av, runs north 100.5 x east 50 x south 45.1 x east 50 x south 55.4 to 70th st, x west 100. Sub. to mort. \$20,000. Nov. 12, demand. 18,000

Lawton, George B., to THE EQUITABLE LIFE ASSUR. SOC., U. S. West st, Gansevoort st. See Conveys. Dec. 28, due Jan. 1, 1891. 175,000

Same to George L. Kingsland et al, exrs. A. C. Kingsland. West st, Gansevoort st. P. M. Dec. 24, due Dec. 28, 1888, installs. 15,000

Loeb, Jeannette, wife of Simon, to THE GERMAN SAVINGS BANK, New York. 47th st, No. 327, n, s, 375 e 2d av, 25x100.5. Dec. 24, due Dec. 28, 1886. 5,000

Lawton, George B., to Louisa de Macellin Thackeray, Brooklyn. Gansevoort st, Nos. 118 and 120, s, s, 50 w West st, 50x81.8. Dec. 28, 1 year. 5,000

Same to Joseph W. Felter, Matawan, N. J. Gansevoort st, Nos. 114 and 116, s w cor West st, 50x81.8. Dec. 28. 2,000

Lese, Louis, to Wolf Silverman. 3d av, w, s, 49.4 n 28th st, 24.8x120. Oct. 1, 1 year, 5%. 20,000

Lynch, John, to Lambert S. Quackenbush. 3d av, e, s, 95 s 120th st, runs south 31 x east 125 x north 26 x west 25 x north 25 x west 10 x south 20 x west 90. Dec. 30, due Jan. 1, 1887, 1,000

Same to James Snydam. Same property. Dec. 30, due Jan. 1, 1889, or sooner. 7,500

McMillan, Samuel, to Richard S. Grant. Boulevard, 105th st. P. M. Dec. 30, 3 years, 5%. 13,333

Same to Mary A. P. Draper, trustee H. Draper. Boulevard, e, s, 104.5 n 104th st. P. M. Dec. 30, 2 years, 5%. 8,889

Menzel, Arthur, to James Williams. 123d st, n, s, 290 w 7th av, 30x100.11. Dec. 8, 1 year. 500

Maccabe, Isaac J., to John H. Henshaw, trustee of Elizabeth G. Sprague, dec'd. Goerck st, w, s, 75 e Delancey st, 25x100. Dec. 28, due May 1, 1886. 9,500

Manning, William D., to Henry Van Schaick. 9th av, 89th st. P. M. Dec. 28, 2 years or installs, 5%. 20,000

MacRae, Mary J., wife of Charles, to Frederick N. Dubois. St. Nicholas av. P. M. Dec. 1, due Aug. 1, 1893, 5%. 2,000

Mathies, William T., and Harry Overington to Julia A. Bunting. 135th st. P. M. Dec. 15, 1 year. 2,500

Meagher, James T., to The General Synod Reformed Church in America. 59th st, s, s, 250 e 2d av, three lots, each 25x100.5. Three mort., each \$2,000. Dec. 26, 3 years. 60,000

Menzel, Arthur, to Grenville A. Kissam et al, trustees of Lucy E. Reynolds. 122d st, n, s, 290 w 7th av, 15x100.11. Dec. 24, 1 year. 9,000

Same to James Williams. Same property. P. M. Dec. 8, 1 year. 1,250

Same to Augustus F. Holly and ano., trustees of Mary K., A. F., Jr., Louisa R. and J. K. Holly. 122d st, n, s, 305 w 7th av, 15x100.11. Dec. 24, 1 year. 9,000

Same to James Williams. Same property. P. M. Dec. 8, 1 year. 1,250

Merritt, William J., to Joseph W. Fiske. 95th st, s, s, 307 e 10th av, 18x100.8. Sub. to mort. \$9,000. Dec. 8, 6 months. 2,500

Same to same. 95th st, s, s, 325 e 10th av, 18x100.8. Sub. to mort. \$9,000. December 8, 6 months. 2,500

Myers, Angelo L., to Angelo E. Myers et al., trustees under will of L. Myers, dec'd. 112th st, n, s, 375 e 8th av, 250x100.11. Dec. 23, 1 year, 5%. 20,000

McQuade, Francis, to Edward Oppenheimer and Isaac Metzger. 71st st, s, s, 100 w 1st av, 225x100.4. Building loan. Nov. 21, due Sept. 1, 1886. 48,000

Same to same. Same property. P. M. Nov. 21, due Sept. 1, 1886. 20,500

Mitchell, Carrie, wife of and Michael, to THE MUTUAL LIFE LIFE INS. Co., New York. 127th st, s, s, 154 w 7th av, 18x99.11, already mortgaged to party second part, Dec. 29, 1 year. 5,000

Nicoll, William G., Babylon, L. I., to Frances F. Hitchcock, Morristown, N. J. 94th st, n s, 175 e 2d av, 75x100.8. Dec. 26, 3 years, 3,500
 Same to Stephen Duncan, Natchez, Miss. 94th st, n s, 250 e 2d av, 75x100.8. Dec. 26, 3 years, 3,500
 Noelke, Johanna, wife of Peter, Jersey City, to The Roosevelt Hospital. 2d av, No. 773, w s, 98.9 s 42d st, 24.8x80. Dec. 29, due Nov. 15, 1885, 5%. 14,000
 Niebuhr, Margaret E., wife of Henry P. to Thomas M. Tyng. 93d st, n s, 175 w 9th av, 25x—. Dec. 21, 1 year, 2,500
 Same to same. 93d st, n s, 150 w 9th av, 25x—. Dec. 21, 1 year, 2,500
 Offerman, Henry, Hoboken, N. J., to George A. Quinby, committee of Julia T. Sneden. William st, Nos. 57 and 59. P. M. Dec. 24, 3 years, 4%. 45,000
 Oppenheimer, Jacob, to Meyer L. Sire. 59th st, n s, 200 e 11th av, 25x100; 59th st, n s, 325 e 11th av, 50x100. Dec. 23, demand. 10,000
 O'Reilly, Harriet L., to Manley A. Raymond. 7th av, w s, 65.6 n 24th st, 21.6x78.2. Dec. 24, 1 year, 384
 Pyle, James, to THE WASHINGTON LIFE INS. CO. 89th st. P. M. Dec. 28, due Dec. 30, 1886 5%. 45,000
 Paynter, Kate, formerly Miller, wife of Robert J., Brooklyn, to August Horrmann, Stapleton, S. I. Minetta st, No. 11, e s, 25x67.6. Dec. 26, 1 year, 5%. 1,000
 Perrine, Oscar E., John and Michael Collieran to Alfred C. Clark, Cooperstown, N. Y. 67th st. P. M. Dec. 23, 1 year, 5%. 8,000
 Phillips, Moss S., Brooklyn, to Benjamin F. Mayer. 9th av, w s, 75.8 n 89th st. P. M. Dec. 26, 1 year, 5%. 6,500
 Same to Solomon L. Mayer, trustee B. Mayer. 9th av, w s, 50.8 n 89th st. P. M. Dec. 26, 1 year, 5%. 6,500
 Postley, Clarence A., to THE MUTUAL LIFE INS. CO., New York. 5th av, s e cor 63d st, 27.1x100. Dec. 26, 1 year, 5%. 20,000
 Richardson, Marmaduke, to THE CITIZEN'S SAVINGS BANK, New York. 55th st, s s, 175 e 10th av, 25x90. P. M. Dec. 29, 1 year, 5%. 13,000
 Raubitschek, Max H., to Edward Roberts. 2d av, s w cor 104th st, 22x75. P. M. Dec. 24, 3 years, 5%. 12,000
 Same to same. 2d av, 22 s 104th st. P. M. Dec. 24, 3 years, 5%. 10,000
 Rich, Mary A., wife of and Franklin, to THE HARLEM SAVINGS BANK, N. Y. North 3d av, n w cor 156th st, 25.2x110x25x107.11; North 3d av, w s, 50.5 n 156th st, 50.4x116.3x50x112.1. Dec. 24, 1 year, 5%. 7,500
 Ricketts, George R. A., Elizabeth, N. J., to THE BANK FOR SAVINGS in the City of New York. 83d st, n s, 100 e 10th av, 19x102.2. Dec. 24, 1 year, 4 1/2%. 11,000
 Same to same. 83d st, n s, 119 e 10th av, 18.6x 102.2. Dec. 24, 1 year, 4 1/2%. 11,000
 Same to same. 83d st, n s, 137.6 e 10th av, 18.6x 102.2. Dec. 24, 1 year, 4 1/2%. 11,000
 Same to same. 83d st, n s, 156 e 10th av, 19x 102.2. Dec. 24, 1 year, 4 1/2%. 10,000
 Roemer, Adam, to William Oothout, Newport, R. I. Varick st, No. 102, e s, 85.10 n Watts st, 22x91 to alley across rear, except piece reserved from s e cor of alley, and with use of same. Dec. 28, due May 1, 1885. 1,500
 Roux, Alexander, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. 9th av, w s cor 101st st, 100.1x100. Dec. 24, 1 year, 12,000
 Russell, Lucius A., Jr., to David Dinkelspiel and Henry Hyman. 96th st. P. M. and building loan. Dec. 28, due Nov. 1, 1886. 98,000
 Schenck, Remsen, to Walter Howell, Brookhaven, L. I. Madison av, s e cor 124th st, 20.6 x80. Dec. 30, 1 year, 5%. 15,000
 Schmidt, Susanna wife of and John M., and Frank White to Grenville A. Kissam. 84th st, n s, 273 e Av A., 25x102.2. Dec. 30, 5 years, 5%. 11,000
 Skinner, Andrew J., to Charles Frazier. 9th av, s w cor 78th st, 25.8x105.5x25.8x106.3. Dec. 29, demand. 5,000
 Skinner, Andrew J., to James McMahon. 9th av, s w cor 78th st, 25.8x105.5x25.8x106.3. Dec. 19, 2 years, or sooner, 5%. 8,000
 Samuels, Philip, to Mary C. Brown. Henry st. P. M. Nov. 30, 5 years, 5%. 10,000
 Schaefer, Simon, to Jacob Schuber. 135th st, s s, 100 e Lincoln av, 25x100. Dec. 24, due March 1, 1886. 6,000
 Schuck, Frederick, to Eliza L. Edgar. 2d av, 88th st. P. M. Nov. 23, due Feb. 15, 1887, with int. from Feb. 15, 1886, 5%. 45,000
 Same to Mary E. Newbold. 2d av, 89th st. P. M. Nov. 23, due Feb. 15, 1887, with int. from Feb. 15, 1886, 5%. 45,000
 Schwerin, Herman, to Elizabeth D. Wheeler. 67th st. P. M. Dec. 24, due Jan. 1, 1889, 5%. 12,500
 Sterling, Edward C., to James Dunn. 96th st, n s, 150 w 3d av, 75x100.11. Dec. 24, due April 22, 1886. 2,500
 Schwarzler, Joseph, to Julius Lipman. 3d av, s e cor 101st st, 100.6x100. Dec. 7, 4 ms. 20,000
 Stark, Solomon, to Alice I. Connolly. 7th st, s s, 296.9 e Av C, 18x90.10. Party second part already holds two mortgages against these premises. Dec. 29, 5 years, 5%. 5,000
 Staus, James, to Robert J. Hoguet. Av A. P. M. Dec. 29, 1 year, 5%. 1,200
 Stern, Caroline, makes declaration that Augustus W. Warner made but one mortgage to her upon premises 117th st, n s, 423 e Av A, 25x10.10. A subsequent mortgage being merely to correct errors, &c. Dec. 14.
 The New York Mercantile Exchange to THE EAST RIVER SAVINGS INST. Hudson st, n

w cor Harrison st, 75.1x98.2x75.3x97.7. Sub. to mort. \$175,000. Dec. 29, 1 year, 5%. 25,000
 Taylor, Edwin M., to William H. Burt. 28th st, s s, 380 e 2d av, 20x98.9. July 1, 1885, 1 year, 5%. 2,000
 Thomas, George A., to Caroline E. Lathrop. 90th st, n s, 137.6 e 9th av, 18.9x100.8. Dec. 24, due Jan. 25, 1886. 1,500
 Same to Anna wife of Austin Abbott. 90th st, n s, 156.3 e 9th av, 37.6x100.8. Dec. 24, due Jan. 25, 1886. 3,000
 Same to Austin Abbott. 90th st, n s, 193.9 e 9th av, 56.8x100.8. Dec. 24, due Jan. 25, 1886. 3,500
 The Prospect Hill Reformed Dutch Church, New York, to John H. Watson. Park av, 89th st. P. M. Dec. 24, 1 year, 5%. 28,000
 Same to same. Park av, w s, 70 n 89th st. P. M. Dec. 24, 1 year, 5%. 9,000
 Same to same. 89th st, n s, 125.11 w Park av. P. M. Dec. 24, 1 year, 5%. 17,000
 Same to same. 89th st, n s, 88.5 w Park av. P. M. Dec. 24, 1 year, 5%. 11,000
 Teets, A. Alonzo, to Pauline Neustaedter. 121st st. P. M. December 24, due Dec. 28, 1888, or sooner, 5%. 15,000
 Taylor, Mary J., wife of and Augustus C., to THE MUTUAL LIFE INS. CO. 69th st. P. M. Dec. 28, 1 year, 5%. 40,000
 Thompson, Henry C., to Henry M. Alexander and ano. trustees The Sun Fire Office Co., &c. Alexander av, s e cor 134th st, runs south 22 x east 89.6 x south 78 x east 42 x north 100 to 134th st, x west 131.6; Southern Boulevard, or 133d st, n s, 171.6 e Alexander av, 160x100. Dec. 28, due Nov. 1, 1890. 100,000
 Thompson, Henry C., to Albon P. Man, trustee. Alexander av, s e cor 134th st, 22x89.6. Dec. 28, due July 1, 1886. 3,500
 Same to William Man. Southern Boulevard, 133d st, n s, 171.6 e Alexander av, 160x100; 134th st, s s, 89.6 e Alexander av, 42x100. Dec. 28, due July 1, 1886. 10,000
 Ulmer, Robert, and Babette his wife to Helene Gillman, Mamaroneck, N. Y. Canal st, Nos. 443 and 445, n s, 104.2 w Varick st, 33.4x50x 33.11x56.6. Dec. 28, due Jan. 1, 1887. 5,000
 Vogel, William, to Gustav Lange. 3d av, 84th st. P. M. Dec. 28, due Dec. 29, 1886, 5%. 30,000
 Vredenburg, Martha M., to Catharine Delaney. Washington av, westerly cor Clay st, 100x100. Dec. 23, due Jan. 1, 1889. 1,000
 Vance, Thomas, Morrisania, to Amanda M. Ludlam. 167th st, s s, 100 e Washington av, 34x115. Dec. 21, 5 years, 2,000
 Warner, Augustus W., to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. 118th st, s s, 100 w 1st av, 25x100.10. Dec. 29, 1 year, 5,000
 Weiss, Julia, wife of Julius, to George Ehret. Forsyth st, Nos. 120 and 122; also No. 118 Rivington st and No. 178 3d st, &c. All title. Dec. 29, collateral to notes. 3,250
 Wallach, Karl M., to James G. K. Lawrence, Newport, R. I., and J. N. Platt, South Haven, L. I., trustees W. B. Lawrence. 1st av. P. M. Dec. 24, 5 years, 5%. 10,000
 Whipple, Nelson M., to Francis M. Jencks. 93d st. P. M. Dec. 23, demand. 3,836
 Wolfe, George, and Sadie Ulman to Joseph Wittner, Brooklyn. 67th st, No. 503, n s, 75 w 10th av, 25x75.5. Dec. 24, due Jan. 1, 1887, 5%. 500
 Wright, Susan A., to Mathilde Von Ellert. 37th st. P. M. Dec. 28, due Jan. 1, 1887, 5%. 6,000
 Wall, Elizabeth M., wife of and Matthew J. to Joseph F. Joy, and ano. trustees Annie Joy dec'd. 122d st, n s, 115.6 w 2d av, 14x100.11. Dec. 28, 3 years 5%. 3,000
 Wallace, James G., and William J. Smith to Louisa Bach. 25th st, n s, 275 w 2d av, 25x 98.9. Dec. 30, 1 year, 5%. 2,000
 Weinstein, Ida, wife of Harris, to Marks Lepowich. Division st, s s, 108 e Montgomery st, 20.6x42. Dec. 15, 1 year, 5%. 1,000
 Weir, Daniel J., Jersey City, to Sarah W. Powell. Horatio st, s s, 124 w 4th st, 25x87.8. Dec. 30, 1 year, installs. 2,000
 Wilson, John J., William and Henderson, Eliza A. Van Wagner and Catharine Kauski to THE HARLEM SAVINGS BANK, City New York. 3d av, s e cor 120th st, 50.6x80; 120th st, s s, 80 e 3d av, 20x75. Already mortgaged to party second part for \$5,500. Dec. 29, 1 year, 5%. 9,000
 Zincke, Herman, to Henry K. Sheldon, trustee, &c., Brooklyn. 103d st, n s, 82.6 w 3d av, 17.6 x50.11. Dec. 30, due Jan. 1, 1890, 5%. 5,000

KINGS COUNTY.

DECEMBER 24, 25, 26, 28, 29, 30.

Arnold, Charles, to Rosa wife of Louis Deppe. Tompkins av. P. M. Dec. 24, 5 years, 5%. \$4,500
 Atkinson, Lucy E., to Mary A. Parker, Shrewsbury, N. J. Madison st, w s, abt 177 s Fulton st, 25x100. Dec. 29, demand. 2,000
 Baron, Christian, to Andreas Meth, Moore st, n s, 175 w Ewen st, 25x100. Dec. 28, due Jan. 1, 1889, 5%. 2,500
 Bates, Hester, wife of and Daniel, to George C. Blanke. Pacific st, n s, 300 e 6th av, runs north 100 x west abt 65.2 x southwest 80 to centre line of Parmentier av x southeast 57.8 to Pacific st x east 64.2. Dec. 28, 3 years, 5 1/2%. 6,000
 Same to Lucy R. wife of George C. Blanke. Same property. Dec. 28, 4 months. 500
 Bennett, William L., to The Long Island Ins. Co. Hawthorne st, n s, abt 1484.10 east main road, runs n 167.7 x east 100 x south 67.6 x west 25 x south 100 to Hawthorne st x west 75. Dec. 28, 1 year. 4,000

Blackman, Aaron, to Thomas Clear. Part of south part of old lot 6, &c., Gravesend. P. M. Dec. 29, due Jan. 1, 1889. 170
 Blume, Lena, to Thomas Clear. Part of south part of old lot 6, &c., Gravesend. P. M. Dec. 29, due Jan. 1, 1889. 500
 Burke, Catharine, wife of Francis, to The New York Savings B'k. Plot in 8th Ward. P. M. Dec. 30, due Dec. 1, 1888. 700
 Bushfield, John C., to Samuel H. Vandewater. 12th st, n s, 246.5 e 5th av, 50x100. Dec. 24, due Jan. 1, 1887. 800
 Butler, Thomas, to John D. Fish. 5th st. P. M. Dec. 23, due May 1, 1886. 7,200
 Bigelow, Mary A., widow, and Martha W. B. wife of George T. Mulford to Salena Lublin. Washington st, e s, 84 n Tillary st, 21.1x81.1. Dec. 24, due Jan. 1, 1889. 1,000
 Birmingham, Mary, to The South Brooklyn Savings Inst. Prospect pl, s s, 103.10 e 5th av, 20 x100. Dec. 26, 1 year, 5%. 2,000
 Booz, Winfield S., to George W. Conselyea et al., exrs. Wm. Conselyea. Grand av. P. M. Dec. 28, due Dec. 31, 1890. 650
 Bracken, Thomas, to Samuel Winslow Worcester, Mass. 6th av, w s, 60 n Prospect pl, 20x103.5. Dec. 1, 1 year. 7,000
 Same to Stephen G. Williams. Same property. Warranty deed recorded as a mortgage. Sub. to above mort. Dec. 28. nom
 Same to same. Party first part agrees to pay certain judgment and costs within 40 days, and party second part agrees to reconvey. Dec. 28. nom
 Buckley, Albion K., to William J. Sayres. Maccon st, n s, 21 w Sumner av, 16.8x100. Dec. 24, due Jan. 1, 1889, 5%. 4,500
 Clement, Nathaniel H., to Freeman, Sarah H. and William K. Clarkson. Halsey st, n w cor Patchen av, 100x80; Halsey st, n s, 100 w Patchen av, 100x100. Dec. 21, due Jan. 2, 1888, 5%. 3,000
 Cummings, Thomas P., to The Greenpoint Savings Bank. Newell st, e s, 20 s Meserole av, 20x75. Dec. 24, 1 year, 5%. 500
 Clancy, John J., to Samuel I. Hunt. 3d st, North 13th st. P. M. Dec. 23, due Jan. 1, 1886. 7,000
 Same to same. Bedford av, North 13th st. P. M. Dec. 23, 5 years. 1,000
 Collins, Bridget, wife of Patrick, to Rebecca S. Monfort and ano., exrs. J. H. Monfort. Lafayette av, s s, 116.8 w Styvesant av, 16.8 x100. Dec. 24, due Jan. 1, 1889, 5%. 500
 Cordes, Harmon H., to Heinrich Von Dellen. Clinton st, s e cor Nelson st, 20x90. Dec. 23, due Jan. 1, 1887. 540
 Crist, Mathilda, wife of and James T., to The Williamsburgh Savings Bank. Harmon st, s e s, 140 s w Central av, 20x100. Dec. 24, 1 year, 5%. 850
 Chinnock, Elizabeth L., wife of George, to Mary Raymond, widow. Clason av, w s, 311.4 s Gates av, 20x100. Dec. 23, demand. 6,500
 Carpenter, Robert L., to Samuel W. Milbank. Willoughby av, Grand av. P. M. Dec. 24, 3 years, 5 1/2%. 6,500
 Same to Frank R. Johnson, as guardian of Pauline F. Johnson, Willoughby av. P. M. Dec. 24, 3 years, 5 1/2%. 6,500
 Same to Thomas W. Cauldwell. Willoughby av, Grand av. P. M. Dec. 24, 1 year, 5 1/2%. 700
 Cleaveland, Henry W., San Francisco, Cal., to Agnes H. Davies. East New York av, Stone av, Liberty av and Williamson av—the block. Dec. 29, due Jan. 1, 1888. 3,400
 Darling, Daniel P., to Kate C. Henderson et al., exrs. Isaac Henderson. Park pl. P. M. Aug. 1, 2 years. 5,000
 Denike, Sallie A. and Thomas S., to Edward Olmsted and ano., trustees Elihu Chauncey, dec'd. Herkimer st, s s, 175 e Utica av, 3 lots, each 16.8x93. 3 morts., each \$2,000. Oct. 30, 5 years. 6,000
 Dempsey, Eliza J., wife of and Patrick, to Mary Hutchinson. New road, from Brooklyn to Coney Island, w s, contains 2 acres and 3 77-100 perches, Flatbush. Dec. 26, 3 yrs. 5,000
 Deetjen, Juliane C. E. A., wife of John H., to Elise F. Recknagel. Cropsy av, Bay 13th st. P. M. Dec. 19, due Dec. 1, 1890, 5%. 5,000
 Dodge, Martha J., wife of Edward S., to Henry A. V. Post, Babylon, L. I. Macon st, n s, 200 w Reid av, 50x100; Halsey st, s s, abt 200 w Reid av, 25x100. Dec. 24, due Dec. 23, '86. 1,000
 Dolbey, Rebecca, widow, to Robert P. Getty, Jr., Yonkers, N. Y. Lexington av, s s, 475 e Nostrand av, 25x100. Dec. 24, due Jan. 21, 1886. 1,100
 Detlefsen, Charles M., to Joseph M. Pray and ano., exrs. John Dikeman. Dwight st, Sullivan st. P. M. Dec. 12, 1 year. 300
 Dodds, Orville J., to Marshall G. Dodds. Conselyea st, n s, 125 e Ewen st, 25x100. July 1, 5 years, 5%. 4,000
 Essig, Jacob, to Mine Wick. Central av, easterly cor Himrod st, 25x100. July 10, 4%. 3,000
 Evans, Jennie E., wife of and Charles A., to Flamen B. Candler and ano., trustees of Joshua Brooks, dec'd. Quincy st, n s, 118.9 w Sumner av, 18.9x100. Dec. 21, due Dec. 1, 1888, 5%. 3,700
 Free, John P., to Abigail P. Leslie. Eldert av, w s, 50 n Fulton pl, 50x100 x south 20 x east 30 x south 30 x east 70. Dec. 28, 5 years. 2,400
 Fardon, Anna A. and Alfred A., to Phebe R. wife of George Kissam. McDonough st, s s, 425 w Reid av, 33.4x100. Dec. 24, 1 year. 2,500
 Flint, Annie A., wife of and John B., and Annie D. Winslow, widow, to William Williamson. Willoughby st, s s, 23 e Gold st, 21x78. Dec. 24, due May 1, 1889, 5%. 2,000
 Fowler, Annie Y., wife of David H., to Richard

J. Godwin and ano., trustees Charlotte Godwin. Nostrand av, s e cor Macon st, 100x90. Dec. 24, 4 months. 1,500	Same to same. Jefferson st, n s, 250 w Marcy av, 20x100. Dec. 24, 1 year, 5%. 7,000	Same to same. 2,500
Friedrick, Alphonse, to The Brooklyn Young Men's Christian Assoc. Fulton st, s w s, 100 n w South Oxford st, runs southeast 20 x south-west 60 x south 20 to Hanson pl, x west 20 x north 35.5 x northeast 66.7. Dec. 23, due Jan. 1, 1891, 4 1/2%. 8,000	Same to same. Jefferson st, n s, 270 w Marcy av, 20x100. Dec. 24, 1 year, 5%. 7,000	Same to same. 2,500
Fish, Irving, to Dean Fish. 8th av, e s, 50 n 1st st, 50x90. Dec. 19, due Nov. 1, 1887, 5%. 4,000	Pfaendler, Maria, wife of Adolph, to George Hagemeyer. George st, s e s, 100 n e Central av, 25x100. Dec. 22, notes. 306	Same to same. 2,500
Fowler, Mary E., wife of and Levi, to Hans S. Christian. Prospect pl, s s, 184 e Rogers av, 14.7x100. Dec. 23, due July 1, 1886. 500	Rabus, Ernestine, wife of Charles F., to Jacob W. Erreger and Erastus D. Benedict. New Jersey av, w s, 25 n Baltic av, 43.9x100. Nov. 27, 3 years. 1,000	Same to same. 2,500
Greve, Anna, widow, to John N. Eitel. Union st, s w cor 6th av, runs south 90 x west 92 x south 5 x west 75 x north 95 to Union st, x east 167. Dec. 22, due Dec. 23, 1888, 5%. 3,350	Rafter, Edward, to E. T. Hunt exr. and trustee T. Hunt. 3d av, 48th st. P. M. Nov. 10, 5 years. 1,888	Same to same. 2,500
Gray, Robert, to The Williamsburgh Savings Bank. Troutman st, s s, 284.6 e Bushwick av, 25x118.6x25x122. Dec. 26, 1 year, 5%. 500	Roth, Henry, and Leopold Michel, to The Dime Savings Bank of Williamsburgh. Central av, e s, 135 s Prospect st, 25x100. Dec. 29, 1 year, 5%. 3,000	Same to same. 2,500
Grosjean, Florian, to Louis Dejonge and ano., exrs. Francis Wigand. Atlantic av. P. M. Dec. 26, 2 years, 5%. 10,000	Rourke, Felix, to The United Life Ins. Co., New York. Douglass st, Nos. 392, 394, 396, 398, 400, 402, 404, 406 and 408, s s, 90 w 5th av, 10 lots, each 16.8x100, 10 morts., each \$2,500. Dec. 30, due April 1, 1887, 5%. 25,000	Same to same. 2,500
Same to same. 6th av, Carroll st. P. M. Dec. 26, 2 years, 5%. 17,000	Same to William H. Jackson. Same property. 10 morts., each \$500. Dec. 30, due Jan. 1, 1886. 5,000	Same to same. 2,500
Same to same. Atlantic av. P. M. Dec. 26, 2 years, 5%. 2,000	Rusing, Gershorn, to Thomas Clear. Part of south part of old lot 6, &c., Gravesend. P. M. Dec. 29, due Jan. 1, 1889. 1,000	Same to same. 2,500
Gibb, John, to The Williamsburgh Savings Bank. Gates av, s s, 95 w Franklin av, 6 lots, each 20.10x115. 6 morts., each \$9,000. Dec. 23, 1 year, 5%. 54,000	Reinhart, James M., to The Williamsburgh Savings Bank. Broadway, westerly cor Bartlett st, 41.1x74.2x40x83.8. Dec. 26, 1 year, 5%. 15,000	Same to same. 2,500
Hawkins, Elias H., to Henry J. Powell. Gates av, n s, 125 e Sumner av, 60x100. Dec. 29, 1 year. 5,000	Reitmeyer, Mary L., wife of William, to Mary J. Farrar and ano., exrs. Charles Farrar. Adelphi st, No. 183, e s, 343 s Myrtle av, 22x78. Dec. 26, due Jan. 1, 1891. 6,500	Same to same. 2,500
Higgins, Thomas C., to Max Ruckgaber. Fulton st. P. M. Dec. 23, 3 years, 5%. 4,500	Ryan, John P., to The Kings County Savings Inst. Madison st, n s, 42 w Throop av, 7 lots, each 19x82. 7 morts., each \$4,500. Dec. 22, 1 year, 5%. 31,500	Same to same. 2,500
Same to same. Herkimer st. P. M. Dec. 28, 3 years, 5%. 2,500	Rimmer, Nicholas, to Morris Kraus. 8th av, westerly cor 37th st, 2 x 66.4. Dec. 22, 1 yr. 350	Same to same. 2,500
Jacobs, Jacob, to William F. Mott, exr. W. F. Mott. Rutledge st. P. M. Dec. 24, 3 years, 5%. 2,250	Saint John's Church to The Bowers Savings Bank. St. John's pl, n s, 100 w 7th av, 135.5x100. Dec. 22, 1 year, 5%. 42,000	Same to same. 2,500
Kraft, George M., to Robert Lamont. 53d st. P. M. Nov. 20, 2 years. 200	Schroder, Johann C., to Alexander Matthews. Webster pl. P. M. Dec. 24, installs. 400	Same to same. 2,500
Leddy, James, to The South Brooklyn Savings Inst. Atlantic av, n s, 40 w Utica av, 20x80. Dec. 30, 1 year, 5%. 1,000	Smith, Heman P., to The Metropolitan Savings Bank. 6th st, No. 435, n s, 227.10 e 6th av, 20 x100. Dec. 23, 1 year, 5%. 1,000	Same to same. 2,500
Loffler, Charles, to George Loffler. Broadway. P. M. Dec. 24, 5 years, 5%. 1,800	Stone, Arthur G., to George H. Stone. Dean st. P. M. Nov. 2, 1 year, 5%. 4,000	Same to same. 2,500
Loftus, Martin J., to George Totems and Catharine his wife. Grand av. F. M. Dec. 14, due Dec. 21, 1888, 5%. 2,500	Schwarzkopf, Bernhardt, to Salomon Konig. Siegel st. P. M. Dec. 23, due Jan. 1, 1891, 5%. 1,450	Same to same. 2,500
Mason, Fanny P., wife of and Amasa, to Ann A. Tucker, extr. J. Dickson. Monroe st, s s, 365 e Bedford av, 40x83.6x40x87.6. Dec. 24, due April 1, 1889, 5%. 6,000	Seymour, Mary, widow, to George F. Seymour. Brevort pl, n s, 220 e Franklin av, 20x123.4 x21.11x132.3. Dec. 1, 1 year, 5%. 2,500	Same to same. 2,500
McGrath, Andrew, to Mary V. Willets, Oyster Bay, L. I. Clymer st, s s, 260.2 w Wythe av, 19.5x80. Nov. 30, 3 years, 5%. 1,500	Solomon, Lena, to Thomas Clear. Part of south part of old lot 6, &c., Gravesend. P. M. Dec. 29, due Jan. 1, 1889. 600	Same to same. 2,500
Murphy, James, to The Williamsburgh Savings Bank. Weirfield st, s e s, 235 n e Broadway, 20x100. Dec. 24, 1 year, 5%. 2,300	Strube, Theresa, to Thomas Clear. Part of south part of old lot 6, &c., Gravesend. P. M. Dec. 29, due Jan. 1, 1889. 1,200	Same to same. 2,500
Same to Anna E., wife of John G. Cozine. Same property. 2d mort. Dec. 24, installs. 700	Sturken, Louis, to Henry Rohrs. McDougal st, s s, 250 w Howard av, 25x71.3x25.7x76.10. Dec. 26, 2 years. 500	Same to same. 2,500
Maryatt, Walter E., to Thomas E. Greacen et al., exrs. James Wiggins. Cooper av, n s, 225 e Bushwick av, 16x100. Dec. 29, 3 years. 2,600	Thorne, Joseph, to Daniel S. Appleton. South 10th st, n s, 96 w 4th st, 25x100. Dec. 1, 1 year. 4,000	Same to same. 2,500
Same to Susan R. Wiggins, Philadelphia, Pa. Cooper av, n s, 257 e Bushwick av, 16x100. Dec. 29, 3 years. 2,000	Torbeck, George F., to Jonathan R. Powell, exr. Anna M. Powell. Gates av. P. M. 2d mort. Dec. 21, due May 1, 1886. 1,000	Same to same. 2,500
Same to Elizabeth W. Gilbert. Cooper av, n s, 241 e Bushwick av, 16x100. December 29, 1 year. 2,600	Same to Henry T. Willets et al., exrs. John J. Willets. Same property. P. M. Dec. 21, 3 years, 5%. 2,000	Same to same. 2,500
McClellan, Andrew, to Cornelius Ditmars. Ocean Parkway, e s, adj land Tunis Bergen, Jr, 355.7 to Shell road, x 170.11x19.9x232. Dec. 30, 2 years. 2,500	Thomas, John, to Anna A. Fardon. Van Buren st. P. M. Sept. 12, installs. 1,100	Same to same. 2,500
Mendenhall, Carleton, to Annie V. Lott. Rogers av, w s, 164.1 s Prospect pl, 16.6x100. Dec. 29, 3 years, 5%. 2,000	Trask, Spencer, to Anna F. Enos. Willow st, n w s, 151 s w Clark st, 26.2x100x27.5x100. Nov. 1, 2 years, 5%. 20,000	Same to same. 2,500
Meserole, Jeremiah V., to Walter T. Klots and ano., exrs., &c., James R. Klots. Bedford av, n e cor Madison st, 49x76. Dec. 30, due Jan. 1, 1889, 5%. 10,000	Tucker, John, to Phebe Stillwell. Prospect av, n s, 53.6 e Webster pl, 19.6x80. Dec. 22, due Jan. 1, 1889, 5%. 1,500	Same to same. 2,500
Miner, Mary L., to Mary W. Smith. Sidney pl, w s, 104.5 n State st, 21.1x100x23.9x100. Dec. 30, due Jan. 6, 1886. 425	Vining, Edward A., and Georgianna V. Fisher to John Dill, Jr. Clifton pl, s s, 175 e Nostrand av, 25x100. Dec. 29, due Jan. 5, 1886. 100	Same to same. 2,500
Mulvey or Mulvy, John, to Abraham Underhill, exr. A. L. Jordan. Palmetto st, n s, 150 e Hamburg av, 25x100. Dec. 29, 5 years. 2,000	Watson, Sarah M., to John Gay. Rodney st, n s, 235 e Lee av, 20x100. December 24, 5 years 5 1/2%. 3,000	Same to same. 2,500
Nolan, Patrick, to Mary H. C. Baird, Washington, D. C. Jefferson st. P. M. Sept. 18, due Oct. 1, 1888. 4,500	Widman, Herman, to Frederick Hausler. Park av, n s, 317.8 w Broadway, 18x100. Dec. 23, due Dec. 21, 1887. 500	Same to same. 2,500
Nolan, Patrick, to Samuel H. Vandewater. Jefferson st, s s, 629 e Throop av, 18x100. Sept. 18, due Nov. 1, 1886. 1,200	Williams, Martha J., to Ellis S. Potter. Patchen av, e s, 100 s Hancock st, 24.3x45x58.6x— Dec. 21, due April 4, 1889. 1,000	Same to same. 2,500
Phelan, Elizabeth, wife of and James, to Julius Davenport. Ralph av, s w cor Bainbridge st, 18x40. May 1, 3 years. 3,000	Ward, Thomas, to Joseph, Henry and Charles Liebmann, of S. Liebmann's Sons. Hudson av, w s, 164.8 n Myrtle av, 20.10x65.4x20.10x66.5. Dec. 23, 1 year, 5%. 1,000	Same to same. 2,500
Same to same. Same property. May 1, 2 yrs. 400	Webb, Mary E., to Ebenezer Roby. De Kalb av. P. M. Dec. 26, 1 year. 10,000	Same to same. 2,500
Same to same. Bainbridge st, s, 125 w Ralph av, runs east 35 x south to Jamaica and Brooklyn plank road, x west — x north to beginning. Dec. 29, due Jan. 1, 1888. 250	Wendelken, Gevert, to Paul Bauer. Surf av, West 8th st. P. M. Dec. 26, 5 years, 5%. 5,000	Same to same. 2,500
Plant, Edward, to Margaret C. Given. Pearl st. P. M. Dec. 30, 1 year. 2,000	Ziegler, William, to Henry C. M. Ingraham. Decatur st. P. M. Dec. 28, 1 year, 5%. 18,000	Same to same. 2,500
Prince, Gertrude C., wife of Christopher, to The Southold Savings Bank. Fulton st, n e cor Pearl st, runs north 69.4 x east 21 x south 14 x east 7.5 x south 11.9 x southwest 51.7 to Fulton st, x northwest 21.8. Dec. 29, due Jan. 1, 1891, 4 1/2%. 20,000		Same to same. 2,500
Palmer, George B., to Alida Hillyer. 52d st, s s, 300 w 5th av, 20x100.2. Dec. 23, 5 yrs. 1,400		Same to same. 2,500
Perry, William, A. B., to Frederick Fitter. Robinson st, n s, 252.6 e Nostrand av, 40x122.7. Dec. 23, 1 year. 250		Same to same. 2,500
Phillips, George W., to The Williamsburgh Savings Bank. Jefferson st, n s, 90 w Marcy av, 120x100. Dec. 24, 1 year, 5%. 6,000		Same to same. 2,500
Same to same. Jefferson st, n s, 210 w Marcy av, 20x100. Dec. 24, 1 year, 5%. 7,000		Same to same. 2,500
Same to same. Jefferson st, n s, 230 w Marcy av, 20x100. Dec. 24, 1 year, 5%. 7,000		Same to same. 2,500

MORTGAGES --- ASSIGNMENTS

NEW YORK CITY.

DECEMBER 24 TO 30—INCLUSIVE.

Anderson, E. Ellery, to Antonio Cuneo. nom	Andrews, John, to Helen K. Driscoll. \$1,005
Buhler, Mary, wife of William, to Cyrille Carreau. \$12,330	Arvine, Freeling W., to Joel W. Sherwood. 1,181
Bingham, William H., to Richard V. Harnett. 930	Burkhalter, Stephen, trustee, to Gertrude B. Potter. 6,000
Brady, Rosanna, to Edward G. Black. 1,750	Barclay, James S., trustee Eliza B. Howell, to Mary F. Dietz and ano., exrs. C. H. Dietz. 1,550
Chisholm, Mary A., College Point, L. I., to Mary F. Schieffelin. nom	Burrows, Martha, to John D. Fish. 5,000
Chisolm, William E., to Mary F. Schieffelin. nom	Carleton, George W., and ano., exrs. Moses G. Baldwin, to William B. Baldwin. 3,000
Cain, Joseph H., to Annie E. Brown. 4,000	Denike, Sally A., to William W. Rope and George W. McChesney. 800
	Davenport, Amzi B., and ano., exrs. Jane V. Clark, to William H. Dike. 8,000
	Dodge, Arnold R., to Joseph L. Sanxay. 500
	Freitag, John, to Andreas Meth. 700
	Fardon, Anna A., to George Kissam. 1,050
	Fleming, Elizabeth E., to Thomas M. Fleming. nom
	Same to Albert H. F. Seeger, Newburg, N. Y. 513
	French, John W., to Frederick Zittel. 2,800
	Same to same. 850
	Greenwood, Joseph M., to Margaret A. Mills. 900
	Higgins, Francis, to Joseph J. O'Donohue. 80,000
	Harman, John W., to Sarah H. Powell. 10,000
	Lewis, William B., to Phebe R. wife of Geo. Kissam. 2,500
	Loeffler, Henry, to Andrew Wils and ano., exrs. C. Boser. 1,000
	Mygatt, Robertson K., to Sarah M. Mygatt and ano., trustees for Angeline E. Darling. 3,250
	Same to Robertson K. Mygatt. 3,250
	Nash, Theodore, exr. I. Nash, to Jerome A. Peck. nom
	Peck, Jerome A., to Theodore Nash and ano. trustees Isaac Nash, dec'd. nom
	Plummer, Jerome S., to George P. Comey. 4,500
	Powell, Sarah H., to Mary E. Colyer. 6,000
	Secor, Cornelia A., to Hannah Hulst, Keyport, N. J. 2,018
	Raymond, Mary, widow, to William W. L. Voorhees. nom
	Tyloff, Ludwig, to Albert Brons. 400
	The New York Ferry Co. to Francis Higgins, New York. 80,000
	Vandewater, Samuel H., to Jacob May. 700

CHATTELS.

NEW YORK CITY.

DECEMBER 24 TO 30—INCLUSIVE.

SALOON FIXTURES.

Arata, P. 407 Canal...Brunswick B. C. Co. \$225
Billiard and Pool Tables.
Bechtold, J. 408 W. 41st...G. Ehret. (R) 200
Bertini, B. 145 Wooster...G. Ehret. (R) 1,000
Bolton, T. J. 15 Grove...G. Bechtel. 500
Bosch, J. H. 424 E. 10th...I. Herr. 100
Bauer, F. 377 7th av...J. Bauer. (R) 1,200
Beils, H. 606 6th av...Bernheimer & S. 600
Bergman, L. 764 3d av...W. H. Griffith & Co. 250
Billiard and Pool Table.
Buckley, J. J. 649 3d av...Mary J. McPike. 275
Restaurant.
Brauer C. 301 E. 81st...Bernheimer & S. (R) 500
Campbell, H. 444 2d av...H. McKeon. 800
Collens, L. and Katharine. 69 Forsyth...M. Seitz. 200
Corge, G. 342 6th av...J. Morette. 500
Cummerford & Murphy, 323 1st av...Shook & Everard. 2,000
Deyerberg, H. 169 E. Houston and 206-210 Allen...A. Pohl. 2,500
Eckhoff, G. H. 1719 Lexington av...H. Clausen & Son Brew. Co. (R) 1,500
Eibsen, L. 275 West...J. Rohrsen. 6,000
Saine...Burr, Son & Co. 2,000
Fales, T. J. 172 6th av...J. S. Gray. Restaurant. 2,000
Feldhausen, W. 30 Old Slip...J. Feldhausen. (R) 875
Flcken, J. D. 24 Varick...J. W. Haaren. 2,500
Finn, P. W. 32 New Bowery...W. G. Abbott. 300
Fletcher, J. W. 232 3d av...Shook & Everard. 2,500
Gugisparg, P. West Farms...Brunswick B. C. Co. Billiard Table. (R) 12
Gaffigan, T. 316 E. 32d...W. H. Griffith & Co. Pool Table. 160
Grimmelmann, D. 239 Bowery...A. Kanenbly. (R) 2,500
Hellerich, C. F. 442 E. 78th...Schmitt & S. 100
Herlitz, J. 78 Stanton...I. Greenwald. Restaurant. (R) 350
Hoops, Amelia. 732 8th av...Bernheimer & S. Kiehl, J. 18 Bond...Obermeyer & L. (R) 500
Kiernan, P. J. 2384 2d av...Bernheimer & S. Koerner, A. 833 Union av...J. Haffen. Pool Tables. (R) 200
Laskan, F. S. 1058 2d av...Brunswick B. C. Co. Pool Table. 225
Lehms, L. 114 E. 3d...G. Ringler & Co. 500
Maher, J. 163 W. Houston...E. Maher. 500
McHugh, J. 422 W. 49th...T. C. Lyman & Co. 150
Mitchell & Wilton. 255 W. 125th...Brunswick B. C. Co. Billiard Table. 215
Moebius, C. 250 6th av...C. Ordemann. (R) 16,000
Murphy, J. F. 163 E. 32d...Brunswick B. C. Co. Pool Table. 100
Miller, Lizzie. 1490 3d av...J. Ruppert. 1,400
Nichols, J. 765 10th av...M. O'Reilly. 160
O'Brien, W. 24 Mott...F. Oppermann, Jr. 400
Ruppel, P. 263 Stanton...F. Munch. 300
Rorano & Ferugiario. 45 Baxter...Hirsch & H. (R) 500
Schreiber, H. C. 791 Washington st...J. H. Berenter. Pool Table. 75
Seeliger, L. 308 6th...H. Clausen & Son Brewing Co. 350
Spriestersbach, C. 116 Suffolk...F. Munch. 178
Turner, W. 2331 2d av...G. Winter Brewing Co. (R) 1,300
Watts, A. 410 E. 59th...H. Zeltner. 100
Wedemeyer, G. H. 114 10th av...Josephine Wedemeyer. 600
Walters, Kate. 126 Norfolk...J. Haffen. 150
Wehrle, G. 535 6th...Cath. Goetz. 160

HOUSEHOLD FURNITURE.

Allen, Anna T. 342 Bleecker...S. Carson. 130
Ahmuty, R. & Lizzie. 318 Greenwich...Fennel & Co. 315
Bergmann, Mary A. 169 E. 90th...E. H. Morrey 100
Blattner, Mary. 213 E. 110th...Dreisacker & Co. 147
Buchheister, F. D. 410 E. 15th...Wheelock & Co. 275
Backhaus, J. H. 54 7th...R. M. Walters. 237
Baker, W. G. 121 E. 110th...E. D. Farrell. 184
Beliveau, C. 82 W. 55th...E. D. Farrell. 444
Bogue, Mrs. T. 324 E. 37th...Thoesen & U. 100
Brown, Tessie A. 338 E. 23d...Cowperthwait & Co. 101
Bundschn, Mrs. 120 Canal...E. D. Farrell. 187
Carroll, Annie. 432 E. 15th...E. D. Farrell. 260
Carman, Helen M. 944 8th av...E. O. Vidaud. 125
Clarke, Grace. 407 E. 73d...S. Hoffman. 136
Clarke, Sarah. 153 W. 27th...E. D. Farrell. 144
Cobine, W. H. 110 Greenwich av...N. Y. Furn. Co. 168
Connor, J. 116th st and 8th av...S. Knapp. Carpets, &c. 286
Crimi, P., and Isabella. 431 E. 86th...M. W. Hart. 60
Cooley, J. A. 153 E. 39th...Wheelock & Co. Piano. (R) 115
Calthoun, Nora C. 43 W. 28th...A. J. Steers 117
Cantwell, J. M. Warren st and Prospect av...Wheelock & Co. Piano. 250
Clark, Amelie. 454 W. 47th...Fennell & Co. 128
Durenmat, Marie. 218 Wooster...C. Richard 600
Deaderick, Mary E. 223 W. 44th...J. H. Inman. 500
Same...T. J. Blessing. 250
Driscoll, J. H. 35 City Hall pl...Wheelock & Co. Piano. (R) 100
Eaton, E. B. 231 Av C...S. Knapp. Carpet 250
Elmer, Hester E. 463 W. 49th...Wheelock & Co. Piano. 225
Ellis, J. K. and Carrie B. 2037 7th av...A. J. Steers. 230
Ellson, J. Mrs. 522 W. 51st...R. M. Walters. 80
Farrell, B. 820 E. 24th...N. Y. Fur. Co. 115
Fleming, Ella E. 42 W. 34th...T. Matthews. 2,658
Farrell, Mrs. C. 313 E. 60th...Thoesen & U. 160
Flood, G. 900 3d av...Thoesen & U. 136
Ford, May. 303 E. 11th...R. M. Walters. 215
Piano.
Gleason, P. Brooklyn...Cowperthwait & Co. 197
Greene, Rosa M. 13 Minetta st...Wheelock & Co. Piano. 800
Griffith, Mary E. and R. J. 524 E. 88th...J. A. Balestier. 150
Gorman, Kate. City...S. I. Herschmann. 244
Haley, Mary A. 190 8th av...R. M. Walters. Piano. 175

Harrison, Minnie. 913 6th av...Wheelock & Co. Piano. 845
Heath, A. H. and Mary M. 134 Lexington av...A. J. Steers. 395
Huf, F. 2310 1st av...Fennell & Co. 130
Haulenbeck, J. L. 74 Irving pl...I. Batkowsky. 216
Haven, Kate. 102 W. 45th...W. R. Romaine. 702
Same...same. 850
Hawes, Madeline, extr. 72 W. 50th...Ernestine Schaffner. Piano. 125
Healy, A. 515 W. 24th...S. Carson. 125
Henries, J. 423 Canal...E. D. Farrell. 176
Hobbs, Lena. 168 E. 94th...Cowperthwait & Co. 190
Horst, O. G. 334 Broome...Wheelock & Co. Piano. 290
Hurd, Maggie. 225 W. 21st...O'Farrell & H. 145
Jackson, J. L. 213 E. 57th...Virginia A. G. Russell. 100
Jorgensen, L. 92 3d av...R. M. Walters. Piano. 106
Kay, S. 217 W. 40th...T. Stacom. (R) 146
Kehrer, C. J. 827 1st av...Thoesen & U. 148
Kidd, C. W. 423 6th av...Fennell & Co. (Dec. 26, 1884). 318
Kildare, Clara. 242 E. 109th...Cowperthwait & Co. 109
Kley, Ann. 47 E. 10th...W. R. Romaine. Carpets. 125
Kline, L. H. 466 6th av...J. Grayhurst. Carpet, &c. 83
Knight, S. W. 215 W. 40th...Thoesen & U. 88
Lewis, Josie C. 1631 Lexington av...Wheelock & Co. Piano. (R) 246
Liddle, Ellen. 63 Clinton...R. M. Walters. Piano. (R) 174
Lockwood, A. C. 875 Forest av...E. H. Morrey. 130
Lohman, W. 422 E. 117th...E. D. Farrell. 304
Little, Fannie M. 155 W. 55th...A. Baumann. 892
Mansfield, Agnes. 109 W. 33d...I. Kraushaar. 65
Mario, M. 131 W. 29th...P. Peyrons. (R) 440
Marr, Katie. 362 Madison...R. M. Walters. Piano. (R) 75
Mayer, Jennie. 206 W. 33d...C. Hartman. 180
Merritt, Anna. 304 E. 26th...Fennell & Co. 104
Miers, E. 181 E. 124th...J. N. Stearns. 80
Mueller, Louise. 67 E. 93d...Fennell & Co. 283
Maher, J. J. 27 Rutgers...Wheelock & Co. Piano. (R) 195
McAleer, Mary A. Flatbush, L. I...Wheelock & Co. Piano. (R) 265
McCauley, Catharine. 248 W. 123d...R. M. Walters. Piano. 365
McGuire, J. W. 201 Madison st...A. Weinstein. (Jan. 5, 1885). 262
Mengoni, Marianna. 123 E. 18th...T. Moriarty. (R) 208
Michener, Matilda L. 269 W. 38th...Wheelock & Co. Piano. (R) 205
Morrison, C. A. 435 W. 24th...R. M. Walters. Piano. 115
Moses, B. Mrs. 109 W. 47th...S. Knapp. Carpets. 277
O'Brien, Kate. 302 E. 79th...E. D. Farrell. 180
Page, Lizzie. 177 Macdougall...I. Batkowsky. 192
Phillips, E. H. 878 E. 137th...J. Brown. Piano. 64
Potter, S. 507 W. 69th...R. Gardner. (R) 335
Price, Sallie. 53 W. 44th...Wheelock & Co. Piano. (R) 180
Reeber, G. 330 E. 106th...H. Spies. 268
Reed, H. H. 345 E. 72d...J. Taylor. (R) 171
Reynolds, J. W. 166 Madison...Wheelock & Co. Piano. 300
Russell, Nellie. 86 W. 3d...P. O'Farrell. Carpets. 600
Rode, Meta...S. Shapiro, agent. Piano. (Dated Dec. 22, 1884). 350
Riley, Maria & P. 39 Clinton pl...A. J. Steers. Same. 259 W. 37th...Same. 440
Rogers, J. 13 Lewis...R. M. Walters. Piano. 240
Schenck, Bridget. 21 North Moore...Alexander Bros. (Dec. 17, 1884). 108
Schlessinger, Mrs. W. 320 E. 58th...A. Baumann. 207
Smith, J. 45 Grove...J. F. Hashagen. 600
Sagemehl, B. Mrs. 322 E. 78th...E. D. Farrell. 229
Schultz, F. 1467 Av A...J. F. Manges. 105
Senter, S. 26 Willett...E. D. Farrell. 106
Shiloto, Theodora E. 185 E. 95th...Wheelock & Co. Piano. 275
Sundius, G. H. 66 E. 109th...Simpson & P. Piano. 225
Tompkins, W. 160 E. 109th...E. D. Farrell. Tiesenhause, P. 1257 3d av...F. J. Brechtel. (R) 125
Turney, J. V. 424 W. 48th...C. Hartman. 206
Vichet, R. O. de. 117 W. 15th...F. J. Brechtel. 144
Woods, G. A. 168 E. 113th...Dreisacker & Co. 110
Willcox, W. H. 206 W. 33d...C. Hartman. 78
Same...same. 275
Willard, Ada. 797 8th av...L. Egleston. 318
Walsh, J. T. 834 Greenwich...R. M. Walters. Piano. (R) 50
Wiley, Mary A. 100 E. 123d...Cowperthwait & Co. 193
Willard, Ada. 363 W. 51st...D. W. Brown. 350
Wiltzie, J. H. 5 Greenwich av...E. D. Farrell. 126
Wood, Mary A. 337 E. 77th...Wheelock & Co. Piano. 350
Wunderlich, Emily. 183 E. 95th...H. Spies. 100

MISCELLANEOUS.

Atwood, Marie E., to T. Knox. Agreement to transfer Fixtures, Wraps, Jackets, &c., to secure advances, 75
Beck, P. 31 Sullivan...J. A. Wyman. Coach. 230
Bidwell, H. C. 14 Maiden lane...H. G. Bidwell. Jewelry Fixtures. (R) 1,500
Bonaventure, E. F. 1152 Broadway and 2 Barclay...Julia H. Percy. Store Fixtures, &c. 250
Bloch, J. 462 E. Houston...Isaac & Co. Horses, wagon, &c. 25
Bate, J. J. 43 Ann...J. C. Burke. Cider Fixtures. 473
Bodmer, J. H. 404 W. 50th...W. P. Uhlinger. Extractor, &c. (Mar. 17, 1885). 473
Butler, Emma S. 33 W. 27th and 23 Jay...Hanson & Rittenhouse. Furniture, Store Fixtures, &c. (R) 2,000
Chasmar, A. E., & Co. 42 Bond...W. Fiske. Press. 185
Cohen, I. City...M. Cohen. Horse, Wagon, &c. 800
Day & Parker. City...S. M. Carpenter. Canal Boat. 400
Dohm, H. 137 Broadway...P. Miller. Presses, Lithographic Fixtures, &c. (R) 6,000
Dreher, F. 1603 2d av...Marvin Safe Co. Safe. 238
Duplex Safety Boiler Co. 34 Cortlandt...W. B. Marvin et al. Machinery, Fixtures, &c. (R) 20,000
Eckstein & Porr. 88 Fulton...H. Lindenmeyr. Presses, &c. 1,568
Ehrenberg, C. 182 Centre...P. Prybil. Lathes. 130

Ellermann, C. 42 Henry...F. Oberdalloff. Grocery. 173
Goeckler, A. 256 W. 28th...J. Meyer. Machines, Tools, &c., 1/2 part. 453
Gallagher, H. 423 E. 58th...T. Fox. Horses, Carts, &c. 700
Galway, J. 160 Houston...E. H. Morrey. Horse, Wagon, &c. 65
Heide, M. H. 1893 Washington av...H. Bock. Grocery. (R) 190
Hoole, W. E. 46 and 43 Centre...E. G. Black, trustee. Machinery, &c. (R) 3,300
Same...Same. (R) 1,400
Hannan, J. W. 104 Fulton...C. E. Rushmore. Machines, &c. 350
Hendricks, P., & Son. City...S. Moorehouse & Co. Horse, Grocery Wagon, &c. 150
Hoehn, D. 350 E. 58th...C. Wilkens. Barber Fixtures. 380
Hogan, P. 102d st, near East River...Wilhelmine Juch. Engine, Boiler, &c. 400
Hummel, C. 264 2d...J. Renner. Undertakers' Fixtures. 100
Isaacs, E. 149 E. 125th...C. Bettels. Cigar Fixtures. 150
Janvrin, L. H., and Henry Walter. Albemarle Hotel...Wm. and Jacob Ottman. Fixtures, Furniture, &c. (R) secures rent
Kaufmann, Staats & Co. 328 W. 40th...P. Prybil. Machinery, &c. 190
Kennedy, Maria S. City...Lake Milk Co. Horse, Wagon, &c. 40
Krause & Harris. 57 Ann...P. Prybil. Fixtures. 148
Kunz, R. J. 139 Prince...Damon & Peets. Press. 40
Langenstein, C. 313 E. 117th...G. Ehret. Beer Bottling Fixtures. (R) 2,200
Lynch, J. V. 355 Bowery and 99 and 101 E. 4th...W. Westerfield & Son. Fixtures, Horses, Wagons, &c. (R) 671
Merck, F. 89 Suffolk...C. F. Schukraft. Masons' Tools, Fixtures, &c. 250
McCabe, W. 236 E. 14th...Walker & Bresnan. Printing Fixtures. (R) 770
Meyer, J. N. 83 9th av...H. Frey. Machinery, Horses, Wagons, &c. 2,000
Mulhern, E. C. 123 Chambers...Ellen A. Mulhern. Printing Fixtures. (R) 1,500
Nolen & Steers. 125th st near Harlem River...W. G. Thomas. Machinery, &c. (R) 12,000
Osborne, T. Osborne Flats...The Edison Co. for Isolated Lighting. Steam Plant, &c. 9,000
Pandolfi, E. 64 Wall...A. Lewine. Barber Fixtures. 760
Peterson, Christine. 27 Christie...S. Cohen. Cigar Fixtures, Furniture, &c. 57
Pettit, T. 1540 2d av...Laura P. Keyser. Butcher Store. 542
Pompenella, S. 33 Clinton...H. Mandelbaum. Barber Fixtures. (R) 210
Quick, E. L. City...A. L. Reynolds. Horses, Milk Wagons, &c. 600
Reinecke, J. 420 W. 37th...B. Fischer & Co. Grocery. 240
Ray Mfg. Co. 94 Nassau...Sarah M. Ray. Machinery, Safes, Tools, &c. 9,000
Reichhold, C. 296 Elizabeth...A. Costales. Machines, Tools, Fixtures, &c. 220
Roedel, R. H. 427 3d av...Hannah Roedel. Machines, &c. 300
Sauer, E. 256 E. 125th...G. Oakley & Sons. Bakery. 500
Scanlan, M. 84 Mulberry...E. L. Gallon. Butcher Fixtures. 153
Schnepp, Bertha. 70 Oliver...S. Frank. Butcher Fixtures. 300
Schoof, C. A. 334 Bowery...S. Simmon. Office Fixtures, &c. 100
Schut, G. H. 320 North 3d av...Ellen Cummings. Grocery, &c. 400
Seibert, H. 2427 8th av...E. L. Gallon. Butcher Fixtures. 325
Steigerwald, Rosie. 234 E. 109th...E. L. Gallon. Butcher Fixtures. 306
Stein, A. F. 15 University pl...F. Sachse. Laundry. 4
Siemer, J. H. City...G. Poppe. Horse, Wagon, &c. (R) 300
Sprauer & Schulz. 85 Crosby...H. Lindenmeyr. Machines, Wagon, &c. 438
Steinberger, L. 9th st and 6th av...Helen E. Long. Oil Paintings. 92
Strauss & Co., P. L. 143 Elm...I. Kohu. Presses, Fixtures, &c. 750
Strube, F. H. 23 Rivington...B. Budde. Horse, Wagon, &c. (R) 400
Teale, M. M. D. 22 Ann...J. F. Brennan. Machines. 550
Triola, G. 1575 3d av...N. M. Goldberg. Barber Fixtures. (Dec. 9, 1884). 180
Voorhies, F. T. 309 4th av...A. D. Puffer & Sons. Soda Water Fixtures. 38
Wetjen & Borchers. 43 W. 3d...Elizabeth Hillers. Grocery. 250
Wood, A. G. 14 and 16 W. 24th...A. W. Bogart. Office Fixtures, Furniture, &c. 175
White, H. 102 W. 56th...H. Anspacher. Fixtures, &c. 600
Yetter, J. 439 Hudson...J. C. Frank. Store Fixtures, Horse, &c. 500

BILLS OF SALE.

Chaussegros, C., and sister. 7 Great Jones...B. Lauer & Co. Machinery, &c. 1,500
Eckhoff & Torber. 1719 Lexington av...D. Laughlin. Saloon. 2,700
Fenn, C. 86 Chrystie...L. Adler. Horse, Wagon, &c. 200
McElhone, E. 1439 2d av...Mary Ferguson. Saloon. 1,000
Same. 2d av and 75th...Same. Furniture. 250
Moran, J. A. 223 3d av...J. W. Fletcher. Saloon. 5,500
Reinhardt, A. 442 E. 78th...Schmitt & S. Saloon. 350
Saxe, G. Post & Deane. Furniture. 299
Schackel, Dorathes. 90 South...A. E. Hobein and ano. Furniture, &c. 6,200
Schlobohm, Dora. 1043 10th av...R. Hill. Grocery, &c. 1,300
Schmitt & Schwandenfuengel. 442 E. 78th...C. F. Hellerich. Saloon. 450
Snyder, F. 53 West Broadway...J. H. Brady. Cigar Fixtures. 1
Steinberger, L. 24 E. 23th...H. Tappan. Oil Paintings. 258
N. Y. ASSIGNMENTS OF CHATTEL MORTGAGES.
Cummings, Ellen, to Mary McLoughlin. (Mortgage given by U. B. Schott, Dec. 24, 1885.) 1
Jones, J. J., and G. A. Thayer, as exrs., to P. Kiernan. (W. Stark, Sept. 12, 1882.) 1

Table listing names and addresses for Kings County, including Kiernan, P., to D. Jones & Co., Kuntz, J., to J. Ruppert, etc.

KINGS COUNTY.

SALOON FIXTURES.

Table listing saloon fixtures with names like Buckley, E. J., Burtis, G. W., Donnelly, Mrs. A., etc.

HOUSEHOLD FURNITURE.

Table listing household furniture with names like Anderson, J., Adams, G. C., Boughton, Emily J., etc.

MISCELLANEOUS.

Table listing miscellaneous items with names like Bell, G. W., Browne, T., Corcoran & Whitehead, etc.

Table listing names and addresses for White & Traham, Wilson, F. H., etc.

BILLS OF SALE.

Table listing bills of sale with names like Bruning, Fannie L., Luppens, J. H., etc.

JUDGMENTS.

In these lists of judgments the names alphabetically arranged, and which are first on each line, are those of the judgment debtor.

NEW YORK CITY.

Table listing judgments in New York City with names like Dec. 26 Auer, David, 26 Abrams, Moses L., etc.

Table listing judgments in New York City (continued) with names like 26 Dolan, Thomas F., 26 Donovan, Michael, etc.

Table listing names and amounts, including Hamblin, Ralph W., Hutton, Charles Gordon, Jacobson, Kelly, James, Edward D., Johnson, William S., Jordan, Thomas, Johnston, Walter S., Jacobs, Bertha, Johnston, Robert, Johns, William E. H., Johnson, Samuel E., Keal, Thomas K., Kasschau, Jerjgen, Kasschau, Jacob, Keller, Frank J., Kennedy, Joseph, King, Ellen, Kiralfy, Imri, Kyle, Fred, Kahn, Isidor, Kennedy, Joseph, Keim, Henry G., Kastor, Isidor H., Kohlsaat, John W., Kennedy, Joseph, Leve, Gustave, Lane, James T., Loewer, Valentine, Lewis, Thomas C., Lewis, James, Lotz, Louis, Lobdell, Albert W., Lowe, Theodore, Lum, Albert T., Lewis, Thomas C., Lack, Henry, Lawrence, Julian C., Lynch, George M., Leathers, Charles C., Lisner, George, Lenz, Emil, Levy, Ellis, Leve, Samuel M., Levy, Louis, Lewis, Thomas C., Moeller, Rudolph, Morrison, George A., Mann, Eugene, Maddaus, Oscar W., Mills, John F., Morrow, George T., Marks, Benjamin, Murphy, Alban A., Maben, Wilber B., Moore, George W., Maesel, Carl, Macdonald, John J., Morley, Michael, Martens, George W., Martine, Stephen C., Moral, Benjamin, McCool, Michael, McCollum, Alexander, McLoughlin, Hugh, McGuinness, John, McQuhae, John, McCormick, Matthew, McComb, James J., Macdonald, John J., Macdonald, John J., McRea, John S., McCormick, William, McLarnon, Thomas, Nathanson, Nathan, Niebuhr, William, Nolan, James, Nold, John, Nally, William, Neilson, Charles, Neal, Albert A., Nicholson, William J., Newman, William M., Oetjen, John H., Oesterreicher, Ignatz, O'Reilly, James, Paine, William, Pinover, Alexander.

Table listing names and amounts, including Pealer, Russel Ralph, Preston, N. Miller, Ponvert, Louis J., Quigley, Thomas A., Quincey, Charles E., Rothstein, Morris, Rothstein, William, Reid, Robert W., Richard, Julius, Renner, Jerome L., Renner, Emelie, Richards, Louis D., Reynolds, Alfred P., Rosenzweig, Isidor, Ravelli, Luigi, Riccadonna, Abele, Richardson, James C., Schlinkmaier, August, Steuerman, Isaac, Sperry, Howard A., Saronia, Mabel, Simpson, Robert, Sabin, Charles D., Simon, Marks, the same, the same, Salomon, Robert, Sonneborn, Solomon S., Spietaler, George, Schwarzler, Joseph, Seguire, Andre M., Stanguito, John C., Steurman, Isaac, Straub, Joseph, Simon, Max, Schloer, M., Simon, Max, Speyer, Oscar, Sproulls, Josephine E., Schmidt, Edmund P., Sleeman, Nathaniel, Schlesinger, Moritz, Sheahan, Michael T., Schumacher, William, Shaen, Robert F., Smith, L. G., Smith, Annie M., Smith, Frederick W., Smith, Edwin H., Thoesen, Mathew, Toole, Martin, Taibot, Joseph, Taylor, Richard, Tucker, Edward S., Tuozzo, Tony, Thallman, Joseph, Tyrell, Gerald, Tucker, Harvey J., Ray Mfg. Co., The Easton Nat. Bank, The Plymouth Steamship Co., The Eastern Kentucky Land Improvement and Development Co., The Brighton Gas Light Co., Home Benefit Assoc., Ray Mfg. Co., Export Trading Co., Telegraph Publishing Co., The Adams Printing Co., The Atomizer Coal & Furnace Co., The Union Emery Wheel and Machine Co., The Export Trading Co., The Long Island R. R. Co., New Coliseum Co., The Mayor, &c., The Ampere Electrical Co., The Telegraphic and Telephonic Protector Co., The Seventh Ward Nat. Bk., West Shore and Ontario Terminal Co., Thomson Corset and Clasp Co., Ullner, Edward H., Vredenburg, Oren S.

Table listing names and amounts, including Veverka, Frank, Van Keuren, Ralph, Van Saun, George, Wilinsky, Harris G., Witbeck, Verplanck, Wortman, John H., Wiese, Adolph, Wallace, John A., Wallach, Joseph R., Warner, William S., Winter, Louis F., Wenk, William, Wacker, Annie, Welle, John, Wolf, Daniel, Wodell, Walter, Warner, Warburton S., Wehrkamp, Ella, Zeller, Lorenz.

KINGS COUNTY.

Table listing names and amounts under Kings County, including Ahlers, Martin, Andrews, Charles L., Burr, Sarah, Brainard, Morris F., Bateman, Chadsy, Betts, Carlton H., Barber, Edward J., Bush, Frank H., Blackmar, Henry C., Benner, George H., Bate, John J., Babcock, Catharine L., J. H. Watson, Barnswell, Thomas T., Chapman, Sarah T., Cowenhoven, Randall G., Crouch, James and John, Clarendon, Elizabeth, Cumming, Stephen C., Claffy, Richard, Connor, Thomas, Darling, William A., Donnan, James S., Frost, Alice, Fiels, Annie, Glover, Henry W., Gibbs, Kitty, Hamburger, Heinemann, Howard, Hanlan, Michael, Hegeman, William, Henn, Albert, Hauber, Christian W., Hall, Charles and William J., Hastings, Samuel W., Hammer, Henry and Julius, Hamilton, Charlotte C., Jordan, Thomas, Kingsland, George A., Klan, Aaron M., Kuck, Henry, Kennedy, Joseph, Kuck, Henry, Lyons, Patrick, Lewis, Thomas C., Lippencott, Samuel, Mackintosh, Edward P., Mudgett, Aloah, McCormick, James J., Murray, Robert H., Madden, Patrick J., Maben, Wilber B., Mills, John F., McRea, John J., Nold, John, Paine, William, Prendergast, William F., Parsons, Charles H., Pearce, Henry O., Rooney, John H., Roberts, Essex, Reid, Robert W., Roesch, Michael, Spicer, Henry and Charles, Shepherd, Owen B., Schroeder, Frederick, Stults, Ralph, Sperry, Howard A.

Table of judgments with columns for case number, name, and amount. Includes entries like 'Slattery, Mary A.—J. H. Farrell...' and 'Selmer, George B.—C. B. Weathered...'.

SATISFIED JUDGMENTS. NEW YORK.

December 25 to 31—inclusive.

Table of satisfied judgments for New York, listing names like Bingham, Baker, Brown, Chapman, Clemens, Clark, Decker, Dirk, Dunn, Felsenstein, Gorton, Holbrook, Krause, King, Kinney, Lounsbury, Lockwood, Meizer, Montgomery, McCormack, Maginn, Martin, Moorehouse, McKenna, Muller, Merrill, Same, Praet, Pope, Same, Tucker, Titus, Turner, Van Schaick, Von Ellert, Wilson, Weimar, Woolsey, and Same.

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

KINGS COUNTY.

December 25 to 31—inclusive.

Table of satisfied judgments for Kings County, listing names like Creamer, Doye, Galvin, Herne, Goddard, Hamilton, Same, Hill, Hitchcock, Hunt, Johnson, and Same.

Table of judgments with columns for case number, name, and amount. Includes entries like 'Kopf, Pauline and Gustav A.—S. Cohn...', 'Koster, M., and John H. Cordts...', 'Kretschmar, Herman G. and Julius F.—B. S. Williams...', 'Link, John—A. Wemmell...', 'Major, Richard—C. H. Mundy, guard...', 'Michel, Leopold—F. H. Skeele...', 'Sackman, John J.—P. Van Cott...', 'Same—same.', 'Smith, Mrs. M.—J. P. Magovern...', 'Stoll, Charles—C. D. Stoll...', 'Tompkins, George M., Jr.—W. H. Grace...', 'Walter, Paul—E. Klaessig...', 'Watt, James and William—G. K. Sheridan...'.

MECHANICS' LIENS.

The Mechanics' Lien Law, with full Marginal Notes and complete Index, has been published in pamphlet form by THE RECORD AND GUIDE. Copies can be obtained at the office of publication No. 191 Broadway, price 25 cents. This valuable work should be in the hands of every man interested in building or in the sale of building material.

NEW YORK CITY.

Table of mechanics' liens for New York City, listing addresses and amounts. Includes entries like '26 One Hundred and Sixth st, Nos. 105 and 107 E., n s, abt 100 e 4th av, abt 41 ft front.', '26 Sixty-eighth st, s e cor 9th av, 25x100.', '26 Same property. Otis & Gorsline agt same as last.', '20 Seventeenth st, No. 450 W., s s, 200 e 10th av, 25x100.', '20 Same property. Dennis W. Moran agt same.', '29 Twenty-eighth st, No. 332 E., s s, abt 175 w 1st av, Beiga Bros. agt Joseph B. Lichtenstein, owner and contractor.', '29 One Hundred and Fourth st, s s, 113 e 1st av, 50x100.11.', '29 One Hundred and Sixth st, n s, 69 e 1st av, 6 houses.', '29 Second av, n e cor 101st st, 5 houses.', '29 One Hundred and First st, n s, 85 e 1st av, 7 houses.', '30 Patterson Bros. agt Wilhelmina Juch, owner and contractor.', '30 Fifth av, No. 140, s w cor 19th st, 27.10x143. Leonard Hangen agt Charles R. Vandell, owner.', '30 Same property. John Gallivan agt same.', '31 Seventeenth st, Nos. 452 and 454 W., s s, 100 e 10th av, 50x100. Daniel Kenny agt John P. Decker, owner and contractor.', '31 Same property. Pat. Hunt agt same.', '31 Same property. Thos. Kent agt same.', '31 Union av, s e cor Home st, 125x100. John W. Russell agt George E. Yarrington, owner, and Herman Gieske, contractor.', '31 Second av, s w cor 103d st, 25x105. James F. Dolan agt Margaret A. Murray, debtor and owner.', '31 Sixty-sixth st, s s, 105 w Av A, 187.10 ft. front. John McLaughlin agt Martha Gelston, owner and contractor.', '31 Seventy-second st, Nos. 440-448 W., n s, abt 500 w 9th av. Charles M. O'Connor agt George W. Hamilton, owner, and Walter K. Freeman, contractor.', '31 One Hundred and Seventeenth st, Nos. 538 and 540, s s, 373 e Av A. David Lamont agt—Sweeny, owner, and Robert Doxie, contractor.', 'December.', '24 Brooklyn av, s w cor Atlantic av, 125x100. James Reiley agt Dean Sage, owner, and Francis Curran.', '26 Nostrand av, n w cor Greene av, 100x100. Cross, Austin & Co. agt Lorenz Zeiler, owner, and Adam Munch.', '26 Myrtle av, n s, 23.1 w Evergreen av, 32.9x 42.10x—x65.10. William B. Clark agt Mrs. Emma McNamara, owner, and C. Mondas.', '28 Property of New York & Sea Beach R. R. Wm. O. McDowell agt said R. R.', '28 Eleventh st, s s, 147.5 e 6th av, 20x97.8. William J. Conway agt James G. Dorrington, owner.', '28 Ellery st, n s, 270 e Nostrand av, 20x125. R. Cummings & Sons agt R. K. Matthewson, owner, and L. Meyer.', '29 Atlantic av, s w cor Brooklyn av, 100x125. James Reiley agt Henry W. Sage, owner, and Francis Curran, contractor.', '31 Washington av, n e cor Gates av, 25x78.7x 25.2x75.6. George F. Price agt Kate Anderson, owner.', '31 Waverly av, w s, 144.9 s Park av, 20x80. George F. Price agt Mary G. McCloskey, owner.', '31 McDougal st, s s, 250 w Howard av, 25x— Gottlob Fassnacht agt Louis and Cath. Sturken.', '31 Quincy st, s s, 150 w Reid av, 11 lots, each 18x100. Henry Kemp agt Mary E. Weed, owner, and S. W. Post, H. C. De Rivera and S. R. Post.'

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table of satisfied mechanics' liens for New York City, listing addresses and amounts. Includes entries like '26 One Hundred and Twenty-fifth st, No. 254 E., s s, 80 w 2d av. Chester L. Williams agt Thomas J. and James O'Kane. (Lien filed Oct. 30, 1885).', '26 Ninety-fifth st, n s, 100 e 9th av, 65x125.10. Alex. Wehle agt John F. Comey. (Release from lien filed Oct. 27, 1885).'

Table of judgments with columns for case number, name, and amount. Includes entries like '28 Willis av, w s, 25 n 144th st, 100 ft front. P. J. Troy agt Patrick Nolan. (Sept. 26, 1885).', '28 Sixth av, s e cor 23d st. Otis Bros & Co agt James D. Fish and Ferdinand Ward. (May 7, 1884).', '28 First av, Nos. 1701 to 1709. Eighty-eighth st, No. 355 E. C. M. Dubois & Co. agt L. H. Platt. (Jan. 22, 1885).', '29 Eighth av, s w cor 116th st, 100x100. Butler & Constant agt B. D. Bradley and James Connor. (Dec. 28, 1885).', '29 Pitt st, Nos. 12 and 14, e s. M. Veith agt R. Bohm. (July 30, 1885).', '30 Seventh av, n w cor 54th st. Canda & Kane agt Thomas W. Lawrence and J. M. Murray. (Oct. 21, 1885).', '30 Hester st, No. 25, n s, abt 70 e Norfolk st, 25x100. Charles and August Ruff agt Mrs. Kurtzman, owner, or reputed owner, and Walter Powers, contractor. (Dec. 26, 1885).', '30 Seventy-first st, Nos. 547 to 557 W., n s, 225 e 11th av, 100x102.2. Rudolph Walter agt James T. Fonger and John L. Lowther, owners and debtors. (Dec. 25, 1885).', '30 Same property. John Schaefer agt same. (Dec. 24, 1885).', '30 Seventy-first st, Nos. 547 to 557 W., n s, bet 10th and 11th avs. Frederick H. Busse agt Margaret and Frederick Lowther and Joseph Fonger. (Nov. 12, 1885).', '30 Same property. Canda & Kane agt James T. Fonger and John Lowther. (Dec. 16, 1885).'

* Discharged by depositing amount of lien and interest with County Clerk. † Cancelled of record by order of Court.

KINGS COUNTY.

December 25 to 31—inclusive.

Table of mechanics' liens for Kings County, listing addresses and amounts. Includes entries like 'Fourteenth st, n s, 75 from 7th av, 60x50. Carl Lindros agt Ransom F. Clayton, owner, and — Meyers. (Nov. 30, 1885).', 'Same property. C. J. F. Johnson agt same. (Nov. 30, 1885).', 'Eleventh st, s s, 200 w 7th av. H. S. Christian agt James Jack and J. Crouch & Bros. (Dec. 21, 1885).', 'Roger av, n e cor Robinson st, Flatbush. Gannon & Hueston agt Thomas Love. (Nov. 30, 1885).', 'Jefferson st, s s, 166 w Sumner av, runs east 66 8x100. George E. Clark agt Emily Taylor. (Dec. 14, 1885).', 'Dean st, s s, 250 e Hockaway av, 25x107.9. Alanson W. Adams agt Mary Gormley and Gertrude O'Donohue, owners, and W. Gormley and J. O'Donoghue. (Dec. 19, 1885).', 'Quincy st, No. 133, n s, abt 100 e Franklin av, 200 ft wide. Jamer, Jacobs & Co. agt Paul C. Grening and J. Robb. (Dec. 4, 1885).', 'Lafayette av, n w cor Steuben st, 200x100. Same agt same as last. (Dec. 4, 1885).', 'Cooper pl, e s, 100 s Herkimer st, 100x100. Erik Holmgreen agt John Pickering and J. Peters. (Dec. 21).', 'Cooper pl, e s, 100 s Herkimer st, 100x90. McCue & Coleman agt same. (Dec. 15).', 'Greene av, n w cor Nostrand av, 5 lots. Cross, Austin & Co. agt Lorenz Zoeller and A. Munch. (Dec. 25).'

BUILDINGS PROJECTED.

The first name is that of the owner; ar'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.

Table of buildings projected in New York City, listing addresses and descriptions. Includes entries like 'Catharine st, No. 13, rear, five-story brick shop, 24x27 and 30, tin roof; cost, \$5,500; Rachel Richmann, 27 Catharine st; ar't, William Graul. Plan 1825.', 'Cherry st, Nos. 268 and 270, five-story brick warehouse, 52.3x113, plastic slate roofing; cost, \$22,000; Alden S. Swan, 189 Columbia Heights, Brooklyn; ar'ts, Thom & Wilson; built by days work. Plan 1821.', '13th st, No. 410 E., three-story brick shop, with corrugated iron and fire-proof front, 25x43.6, gravel roof; cost, \$2,500; George B. Marx, 412 East 13th st; ar't, E. W. Gries. Plan 1820.', 'Pitt st, No. 90, five-story brick tenem't, 25x84.6, tin roof; cost, \$18,000; Isaac Rinaldo, 148 e 74th st; ar't, Fred Ebeling. Plan 1843.', 'BETWEEN 14TH AND 59TH STS.', '38th st, No. 144 W., one-story brick workshop, 25x98.9, tin roof; cost, \$3,500; Georgiana G. R. Wendel, Cairo, Egypt; ar'ty, M. A. Thompson, 250 West 45th st; b'r, Christopher Doscher. Plan 1831.', '58th st, s s, 250 w 11th av, one-story brick boiler and pump house, 25x30, tin roof; cost, \$3,000; Conrad Stein, 521 West 57th st; ar't, J. Kastner; b'rs, List and Lennon. Plan 1832.', 'Av A, No. 323, one-story brick office and two-story brick stable, 15x43, tin roofs; cost, \$2,000; Bernard Carroll, on premises; ar't, J. C. Burne; b'r, not selected. Plan 1818.', 'BETWEEN 59TH AND 125TH STREETS, EAST OF 5TH AVENUE.', '88th st, n s, 124.6 e 4th av, four five-story brick (first story stone front) tenem'ts, 27x82, tin roofs; cost, each, \$18,000; ow'rs and b'rs, William White, 236 East 119th st, Martha Gelston, 157 East 123d st; ar't, J. H. Valentine. Plan 1829.', '115th st, No. 322 E., four-story brick tenem't,

25x66, tin roof; cost, \$13,000; Henry Neus, 404 East 14th st; ar't, Adam Munch. Plan 1834.

75th st, n s, 60 w 1st av, one-story brick store, tin roof; cost, \$1,800; Max Danziger, 11 e 79th st; ar't, J. C. Burne; b'r, not selected. Plan 1839.

120th st, n s, 140 e 4th av, five-story brick tenement with stores, 25x60, tin roof; cost, \$12,000; Anson G. Shipman, 221 e 123d st; ar't's. Cleverdon & Putzel. Plan 1840.

1st av, s e cor 73d st, five-story brick tenement with store, 25x84, with one story extension, 4x25, tin roof; cost, \$2,000; Ann Mulholland, 324 E. 81st st; ar't, J. C. Burne; b'r not selected. Plan 1836.

1st av, e s, 25 s 73d st, five-story brick tenement with store, 25x64, tin roof; cost, \$13,000; ow'r and ar't, same as last. Plan 1837.

73d st, s s, 88 e 1st av, five-story brick tenement, 25x41, tin roof; cost, \$11,000; ow'r and ar't, same as last. Plan 1838.

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

63d st, s s, 200 w 9th av, eight five-story brick (stone front) tenements, 25x84 and 25x88, tin roofs; cost, each, \$20,000; ow'r's and b'r's, Gillie, Walker & Lawson, 519 West 104th st; ar't, M. V. B. Ferdon. Plan 1827.

9th av, n e cor 105th st, five-story brick flat with store, 25,3x75, tin and plastic slate roofing; cost, \$18,000; Oscar C. Ferris, 131st st and 8th av; ar't, Andrew Spence. Plan 1826.

110TH AND 125TH STREETS, BETWEEN 5TH AND 8TH AVENUES.

120th, s s, 290 w 7th av, one-story frame glazed green-houses, 75x200; cost, \$5,500; Chas. Ammann, 268 W. 131st st; ar't, T. E. Thomson. Plan 1841.

120th st, s s, 365 w 7th av, three-story brick stable and carriage house, 25x90, tin or gravel roof; cost, \$5,000; ow'r and ar't, same as last. Plan 1842.

NORTH OF 125TH STREET.

128th st, n s, 200 e 10th av, one-story frame temporary shed, 170x100; cost, \$1,000; D. G. Yuengling, 128th st and 10th av; b'r, J. Weber. Plan 1817.

150th st, s s, 80 e 10th av, ten two-and-a-half and three-and-a-half story frame dwell'gs, 17x45.6, shingle roofs; cost, each, \$2,500; John Stratton, 131 East 30th st; ar't, J. H. Duncan. Plan 1833.

153d st, n s, 650 w 11th av, three-story brick tenement, 25x50, tin roof; cost, abt \$4,500; Charles A. Briggs, 152d st, North River; ar't, Henry Fouchaux. Plan 1830.

10th av, e s, 100 n 162d st, three-story brick store and tenement, 22x60, tin roof; cost, \$6,000; James Knowles, 161st st and 10th av; ar't, J. C. Kerby. Plan 1824.

23D AND 24TH WARDS.

Warren st, n s, 146 e Worth av, two-story frame dwell'g, 20x30, with extension, 13x14, tin roof; cost, \$2,500; Ludger Chartrand, 175th st, near Brook av; ar't, J. C. Kerby. Plan 1823.

184th st, n e cor Bainbridge av, two-story frame dwell'g, 20.6x34.6, shingle roof; cost, \$2,200; Mrs. Ida Morris, 1243 Washington av; ar't, T. W. Ringrose; b'r, not selected. Plan 1819.

Mosholu av, n s, 500 w Albany road, one-story frame stable, 24x19, tin roof; cost, —; T. & W. Thorn & Co., Riverdale; b'r, F. H. Thorn. Plan 1828.

Tremont av, s s, 250 w Morris av, two-story frame dwell'g, 22.6x44, rear 27, shingle roof; cost, \$2,500; John H. Clements, 72 East 112th st; ar't, J. E. Kerby. Plan 1823.

Washington av, w s, 210 s 172d st, two two-story frame dwell'gs, 17 and 20x42.6, tin roofs; cost, each, \$2,500; George W. Halsey, 223 North 3d av; ar't, R. E. Rogers. Plan 1835.

WASHINGTON AVENUE.

1922—Howard av, e s, 45 n Sumpter st, three two-story frame (brick filled) dwell'gs, 18.4x34, tin roof; cost each, \$1,400; J. Peper; b'r, E. Sutterlin; ar't, F. W. Ames.

1923—Dean st, s s, 100 e Rockaway av, one three-story frame (brick filled) dwell'g, 18x34, tin roof; cost, \$1,500; L. P. Gibbs, 443 Marcy av; ar't, R. Dixon; b'r, A. J. Gibbs.

1924—Union st, n s, 292 w 5th av, two two and a-half-story and basement, terra cotta and brick dwell'gs, 12.6x45, tin roofs and iron cornices; cost each, \$5,500; Mrs. B. Meyers, 210 Pacific st; ar't, W. M. Coots; m'n, M. Meyers; c'r, day's work.

1925—9th st, n e cor Gowanus Canal, one one-story frame shed, 60x135, iron sheathing and gravel roof; cost, \$6,500; New York Tartar Co. on premises; b'r, B. Gallagher.

1926—Sumpter st, No. 234, s s 375 e Saratoga av, one two-story frame shop, 25x25, tin roof; cost, \$400; ow'r and b'r, John O'Hara, on premises; ar't, A. V. Porter.

1927—Evergreen av, e s, 40 n Jacob st, one two-story frame dwell'g, 20x32, and two-story extension, 10x15, tin roof; cost, \$1,700; William H. Bishop, 397 Central av; ar't and b'r, John Pohlmann.

1928—Halsey st, n s, 120 e Stuyvesant av, four two-story and basement brick dwell'gs, 20x45, tin roofs, wooden cornices; cost, each, \$3,000; Frederick and John Dhuy, 212 Reid av; b'r, J. Dhuy.

1929—Chauncey st, s s, 350 e Howard av, one one-story frame shop, 20x40, tin roof; cost, \$400; ow'r and b'r, Wm. Goebel.

1930—Prospect pl, s s, 185 e Grand av, four

KINGS COUNTY.

Plan 1921—Ralph av, w s, 50 n Chauncey st, one one-story frame shop, 12.6x25, felt roof; cost, \$50; ow'r's and b'r's, Ames & Waldron, 229 Howard av.

1922—Howard av, e s, 45 n Sumpter st, three two-story frame (brick filled) dwell'gs, 18.4x34, tin roof; cost each, \$1,400; J. Peper; b'r, E. Sutterlin; ar't, F. W. Ames.

1923—Dean st, s s, 100 e Rockaway av, one three-story frame (brick filled) dwell'g, 18x34, tin roof; cost, \$1,500; L. P. Gibbs, 443 Marcy av; ar't, R. Dixon; b'r, A. J. Gibbs.

1924—Union st, n s, 292 w 5th av, two two and a-half-story and basement, terra cotta and brick dwell'gs, 12.6x45, tin roofs and iron cornices; cost each, \$5,500; Mrs. B. Meyers, 210 Pacific st; ar't, W. M. Coots; m'n, M. Meyers; c'r, day's work.

1925—9th st, n e cor Gowanus Canal, one one-story frame shed, 60x135, iron sheathing and gravel roof; cost, \$6,500; New York Tartar Co. on premises; b'r, B. Gallagher.

1926—Sumpter st, No. 234, s s 375 e Saratoga av, one two-story frame shop, 25x25, tin roof; cost, \$400; ow'r and b'r, John O'Hara, on premises; ar't, A. V. Porter.

1927—Evergreen av, e s, 40 n Jacob st, one two-story frame dwell'g, 20x32, and two-story extension, 10x15, tin roof; cost, \$1,700; William H. Bishop, 397 Central av; ar't and b'r, John Pohlmann.

1928—Halsey st, n s, 120 e Stuyvesant av, four two-story and basement brick dwell'gs, 20x45, tin roofs, wooden cornices; cost, each, \$3,000; Frederick and John Dhuy, 212 Reid av; b'r, J. Dhuy.

1929—Chauncey st, s s, 350 e Howard av, one one-story frame shop, 20x40, tin roof; cost, \$400; ow'r and b'r, Wm. Goebel.

1930—Prospect pl, s s, 185 e Grand av, four

three-story brick dwell'gs, 20x43; tin roofs, wooden cornices; cost, total, \$23,000; D. B. Moses, 310 Produce Exchange, New York; b'r, T. H. Kemsen.

1931—McDougal st, No. 258, s s, 325 e Rockaway av, one three-story frame tenement, 25x50, tin roof, brick cornice; cost, \$4,000; Christopher Kienstie, 256 McDougal st; ar't and m'n, C. Bauer; c'r, not selected.

1932—Sumpter st, No. 103, n s, 297 e Ralph av, one three-story frame (brick filled) tenement, 28x50, tin roof; cost, \$4,000; Annie Diehting, 106 Sumpter st; b'r, not selected.

1933—Herkimer st, s s, 50 e Buffalo av, one three-story frame (brick filled) tenement, 25x55, tin roof; cost, \$4,500; Sarah Hocking, 1719 Bergen st; ar't, A. Hill; b'r, A. Hocking.

1934—Ellery st, n s, 390 from Nostrand av, two three story frame (brick filled) stores and tenements, 30x55, tin roofs; cost, each, \$5,200; Charlotte M. Goodwin; ar't, J. E. Sagar.

1935—Bushwick av, s e cor Bleecker st, eight two-story and basement brown stone dwell'gs, 18.9 x40, tin roofs, wooden cornices; cost, each, \$4,500; Jacob Murr, 477 Bedford av; ar't, J. E. Dwyer.

1936—3d av, e s, 100 n 27th st, one three-story brick dwell'g, 20x45, tin roof, wooden cornice; cost, \$4,000; M. Walton, 27th st near 3d av; b'r, C. B. Shelden.

1937—5th st, s s, 332.6 w 6th av, fifteen two-story and basement brick dwell'gs, 15.8x45, tin roofs, wooden cornices; cost, each, \$3,500; ow'r and b'r, Thomas Betts, 371 6th st.

1938—18th st, n s, 175 e 6th av, one two-story frame store and tenement, 25x44, tin roof; cost, \$2,000; Jacob Barnett, 388 17th st; ar't, W. H. Wirth; b'r's, A. Nostrand and T. Ross.

1939—Harrison av, No. 167, one three-story frame (brick filled) tenement, 25x55, tin roof; cost, \$4,000; Benj. Morrison, 42 Tompkins av; ar't, R. Von Lehn.

1940—Hancock st, s s, 117 w Throop av, six three-story and basement brown stone dwell'gs, 18x42, tin roofs, wooden cornices; cost, each, \$6,000; Benjamin Armstrong, 391 Jefferson av; ar't, J. D. Hall; b'r, G. B. Stoutenburg.

1941—Evergreen av, n w cor Grove st, two (?) three-story frame (brick filled) tenements, 28 and 27.6x55, tin roofs; cost, \$4,800; Schoenwald & Guthardt, 325 Evergreen av; ar't, G. Hillenbrand; b'r, J. Fuchs.

1942—Evergreen av, w s, 28 n Grove st, six two-story and basement brick filled dwell'gs, 20x44, tin roofs; cost, each, \$2,700; ow'r, &c., same as last.

1943—McDougal st, s s, 75 w Rockaway av, one three-story frame (brick filled) tenement, 22x45, tin roof; cost, \$3,500; ow'r and b'r, John Wilfert, 223 Howard av.

1944—4th av, w s, 75 n 39th st, one three-story frame stores and tenement, 25x55, tin roof; cost, \$3,500; Mary A. Baxter, 2312 4th av, New York; ar't, W. B. Robinson; b'r, J. H. O'Rourke.

1945—Ralph av, e s, 98 n Atlantic av, one two-story frame shop, 25x48, tin roof, cost, \$300; ow'r, &c., C. P. Skelton, 1895 Atlantic av.

1946—Ralph av, e s, 98 n Atlantic av, one two-story frame shop, 25x48, tin roof, cost, \$300; ow'r, &c., C. P. Skelton, 1895 Atlantic av.

1947—Ralph av, e s, 98 n Atlantic av, one two-story frame shop, 25x48, tin roof, cost, \$300; ow'r, &c., C. P. Skelton, 1895 Atlantic av.

1948—Ralph av, e s, 98 n Atlantic av, one two-story frame shop, 25x48, tin roof, cost, \$300; ow'r, &c., C. P. Skelton, 1895 Atlantic av.

1949—Ralph av, e s, 98 n Atlantic av, one two-story frame shop, 25x48, tin roof, cost, \$300; ow'r, &c., C. P. Skelton, 1895 Atlantic av.

1950—Ralph av, e s, 98 n Atlantic av, one two-story frame shop, 25x48, tin roof, cost, \$300; ow'r, &c., C. P. Skelton, 1895 Atlantic av.

1951—Ralph av, e s, 98 n Atlantic av, one two-story frame shop, 25x48, tin roof, cost, \$300; ow'r, &c., C. P. Skelton, 1895 Atlantic av.

1952—Ralph av, e s, 98 n Atlantic av, one two-story frame shop, 25x48, tin roof, cost, \$300; ow'r, &c., C. P. Skelton, 1895 Atlantic av.

1953—Ralph av, e s, 98 n Atlantic av, one two-story frame shop, 25x48, tin roof, cost, \$300; ow'r, &c., C. P. Skelton, 1895 Atlantic av.

1954—Ralph av, e s, 98 n Atlantic av, one two-story frame shop, 25x48, tin roof, cost, \$300; ow'r, &c., C. P. Skelton, 1895 Atlantic av.

1955—Ralph av, e s, 98 n Atlantic av, one two-story frame shop, 25x48, tin roof, cost, \$300; ow'r, &c., C. P. Skelton, 1895 Atlantic av.

1956—Ralph av, e s, 98 n Atlantic av, one two-story frame shop, 25x48, tin roof, cost, \$300; ow'r, &c., C. P. Skelton, 1895 Atlantic av.

1957—Ralph av, e s, 98 n Atlantic av, one two-story frame shop, 25x48, tin roof, cost, \$300; ow'r, &c., C. P. Skelton, 1895 Atlantic av.

1958—Ralph av, e s, 98 n Atlantic av, one two-story frame shop, 25x48, tin roof, cost, \$300; ow'r, &c., C. P. Skelton, 1895 Atlantic av.

1959—Ralph av, e s, 98 n Atlantic av, one two-story frame shop, 25x48, tin roof, cost, \$300; ow'r, &c., C. P. Skelton, 1895 Atlantic av.

1960—Ralph av, e s, 98 n Atlantic av, one two-story frame shop, 25x48, tin roof, cost, \$300; ow'r, &c., C. P. Skelton, 1895 Atlantic av.

1961—Ralph av, e s, 98 n Atlantic av, one two-story frame shop, 25x48, tin roof, cost, \$300; ow'r, &c., C. P. Skelton, 1895 Atlantic av.

1962—Ralph av, e s, 98 n Atlantic av, one two-story frame shop, 25x48, tin roof, cost, \$300; ow'r, &c., C. P. Skelton, 1895 Atlantic av.

1963—Ralph av, e s, 98 n Atlantic av, one two-story frame shop, 25x48, tin roof, cost, \$300; ow'r, &c., C. P. Skelton, 1895 Atlantic av.

1964—Ralph av, e s, 98 n Atlantic av, one two-story frame shop, 25x48, tin roof, cost, \$300; ow'r, &c., C. P. Skelton, 1895 Atlantic av.

1965—Ralph av, e s, 98 n Atlantic av, one two-story frame shop, 25x48, tin roof, cost, \$300; ow'r, &c., C. P. Skelton, 1895 Atlantic av.

1966—Ralph av, e s, 98 n Atlantic av, one two-story frame shop, 25x48, tin roof, cost, \$300; ow'r, &c., C. P. Skelton, 1895 Atlantic av.

1967—Ralph av, e s, 98 n Atlantic av, one two-story frame shop, 25x48, tin roof, cost, \$300; ow'r, &c., C. P. Skelton, 1895 Atlantic av.

1968—Ralph av, e s, 98 n Atlantic av, one two-story frame shop, 25x48, tin roof, cost, \$300; ow'r, &c., C. P. Skelton, 1895 Atlantic av.

1969—Ralph av, e s, 98 n Atlantic av, one two-story frame shop, 25x48, tin roof, cost, \$300; ow'r, &c., C. P. Skelton, 1895 Atlantic av.

1970—Ralph av, e s, 98 n Atlantic av, one two-story frame shop, 25x48, tin roof, cost, \$300; ow'r, &c., C. P. Skelton, 1895 Atlantic av.

1971—Ralph av, e s, 98 n Atlantic av, one two-story frame shop, 25x48, tin roof, cost, \$300; ow'r, &c., C. P. Skelton, 1895 Atlantic av.

1972—Ralph av, e s, 98 n Atlantic av, one two-story frame shop, 25x48, tin roof, cost, \$300; ow'r, &c., C. P. Skelton, 1895 Atlantic av.

2328—Canal st, No. 262, new stairs; cost, \$180; Lavinia F. Archer, Garden City, L. I., and Imogene F. Weeks, Montclair, N. J.; b'r, J. D. Buchanan.

2329—25th st, Nos. 513-519 W., new front, and walls taken down and rebuilt; cost, \$2 000; lessees, Blake & Duffy, on premises; ar't, T. C. Blake.

2330—63d st, No. 322 E., front and internal alterations; cost, \$1,200; W. L. Loew, Red Bank, N. J.; b'r's, J. Pyfe & Co.

2331—North 3d av, w s, south of 14th st, one building to be moved to College av, n e cor 141st st, and altered into two dwell'gs; cost, \$1,500; J. L. Mott, 2122 5th av; ar't, G. C. Goeller; b'r, not selected.

2332—North 3d av, w s, south of 14th st, one building to be moved to College av, n e cor 141st st, and altered into two dwell'gs; cost, \$1,500; J. L. Mott, 2122 5th av; ar't, G. C. Goeller; b'r, not selected.

2333—North 3d av, w s, south of 14th st, one building to be moved to College av, n e cor 141st st, and altered into two dwell'gs; cost, \$1,500; J. L. Mott, 2122 5th av; ar't, G. C. Goeller; b'r, not selected.

2334—North 3d av, w s, south of 14th st, one building to be moved to College av, n e cor 141st st, and altered into two dwell'gs; cost, \$1,500; J. L. Mott, 2122 5th av; ar't, G. C. Goeller; b'r, not selected.

2335—North 3d av, w s, south of 14th st, one building to be moved to College av, n e cor 141st st, and altered into two dwell'gs; cost, \$1,500; J. L. Mott, 2122 5th av; ar't, G. C. Goeller; b'r, not selected.

2336—North 3d av, w s, south of 14th st, one building to be moved to College av, n e cor 141st st, and altered into two dwell'gs; cost, \$1,500; J. L. Mott, 2122 5th av; ar't, G. C. Goeller; b'r, not selected.

2337—North 3d av, w s, south of 14th st, one building to be moved to College av, n e cor 141st st, and altered into two dwell'gs; cost, \$1,500; J. L. Mott, 2122 5th av; ar't, G. C. Goeller; b'r, not selected.

2338—North 3d av, w s, south of 14th st, one building to be moved to College av, n e cor 141st st, and altered into two dwell'gs; cost, \$1,500; J. L. Mott, 2122 5th av; ar't, G. C. Goeller; b'r, not selected.

2339—North 3d av, w s, south of 14th st, one building to be moved to College av, n e cor 141st st, and altered into two dwell'gs; cost, \$1,500; J. L. Mott, 2122 5th av; ar't, G. C. Goeller; b'r, not selected.

2340—North 3d av, w s, south of 14th st, one building to be moved to College av, n e cor 141st st, and altered into two dwell'gs; cost, \$1,500; J. L. Mott, 2122 5th av; ar't, G. C. Goeller; b'r, not selected.

2341—North 3d av, w s, south of 14th st, one building to be moved to College av, n e cor 141st st, and altered into two dwell'gs; cost, \$1,500; J. L. Mott, 2122 5th av; ar't, G. C. Goeller; b'r, not selected.

2342—North 3d av, w s, south of 14th st, one building to be moved to College av, n e cor 141st st, and altered into two dwell'gs; cost, \$1,500; J. L. Mott, 2122 5th av; ar't, G. C. Goeller; b'r, not selected.

2343—North 3d av, w s, south of 14th st, one building to be moved to College av, n e cor 141st st, and altered into two dwell'gs; cost, \$1,500; J. L. Mott, 2122 5th av; ar't, G. C. Goeller; b'r, not selected.

2344—North 3d av, w s, south of 14th st, one building to be moved to College av, n e cor 141st st, and altered into two dwell'gs; cost, \$1,500; J. L. Mott, 2122 5th av; ar't, G. C. Goeller; b'r, not selected.

2345—North 3d av, w s, south of 14th st, one building to be moved to College av, n e cor 141st st, and altered into two dwell'gs; cost, \$1,500; J. L. Mott, 2122 5th av; ar't, G. C. Goeller; b'r, not selected.

2346—North 3d av, w s, south of 14th st, one building to be moved to College av, n e cor 141st st, and altered into two dwell'gs; cost, \$1,500; J. L. Mott, 2122 5th av; ar't, G. C. Goeller; b'r, not selected.

2347—North 3d av, w s, south of 14th st, one building to be moved to College av, n e cor 141st st, and altered into two dwell'gs; cost, \$1,500; J. L. Mott, 2122 5th av; ar't, G. C. Goeller; b'r, not selected.

2348—North 3d av, w s, south of 14th st, one building to be moved to College av, n e cor 141st st, and altered into two dwell'gs; cost, \$1,500; J. L. Mott, 2122 5th av; ar't, G. C. Goeller; b'r, not selected.

2349—North 3d av, w s, south of 14th st, one building to be moved to College av, n e cor 141st st, and altered into two dwell'gs; cost, \$1,500; J. L. Mott, 2122 5th av; ar't, G. C. Goeller; b'r, not selected.

2350—North 3d av, w s, south of 14th st, one building to be moved to College av, n e cor 141st st, and altered into two dwell'gs; cost, \$1,500; J. L. Mott, 2122 5th av; ar't, G. C. Goeller; b'r, not selected.

2351—North 3d av, w s, south of 14th st, one building to be moved to College av, n e cor 141st st, and altered into two dwell'gs; cost, \$1,500; J. L. Mott, 2122 5th av; ar't, G. C. Goeller; b'r, not selected.

2352—North 3d av, w s, south of 14th st, one building to be moved to College av, n e cor 141st st, and altered into two dwell'gs; cost, \$1,500; J. L. Mott, 2122 5th av; ar't, G. C. Goeller; b'r, not selected.

2353—North 3d av, w s, south of 14th st, one building to be moved to College av, n e cor 141st st, and altered into two dwell'gs; cost, \$1,500; J. L. Mott, 2122 5th av; ar't, G. C. Goeller; b'r, not selected.

2354—North 3d av, w s, south of 14th st, one building to be moved to College av, n e cor 141st st, and altered into two dwell'gs; cost, \$1,500; J. L. Mott, 2122 5th av; ar't, G. C. Goeller; b'r, not selected.

2355—North 3d av, w s, south of 14th st, one building to be moved to College av, n e cor 141st st, and altered into two dwell'gs; cost, \$1,500; J. L. Mott, 2122 5th av; ar't, G. C. Goeller; b'r, not selected.

2356—North 3d av, w s, south of 14th st, one building to be moved to College av, n e cor 141st st, and altered into two dwell'gs; cost, \$1,500; J. L. Mott, 2122 5th av; ar't, G. C. Goeller; b'r, not selected.

2357—North 3d av, w s, south of 14th st, one building to be moved to College av, n e cor 141st st, and

CONSTRUCTING RETAINING WALLS.

Arch, steps, railing and for the filling and grading necessary for the support and protection of the 40 feet roadway excavated in the centre of 43d st, bet 1st and 2d avs.

SEWERS.

4th av, e s, bet 82d and 83d sts. Av St. Nicholas, bet 124th and 124d sts. Av St. Nicholas, bet 134d and 155th sts, with branches. 120th st, bet 5th and 6th avs. 121st st } bet Mt. Morris and 6th avs. 122d st } Mt. Morris av, bet 120th and 122d sts.

—which were confirmed by the Board of Revision and Correction of Assessments, Dec. 11, 1885, and entered on the same date in the Record of Titles of Assessments, kept in the "Bureau for the Collection of Assessments and Arrears of Taxes and Assessments and of Water Rents," that unless the amount assessed for benefit on any person or property shall be paid on or before Mar. 1, 1886, interest will be collected thereon at the rate of 7 per cent. from Dec. 11, 1885. Payments to be made to the Collector of Assessments and Clerk of Arrears between 9 A. M. and 2 P. M.

IMPORTANT TO PROPERTY-HOLDERS.

BOARD OF ASSESSORS.

No. 11 1/2 CITY HALL, New York, Dec. 24, 1885.

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

SEWERS.

- No. 1—West End av (formerly 11th av), bet 96th and 105th sts. No. 2—9th av, bet 81st and 82d sts. No. 3—Beekman pl, from 180 feet to 170.10 south of 50th st. No. 4—144th st, bet College av and 148d st; sewers and appurtenances. No. 5—Walton av, from 150th st to a point 500 feet northerly therefrom. No. 6—83d st, bet Boulevard and West End av. No. 7—4th av, e s, bet 57th and 58th sts. No. 8—59th st, bet 8th av and end of present sewer west of 8th av. No. 10—104th st, bet 10th av and Boulevard.

REGULATING, GRADING, CURB AND FLAGGING.

No. 9—141st st, from 10th av to Diagonal av. [The limits embraced in said assessments includes all the several houses and lots of ground situated as above described in Nos. 2, 4, 5, 6 and 7; others as follows:

- No. 1—West End av, both sides, from 96th to 105th st. 96th and 97th sts, Boulevard and West End av—block. 98th and 99th sts, Boulevard and West End av—block. 99th st } both sides, extdg 200 feet westerly 100th st } from westerly line of West End av. 101st st } 102d st } No. 2—Beekman pl, both sides, from 49th to 50th st. No. 3—59th st, both sides, extdg 265 feet easterly from the Circle at the junction of Broadway and 8th av. No. 9—141st st, both sides, from 10th to Diagonal av, and to the extent of one-half the block at the intersection of 10th and Diagonal avs. No. 10—104th st, both sides, from Boulevard to 10th av. 10th av, w s, from 104th to 105th st. 105th st, s s, extdg 175 westerly from 10th av.

The above described list will be transmitted as provided by law to the Board of Revision and Correction of Assessments for confirmation on the 26th day of January, 1886.

New York, Dec. 29, 1885.

SEWERS.

No. 1—11th av, e s, bet 157th and 159th sts, with branch in 159th st, bet 10th and 11th avs. No. 2—145th st, bet North 3d and College avs, and appurtenances.

[The limits embraced by said assessments includes all the several houses and lots of ground situated as described above.]

New York, Dec. 30, 1885.

SEWER AND APPURTENANCES.

No. 1—144th st, bet North 3d and College avs. [The limits embraced by such assessment includes all the several houses and lots of ground situated as above described.]

APPROVED PAPERS.

Resolutions passed by the Board of Aldermen calling for the following improvements have been signed by the Mayor for week ending December 26, 1885. *Indicates that the Mayor neither approved nor objected thereto, therefore the same became adopted:

MAINS.

Westchester av, from Prospect av to Bronx River bridge; gas; passed over the Mayor's veto. Southern Boulevard, from Leggett's lane to Westchester av; gas; passed over the Mayor's veto. 121st st, from 7th to 8th av; Croton. 90th st, from 2d to 3d av; gas. Madison av, from 91st to 92d st; Croton. 94th st, from 4th to 5th av; Croton. 95th st, from Lexington to 5th av; Croton. Lexington av, from 95th to 97th st; Croton.

STREET RE-NUMBERED.

53d st, from 5th to 6th av.

FENCING VACANT LOTS.

77th st, s s, bet Madison and 4th avs.

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, December 29, 1885.

MAINS.

Arthur st, from Kingsbridge road north to Pelham av; gas.†

Warren st, from Topping st to Railroad av; gas.† Southern Boulevard, from 145th to 149th st; water.† 79th st, from 10th av to Boulevard; gas.† 89th st, from 1st to 2d av; Croton.† 90th st, bet 5th and 9th avs; water.† 94th st, from 2d to 3d av; gas.† 94th st, from 4th to 5th av; gas.† 94th st, from 8th to 9th av; gas.† 95th st, from Lexington to 5th av; gas.† 95th st, from Lexington to 5th av; Croton.† 97th st, from 9th to 10th av; gas.† 98th st, from 2d to 3d av; gas.† 99th st, from 2d to 3d av; gas.† 103d st, from 4th to 5th av; Croton.† 106th st, from Madison av to 4th av; gas.† 123th st, from 9th to St. Nicholas av; gas.† 123th st, from Boulevard to Manhattan st; gas.† 145th st, both sides, from 8th av to St. Nicholas av; Croton.†

146th st, from North 3d to College av; Croton.† 158th st, from St. Nicholas av to 10th av; gas.† 158th st, from Mott to Girard av } gas.† Girard av to 161st st } 163rd st, from Jerome to Mott av; gas.† 163rd st, from Jerome av to Mott av; water.† 184th st, bet Creston and Jerome avs; Croton.† Adams av, from Columbia av to Kingsbridge road; gas.† Beach av, from Concord av to Westchester av; gas.† Brook av, from 138th st to Westchester av; gas.† Gerard av, from 157th to 161st st. } gas.† 160th st, to the bridge over Cromwell's Creek. } Madison av, from 92d to 109th st; gas.† Madison av, north of 90th st, where not already done; gas.†

Madison av, from 91st to 92d st; Croton.† Madison av, from 104th to 106th st; gas.† Manhattan av, bet 105th and 106th sts; gas.† Tinton av, bet 161st and 163d sts; gas.† Vanderbilt av, from Tremont av or 177th st, southerly to a point abt 450 south of 175th st; water.† 4th av, w s, from 120th to 121st st; Croton.† 4th av, w s, from 123d to 135th st; gas.† 6th av, w s, from 115th to 116th st; Croton.† 6th av, w s, bet 134d and 136th sts; water.† Highbridge road, from Jerome to Creston av. } Creston av, to 133d st. } water.† 183d st to Morris av. } Morris av to Highbridge road.

LAMP-POSTS ERECTED AND LAMPS LIGHTED.

Tinton av, from Cedar st to Denman pl.† 10th av, bet 114th and 117th sts.†

ADVERTISED LEGAL SALES.

AMPELERS' SALES TO BE HELD AT THE REAL ESTATE EXCHANGE AND AUCTION ROOM (LIMITED), 59 TO 65 LIBERTY STREET, EXCEPT WHERE OTHERWISE STATED.

- 10th av, No. 937, w s, 40.5 s 61st st, 20x80, three-story stone front dwellg, by R. V. Harnett. (Amt due \$7,750) 2 187th st, n s, 100 w Elton av, 50x100. 2 157th st, n s, 150 w Elton av, 50x100. 2 by Sheriff, at City Hall. (Sale under execution) 72d st, Nos. 153 and 155, n s, 210 w 3d av, 39.6x102.2, seven-story brick flat, by J. F. B. Smyth. (Amt due \$78,770) 4 103d st, Nos. 315-325, n s, 250 e 2d av, 150x100.9, four one-story frame and one two-story frame buildings. 104th st, s s, 250 e 2d av, 150x100.9, five one-story frame buildings. 104th st, Nos. 331-335, s s, 250 e 2d av, 75x100.9, three four-story brick dwellg's. 105th st, Nos. 338-332, s s, 250 e 2d av, 75x100.9, three two-story frame buildings. by J. Bleecker. (All right, title and int. of Chas. F. Willis) 5 18th st, Nos. 334-338, s s, 395 w 8th av, 60x92, two five-story brick flats, by J. T. Boyd. (Amt due \$14,352) 5 41st st, No. 259, n s, 100 e 8th av, 20.6x98.9, four-story front and three-story rear brick building, by L. Mesier. (Amt due \$5,080) 6 47th st, No. 163, n s, 160 e 7th av, 20x100.5, three-story stone front dwellg, by R. V. Harnett & Co. (Amt due \$16,087) 7 88d st, No. 108, s s, 100 e 4th av, 25x102.2, two-story frame dwellg, by R. V. Harnett & Co. (Amt due \$2,819) 7 Water st, No. 134, n w cor Pine st, 24.2x47.6x24x45.10, four-story brick building. 49 Frankin av, s w cor 7th st, now 169th st, 46 x irreg, x202 to 169th st, x 193. 165th st, late 3d st, s w cor Washington av, 100 x 100 151st st, late Gouverneur st, n s, 400 w Courtlandt av, 50x116. by R. V. Harnett. (Partition sale) 8 9th av, e s, 75 e n 95th st, 26.2x90.8x25.3x88.1, vacant, by J. T. Boyd. (Amt due \$1,497) 8 Bond st, Nos. 40-44, n s, 216.9 w Bowery, 77.10x100.3, three four-story brick buildings. Great Jones st, No. 47, s s, 216.9 w Bowery, 27x100, two-story brick building. Great Jones st, No. 43, s s, 270.9 w Bowery, 27x100, two-story brick building. by E. H. Ludlow & Co. (1/2 part.) (Amt due \$15,574) 9 188th st, n s, 144.1 e 3d av, 25x100, by R. V. Harnett. (Amt due \$2,272) 9 87th st, No. 209, n s, 115 e 3d av, 20x90, two-story frame building, by R. V. Harnett. (Amt due \$2,317) 9

KINGS COUNTY.

- Willoughby av, s s, 51 e Waverly av late Hamilton st, 17x100, by J. Cole, at 3rd Fulton st. Jan. 2 Flushing av, s e s, 80.4 w Garden st, 75.1x111.4, by T. A. Kerrigan, at 35 Willoughby st. 4 Ellery st, n s, 100 e Throop av, 25x100, by O. J. Fox, 45 Broadway, E. D. 6 Grand st, s e cor 6th st, 25x77. Grand st, s s, 75 w 7th st, 25x77. Grand st, s s, 50 w 7th st, 25x77. 7th st, w s, 76 s South 1st st, 22x100. By Talor & Fox, 45 Broadway, E. D. (Partition sale) 6 Schenck st, w s, 83 n De Kalb av, 25x100. Palmetto st, n w s, 375 n e Knickerbocker av, 25 x 100. by T. A. Kerrigan, 85 Willoughby st. 7 3d st, s s, 118.3 w 6th av, 18.3x95, by T. A. Kerrigan, 85 Willoughby st. 8 Willow st, s w cor Orange st, 25x100. Van Dyke st, n s, 80 e Conover st, 40x100. By William Cole, 379 Fulton st. (Partition)..... 9

Flushing av, s s, 286.2 e Delmonico pl, 25x100. } Flushing av, s s, 436.2 e Delmonico pl, 25x100. } By A. E. Lamb, ref., 604 Broadway, E. D. (Partition)..... 9

LIS PENDENS, KINGS COUNTY.

- Washington av, e s, 107 s Myrtle av, 20x100. Dec. Washington av, e s, 67.9 s Myrtle av, 19.9x80. Myrtle av, n s, 96 w Fleet pl late Carl st, 24x100. Jennie Wyrburn agt Mary H. Cudlipp et al.; partition; att'y, D. W. Northrup. 24 Same property, C. M. Wyrburn, committee, agt same; partition; att'y, R. E. Beers. 26 Gates av, s s, 287.6 w Stuyvesant av, 18.9x100. Annie Hynes agt Claus F. Hansen et al.; att'y, R. Mapelsden. 24 Gates av, s s, 268.9 w Stuyvesant av, 18.9x100. Reuben Mapelsden, Jr., and ano., exrs. E. T. Smith, agt Claus F. Hansen et al.; att'y, W. D. Morgan. 24 Gates av, s s, 250 w Stuyvesant av, 18.9x100. Same agt same; same att'y. 24 St. James pl, e s, 180 s Greene av, 20x100. Alfred Underhill agt Cath. Van O. wife of J. Henry Smith; att'y, W. M. Powell. 26 Bushwick av, s s, 80.4 w Flushing av, runs south 190.7 x west 21.5 to Beaver st, x north west 87.1 x north 118.4 to Flushing av, x east 75.1. Leopold Michel agt Bertha and Sigmund Jacoby; att'y, M. Hallheimer. 26 Fort Greene pl, e s, 84.10 n Fulton st, 20x100. Harold Dollner agt Cath. and Harry M. Mulredy; att'y, W. M. Ingraham. 26 Gates av, s s, 306.3 w Stuyvesant av, 19.9x100. Walter Barnes and ano., trustees for Mary Barnes, agt Claus F. Hansen et al.; att'ys, Coursen & Coursen. 26 Atlantic av, n e cor Pleasant pl, 95x98.7. Thomas C. Higgins agt John C. Douglass; action for specific performance; att'y, D. Barnett. 26 Vermont av, centre line, at intersection n s Brooklyn and Jamaica plank road, indef. plot. Abraham Schlesinger agt Bernhard Midas et al.; att'y, L. Semler. 26 Kosciusko st, s s, 260 w Sumner av, 40x100. Frederick J. Smith agt Margaret E. Smith; att'y, S. A. Rockefeller. 26 Lots 21 to 28, inclus., block 58, map Radde Sackman, &c., property, 9th Ward. Robert R. Hamilton agt Louis E. G. Radde, individ. and admr. W. Radde, dec'd, &c.; att'y, E. R. Vollmer. 29 Penn st, n cor Marcy av, 21x100. William F. Fraser agt Frederick C. Vrooman et al.; att'ys, Goodrich, Deady & Goodrich. 29 Vernon av, n s, between Bedford av and Clinton st, west half of section 176 map J. A. Willink property Flatbush. James Ryan agt William Meagher et al.; att'y, J. Z. Lott. 29 Van Brunt st, n e cor Irving st, runs north 180 x east 60 x south abt 100 x east 80 x south abt 80 to Irving st x west 140. Charles B. Carman agt Frederick Marx et al.; foreclosure, mechanic's lien; att'ys, Turner, Lee & McClure. 29 Baltic st, n s, 143 w Smith st, 20x100. } Baltic st, n s, 125 w Smith st, 18.4x100. } Baltic st, n s, 190.8 e Smith st, 20x100. } Baltic st, n s, 210.8 e Smith st, 19.6x100. } George B. Leverich agt William H. Leverich, and City of Brooklyn; action for receiver; att'y, F. Reynolds. 30 Quincy st, n s, 127.7 w Clason av, 22.5x100x18.7x100. Grace Sheridan et al. agt John Byers, &c.; partition; att'y, A. B. Clarke. 30 Gold st, w s, 100 s Myrtle av, 25x100.3. Albon P. Man et al., trustees, agt Thomas K. Cree; att'ys, A. P. & W. Man. 30 Quincy st, n s, 125 e Marcy av, 100x101.3x100.11x87.4. John J. Curran agt Alice M. Jennings et al.; att'y, Morris & Pearsall. 30 Kosciusko st, s s, 260 w Sumner av, 40x100. Frederick J. Smith agt Margaret E. Smith; att'y, S. A. Rockefeller. 30 Freeman st, n s, 300 e Manhattan av, late Union av, 25x100. Robert Godson agt Harrison Gordon et al.; att'y, O. W. Beales. 31 Hudson av, e s, 56.7 n York st, 18.6x50. Albert H. F. Seeger agt John W. Kelly et al.; att'y, A. H. F. Seeger. 31

RECORDED LEASES.

NEW YORK.

Per Year

- Bowery, No. 348, and No. 56 Great Jones st. David C. Comstock, exr. of N. U. Tompkins, to William Neely; 5 years, from May 1, 1886. \$2,400 Bowery, No. 266. John A. McLaughlin, Jersey City, to Henry Waters; 3 1/2 years, from Dec. 1, 1885. 2,160 Duane st, No. 42, store and basement. Hermann Wronkow to Matthew F. Dillon; 5 years, from Aug. 1, 1885. 1,200 Fulton st, No. 262. Lyman, Walter and Egbert C. Denison, Catharine Henriques and Gertrude De L. Ludlam to Louis Diebner; 2 1/2 years, from Oct. 1, 1885. 1,800 Greenwich st, No. 312, store and basement. Dorothea Wolff to E. P. Johnson; 3 years, from May 1, 1886. 1,000 and 1,900 Manhattan st, n s, being the most easterly of five buildings on gore lot bet 12th av, Manhattan st and 129th st. Annie E. Brown to Theodore H. Rohdenberg; 4 1/2 years, from Nov. 1, 1885. 750 Mulberry st, No. 63, store and third floor. Vito Cimino to Andrea Musiello; 2 1/2 years, from Jan. 1, 1886. 744 Murray st, No. 55, first floor and basement. John W. Hamersley to Isaac Hayes; 3 years, from May 1, 1885. 4,000 14th st, No. 28 West, store and basement. Frank J. Gaynor to George Heather; 5 years, from Sept. 1, 1885. 7,000 14th st, No. 36 W., and No. 35 West 13th st. Sarah, Josephine, Mary, Emma, Frank, Agnes and Annie Lazarus to Bernhard J. Ludwig; No. 36 14th st, for unexpired term of 7 1/2 years, from May 1, 1883, at yearly rent of \$7,500, and No. 35 West 13th st for 4 years, from May 1, 1886, per year, \$1,500, and both parcels for further term of 5 years, from May 1, 1890, per year for all. 11,000 33d st, No. 546, west half of store with cellar. F. Sulzberger to John Maguire; 8 1/2 years, from Oct. 1, 1885. 180 33d st, No. 546, east half of store and cellar. Same to Frank Savery; 5 years, from Oct. 1, 1885. 264 77th st, No. 439 E. James Gardner to Jeremiah Kells; 3 years 4 months and days, from Dec. 28, 1885. 406

Table of real estate listings in Essex County, including addresses, descriptions, and prices.

Table of real estate listings in Hudson County, including addresses, descriptions, and prices.

Table of Bills of Sale, listing items like horses, trucks, and wagons with their respective owners and values.

Table of Judgments, listing names and amounts of legal proceedings.

NEW JERSEY.

NOTE.—The arrangement of the Conveyances, Mortgages and Judgments in these lists is as follows: the first name in the Conveyances is the Grantor; in Mortgages, the Mortgagee; in Judgments, the Judgment debtor.

ESSEX COUNTY.

Table of Conveyances in Essex County, listing names, addresses, and values.

Table of Mortgages in Essex County, listing names, addresses, and values.

Table of Chattel Mortgages in Essex County, listing names, addresses, and values.

Table of Judgments in Hudson County, listing names and amounts.

HUDSON COUNTY.

Table of Conveyances in Hudson County, listing names, addresses, and values.

Table of Mortgages in Hudson County, listing names, addresses, and values.

Table of Chattel Mortgages in Hudson County, listing names, addresses, and values.

PARTNERSHIPS.

WE, THE UNDERSIGNED, DESIROUS of forming a limited partnership under the Statutes of the State of New York, do hereby certify: 1. That the name or firm under which said partnership is to be conducted is WM. McCARROLL & CO. 2. That the general nature of the business intended to be transacted by such partnership is the manufacturing of and dealing in leather and shoe stock. 3. That the names of all the general and special partners interested in said partnership and their respective places of residence are as follows: William McCarroll, who resides in the City of Brooklyn, Kings County and State of New York, and James R. T. McCarroll, who resides at East Orange, Essex County and State of New Jersey, are the general partners; and John Ennis, who resides in the City of Brooklyn, Kings County and State of New York, is the special partner. 4. That the amount of capital which the said John Ennis, the special partner, has contributed to the common stock is fifteen thousand dollars. 5. That the period at which said partnership is to commence is the first day of January, 1886, and the period at which it will terminate will be the thirty-first day of December, 1890. 6. That the principal place of business of said partnership will be in the City, County, and State of New York. Dated New York, December 31st, 1885. WM. McCARROLL, JAS. R. T. McCARROLL, JOHN ENNIS.

State of New York, City and County of New York, ss: On the thirty-first day of December 1885, before me personally appeared William McCarroll, James R. T. McCarroll and John Ennis, to me known to be the individuals described in and who executed the foregoing certificate, and severally acknowledged to me that they executed the same. J. ORLANDO HARRISSON, Notary Public Kings County, certificate filed in New York County.

NEW YORK, 31st DECEMBER, 1885.—The co-partnership heretofore existing under the firm name of "SHAEN & CHRISTIE," is this day dissolved by mutual consent. Mr. H. B. Shaen, alone, signs in liquidation. H. B. SHAEN, ALEX. CHRISTIE, F. B. STEWART.

The undersigned, desirous of forming a limited partnership, under the statutes of the State of New York, hereby certify as follows: I. The name of the firm under which such partnership is to be conducted, is "H. B. SHAEN & CO." II. The general nature of the business intended to be transacted by such partnership, is the business of Importing and Commission Dry Goods. III. The names of all the general and special partners interested in said co-partnership are as follows: Harry B. Shaen, Frederic B. Stewart and Frederic M. McWilliams, all of whom reside in the City of Brooklyn, in the State of New York, are the general partners, and Margaret R. Thompson, who resides in the City, County and State of New York, is the special partner. IV. The amount of capital which said Margaret R. Thompson has contributed to the common stock, is \$25,000. V. The period at which the said partnership is to commence is January 1st, 1886, and the period at which the said partnership will terminate is December 31st, 1888. Dated the thirty-first day of October, 1885. HARRY B. SHAEN, FREDERIC B. STEWART, FREDERICK M. McWILLIAMS.

In presence of Fred- } erick C. Dexter. } MARGARET R. THOMPSON.

J. WILLIAM HANNAN & CO.—WHEREAS, the co-partnership heretofore existing under the firm name of J. William Hannan & Co., has been dissolved by the retirement of Charles E. Rushmore, but the business of the firm is to be conducted by the subscriber. And, whereas, the undersigned desires to continue the use of the said partnership name, under and pursuant to the act of the Legislature of the State of New York, entitled "An act allowing the continued use of co-partnership names in certain cases," passed April 17th, 1854, and the acts amendatory thereof and supplementary thereto. And, whereas, the said Charles E. Rushmore has duly consented, in writing, to the use of the firm name of J. William Hannan & Co., by the subscriber. Now, therefore, I, J. William Hannan, whose place of abode is in the City of Brooklyn, County of Kings, and State of New York, do hereby certify, pursuant to said statute, that I am the only person now and hereafter conducting business, and dealing under said firm name of J. WILLIAM HANNAN & CO., and that said business will be conducted as heretofore, at No. 104 Fulton street, in the city of New York. Dated, December 24th, 1885. J. WM. HANNAN.

City and County of New York, ss: On this 24th day of December, 1885, before me personally came J. William Hannan, to me known and known to me to be the individual described in, and who executed the foregoing certificate, and who acknowledged to me that he executed the same for the purposes therein mentioned. EDWARD HINMAN, Notary Public, Kings County, certificate filed in New York County.

PARTNERSHIPS.

WALSH AND HACKMANN.—NOTICE
 Is hereby given that the limited partnership of WALSH AND HACKMANN, composed of the undersigned, Charles A. Walsh and Oscar Hackmann, as general, and Seth Barton French and Charles F. Woerishoffer, as special partners, is dissolved by mutual consent on and after the 31st day of December, 1885.

Either of the general partners will sign the firm name in liquidation.
 Dated New York, December 31st, 1885.
 CHAS. ALLISON WALSH,
 OSCAR HACKMANN,
 S. B. FRENCH,
 C. F. WOERISHOFFER.

The undersigned, desirous of forming a limited partnership for the transaction of mercantile business, pursuant to the provisions of Title I, Chapter IV, Part II of the Revised Statutes of the State of New York, and the several acts amendatory thereof, do certify as follows:

First. The name or firm under which such partnership is to be conducted, is WALSH AND HACKMANN.

Second. The general nature of the business intended to be transacted by the said partnership, is a general brokerage and commission business in cotton, grain, petroleum, produce and other merchandise, and in stocks, bonds, and other securities.

Third. The names of all the general and special partners interested in the said partnership, and their respective places of residence, are as follows:

Charles A. Walsh and George P. Toby, both of whom reside in the City, County and State of New York, and Oscar Hackmann, who resides at New Brighton, Staten Island, in the County of Richmond and State of New York, are the general partners; and Charles F. Woerishoffer and Seth Barton French, both of whom reside in the City, County and State of New York, are the special partners.

Fourth. The said Charles F. Woerishoffer and Seth Barton French, as such special partners, have each contributed the sum of one hundred thousand dollars (\$100,000), in cash, as capital to the common stock of the said partnership.

Fifth. The period at which the said partnership is to commence is the first day of January, in the year one thousand eight hundred and eighty-six, and the period at which it will terminate is the thirty-first day of December, in the year one thousand eight hundred and eighty-seven.

Dated at the City of New York the thirty-first day of December, one thousand eight hundred and eighty-five.

CHAS. ALLISON WALSH,
 GEO. P. TOBY,
 OSCAR HACKMANN,
 C. F. WOERISHOFFER,
 S. B. FRENCH.

F. M. ARGUIMBAU, THE UNDERSIGNED, being desirous of forming a limited partnership under the statutes of the State of New York, do hereby certify as follows:

1. That the name under which said partnership is to be conducted is F. M. ARGUIMBAU.

2. That the general nature of the business intended to be transacted by said partnership is the general importation and sale of merchandise both on account of said partnership and on commission for other persons, and whatever appertains to such business in the City of New York.

3. That Frank M. Arguimbau, who resides in the City of Brooklyn, County of Kings and State of New York, is the sole general partner; and that Octavius D. Baldwin who resides in the City, County and State of New York, is the sole special partner in said firm.

4. That the said Octavius D. Baldwin has contributed the sum of twenty-five thousand dollars in cash as capital to the common stock.

5. That the said partnership is to commence on the second day of January, eighteen hundred and eighty-six, and is to terminate on the 31st day of December, eighteen hundred and eighty-seven.

Dated, New York, December 31st, 1885.
 O. D. BALDWIN,
 F. M. ARGUIMBAU.

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.		Cargo afloat	
Pale.....	38 M. \$3 25 @ 4 00		
Jerseys.....	6 00 @ 6 75		
Up Rivers.....	6 75 @ 7 00		
Up Rivers, choice.....	6 25 @ —		
Haverstraw.....	7 25 @ 7 50		
Choice cargoes.....	7 75 @ —		
FRONTS.		Cargo afloat	
Croton and Croton P'ts—Brown	38 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 @ 60 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.

(Continued on Page VIII.)



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. 150 & 152 W. 25th St., New York. Mention this paper.

MISCELLANEOUS

A BEAUTIFUL HOUSE FOR \$1200



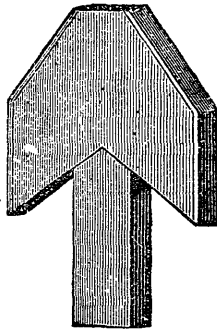
*** This marvelous house has been built more than 300 times from our plans; it is so well planned that it affords ample room even for a large family. 1st floor shown above; on 2d floor are 4 bed rooms and in attic 2 more. Plenty of Closets. The whole warmed by one chimney. Large illustrations and full description of the above as well as of 39 other houses, ranging in cost from \$400 up to \$6,500, may be found in "SHOPPEL'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 return the change. Address, BUILDING PLANS ASSOCIATION, (Mention this Paper.) 24 Beekman St., (Box 2702), N. Y.

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

DAYLIGHT. FRINK'S PATENT
 Light, Dark and Gloomy Apartment
 Houses, Offices, Stores, Factories,
 Hotels, &c.,

Without the use of gas or other artificial light; the effect is truly astonishing. Also REFLECTORS for gas, oil or electric light.

I. P. FRINK, 551 Pearl St., New York



THE WELCOME CHIMNEY CAP.

Patented July, 1880.

Absolute Success!

Positive Guarantee!

Thirty days' trial without pay. After being used for three months purchasers, if not entirely satisfied, will have their money refunded, therefore no risk.

C. H. L'Amoureux,
 Patentee and Man'fr.

313 SPRING ST., New York.
 Draughts improved in all cases.

PARTNERSHIPS.

LIMITED PARTNERSHIP.—WHERE-
 AS the limited partnership heretofore entered into under and pursuant to the provisions of the Revised Statutes of the State of New York, entitled of "Limited Partnerships," and of the acts amendatory and supplemental thereto between the undersigned expires by its own limitation on December thirty-first, eighteen hundred and eighty-five, and it has been agreed to renew and continue the same and carry on the business thereof in the City of New York.

Now this certifies:
 First. That the name or firm under which the business of the said renewed and continued limited partnership is to be conducted is COLEMAN, BENE-DICT & CO.

Second. That the general nature of the business intended to be transacted is the dealing as brokers and on commission in stocks, bonds and other securities.

Third. That the name of the general partner is James McGovern, Junior, who resides in the City of Brooklyn, County of Kings, State of New York.

Fourth. That the name of the special partner is Coleman Benedict, who resides in the City of Brooklyn, Kings County, State of New York.

Fifth. That the amount of capital which the said Coleman Benedict has contributed as special capital to the said limited partnership is the sum of twenty-five thousand dollars.

Sixth. That the period at which the said limited partnership is to commence is the thirty-first day of December, eighteen hundred and eighty-five, and the date at which the same will terminate is the thirty-first day of December, which will be in the year eighteen hundred and eighty-seven.

It witness whereof, we have hereunto subscribed our names at the City of New York on, the thirty-first day of December, in the year eighteen hundred and eighty-five.

JAS. MCGOVERN, JR.,
 COLEMAN BENE-DICT.

State of New York, City and County of New York, s s:

On this thirty-first day of December, eighteen hundred and eighty-five, before me personally appeared James McGovern, Junior, and Coleman Benedict, to me known and known to me to be the individuals described in and who executed the foregoing instrument, and severally acknowledged to me that they executed the same.

HAS. L. THATCHER,
 Notary Public (101) New York County.

State of New York, City and County of New York, s s:
 James McGovern, Junior, being duly sworn, deposes and says: That he resides in Brooklyn, County of Kings, in the State of New York, that he is the general partner in the foregoing certificate of limited partnership mentioned, that the sum of twenty-five thousand dollars mentioned in the foregoing certificate, as the amount of special capital to be contributed by Coleman Benedict, the special partner, to the common stock of the said co-partnership has been actually and in good faith paid in by him in cash.

JAS. MCGOVERN, JR.,
 CHAS. L. THATCHER,
 Notary Public (101) New York County.

MISCELLANEOUS.

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



The best and most reliable White Lead made and unequalled for uniform

Whiteness, Fineness and Body.

RED LEAD AND LITHARGE
PURE LINSEED OIL,

Raw, Refined and Balled.

ROBERT COLGATE & CO.,
 287 PEARL STREET, NEW YORK.

W. & J. SLOANE.

Apartment, Flat

—AND—

TENEMENT HOUSES,

Halls, Stairways

and Public Rooms

Furnished With

Carpetings, Linoleum,
Corticine or Oil Cloth

At the Very Lowest Prices.

Samples will be submitted and estimates given whenever desired.

Broadway, 18th and 19th Streets.

PARTNERSHIPS.

J. WILLIAM HANNAN & CO.—THIS
 is to certify that the undersigned have, pursuant to the provisions of the Revised Statutes of the State of New York, formed a limited partnership under the name or firm of J. WILLIAM HANNAN AND COMPANY; that the general nature of the business to be transacted is the manufacturing of stationery, bookbinding and paper ruling; that the principal place of business of the partnership is in New York City; that J. William Hannan, who resides in the City of Brooklyn, is the general partner; that Edgar J. Levey, who resides in the City of New York, is the special partner, and that the said Edgar J. Levey as special partner hath contributed the sum of three hundred dollars as capital towards the common stock, and that the said partnership is to commence on the twenty-first day of December, 1885, and is to terminate on the twenty-first day of December, 1887.

Dated this twenty-first day of December, one thousand eight hundred and eighty-five.

J. WM. HANNAN,
 EDGAR J. LEVEY.

City and County of New York, s s:

On the twenty-first day of December, one thousand eight hundred and eighty-five, before me known J. William Hannan and Edgar J. Levey, to me known and known to me to be the individuals described in, and who executed the above certificate, and they severally acknowledged that they executed the same.

EDWARD HINMAN,
 Notary Public, Kings County; certificate filed in New York County.

City and County of New York, s s:

J. William Hannan, the general partner named in the above certificate, being duly sworn, doth depose and say, that the sum specified in the said certificate to have been contributed by the special partner to the common stock, has been actually and in good faith paid in cash.

Sworn this twenty-first day of December, 1885, before me,
 J. WM. HANNAN,
 EDWARD HINMAN,
 Notary Public, Kings County; certificate filed in New York County.

JOHN DEWHURST,
PLAIN & ORNAMENTAL PLASTERER,
 Jobbing attended to. 160 W. 49th St., near B'way.

FRENCH FLINT TILES.

General Agency, 13 WILLIAM ST.

Telephone Call, 677 New.

LUMBER DEALERS.

REMOVAL!
G. L. SCHUYLER & CO.,
 TIMBER AND LUMBER DEALERS,
 Present address 1st AVENUE, 41st AND 42d STREETS,
 will remove, about Jan. 1st, 1886, to new yard 1st
 AVENUE, bet. 97th and 98th STREETS AND EAST RIVER,
 with increased facilities.

BELL BROTHERS,
SPRUCE TIMBER
 11th AVENUE AND 21st STREET.
 Telephone Call 21st Station. 121.

JOSEPH W. DURYEE,
TIMBER AND LUMBER,
 Foot of 35th STREET, E. R., Telephone 492, 34th St.,
 and 258 CHERRY ST., Telephone 408, Nassau.
 All kinds of Timber and Lumber cut to order at
 short notice.

GEORGE HAGEMEYER,
 DEALER IN
Mahogany and Walnut
 Ash, Oak, Cherry, Maple, Whitewood, Butternut
 &c., &c.
 FOOT EAST ELEVENTH ST., N. Y.

T. H. SIMONSON & SON,
 Dealers in
Lumber and Timber,
 Foot of 100th Street, East River.
 Telephone Call, Harlem 115.

CRANE & CLARK.
Lumber and Timber
 Foot of 30th Street, North River.

T. & R. PATTERSON,
PINE LUMBER,
 Spruce Flooring, Ceiling, Fencing and Partition Stuff,
 460 to 470 WEST ST. & 57 to 61 BETHUNE ST.
 Telephone Call, 545 Spring.

J. K. BRIGHAM, Importer of
SPANISH MOSAIC FLOOR TILES.
 Acknowledged the best for hardness, finish and
 color. Many beautiful and exclusive patterns for Halls,
 Vestibules and Rooms. Send for designs and estimates.
237 Broadway, N. Y. (Broadway Bank Building)

BUILDING MATERIAL PRICES.

FIRE BRICK.

Welsh	.....	\$24 50	@ 30 00
English	.....	22 00	@ 30 00
English, choice brands	.....	30 00	@ 37 00
Scotch	.....	27 50	@ 35 00
Silica, Lee-Moor	.....	30 00	@ 35 60
Silica, Dinas	.....	45 00	@ 55 00
White, Enamelled, English size, 3/4 M.	.....	90 00	@ 95 00
do do domestic size	.....	80 00	@ 85 00
American, No. 1	.....	30 00	@ 35 00
American No. 2	.....	25 00	@ 30 00

CEMENT.

Rosendale	3 bbl	\$1 10	@ 1 25
Portland, English, general run	.....	2 25	@ 2 50
Portland, German, general run	.....	2 20	@ 2 50
Roman	.....	2 75	@ 3 25
Keene's coarse	.....	4 50	@ 6 00
Keene's fine	.....	9 00	@ 10 00

The following special quotations are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figures given:

Stettin (German) Portland	.....	2 40	@ 2 75
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
Portland, Lagerdorfer	.....	2 45	@ 2 65
Rosendale, Snyders Bridge brand	.....	1 00	@ —
Windsor Hydraulic	.....	1 00	@ 1 10
Standard Hydraulic	.....	1 35	@ 1 50
Cable Portland	.....	2 15	@ 2 40

DOORS, WINDOWS AND BLINDS.

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 32	—

DOORS, MOULDED.

Size.	1 1/4 in.	1 1/2 in.	1 3/4 in.
2.0x6.0	\$1 58	2 09
2.0x6.8	1 97	2 41
2.6x6.8	1 90	2 46
2.6x6.10	2 05	2 89
2.6x7.0	1 19	2 54
2.8x6.8	2 16	2 60
2.8x7.0	2 09	2 68
2.10x6.10	2 34	2 84
3.0x7.0	2 34	2 84
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

INSIDE BLINDS.

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
-------------	-------	---------	---

PARTNERSHIPS.

THIS IS TO CERTIFY THAT WE,
 whose names are severally undersigned, are desirous of forming and do hereby form a limited partnership pursuant to the laws of the State of New York, United States of America, in such case made and provided; and we do further certify as follows:

First. That the name or firm under which such partnership is to be conducted shall be **CHARLES LOEWENTHAL & CO.**

Second. That the general nature of the business to be transacted by such partnership shall be that of general merchants and commission agents and dealers in produce.

Third. That the names of all the general and special partners interested in said partnership and their respective places of residence are as follows:

Charles Loewenthal, who resides in the City, County and State of New York, the general partner, and Ruben Samuel Heilbut, Samuel Solomon Joseph, Samuel Heilbut, Charles Lindo and Henry Goedecker, all of whom reside in London, Kingdom of Great Britain and Ireland, and Friedrich Christian Karl Fleischmann, who resides in Liverpool, Kingdom of Great Britain and Ireland, as and together forming the firm of Heilbut, Symons & Co., of London, aforesaid, the special partners.

Fourth. That the amount of capital which the special partners as and together forming the firm of Heilbut, Symons & Co., as aforesaid, shall have contributed and do contribute to the common stock is the sum of one hundred thousand dollars.

Fifth. That the period at which the partnership is to commence is the 1st day of January, 1886, and the period at which it will terminate is the 31st day of December, 1891.

In witness whereof, we have hereunto set our hands and seals this fourth day of June, 1885.

General Partner,
CH. LOEWENTHAL. [Seal.]
 Witness,
MARK J. KATZ, as to
CHARLES LOEWENTHAL.
 Special Partners,
R. S. HEILBUT, [L. S.]
SAMUEL S. JOSEPH, [L. S.]
SAMUEL HEILBUT, [L. S.]
CHARLES LINDO, [L. S.]
H. GOEDECCKER, [L. S.]
F. FLEISCHMANN. [L. S.]
 Witnesses to the signatures of
RUBEN SAMUEL HEILBUT,
SAMUEL SOLOMON JOSEPH,
SAMUEL HEILBUT,
CHARLES LINDO, and
HENRY GOEDECCKER.
H. H. NEWMAN,
 Consulate General United States America, London.

Consulate General
 United States of America, } s s:
 London.

On this 4th day of June, 1885, before me, Thomas M. Waller, Consul General and Notary Public ex-officio of the United States of America, at London, personally appeared Ruben Samuel Heilbut, Samuel Solomon Joseph, Samuel Heilbut, Charles Lindo and Henry Goedecker to me known and known to me to be the persons described in and who executed the foregoing instrument and who severally and duly acknowledged to me that they executed the same, for the uses and purposes therein described.

In testimony whereof, I have hereunto set my hand and affixed my official seal the day and year first above written,
 [Seal] **THOMAS M. WALLER,**
 Consul General.

United States Consulate, } s s:
 Liverpool.

On this 3d day of July, 1885, before me, William P. Paull, Vice and Deputy Consul and Notary Public ex-officio of the United States of America, at Liverpool, personally appeared Friedrich Christian Karl Fleischmann, to me known and known to me to be one of the persons described in and who executed the foregoing instrument, and who duly acknowledged to me that he executed the same for the uses and purposes therein described.

In testimony whereof, I have hereunto set my hand and affixed my official seal the day and year above written.

W. P. PAULL,
 Vice and Deputy Consul of the United States of America, at Liverpool.
 [Seal] Notary Public ex-officio.

State of New York, City and County of New York, s s:

On this 25th day of November, 1885, before me personally came Charles Loewenthal to me known and known to me to be one of the persons described in and who executed the foregoing instrument, and who duly acknowledged to me that he executed the same for the uses and purposes therein described.

MARK J. KATZ,
 Notary Public (103) New York City and County.

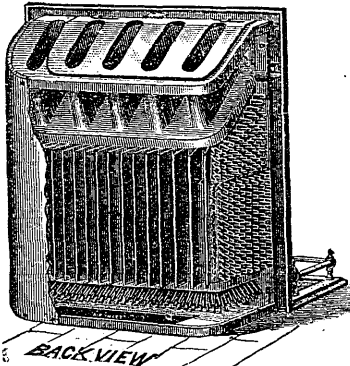
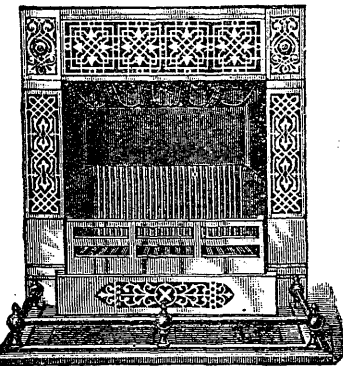
City and County of New York, s s:
 Charles Loewenthal, being duly sworn, says: I am the general partner named in the foregoing certificate, the sum of one hundred thousand dollars (\$100,000), specified in said certificate to have been contributed to the common stock of said partnership by the special partners, namely the co-partnership of Heilbut, Symons & Co., has been actually and in good faith paid in cash.

CHS. LOEWENTHAL.
 Sworn to before me this 31st day of December, 1885.
GEORGE W. YULTEE,
 Notary Public (103) City and County of New York.

ARTISTIC STONE CUTTING. FIGURE CARVING.
JAMES M. KERR,
 (Successor to Boyd & Kerr.)
Architectural & Monumental Sculptor
 Modeling and Carving in Stone, Wood, Plaster or Papier-Mache.
Shop, 231 West 30th Street, New York.
 Architectural Models to a Scale.

J. K. BRIGHAM, Importer of
SPANISH GLAZED WAINSCOT TILES,
 Laid in the Bath-Rooms, Kitchens and Laundries of many of the finest and best houses. Not affected by grease, smoke, moisture or gases. A great variety of attractive patterns at moderate prices. Inspection invited. Send for estimates and samples.
237 Broadway, N. Y. (Broadway Bank Building)

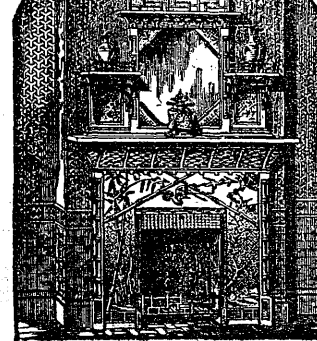
THE JACKSON VENTILATING-GRATE.



Will thoroughly heat large rooms when the mercury out-doors falls 20° to 30° below zero. Will thoroughly eat communicating rooms, or rooms one back of the other, or rooms one above the other. Will keep the atmosphere of rooms as pure as out-door air, by a constant renewal of the air within them.

Send for confirmatory reports from your own State and neighborhood. Do not purchase without you have these.
EDWIN A. JACKSON & BRO.
 No. 77 BEEKMAN STREET, NEW YORK.

THE HECLA ARCHITECTURAL BRONZE AND IRON WORKS
POULSON & EGER,



Office and Warerooms, 216 and 218 W. 23d St., New York.
 Works, N. 11th and 3d Sts., Brooklyn, E. D., L. I.
 Artistic Metal Mantels and Over-Tops, in
 Bronze, Brass, Oxidized-Iron,
 Galvano-Plastic, and Electro-Plated Iron.
**ARCHITECTURAL AND ORNAMENTAL CAST AND
 WROUGHT IRON WORK OF EVERY
 DESCRIPTION.**
 Correspondence with Architects and Builders solicited. Illustrated
 Catalogue and Price List on application.

WM. E. UPTEGROVE & BRO.,

MAHOGANY AND ALL THIN WOODS FOR HOUSEWORK.

Correspondence Solicited from Architects, Builders and Owners.

SAW MILLS, YARD AND OFFICE,

FOOT EAST TENTH AND ELEVENTH STS., N. Y.

Pulleys, Shafting, Hangers,

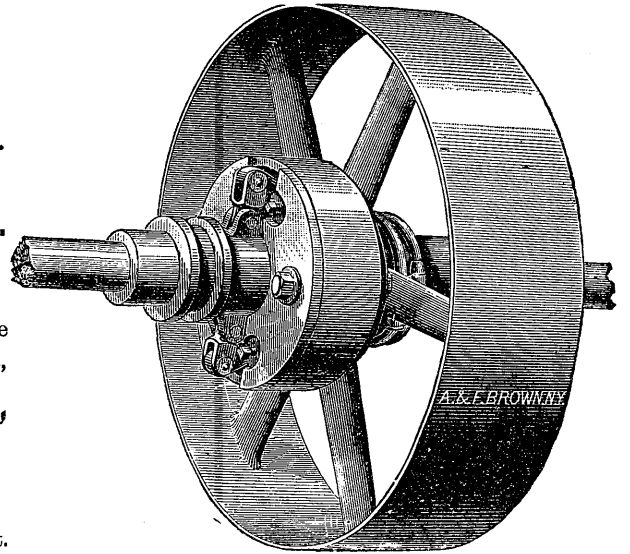
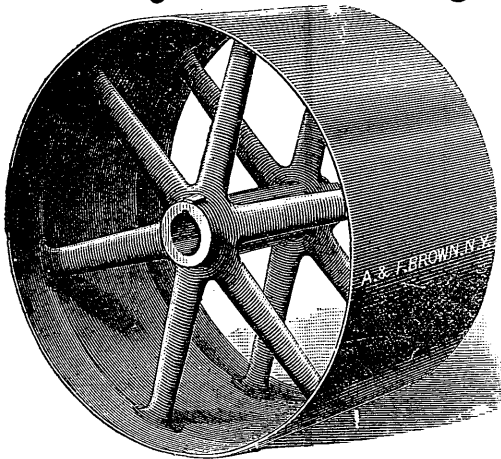
Etc., Etc.,
A SPECIALTY.
PROGRESS
MACHINE WORKS.

ESTABLISHED 1854.

Send for Illustrated Price
List to the Manufacturers,
A. & F. BROWN,
43 Park Place, New York.

WORKS:

57, 59 and 61 Lewis St;
60, 62, 64 and 66 Cannon St.



BROWN'S PATENT FRICTION-CLUTCH-PULLEY.

VULCANIZED RUBBER FABRICS

Of Every Description.

Rubber Belting, Packing and Hose,

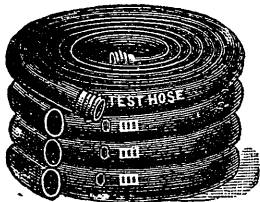
ALSO

RUBBER MATS & MATTING

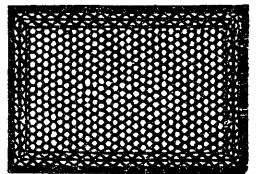
For Halls, Floors, Stone and Iron Stairways, etc.

FIRE-TEST HOSE FOR BUILDINGS.

Address the Manufacturers,



Test Hose.



Rubber Mats.

NEW YORK BELTING & PACKING CO.

Warehouse, 15 Park Row, New York.

308 Chestnut Street, Philadelphia.
JOHN H. CHEEVER, Treas.

167 and 169 Lake Street, Chicago.

52 and 54 Summer Street, Boston.
J. D. CHEEVER, Dept. Treas.

JAMES MATHEWS,
Metal Roofer,
CORNICICES, &c.,
326 AV. B, Bet. 19th and 20th Sts. N. Y.

EDELMEYER & MORGAN,
HOD ELEVATOR CO.,
347 West 49th Street, New York.
Endless Ladders and Steam Hod Elevators to Let,
and Hoisting Engines for all purposes.
Sole proprietors of patent right for
Endless Chain Ladder Hod Elevator.
Branch, 468 CLERMONT AV., Brooklyn.
Wm. C. Morgan, Pres. Jno. H. Edelmeyer, Sec. & Treas.

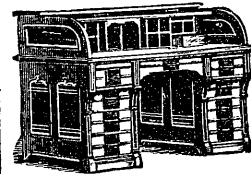
JAMES B. CARPENTER,
WINDOW SHADES,
PAPER HANGINGS,
Lace & Heavy Curtains & Draperies.
Contracts made with Hotels, Steamers, Churches and
Stores for Shades, Curtains and Upholstering in all its
branches.
245 CANAL ST., N. Y.

do -Medium	5 1/2 @	6 1/2
do -Large	7 @	8 3/4
Mahogany - Small	5 @	6 1/2
do -Medium	6 3/4 @	7 1/2
do -Large	8 @	11
do -Extra Large	12 @	14
Rosewood, ordinary to good	2 1/2 @	4 1/2
Rosewood, good to fine	4 1/2 @	6 1/2
Lignumvitae, 8 @ 12 in.	45 00	@ 65 00
Lignumvitae, other sizes	15 00	@ 25 00

GLASS.				
Window Glass, Prices Current per Box of 50 feet.				
SINGLE.				
Sizes.	1st.	2d.	3d.	4th.
6x 8-10x15	\$11 50	\$10 50	\$10 00	\$9 50
11x14-16x24	13 00	12 25	11 50	10 75
18x22-20x30	17 00	16 00	14 50	13 25
15x36-24x30	19 00	17 00	15 00	—
26x36-24x36	20 00	18 50	16 25	—
26x36-26x44	21 50	20 00	16 50	—
26x46-30x50	23 50	22 00	19 00	—
30x52-30x54	25 00	23 00	20 00	—
30x56-34x56	26 00	24 00	22 00	—
34x58-34x60	27 50	26 00	23 50	—
36x60-40x60	31 00	28 00	26 00	—

DOUBLE.			
6x 8-10x15	14 00	13 50	12 25
11x14-16x24	17 00	16 00	15 25
18x22-20x30	22 00	20 50	19 00
15x36-24x30	24 00	22 00	20 00
26x36-24x36	26 00	24 00	21 75

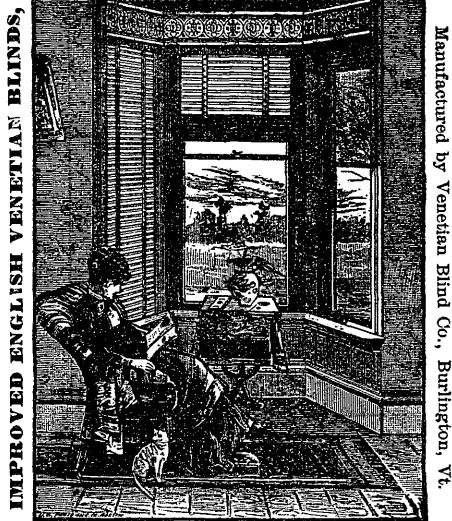
(Continued on page XI.)



ANDREW'S
CELEBRATED
DESKS.

Made of best kiln dried lumber of improved designs and thorough workmanship; also Library Tables, Office Lounges and Chairs.
Bank fitting a specialty.
We claim great superiority in all Office Furniture. Prices reduced.
A. H. ANDREWS & CO.,
19 BOND ST., N. Y.
FRENCH FLINT TILES.
General Agency, 13 WILLIAM ST.
Telephone Call, 677 New.

MISCELLANEOUS.



IMPROVED ENGLISH VENETIAN BLINDS.

Manufactured by Venetian Blind Co., Burlington, Vt.

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.

WM. HAMILTON, Sole Agent.

(See next issue for cut showing Hill's Patent Sliding Blinds.)

BUILDING MATERIAL PRICES

28x36-26x44.....	27 50	26 00	22 50
26x46-30x50.....	30 00	28 00	24 50
30x52-30x54.....	31 50	29 00	26 00
30x58-34x56.....	33 00	30 50	28 00
34x58-34x60.....	35 00	34 00	31 00
36x60-40x60.....	38 00	36 00	34 00

Sizes above—\$15 per box extra for every 5 inches. An additional 10 per cent. will be charged for all glass more than 40 inches wide. All sizes above 52 inches in length, and not making more than 81 inches will be charged in the 84 united inches' bracket.

Discount 70@75 and 5@75 and 10 per cent. single thick on French; 70 and 10 per cent. on American. Per square foot, net cash.

GREENHOUSE, SKYLIGHT AND FLOOR GLASS.

1/4 Fluted plate... 18@20	3/8 Rough plate... 27@30
1-16 Fluted plate... 20@22	1/2 Rough plate... 33@30
1/4 Fluted plate... 22@25	3/4 Rough plate... 60@70
1/4 Rough plate... 22@25	1 Rough plate... 70@80

HAIR—Duty free.

Cattle.....	3/4 bushel of 7 lbs.	21@25
Goat.....		30@35

IRON.

Pig, Scotch, Coltness.....	7 ton	\$21 00	@21 25
Pig, Scotch, Glengarnock.....		20 00	@20 35
Pig, Scotch, Eglinton.....		18 50	@19 00
Pig, American, No. 1.....		18 00	@18 50
Pig, American, No. 2.....		17 00	@17 50
Pig, American, Forge.....		16 00	@17 00

BAR IRON FROM STORE.

Common Iron.

3/4 to 1 in. round and square.....	3/4 lb	1.6	@ 1 75
1 to 6 in. x 3/4 to 1 in.....		1.6	@ 1 75

Refined Iron.

3/4 to 2 in. round and square.....		1 85	@ 2 30
1 to 6 in. x 3/4 to 1 in.....		1 85	@ 2 30
1 to 8 in. x 1/4 and 5-16.....		1 90	@ 2 40
Rods—3/4@11-16 round and square.....		1 70	@ 2 30
Bands—1 to 6x3-16 No. 12.....		2 00	@ 2 50
Norway nail rods.....		5	@ 6

Sheet.	Common		R. G.
	American.	American.	
Nos. 10 to 16.....	3/4 lb 2 70	@ 3 00	3 1/2 @
Nos. 17 to 20.....	3 00	@	3 1/2 @
Nos. 21 to 24.....	3 00	@	3 1/2 @
Nos. 25 to 26.....	3 00	@ 3 12 1/2	3 1/2 @
Nos. 27 to 28.....	3 25	@ 3 50	3 1/2 @ 4

Galvanized,	B. B.		2d quality
	10 to 20.....	5 @	4 1/2 @
	do 21 to 24.....	5 1/2 @	5 @
	do 25 to 26.....	6 @	5 1/2 @
	do 27.....	6 1/2 @	6 @
do 28.....	7 @	6 1/2 @	
Patent plished.....	3/4 lb A.	10c;	5, 9
Russia.....	3/4 lb	10	@ 10 1/2
Rails, American steel.....		34 00	@ 35 00

LABOR.

Ordinary, per day.....	\$1 50	@ 2 50
Masons, do.....	3 50	@ 4 00
Plasterers, do.....	3 00	@ 4 00
Carpenters, do.....	2 50	@ 3 00
Plumbers, do.....	3 50	@ 3 50
Painters, do.....	2 50	@ 3 50
Stone-setters, do.....	3 50	@ 4 00

LIME.

Rockland, common.....		@ 1 00
Rockland, finishing.....		@ 1 20
State, common, cargo rate.....	3 bbl	@ 90
State, finishing.....		@ 1 10
Ground.....		95 @ 1 00

Add 25c. to above figures for yard rates.

LATH—Cargo rate..... 3 M 2 25 @ 2 30

(Continued on page 11.)

IRON WORK.

C. VREELAND'S IRON WORKS,

Manufacturer and Constructor of Iron Fronts, Girders, Columns, Railings and every description of Builders' Iron Work. 1356 Broadway, Bet. 36th and 37th Sts., N. Y.

James Irons, HARLEM IRON WORKS,

Manufacturer of all kinds of Iron Work for Buildings. Iron Railings, Stairs, Shutters, Doors, Girders, Lintels, Anchors, Bridle Irons, Store Fronts, etc., etc. Jobbing and Repairing Promptly Attended to. No. 103 EAST 130th STREET, Near 4th Avenue, New York.

JOHN BORKEL, Manufacturer of GALVANIZED

IRON CORNICES AND MOULDINGS, SLATE AND METAL ROOFER, Ornamental Copper Work a Specialty. 79 and 81 Elm Street, - - New York.

CENTRAL IRON WORKS.

203 E. 30th ST., N. Y. Telephone Call, 39th St., 710. Iron Work for Building Purposes, Fire Escapes, Balconies, Railings and Ornamental Iron Work.

Sole makers of the Dunn, Mott & Wilson Fire Escape.

SAMUEL NICHOLS, ARCHITECTURAL IRON WORKS.

Columns, Lintels, Sills, Beams, Fire Escapes, Railings, Sidewalk Elevators, Stoops, Shutters and every description of Iron Work for buildings. 197 Wooster Street, N. Y.

ARCHITECTURAL IRON WORK.

Fire Escapes, etc. JOHN J. DALTON, 230 East 38th Street, N. Y.

WEST BROADWAY WIRE WORKS.

Achille Bataille 122 West Broadway, Opp. White St., N. Y. Wire Railing for Banks, Offices, Cemeteries, Wire Window Screens, Wire Elevator Enclosures, &c., Brass and Iron Wire Cloth

PARTNERSHIPS.

ROBERT STRUTHERS—IN CONFORMITY with the provisions of the Revised Statutes of the State of New York, entitled "Of Limited Partnerships," and of the several acts amendatory thereof, we, the undersigned, do hereby certify that the limited partnership under the name or firm of "ROBERT STRUTHERS," heretofore formed between us, and which, by its terms, would expire on the 31st day of December, 1885, is hereby renewed and continued for the period of 5 years; and

1st. That the name or firm under which said renewed partnership is to be conducted and continued is "Robert Struthers," as heretofore.

2d. That the general nature of the business intended to be transacted by such renewed partnership is the importing, buying and selling of dry-goods.

3d. The names of all the general and special partners interested in such renewed partnership, and their respective places of residence, are as follows, viz.: Robert Struthers, who resides in the City of New York in the State of New York, is the general partner; and George B. Brown, who resides in the Town of Framingham, in the State of Massachusetts, is the special partner.

4th. The amount of capital that the said special partner heretofore contributed to the common stock of the said partnership is the sum of \$50,000 in cash, and that the said special capital remains in said limited partnership, wholly unimpaired; and that the same—namely: \$50,000—has been contributed by the special partner to the common stock of the renewed partnership.

5th. The period at which the said renewed limited partnership is to commence is the 1st day of January, 1886, and the period at which it will terminate will be the 31st day of December, 1890.

Dated, November 19th, 1885. ROBERT STRUTHERS, General Partner. G. B. BROWN, Special Partner.

THIS IS TO CERTIFY THAT THE undersigned have, pursuant to the provisions of the Statutes of the State of New York, formed and renewed a limited partnership under the name or firm of WEIL & HEIDELBACH, as now existing.

That the general nature of the business to be transacted is the manufacture and sale of what is known as converted cotton goods and goods of like nature.

That Herman Weil and Albert Heidelberg, who reside in the City of New York, are the general partners, and Moses Heidelberg, who resides in the City of New York, is the special partner.

That the said Moses Heidelberg has contributed the sum of twenty-five thousand dollars in cash as capital toward the common stock.

That the said partnership is to commence on the first day of January, 1886, and terminate on the thirty-first day of December, 1887.

Dated, this 30th day of December, one thousand eight hundred and eighty-five.

HERMAN WEIL, ALBERT HEIDELBACH, General Partners. MOSES HEIDELBACH, Special Partner.

ARCHITECTS.

FREDERICK EBELING, (Formerly with John B. Snook.) ARCHITECT, Office, 140 2d St., Bet. 1st Av. & Av. A, N. Y.

JOHN BRANDT, ARCHITECT, 1491 THIRD AVENUE, - Northeast Cor. 84th Street.

M. LOUIS UNGRICH, ARCHITECT, 1554 Broadway, Late with James E. Ware. New York.

JOSEPH A. STARK, ARCHITECT, No. 12 CHAMBERS STREET, N. Y.

HERMANN H. SPINDLER, City Surveyor, Topographical & Sanitary Engineer 32 LIBERTY STREET, Room 9, New York.

Augustus Howe, Jr., Architect. 7 WARREN STREET, - - New York.

THEOBALD ENGELHARDT, ARCHITECT, No. 779 BROADWAY, Cor. Wall St., Brooklyn, E. D.

DE LEMOS & CORDES, ARCHITECTS, 189 BROADWAY, - - NEW YORK.

George W. Da Cunha Architect, 32 LIBERTY STREET, - - NEW YORK.

ALFRED ZUCKER & CO., (Successors to HENRY FERNBACH), 346 AND 348 BROADWAY

ARCHITECTS SPECIFY. The Climax Rail for all sliding doors, it cannot jump the track, and is level with the floor.

GEO. F. TAYLOR, Business Manager, 134 WATER ST., N. Y.

ARCHITECTURAL WOOD WORKERS.

H. B. RUMMLER & CO., (Late with T. B. Stewart & Co.) Mantels, Doors, Trimmings, Wainscot, Etc., Office and Factory, 15 and 16 13th Av., N. Y., One block above West 11th St. Estimates furnished. Samples of Wood Mantels on hand.

SHEFFIELD IRON WORKS. FIRE ESCAPES & IRON RAILINGS, Iron Work for Buildings. 133 Conselyea Street, Brooklyn.

D. BLACK, STAIR BUILDER 151 & 153 East 128th St.

Jos. Smith & Co., Manufacturers of LADDERS, Scaffold Horses, Flag, Clothes and Scaffold Poles, 566 West 23d St., Cor. 11th Av., N. Y.

WILLIAM BARRETT, Contractor & Cartman, 480 to 490 Water Street, New York.

Sand always on hand. Estimates given and excavating done on the shortest notice. Telephone Call 211 John

DYCKERHOFF Portland Cement

Is superior to any other Portland Cement made. Circular with Testimonials and Tests sent on application.

E. THIELE, Sole Agent, U. S. 78 William Street, New York

PARTNERSHIPS.

WE, THE UNDERSIGNED, DO HEREBY certify and give notice that the limited partnership heretofore formed and existing between us, in conformity to the provisions of the Revised Statutes of the State of New York, and the acts amendatory thereof and supplementary thereto, under the firm name of LADENBURG, THALMANN & CO., which, by its terms, would expire December 31st, 1885, has been continued and renewed as follows:

First. That the name or firm under which such renewed partnership is to continue is LADENBURG, THALMANN & CO. Second. That the general nature of the business intended to be transacted by such renewed and continued partnership is that of banking commission business—such as making and drawing, endorsing and accepting, buying, selling and discounting promissory notes, drafts and bills of exchange; buying and selling stocks, bonds, gold, silver and merchandise, and such other articles as are usually dealt in by commission merchants.

Third. That the names of all the general and the special partners interested in such renewed and continued partnership are as follows: Adolf Ladenburg, general partner, who resides in the city of New York, State of New York; Ernst Thalmann, general partner, who resides in the city of New York, State of New York; Abraham Limburger, general partner, who resides in the city, county and State of New York; Gerson von Bleichroeder, special partner, who resides at Berlin, Germany.

Fourth. The amount of capital that the said special partner, Gerson von Bleichroeder, heretofore contributed to the common stock of the limited partnership, and which has been actually and in good faith paid in cash, is the sum of four hundred thousand dollars. Such contribution and payment was made at the commencement of the limited partnership by said special partner, and no part of said sum has been withdrawn, but the whole amount thereof remains invested in said limited partnership wholly unimpaired; and that the whole amount of the four hundred thousand dollars is contributed by such special partner as capital to the common stock of such renewed and continued partnership.

Fifth. That the period when said renewed and continued partnership is to commence is the 31st day of December, 1885, and the period at which the same shall terminate is the 31st day of December, 1890, and the place where the said business is to be transacted is the city of New York, in the State of New York.

Dated December 30th, 1885. ADOLF LADENBURG, ERNST THALMANN, ABRAHAM LIMBURGER, GERSON VON BLEICHROEDER. By ADOLF LADENBURG, Att'y.

City and County of New York, s.s: On this thirtieth day of December, one thousand eight hundred and eighty-five, before me personally appeared Adolf Ladenburg, Ernst Thalmann and Abraham Limburger, to me known, and known to me to be the individuals described in and who executed the foregoing certificate, and who severally acknowledged to me that they executed the same of their own free will and for the purposes therein mentioned. (Seal) GEORGE W. VULTEE, Notary Public (31) City and County of New York.

City and County of New York, s.s: On this thirtieth day of December, one thousand eight hundred and eighty-five, before me personally appeared Adolf Ladenburg, to me known, and known to me to be the attorney of Gerson von Bleichroeder, and known to me to be the individual described in and who, as such attorney, executed the above instrument, and acknowledged to me that he executed the same as the act and deed of said Gerson von Bleichroeder therein described, and for the purposes therein mentioned, by virtue of a power of attorney dated the 8th day of August, 1885. GEORGE W. VULTEE, Notary Public (31) City and County of New York.

City and County of New York, s.s: Adolf Ladenburg being duly sworn, says he is one of the general partners named in the foregoing certificate; and that the sum of four hundred thousand dollars, specified in said certificate to have been contributed to the common stock of said partnership by the special partner, Gerson von Bleichroeder, has been actually and in good faith paid in cash. ADOLF LADENBURG. Sworn to before me this 30th day of December, 1885. GEORGE W. VULTEE, Notary Public (31) City and County of New York.

C. L. RATHBORNE AND COMPANY. Limited Partnership.—The undersigned being desirous of forming a limited partnership under the Statutes of the State of New York, do hereby certify as follows:

1. That the name of the firm under which said partnership is to be conducted is C. L. RATHBORNE AND COMPANY. 2. That the general nature of the business to be transacted by said partnership is to be the purchase and sale on commission of stocks, bonds and other securities, and whatever properly appertains thereto, in the city of New York. 3. That the names of all the general and special partners interested in such partnership are as follows: Charles L. Rathborne, who resides in the City, County and State of New York; and Robert William Rathborne, who resides in said City, County and State of New York, are the general partners; and Christopher C. Baldwin, who resides in said City, County and State of New York, is the special partner. 4. That the said Christopher C. Baldwin has contributed the sum of fifty thousand dollars in cash, as capital to the common stock and in addition to the contribution of capital made by the general partners. 5. That the period at which the said partnership is to commence is on the twenty-first day of December, in the year one thousand eight hundred and eighty-five; and the period at which the said partnership shall be terminated is the twenty-first day of December, in the year one thousand eight hundred and eighty-eight. Dated at New York, this fifteenth day of December, 1885.

CHARLES L. RATHBORNE, R. WM. RATHBORNE, C. C. BALDWIN.

G. W. RADER & CO., MANUFACTURERS OF SALT-GLAZED SEWER PIPE Office, 611 West 51st St., New York City.

BUILDING MATERIAL PRICES.

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

Table listing various lumber types and prices, including Pine tub plank, Spruce plank, Hemlock joist, etc.

PLASTER PARIS. Calcined, ordinary city... Calcined, city casting... Calcined, city superfine... Calcined, Eastern...

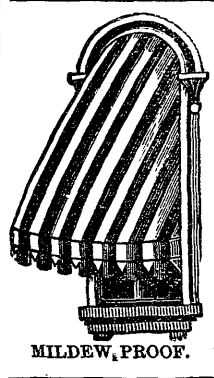
Table listing various paints and oils, including Chalk block, Paris White, Lead, Litharge, Ochre, etc.

SLATE. Delivered at New York Purple roofing slate... Green slate... Red slate... Black slate, Pennsylvania (at Jersey City)...

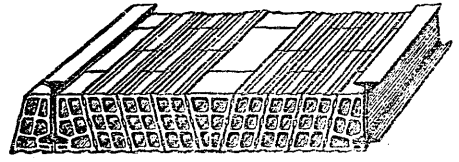
Table listing various stones, including Amherst freestone, Berlin freestone, Berea freestone, etc.

Table listing various solders and tin plates, including Half and half, Extra, No. 1, No. 2, I. C. Charcoal, etc.

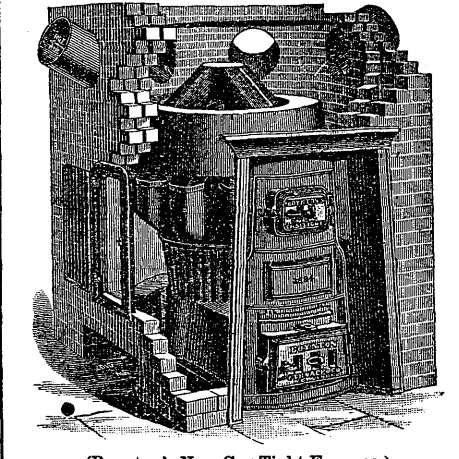
BUILDERS' SUPPLIES.



F. SKELTON, 1325 Broadway, N. Y. Bet. 34th and 35th Streets, West Side. MANUFACTURER OF AWNINGS, TENTS & FLAGS. A New Style of Ventilating Awning. Canopies, Dancing Crash Camp Chairs, Dining Chairs, Round Tables and Extension Tables to Let. Invitations delivered—Men to call carriages. Imported and Domestic Canvas and Bunting for Sale.



Iron Beam Protection. Patented June 3, 1884 HENRY MAURER, Manufacturer of FIRE-PROOF MATERIAL Of every description. Hollow Brick made of Clay for Flat Arches, Partitions, Furring, etc. Porous Terra Cotta, Fire Bricks, etc., etc. Office and Depot, 420 E. 23d St., New York. WORKS, PERTH AMBOY, N. J.



(Boynton's New Gas-Tight Furnace.) BOYNTON FURNACE CO., 94 Beekman St., N. Y. Sole Owners and Manufacturers of BOYNTON'S CELEBRATED FURNACES. Ranges, Baltimore Heaters, etc. With 1883-4-5 Improvements. N. A. BOYNTON, President. Inventors of all "Boynton" Furnaces, which have been on the market for over 33 years. C. B. BOYNTON, Sec. & Treas. 40 Years in this line of Business. Over 50,000 "Boynton" Furnaces now in use.

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

FRENCH FLINT TILES General Agency, 13 WILLIAM ST. Telephone Call, 677 New