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In a special article attention is called to the remarkable real estate and building movement which is now under way in New York city and vicinity. As the same phenomenon is observed in other large cities it follows that the general trade of the country must be in a hopeful condition. The building of new houses and liberal buying of real estate never occurs in dull times, or when the business outlook is unpromising. Manufacturers are generally doing well. The consumptive demand for goods is larger than it has been for years. The working classes are asking and getting better wages. It follows from these facts that, on the whole, we are fairly prosperous on this side of the Atlantic. Our only drawback is the depressed condition of industries in Europe. The working class there, who are the best customers for our grain and cotton, are so impoverished that they cannot pay for as much food or wear so much cotton goods as, in former years, when they had better employment and made more money. As the nations which are the most distressed have all the benefits of a single gold standard, while we continue the coinage of silver, it would seem as if the contrasting state of trade on both sides of the Atlantic had something to do with the battle of the standards.

The stoppage of local travel yesterday, caused by the general strike of the employes of the horse-car companies of this city and Brooklyn, was little less than a public calamity, and provision should at once be made to prevent the repetition of any such occurrence. The parties to blame primarily are the stockholders and managers of the roads of the companies who refused to grant the just demands of the men. Two dollars a day for twelve hours' work, to drivers and conductors liable to be exposed to such terrible weather as we have had during the past month, is not too much to ask. Indeed, it is too little; and there ought to be a provision in every future charter granted to any corporation asking special privileges from the State or municipality that the employes should receive a "fair day's wages for a fair day's work." Public sentiment ought to be on the side of the men, unless the latter forfeit it by riotous conduct or extravagant demands. It is notorious that upon the capital actually expended on the street car lines handsome dividends can be declared on fares of two and three cents per passenger. But all the horse-car stocks have been enormously watered, which has not prevented the companies from declaring from 8 to 15 per cent. on the same to the fortunate stockholders. The companies could well afford to pay even better wages and demand less work, and still continue paying dividends greater than is expected in any average business.

In these columns we have repeatedly urged that it would be a wise step on the part of the State and city governments to make the employes of the State railroads and city horse-car companies a part of the police force. They should be uniformed, their wages and hours made a matter of State regulation, and then we would never be in danger of a strike; while, in the event of riots, there would be a reserve police force to fall back on which would prove more effective in dealing with a mob than an equal number of militiamen. Of course, if under State or city control, there could be no Knights of Labor or trade union interference any more than there is in the existing police department. Government employes never strike on the continent of Europe; the employes of the railroad are generally soldiers, or, at least, in uniform and subject to military discipline. What an advantage it would have been to this country if in 1877 the railroad employes were under the orders of the central or State governments. There would have been no riots such as then imperilled the peace and property of so many States in the Union. As for the present trouble, the best way to end it is for the public to insist that the company shall treat their employes fairly; but the latter should understand that there must be no violence.

The aldermen don't seem to scare worth a cent. Notwithstanding the attitude of the press and public against the recent disclosures, the existing Board of Aldermen have deliberately voted away

the franchise of seventy miles of road in New York to the Cable Company. If this enterprise succeeds it will be a great accommodation to New Yorkers, for passengers will be able to travel to any part of the city for five cents by a system of transfer checks; and they will be carried far more rapidly than by the existing horse-car system. But it is monstrous, if the popular suspicion is justified, that it is the aldermen who will benefit by the giving of this city franchise and not the treasury. If we had an honest and responsible system of local government, the right to lay tracks and run cables would be worth a large sum of money, in addition to the royalty which the company should pay out of its gross receipts into the city treasury.

If the Broadway franchise for running horse-cars is taken away from "Jake" Sharp and his friends, why should not the city itself assume the ownership and reap the profit from the enormous passenger traffic of our great thoroughfares? The municipality could settle with private owners of the stock on a fair basis, and the possession of this, which may be called the trunk line of the city horse-car system, would put our local authorities in a place where they could command the situation. It would put a check on the rapacity of not only the horse-car companies, but of the new cable company. There need be no more waste in running a line of horse-cars than in controlling a fire, police or water department. It is when corporate interests come into play that local government is seen at its worst. Our post-office department, for instance, is a model of cheapness and efficiency. It is the contractors and corporations which are the evil influences in our government work of all kinds. Where the officers of the national State or local governments steal a cent in dealing directly with the public, the contractor or the corporation rake in their dishonest gains by the thousands of dollars.

David Dudley Field, in advocating the adoption of the civil code before a committee of the Legislature, stated that in New York city there were 6,000 lawyers and 5,000 more in other parts of this State. France, with a population of 38,000,000, has only 6,000 lawyers in all. The extraordinary number of lawyers in the United States is probably due to the fact that that profession practically has a monopoly of the government of the country. Our presidents, cabinet ministers, governors, members of the National and State Legislature, as well as the great bulk of the minor officials, have been and are almost exclusively lawyers. Then we have more law and litigation than any nation on earth; while the profession exacts far more for their services here than elsewhere. This multiplicity of lawyers is a positive danger to the community. The corruption in public life is in a great measure due to the number of lawyers who must make a living in manipulating the business interests of the community. It is on evidence that Jake Sharp spent only \$160,000 in constructing the Broadway Railroad. To get permission to do so he paid out \$375,000 to lawyers.

The failure to adopt the civil code in this State shows how powerful is the baser element in the legal profession. The constitution adopted in 1846 provided for the codifying of our laws. David Dudley Field, William Curtis Noyes and A. W. Bradford were appointed to carry out the constitutional requirements. They were all lawyers of first-class ability. Their work was completed in 1856. The new code is simply a condensed statement of the statute law relating to civil cases, which is otherwise only to be found by examining thousands of law books. The aim was simply to let the non-professional public know what the law really was. The better class of lawyers have always favored the adoption of the code, but their efforts have been thwarted for thirty years, simply because those who have profited by the old system and the pettifoggers were able to defeat the matter year after year in a Legislature composed of lawyers like themselves. The code is up again for adoption this year, and it certainly ought to be indorsed by the Legislature.

The controversy between the President and the Senate on the office-holding question is not creditable to the members of our highest legislative chamber. It is clearly the prerogative of the President to appoint, and for the Senate to reject or confirm. The present Executive has made so few removals and has been so careful in his appointments, so much so as to offend his own party, that it puts the Republican majority in anything but a favorable light when they seek to coerce the President to retain their partisans in office. The great mass of the office-holding body are still Republicans, although that party has not more than half the voters, and, in view of President Cleveland's conservatism in making changes, the anti-administration party in the Senate should have treated him with the utmost consideration. Senator Edmunds has heretofore been regarded as a very superior type of a public man, but the low party aims to which he devotes himself is calculated to alienate the great body of Independents who care more for good government than for party patronage. President Cleveland has

made mistakes in his appointments; this he freely admits himself, and if the facts justify it his nominees should be rejected. But the Senate should not attempt to coerce the President and arrogate to themselves power which the constitution gives exclusively to the Executive.

The disposition shown in Washington to take the Erie Canal off the hands of the State, and to increase its utility as a channel for transportation, should be generally a source of gratification to the people of New York. Whatever the final fate of canals as a means for moving freight in competition with railroads, there is no doubt that the day is already passed when a proprietary interest in those slow means of communication is worth holding; and this State will be fortunate if the general government will consent to take her Jumbo off her hands, and place it among the list of those non-paying improvements which the public service demands, and which should be maintained by the resources of general and not local taxation. The Erie Canal is now of more real utility to the people of the Western States than to the people of New York; and those States should contribute their share towards its enlargement and maintenance.

The Increase in Real Estate Dealings and Building Activity.

The tables which are appended, giving a comparison between the projected buildings for February of this year, compared with the February of last year and the year before, will surprise all save those whose business relations makes them cognizant of the great building movement which has been going on in New York for the last six months, and which seems likely to continue for the rest of the year. Quite as remarkable is the increased number of transactions in real estate compared with former years. This is shown by one fact—the consideration given in the deeds transferring real estate in New York for the months of January and February of 1885 was \$24,780,297. For the two past months the consideration was \$42,305,429. The increase in conveyances is simply prodigious. There has been nothing like it in the previous history of the city. The analysis of the plans for the projected buildings shown in our tables reveals some curious facts. The plans called for only 211 buildings in February, 1885, while in the month just past 359 buildings are provided for. The expenditure a year ago was \$3,469,350. This year, \$5,236,600. For the first two months in this year an expenditure of \$9,060,798 is called for. In 1884, two years ago, the estimated cost of new buildings for the first two months of the year was only \$4,391,774. In other words, the money to be invested in new buildings has more than doubled in two years' time. It will be noticed that there are to be many new buildings between Fourteenth and Fifty-ninth streets. There is more doing also this year than last east of the Central Park; indeed more than twice the money is called for comparing this year with last. The west side shows a particularly large advance. There were only five buildings projected between Fifty-ninth and One Hundred and Twenty-fifth streets, west of the Park, calling for an expenditure of \$34,000 in 1885. This year plans for fifty-eight new houses were filed, the estimated cost of which will be \$1,221,500. The region north of the Park is also rapidly filling up. In passing, we may remark that the New York Times made a very inaccurate statement last Monday in saying that during the last eighteen months from 2,000 to 2,500 houses were erected on the west side. The fact is that for three years the total number of projected houses, between Fifty-ninth and One Hundred and Twenty-fifth streets, west of Eighth avenue, has been only 1,207, which is a very large number, but not at all up to the figures of the Times' reporter.

One fact given by these figures is hard to explain. The building movement north of the Harlem does not keep pace with the rest of the city. The transactions in vacant property shows a steady increase, but as yet no one seems anxious to build houses in the Twenty-third and Twenty-fourth Wards. This region is as large as all the rest of New York city. It is destined at some time in the future to be the scene of a greater building activity than the entire region south of the Harlem. Heretofore, the Twelfth and Nineteenth Wards have outstripped the other sections of the city in the number of their new buildings. The Twelfth Ward will continue the work of building improvement for years to come, but it will be beaten in time by the Twenty-third and Twenty-fourth Wards. However, the region north of the Harlem River wants streets laid out, sewers built, and, above all, it must have rapid transit, before the work of improvement will set in earnest. This last requirement will soon be supplied, however, and, when it is possible for a person to live north of the Harlem and reach any part of the business portion of New York within three-quarters of an hour, then will commence the era of prosperity for what might be called North New York. But the fact to be emphasized is the extraordinary real estate movement, both in the way of purchasing and building which is now going on in New York. The same observation is true of Brooklyn as well as all the centres of business in the Union.

The population of the country is increasing, but the added numbers are to be found mainly in the manufacturing and trading centres. The following are the tables:

	BUILDINGS PROJECTED.			
	1884.		1885.	
	February.	February.	February.	February.
Total No. of buildings projected.....	243	217	359	359
Estimated cost.....	\$3,029,093	\$3,469,350	\$5,236,600	\$5,236,600
No. south of 14th st.....	31	27	42	42
Cost.....	\$568,703	\$570,400	\$785,000	\$785,000
No. bet 14th and 59th sts.....	48	50	50	50
Cost.....	\$803,960	\$1,533,500	\$957,800	\$957,800
No. bet 59th and 125th sts, east of 5th av.....	60	45	95	95
Cost.....	\$1,169,700	\$679,500	\$1,392,900	\$1,392,900
No. bet 59th and 125th sts, west of 8th av.....	10	5	58	58
Cost.....	\$194,000	\$34,000	\$1,221,500	\$1,221,500
No. bet 110th and 125th sts, 5th and 8th avs.....	..	9	17	17
Cost.....	..	\$122,000	\$148,000	\$148,000
No. north of 125th st.....	14	29	65	65
Cost.....	\$98,000	\$302,400	\$616,500	\$616,500
No. 23d and 24th Wards.....	90	46	32	32
Cost.....	\$194,730	\$227,550	\$115,500	\$115,500

	1884.		1885.		1886.	
	No. b'ld'gs.	Cost.	No. b'ld'gs.	Cost.	No. b'ld'gs.	Cost.
January.....	103	\$1,362,681	160	\$2,100,400	202	\$3,824,198
February.....	243	\$3,029,093	211	\$3,469,350	359	\$5,236,600
Total.....	346	\$4,391,774	371	\$5,569,750	561	\$9,060,798

	CONVEYANCES.					
	1884.		1885.		1886.	
	Conveys.	Amount.	Nom. 23d & 24th W.	Amount.	Nom.	Amount.
January.....	941	\$14,362,722	148	\$354,031	24	\$24,780,297
February.....	892	18,306,093	257	380,146	30	42,305,429
Total.....	1,833	\$32,668,815	405	\$734,177	54	\$67,085,726
1885.						
January.....	928	\$13,158,882	265	\$173,508	34	\$24,780,297
February.....	777	11,621,415	246	236,354	23	42,305,429
Total.....	1,705	\$24,780,297	511	\$409,862	67	\$67,085,726
1886.						
January.....	1,133	*\$24,227,117	252	142	25	\$42,305,429
February.....	935	18,078,312	169	115	21	67,085,726
Total.....	2,068	\$42,305,429	421	\$257	46	\$1,047,108

	MORTGAGES.					
	1884.		1885.		1886.	
	No. Mort.	Amount.	No. at 5 p. c.	No. at less than 5 p. c.	Banks, T. & I. Cos.	Amount.
1884.						
January..	896	\$9,700,465	333	\$3,403,204	151	\$2,751,100
February..	708	7,414,052	250	3,198,258	129	2,210,768
Total....	1,604	\$17,114,515	583	\$6,601,462	280	\$4,961,868
1885.						
January..	927	\$7,924,718	445	\$4,051,538	129	\$1,792,550
February..	657	7,047,923	285	2,929,874	75	1,473,100
Total....	1,584	\$14,972,641	730	\$6,981,412	204	\$3,265,650
1886.						
January..	952	\$12,803,428	458	\$5,445,439	141	\$2,501,400
February..	810	8,268,199	335	4,244,134	98	2,030,000
Total....	1,762	\$21,071,627	843	\$9,689,573	239	\$4,531,400

* Includes transfer of N. Y. & Brooklyn Ferry Co. for \$3,000,000.

† Includes mort. of same for \$1,000,000.

The conveyances of real estate during February showed some important individual transactions, but these were neither as large or numerous as in January, when the aggregate of single parcels which sold for \$100,000 and upwards was unusually large. In February the most important piece of real estate sold was No. 58 Broadway and Nos. 25 to 29 New street, which was purchased by F. R. & H. E. Jones and Edith N. Wharton for \$470,000. Next in importance was the plot on the northwest corner of Broadway and Fifty-sixth street, transferred to Geo. S. Lespinasse for \$351,000. The store property No. 510 Broadway was purchased by David Greenberger for \$110,000, and Nos. 334 and 386 Broadway by Sarah M. Starr for \$132,000. Nos. 33 and 35 John street, comprising two store buildings on the northeast corner of Nassau street, sold to Ashbel P. Fitch for \$135,000; No. 603 Broadway to Henry and Isaac Meinhard for \$72,500, and No. 50 West Fourteenth street to Benjamin O. Chisholm for \$65,000. The large plots on the northwest corner of Eighth avenue and Fifty-eighth street and on the southwest corner of that avenue and Fifty-ninth street were transferred by an English nobleman, Sir Bache Cunard, of steamship renown, to George De Forest Lord for \$312,000, and Amos R. Eno purchased the plot on the former corner for \$145,900. The block front on the west side of Fourth avenue, between Twelfth and Thirteenth streets, was purchased by Charles A. Chesebrough for \$288,000. Some twelve lots were purchased by William Rankin on Forty-eighth street, west of Eighth avenue, for \$105,000, and four lots on the northwest corner of Seventy-second street and Park avenue by Henry Hyman for \$100,000, and resold for \$104,000 to Daniel Hennessy for improvement.

The building plans filed in February compare favorably with any month for the past two years. First in importance comes the new building for the College of Physicians and Surgeons, the gift of the deceased railway king, to be erected on Fifty-ninth and Sixtieth streets, between Ninth and Tenth avenues, at an estimated cost of \$250,000. Nearly all the other buildings of note are to be built north of Fourteenth street. A nine-story brick fire-proof warehouse is to be erected at Nos. 415 to 419 Eighth avenue and 304 and 306 West Thirty-first street, at a cost of \$105,000, and a four-story brick and iron commercial building by the Consistory of the Dutch Reformed Church on the northwest corner of Third avenue and One Hundred and Twenty-first street, to cost \$125,000. John Glass & Son filed plans for ten tenements on Bloomfield and Little Twelfth streets, east of Thirteenth avenue, to cost \$180,000. Ridley & Son will erect a new store on the corner of Grand and

Orchard streets, at a cost of \$75,000. Amongst east side improvements the most important are the six residences to be erected by Charles Graham & Sons on Seventy-eighth street, near Fifth avenue, at a cost of \$150,000, and six apartment houses by James Fettretch on Sixty-first street, west of First avenue, to cost \$120,000. The Rhinelander estate is also to build six flats and three private houses on the northwest corner of Second avenue and Eighty-sixth street, to cost \$210,000; while Mrs. Theresa Schappert will erect twelve tenements and stores on the northwest corner of that avenue and Ninety-third street, at a cost of \$114,000, and James O'Hare ten tenements on the northeast corner of Third avenue and Ninety-fifth street, at a cost of \$202,000. On the west side the improvements make a still better showing. Twelve private houses are to be erected by Mrs. Mary J. Coar on Eighty-third street, west of Ninth avenue, at a cost of \$178,000; eight tenements and stores are to cover the front on the west side of Ninth avenue, from Ninety-first to Ninety-second street, at a cost of \$123,000, and ten similar structures are to be built by William Rankin on Forty-ninth street, east of Ninth avenue, at an expenditure of \$180,000. Geo. C. Edgar & Son are to spend \$125,000 in five houses on Seventieth street, west of Ninth avenue, and Fonner & Lowther \$120,000 in five houses on the southeast corner of Eleventh avenue and Seventy-first street. Fourteen three-story private houses will be erected by Winthrop O. Sargent on One Hundred and Thirteenth street, east of Eighth avenue, at an estimated cost of \$112,000; while, further up town, eleven private houses, with eleven stables in rear, will be put up by John M. Ruck on the St. Nicholas avenue, between One Hundred and Twenty-ninth and One Hundred and Thirtieth streets, and further beyond still, up around Washington Heights, no less than sixteen tenements and stores, to cover two block fronts on Eighth avenue, between One Hundred and Fifty-fifth and One Hundred and Fifty-seventh streets, are to be built by Mrs. William Lynch, at an estimated expenditure of \$240,000.

Interstate Commerce and New Jersey.

A very interesting, though not very complicated, constitutional question is raised by the opposition of the State of New Jersey to the construction of bridges across Staten Island Sound. That State, it is very well known, has been making strenuous efforts to defeat the bills now pending before the Senate and House of Representatives granting to the Baltimore and Ohio road permission to build a bridge; and she is even moving to modify her own laws in a manner to nullify an act of Congress should the bills, already twice favorably reported, finally become law.

New Jersey, in common with other States, possesses a general railroad law which will permit any railway company, after obtaining the consent of Congress, to erect a railway viaduct across a navigable stream without any supplementary State legislation. This, in fact, is an inevitable feature of any general railroad law, since with a restriction demanding special legislation such a law would become inoperative where it is often most desirable that it should be enforced. But the State of New Jersey, for reasons which it would carry us too far into ancient history and occult philosophy to explain, is bitterly opposed to any connection between Staten Island and the main land; and to gratify this spirit of opposition she seems almost ready to destroy about the best law that she was ever known to adopt. She proposee, therefore, through the Chase bill, passed in the State Senate by an overwhelming majority, to compel any railroad company that desires to bridge a navigable stream to first obtain the consent of the Legislature. Of course any such modification of the general railroad law of the State could only be operative where Congress had not given its consent to the construction of a bridge. The Supreme Court of the United States has uniformly held that, over navigable streams, the authority of the general government is paramount; and that any State law which conflicts with an act of Congress is null and void. To have any chance for success in the attempt at preventing the construction of the Staten Island Sound bridge, therefore, after the consent of Congress had been obtained, the State of New Jersey would be compelled to repeal its general railroad law altogether, thereby preventing any company from obtaining a franchise that would enable it to reach the spot where the bridge is to be located. But it happens, in this case, that the articles of incorporation under the general railroad law have been already passed; and the Supreme Court would never allow the State to break its contract in an effort at defeating the purposes of the general government.

But this perplexing situation does not puzzle the legislators of New Jersey. They have still a shot in the locker for Congress when it attempts to regulate interstate commerce without their consent, and it is to be fired off in this wise. Theoretically, the general government does not possess the rights of eminent domain over the riparian lands adjacent to navigable streams, nor over the lands under water in the middle of such streams. Here, in the view of New Jersey statesmen, seems to be a case where, if the authority of Congress is paramount over navigation, the State is

yet sufficiently well entrenched to give a world of trouble if any effort be made to disregard its authority. Without the consent of the State, piers for the support of bridges cannot be located in the middle of navigable streams nor erected upon their banks.

Of course this argument is met, so far as it bears upon the case in point, when it is shown that the State of New Jersey has already given her consent to bridges over navigable streams in her general railroad law, and that without the complete repeal of that law it is now too late to refuse consent as against a consent granted by Congress. But for the purpose of showing how utterly worthless and quibbling is the argument we will waive this claim, and look upon the subject from the point of view held by the objectors. What has been the uniform practice of the general government when improving the avenues of commercial traffic? If a river is to be straightened and the new shore line cuts off a portion of a farm, including even the dwelling of the proprietor, the government engineers in charge of the work will not go to the Legislature of the State and ask it to exercise its rights of eminent domain for the purpose of giving them authority to proceed. The Legislature might be asked to pay damages to the farmer under certain circumstances; but under no circumstances would it be required to give its consent. Still more directly to the point: if a dyke is needed in the middle of a navigable stream to improve the currents, or to deepen the channel by tidal flux and reflux, it is not the practice of Congress to solicit a Legislative enabling act to overcome obstructions raised by the right of eminent domain. Within sight of the spot where the proposed bridge across Staten Island Sound is to be erected the engineers of the War Department, without the consent of either New York or New Jersey, have located just such a dyke; and we have never heard that any right of eminent domain has been infringed. Yet, if it were not necessary to obtain permission to build a dyke which is intended to facilitate commercial traffic along the channel, why must consent be obtained for building a pier designed to improve the means of communication across the channel—a matter of incomparably greater commercial importance? Where questions of commerce are concerned the right of eminent domain seems to be held under the shadow of a superior jurisdiction. Congress, indeed, is the only power that can authorize a pier in a navigable stream. The State itself has no function enabling it to exercise the right of eminent domain, except where such right does not conflict with the paramount authority of Congress to regulate commerce. This has been repeatedly exposed in decisions of the Supreme Court in cases of dams and other obstructions in navigable waters. The Federal Union, it will be remembered by those conversant with history, was formed chiefly to improve the commercial relations of the States, perplexed in the beginning by conflicting laws and bad regulations.

It may be claimed that this argument proves too much; that if it is within the power of Congress to authorize the crossing of a navigable stream without the consent of the State it is also within its power to authorize the crossing of the State itself. Well, we would not like to reason that such a power is not latent in Congress, provided, always, that it be exercised for the purpose of removing obstructions and facilitating intercourse. We do not understand this to be a subject on which it will be necessary to speak with bated breath. Congress very wisely permits the States to make local laws affecting navigation, although, according to every judicial decision, this privilege, since the adoption of the Federal constitution, is not derived from their constitutional functions. It is permitted simply because it is convenient; and it will be equally wise, so far as practicable, to leave to the States the control of their interstate transportation by railway. But the limit of Congressional inactivity will have been reached when any State proposes to obstruct the public service for local and selfish purposes.

We shall be perfectly safe in dealing with New Jersey according to her demerits in this case; and when we have finished we shall as soon look to see a new rebellion as to see any other State attempt to interfere with the authority of Congress to regulate interstate commerce.

The proposition to arrange for the sale of the lands first, in Ireland, and to make the concession of Home Rule afterwards, sounds like a scheme for putting the cart before the horse. What Irishmen want is Home Rule first, so that they may make their own arrangement of terms on which the lands may be bought and sold. There has been no evidence in the career of Parnell which serves to show that he would not be as trustworthy as anyone else in a settlement that would do justice to all parties concerned. England has now a capital opportunity to do something that, while gratifying the national instincts of Irishmen by recalling the condition of their earlier history, would avert the chief dangers which she seems to fear from Irish independence. She dreads the measures that might be adopted by a single Parliament in Dublin. Then let her restore the four divisions—Leinster, Munster, Ulster and Conaught—which made up the total of all Ireland before the

escapade of Dermot McMurchard gave to Strongbow his opportunity to make his descent on the island, and give to each section its own local legislature. With slight changes in boundaries this would protect the Protestant sections of Ireland, if they have anything to fear, and as each new State would have a population approximating 1,000,000, it would form a sufficiently respectable subdivision to make itself felt even in London. Such an arrangement should therefore be satisfactory to both sides.

Parcels by Mail.

Practically there are no express companies such as we have, in the leading nations of Europe. The work done by these useful, but, so far as our public is concerned, costly organizations in this country is in Europe in great part performed by the several governments, which allow parcels, and very bulky ones, to go through the mails under a scale of charges which makes private competition with the government impossible. An American who visits a foreign post office is astonished to see boxes and barrels, and, in short, say everything save heavy freight, form a part of the regular mail matter. If he makes inquiry as to the charges he is surprised at their cheapness, particularly if he has been a sufferer by the heavy exactions of our express companies for the conveyance of similar articles. In a very small way we attempt to do the same thing in this country, and the mercantile community, by paying 16 cents a pound, can send small parcels to their customers in all parts of the country. The post-office last year handled 442,000,000 pieces of mail matter, of which 8,000,000 pieces were samples and 4,000,000 pieces merchandise. This shows how great an accommodation this government aid has been to business establishments in our leading cities. But, of course, this cheapening of mail facilities for merchandise interfered with certain interests. The express companies were not pleased, but they reduced their charges so as to take the short distance business away from the government. It would not pay them to convey a parcel for sixteen cents a pound to the Mississippi or, indeed, beyond the Alleghany Mountains; but even a smaller charge would pay under 200 miles. As a consequence, the government was forced to carry the parcels for long and unprofitable distances to the detriment of the revenue of the Post-office Department. Then the store-keepers in the rural districts objected to the competition of the large manufacturers and city merchants, who, by using the mails, could undersell them. To satisfy the express companies and local dealers, Senator Wilson, of Iowa, has introduced a bill to double up the postage upon parcels, charging hereafter thirty-two cents a pound. This would be a step backwards for the United States to take, for England and the European powers are now endeavoring to organize an international parcels post. The British post-office now interchanges parcels with the continental powers and with its own colonies in all parts of the earth. This is a great benefit to consumers the world over, and a decided advantage, of course, to all who manufacture and trade in a large way.

There is a deficiency of from ten to thirteen million annually in our post-office revenues, a part of which is due to this fourth-class mail matter. There is a profit of some ten to twelve million dollars in the letter carriage, which is two cents an ounce but the heavy tax on our mails is created by the second-class matter;—that is, newspapers. While every servant-girl pays two cents for every ounce or half-ounce letter, our newspapers are carried and *delivered* for two cents a pound. In other words, our government gives a subvention to the press of the country of some \$16,000,000 per annum. Nothing is, of course, ever said of this in the press, which is so prompt to howl "job" when an appropriation is made for a necessary public building or harbor improvement. Our river and harbor bills for the last ten years have not been such a drain on the public treasury as our newspapers, the bulk of which are so virtuously indignant when our waterways are to be made more valuable for commerce by the aid of the public treasury. If the newspapers would only pay a fair rate—a few cents more a pound for their packages—there would be no need of raising the postage on parcels. Indeed, these last should be reduced eight or ten cents a pound. It is to be seen how this contest will end. On the side of higher rates for parcels are the express companies, the local dealers and the newspapers; while on the other side will be our city merchants, all large manufacturers and the bulk of the consuming community. The *Times*, of this city, has led off in the demand for increasing the charge in fourth-class matter from sixteen to thirty-two cents a pound.

The proposition made in the Legislature for the State to make an appropriation to open a Russian and Turkish bath in every Assembly district in the State may seem to be absurd. A like proposition in the Roman Senate before Julius Cæsar's time would have created as much surprise; but, under the emperors, free hot-air baths were established, and the buildings constructed to accommodate the bathing public were among the finest in the Roman

capital. New York city for many years has furnished, during the summer, free salt-water bathing to young and old of both sexes, and it may be urged that the cleansing of the body is quite as needful hygienically in winter as in summer. Through the dispensary system the sick are treated without money and without price. The city and State also provides parks for public recreation. Museums and art galleries are also open to the masses. It would only be another step in the same direction if the State were to provide free bathing facilities during the winter months.

Our Prophetic Department.

POLITICIAN—What is there to be said about Secretary Manning's response to the Bland resolution, asking him to explain the policy of the Treasury Department on the silver question?

SIR ORACLE—There are some excellent points in Secretary Manning's reply. He avows himself a bi-metallist. He admits that the trade of the world will be in confusion and prices depressed until the two metals are used as they were before 1870 in measuring prices. He also asks for the withdrawal of the greenbacks and for the substitution of gold and silver for our present paper currency. It is surprising to me that the silver men should wish to add to the volume of paper by demanding the issuing of ones and twos in the form of silver certificates. If Congress was wise it would give us a free coinage of silver as of gold. It would withdraw all the greenbacks in some gradual way, of course, and would abolish all paper money under twenty dollars.

P.—But would not the free coinage of silver give a chance for Europe to dump its whole stock on our shores?

SIR O.—If Europe sent its silver here it would be to buy something, which would make a market for our cotton, grain and petroleum—which is about all we have to sell. But why should Europe want to lose 3 per cent. in sending its silver to this country? As Secretary Manning points out, silver is valued in Europe at a ratio of 15½ to one of gold. In this country the ratio is 16 to one; hence our American dollar undervalues silver, as compared with the European standard. The East Indian ratio is the same as that of Europe, and it would be a loss to foreign owners of silver coins to send them to our mints.

P.—But how about the silver not coined, the product of our own mines and of other parts of the earth? Would there not, as Secretary Manning fears, be danger of so great a coinage that it will put us on a silver basis?

SIR O.—It is curious how President Cleveland, Secretary Manning, and almost the entire Eastern press harp upon the idea that if we keep on coining silver we are sure of driving out gold and getting on a silver basis. All the facts are the other way. Before we had silver coinage, from 1873 to 1878, our exports of gold exceeded our imports \$123,754,210, an average of \$20,625,000 a year. Since the passage of the silver bill, in 1878, our imports of gold have exceeded our exports by \$200,856,031, an average of \$25,107,004 per annum. Then, in addition, we have retained all the gold we mined, so that our store of gold is now, according to the director of the mint, \$626,733,869. In 1878 we had less than \$200,000,000 in the entire country; yet, in spite of this yearly addition to our gold store, concurrent with the continued coinage of silver, the *Herald* and other papers keep up the warning as to the certainty of gold being driven out if we keep up our silver coinage. Now the fact is that were we to keep on coining silver dollars far into the next century we would not have as many per capita as has France to-day. There are less than four dollars of silver per head in this country against over fourteen dollars per head in France, and yet the light five-franc silver pieces are kept at the par of gold in that country. It is his persistence in trotting out this boggy which vitiates Secretary Manning's response to Bland.

P.—You do not think, then, that his demand for the stoppage of the coinage of the silver dollar will be heeded?

SIR O.—The adoption of the exclusive gold unit in Europe has almost ruined the trade of the world. The only nation that is doing relatively well is the United States, because prices here are sustained by silver coinage. Were we to adopt the gold unit, as Secretary Manning wishes us to do, a cry of distress would go up from one end of the country to the other. The result would be so immediately disastrous that I should expect to see mobs of unemployed workmen visiting the *Herald* and other gold unit papers. At the breaking out of the civil war a mob ordered the *Herald* to run up the stars and stripes over its building; and the repeal of the coinage act would cause such a revulsion in trade that these stupid gold papers would be forced to eat their own words in a month's time. Was there ever anything so supremely absurd as the italicised paragraphs in the *Herald's* editorial page? I have no hesitation in pronouncing the editor who wrote them and publishes them daily a financial fool.

P.—Have you any new light to throw upon President Cleveland's character and conduct?

SIR O.—I have always said that Mr. Cleveland was a very honest, well-meaning man. He is, however, a very commonplace person,

with very little tact, no commanding abilities and no breadth of view. He has no genius for affairs. I see the Mugwump papers are deserting him. *Harper's Weekly* has broken ground against him, and Nast has commenced to caricature him. The Democratic Senators and Representatives in Washington avoid him. He will soon be without any friends unless—

P.—Unless what?

SIR O.—Unless he throws himself in the arms of the party hacks and does what they tell him to do. This, I think, will be his fate. When General Grant, a man of strong character, first went to the White House he tried to rule in defiance of the wishes of Republican politicians, but the party leaders proved too much for him, and he finally surrendered unconditionally. This will be Grover Cleveland's fate, unless he wishes to be regarded as another John Tyler in our political history.

P.—How about the business outlook?

SIR O.—We cannot complain with real estate so active, the building movement so pronounced, and our manufacturing industries generally so profitable; but the distress in the rest of the world is having an injurious effect upon this country. We are not selling our grain, and cotton has been down to 8.13-16c. per pound, the lowest point it has touched in thirty years. Our visible supply is nearly 25 per cent. above the average at this time of the year. The fact is, the consumers of cotton goods outside of the United States are unemployed and short of money. The newspapers say there is over-production; I say there is under-consumption, due to the masses of mankind being impoverished by the adoption of the gold unit of value.

P.—How about the stock market?

SIR O.—It will remain dull and strong. The market as, you see, has narrowed; the transactions, as compared with last fall, are not half as large. *THE RECORD AND GUIDE* said, last week, that the Reading road would be reorganized, and that this fact would help the Coalers and sympathetically the rest of the market, and so it has; but investors seem to have turned from the stock market to the real estate market, and are putting their money into productive property.

The Effect of Railroad Rates on the Price of Food.

The dressed-beef controversy now going on in the press brings up the whole question of railway rates as affecting the price of food. It is clearly in the interest of sound public policy that transportation taxes upon all kinds of food should be as low as possible. Instinctively the great railway corporations have discriminated in favor of the consumers of food. The rates on flour and grain have generally been lower than on any other class of freight carried by the roads. Not only so; the railways have also favored the more distant wheat fields, and have had to stand a great deal of unreasonable criticism for bringing grain from the extreme Northwest at relatively cheaper rates than were charged for the food products of the region east of the Lakes and the Alleghanies.

The dressed-beef question has been somewhat muddled in the presentation of the facts to the public. The railroad companies have discriminated against dead meat as compared with the transportation of cattle. It is charged that this has been because so many of the trunk line railroad managers are interested in cattle yards and abattoirs here in the East. Then there are powerful interests here which are adversely affected by the dressed-meat traffic from the West. The growers of cattle in the Middle and Eastern States, the butchers as well as the transporters of live cattle, are not at all pleased with the introduction of dressed beef from the West which can be sold at prices which gives Chicago a practicable monopoly of our Eastern meat markets. It is alleged that three great concerns control the entire dressed-beef business of Chicago. Should they destroy the butchering interests in the East, it is claimed they can put what price they please on the meats they sell to consumers. Undoubtedly this Western meat is deservedly in high favor. Its average quality and condition is better than the flesh food sold in our small retail markets here in New York. The clamor about the railroad rates raised by these Western dealers is uncalled for. The freight charge from Chicago amounts to 35-100 cent per pound for cattle and 65-100 cent for dressed beef. It follows that the freight makes but a trifling difference in the price of meat per pound to the consumer.

There ought to be some machinery by which the mass of our population could advantage by the cheapness of Western dressed beef. Unfortunately we have only one great city market in New York, and that is inconveniently situated. The bulk of the retail trade should be in commodious city markets, such as other great cities have, but which are lacking in New York. We have too many small butcher shops, and on an average from 25 to 33 per cent. is made over what would be a fair profit on the retail sale of dressed meats. Flour was never so cheap; but it is the bakers who profit thereby and not their customers. It is a curious fact that the shrinkage of values which has occurred in wholesale prices has done much to enrich retail storekeepers who have not marked down their prices to correspond

with their cheaper wholesale purchases. But this evil will correct itself, indeed is becoming adjusted as time passes by. It is not generally known, but Australia has been visited by a prolonged drought which has had the effect of lessening the cattle supply from that region of the earth. The lack of water and pasture led to the removal of vast herds to parts remote from sea-coasts. This will account for the stoppage of the frozen-meat business in Australia. We have cable reports telling of the falling off in supplies in the South Pacific colonies, without giving the reason. This state of things will, of course, advantage the American cattle and dressed beef export business, provided the railroad companies deal fairly with the meat producers of the West. The misfortune which has overtaken the Australian cattle growers should be worth a good deal of money to the Western cattle breeders and those interested in preparing dressed beef and hogs for the Eastern and European markets. South America is entering this field, and will in time be one of the great sources of meat supply for Western Europe; but, while it has cattle in abundance, it as yet lacks the capital, the enterprise and the machinery with which to compete on equal terms with the Western meat producers. We ought, consequently, for the next two or three years to double if not treble our exports of cattle, dressed beef and hogs.

Congress Only a Talking Body.

Senator William M. Evarts said, recently, in the presence of a *Tribune* reporter:

I think the press and the people fail to realize how far Congress is really only a place for the expression of opinion—for talking. The entire country is represented there and we all have our say about matters, and a session may be all occupied in talking, and no legislation be affected, and still be a profitable session because no bad thing has been done. In England, Parliament is only expected to take up one great question at a session for settlement. Neither the press nor the public expects anything more. No Premier is asked to define his position on more than one great question, that which is uppermost at the time. The country thinks only on one line. They have been at work through three successive Parliaments on the Irish question and have not settled it yet. The press and the public in this country want our Parliament—our Congress—to settle several great questions at the same session, and fail to realize what I have already stated, that Congress is really the place of talking and conferring rather than of much action.

That a public man, who has made his mark by talking, should think this was the supreme function of the national Legislature is, perhaps, natural enough; but there is an impression outside of the circles in which Senator Evarts moves, that a great nation has a certain amount of business to transact. It has to deal with foreign nations, to regulate commerce, to improve harbors and waterways, to organize armies and navies, to dispose of public lands, keep Indians in order, and provide courts for the settlement of disputes. In other words, our Federal, State and city governments are inevitably great business concerns, and the various legislatures and executives must deal with vital matters affecting the life of the nation and the vast property interests intrusted to their care. But, ignoring this view of the case, our lawyer-senator, whose tongue has been so useful to him, thinks that all Congress has to do is to talk, and if it passes one measure a year the country ought to be satisfied.

This notion coincides with the no-government theory, traditional in the Democratic party since Jefferson's time. The supreme effort of that historic political organization has been to bring about a state of legislative and national impotence. The rules of the Lower House and the practice of the Senate are so arranged as to put a stop to all business. Ex-Mayor Ely said that when he was in the House of Representatives he was impressed with the fact that the rules of that body could have had no other purpose than to put a stop to all legislation.

But in the evolution of nations it has been found that the central governments have been forced, often in spite of themselves, to take on new functions. Uncivilized or undeveloped States spend their energies on armies and taxation, while the more advanced nations, like Germany, France and Great Britain, have represented in their executive departments all the principal activities of the nation. An English or a French cabinet, with the subordinate bureaux, represent the most complex interests of the State. Our own government has been thus centralized of late years, and an effort is now making to have labor and agriculture represented in our chief Executive Council. Then there are many bureaux, such as those on education, statistics and the like, which did not exist in the early history of the government. As Herbert Spencer has pointed out, the political organism corresponds to the development of the animal body. Every newly evolved function has its organ in the brain of the one and in the seat of government of the other.

In view of all that there is for us to do as a nation, how fatuous is Senator Evarts' idea that the sole purpose of Congress is to talk. A tongue is a very useful member; but, after all, it is only one organ of a very complex system of organs.

Concerning Men and Things.

* * *

The *Sun* newspaper censures Mrs. James Brown Potter for delivering a recitation, entitled "Ostler Joe," at a reception given by the wife of the Secretary of the Navy in Washington. If the poem was objectionable, why does the *Sun* republish it! Then does it not show a good deal of assurance for a New York paper to call anybody to account for alleged offences of this kind in view of the vicious reports which nearly all of them are in the habit of publishing. There was a time when the *Sun* and *Times* were very careful to exclude matter from their columns unsuitable for family reading; but the success of rival journals, which have built up large circulations and which gave deliberate prominence to reports detailing social iniquities, seems to have prompted these two journals to admit matter in their columns which no parent would think of giving to their children to read. Mrs. Potter is a very charming lady, as well as a talented amateur actress, and she can afford to disregard the reflections of a *Sun* which has so many spots of its own to answer for.

* * *

Doctor William A. Hammond is a clever and versatile writer, but he does not appear to advantage in the article he contributes to the *Forum*, entitled the "Coming Man." It is a feeble attempt to substantiate an absurd remark he made at the Nineteenth Century Club—to wit, that the coming man would be bald. He assumes that the ape-like progenitor of the human races was a hairy animal, and as his descendants rose in the scale of being they lost their hirsute covering. As the body of higher types of man is devoid of hair, the heads of our descendants will, argues Dr. Hammond, probably become denuded of natural covering. All this is ridiculous. Some sixteen years ago, before Messrs. Pulitzer and Hurlbert were its editors, the *World* had a series of articles in its Sunday's issue on the "Coming Man" which advanced much more ingenious theories than those of Dr. Hammond's. We have not space to describe them here, and it would almost pay for some one to restate the changed physical peculiarities of the race, which the *World* writers of that date inferred would result from the habits and progress of the race. Of course the object of the articles was to amuse, and some absurd conclusions were reached, but the reasoning was ingenious and apparently based upon sound data. Dr. Hammond had better stick to nervous diseases and novel writing.

* * *

It is a curious fact that while English and American managers are on the alert for French and German dramatic and musical novelties, the caterers for public amusements in those countries pay no attention to successful dramas produced in England or America. Sardou and Dumas are as well known in London and New York as in Paris. But Wills, Sims, Buchanan, Bartley Campbell and Bronson Howard are comparatively unknown names to the French and German theatre-going public. The new vein of fun and melody so successfully worked by Gilbert and Sullivan has not yet been presented to continental audiences. A piece like the *Mikado* produced in Vienna would be transplanted to New York within six months' time; but, as yet, that exceedingly clever production is unknown in the leading capitals of Europe outside of London. It is said that the manager of the Thalia theatre of this city proposes to take his German company, which produced the *Mikado* recently in a very satisfactory manner, to Berlin and other German cities, where it will undoubtedly prove very attractive. In passing, it may be noted that Mr. Augustin Daly proposes to play his company this summer for a week or two in Berlin. His most marked recent successes has been with adaptations from modern German comedies. German audiences will be charmed with Mr. Daly's well-drilled company, but the German dramatic authors may be displeased with the alterations he has made in their plays.

* * *

John Fiske, Chauncey M. Depew and T. B. Wakeman discussed at the Nineteenth Century Club, last Wednesday evening, the relations of man to the Infinite—a theme that is just now engaging the attention of the foremost minds of the race; but the newspapers failed to make any report of what was said. Had thinkers and speakers of equal prominence addressed a society in London on the same subject it would have been fully reported in all the journals, but the average New York editor seems to think the doings of Jake Sharp, a murder trial, or the details of some foul social crime is all the average newspaper reader cares for. The *Tribune* alone, of the city papers, has done some excellent work in giving full reports of political gatherings, New England dinners and the like. Undoubtedly there is a large demand for detailed reports of crimes and contests, fistic and otherwise; but there are also tens of thousands of people who would have read with curious interest all that Chauncey M. Depew would have had to say in defense of the Christian religion and the Bible. When Manton Marble owned the *World*, that paper published John Fiske's first lectures on modern science. The circulation of the paper was helped thereby. When the same journal reprinted Professor Huxley's paper on "Protoplasm," there was quite as large a demand for its issues as if it had given a detailed report of a prize fight. New York should have at least one paper which recognizes the fact that human beings have brains as well as passions and want to be instructed as well as amused.

* * *

Capitalists who invested so freely in monster apartment houses some years ago have not made the large profits they anticipated. Indeed, some of these enterprises, from a pecuniary point of view, have been disastrous. It is not likely that many more will be built for some years to come, and by that time there will be a "survival of the fittest" among the plans under which they were constructed; that is, it will be found out which apartment house paid best and which did not. It is worthy of note that quite a number of these houses have been changed into hotels. This is true of the Vendome, the Victoria, the Chelsea, the new house at the corner of Fifty-ninth street and Fifth avenue. The former Osborne apartment house is to be added to the Hotel Langham. The Sherwood apartment house on Fifth avenue and the new Osborne at the corner of Fifty-seventh street and Seventh avenue are also, it is said, to be converted into hotels. As New York grows it will

want more accommodations for transient guests, but we will never again see so many apartment houses erected at one time.

* * *

Mr. Charles Crocker, the California millionaire, purchased some of the choicest and costliest pictures at the famous Morgan sale; whereupon some of the morning papers surmised that these gems of art would be transported to San Francisco. But the fact will be recalled by the readers of THE RECORD AND GUIDE that Mr. Crocker had recently purchased the ex-broker Hutchinson's splendid house in West Fifty-eighth street, paying therefor \$250,000. The pictures purchased will probably be retained in New York.

Home Decorative Notes.

—The house furnisher should beware of too much bric-à-brac. Some homes are veritable museums, and guests are positively afraid to move about among the fragile tables filled with cups, plates, vases and glassware.

—Pretty shaving paper holders are made of broad satin ribbon, with some pretty design painted or embroidered upon them. Tissue paper in various colors is then fastened in the silk cover, and a silk cord is fastened upon the case by which it is suspended.

—Little casks, sixteen inches in height and about seven inches in diameter, serve the purpose of scrap baskets. They are gilded or bronzed, and fastened within three bamboo canes.

—Artificial smilax is quite extensively used for decorative purposes.

—Never was the capacity of glass for ornamentation more fully illustrated than at the present time. We have irregular threads of colored glass, like crackled-ware, mosaics for tables in different colors, mirrors with frames of leaves and colored flowers in glass, and chandeliers and candelabra with twisted branches of the same. Newest importations of glassware are very beautiful, showing great advance in patterns and in coloring. Amber and ruby are two of the leading colors in table glassware at present. The conchoidalware is also very attractive for table decoration, and assumes many new and elegant forms.

—Holly leaves with their natural berries make a charmingly effective border for a scarf of yellow satin on a dinner table.

—Venetian lamps of antique design are used where a dim light is desired. Those in wrought iron and suspended from wrought iron brackets are the most worthy of admiration.

—The dainty Japanese cotillion favors show a collection of great variety. Bottles filled with delicious attar of roses lie in a shell-shaped case lined with satin crepe. Mats are made up in all kinds of fantastic shapes. Pretty cigarette cases of leather paper with gold decoration are tied up with brilliant-hued ribbon. There are pretty musical toys, pencil cases, sachets and bon-bon boxes innumerable.

—The latest effort in floral decoration is to have the table canopied with vines and flowers resting on a network of wire.

—Beautiful silver salad bowls are garlanded with shells of a pearly sheen.

—A novel table cover is made of three silk handkerchiefs of different colors, embroidered with clusters of roses, forget-me-nots, buttercups and daisies, the edge is finished with gold lace.

—A portière of golden brown satin sheeting has golden disks with deep crimson carnations embroidered in them.

—Umbrella lamp shades are as gay as possible; brilliant orange, bright blue and red are the most fashionable colors.

—Drapery material is made in such vast varieties of texture, shade and value as to place it at the disposition of those who are disposed to expend liberally in their selection, and with almost equal advantages to those who are limited to a more economical outlay. Silk is more employed than ever in upholstery; mohair and silk pushes are also greatly in favor. Turcoman and jute velours are used for portières. India silk and Madras are in favor for curtains. Everyone who is interested in whatever is beautiful and unique will be gratified with the display of novelties in draperies and hangings now offered by Colishaw & Nicol, of Broadway and Eighteenth street.

The Waste of Time in Our Courts.

Editor RECORD AND GUIDE:

SIR—Why do you not keep up your protest against the shortcomings of judges and courts? Last week I was ordered to do jury duty in Judge Freedman's court. I attended, and was kept for two days away from my business, and during that time but one solitary lawyer was ready to go on with his case. I judge there must have been over one hundred persons, perhaps one hundred and fifty counting jurors and witnesses, who lost their time for nothing, all because the members of the bar were lazy and procrastinating. Is it not deplorable that the machinery of our courts is so defective that the time of citizens is unnecessarily wasted and innocent people are taxed and their business interfered with. This is a crying abuse, and I am surprised that the press does not protest indignantly and try and have this matter corrected.

A.

REMARKS.—It seems to be impossible to get the public to take any action to reform our court abuses. The "laws delay" has passed into a proverb. The modern business world takes advantage of steam and electricity to save time and money, but our courts are as tedious and procrastinating now as they have been any time in the past. The various business exchanges will have nothing to do with them in consequence. They refer their disputes to arbitration committees, and have important cases settled in a few hours and at a trifling expense, which, if referred to an ordinary court, might drag its slow length along for years and be frightfully expensive besides. Our so-called machinery of justice is a nuisance which there is no way of abating, so long as lawyers have a monopoly of governing this country.

EDITOR:

The Lenox Hill Apartment House.

Madison avenue is graced by many handsome private houses, of which the Tiffany mansion, the Marquand residence, the Villard and other houses are the most elegant examples. A number of handsome apartment houses line the avenue also, amongst them being the Berkeley, St. Catharine and others. In a recent article on east side residences under construction we mentioned, *inter alia*, the latest addition to the apartment houses on Madison avenue—the "Lenox Hill."

This handsome structure is situated on the southeast corner of Madison avenue and Seventy-seventh street, and is just completed. It is a six-story building, and contains twelve suites of apartments, two on each floor.



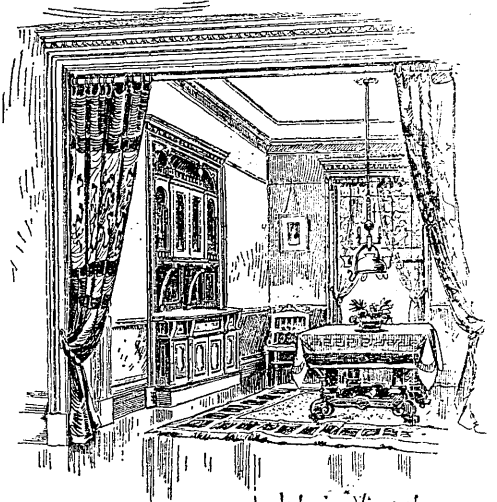
It has a frontage of 102 feet on the avenue and 45 feet on the street. The first story and basement is of rock-faced Belleville stone, while the stories above are of brick, with stone and terra cotta trimmings, the features being the tower on the corner and the handsome entrance on the avenue. The building is fire-proof, the floors being supported by iron beams and hollow brick arches, and the partitions and furring are constructed of burned-clay blocks, thus practically making every room a fire-proof compartment.

The interior of the building is arranged with an eye to comfort and good taste. The vestibule and entrance halls are richly trimmed in mahogany and elaborately decorated. The staircase, which is here approached, has a newel post representing an heraldic lion supporting a shield, carved in mahogany and is a fine piece of workmanship. The staircases from the bottom to the top story are of iron, with marble steps and bronze railings.

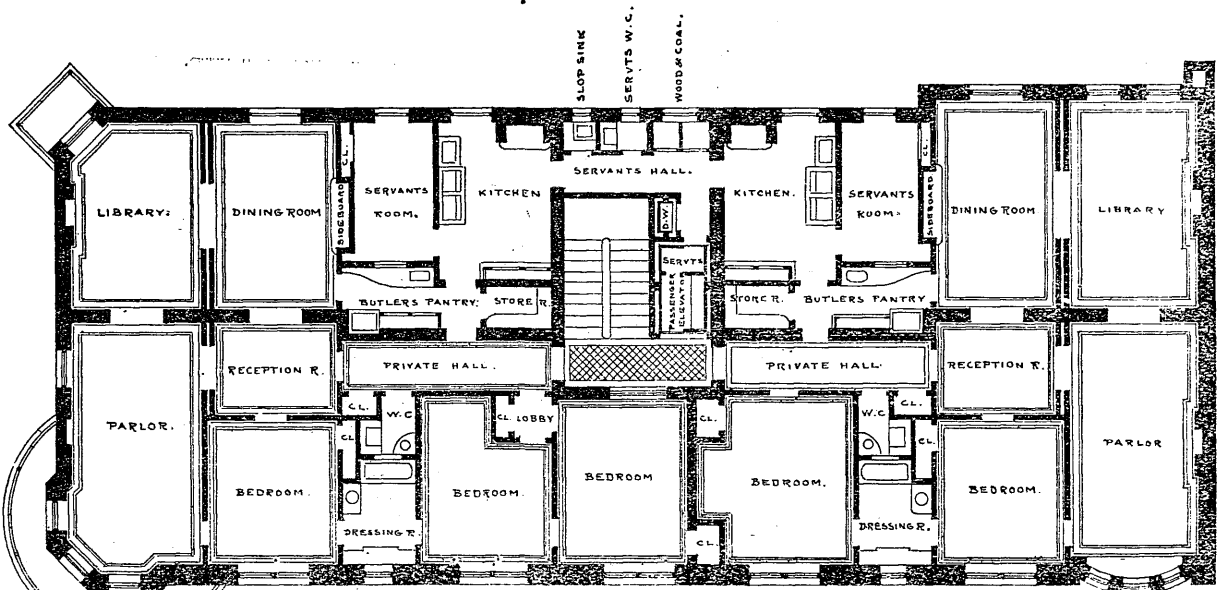
Ascending the floors we find that each suite consists of a private hall, reception room, parlor, library, dining-room, two large bedrooms in the middle apartments, and three bedrooms in the corner apartments, a dressing-room, water-closet, kitchen, storeroom, butler's pantry, and servants' room for two servants. The servants' hall of each floor contains a slopsink, a servants' water-closet, and a large closet for wood and coal for each apartment. The arrangement of the rooms seems to have been studied out by the architect with great care, and with a view to the best con-

veniences for housekeeping, health and privacy. The reception rooms, parlors, libraries and dining-rooms communicate with each other by wide sliding doors, so that they can all be thrown open *en suite* in case of entertainments, dances and receptions. The dining-rooms and libraries are trimmed in oak, the former having sideboards of elaborate design, and the latter richly-carved mantels containing mirrors. The other rooms are trimmed in cherry. The parlor mantel-pieces have large mirrors of beveled plate glass, and are richly and artistically carved in mahogany. The fire-places of the dining-rooms and parlors have grates, fenders and andirons of modern design. The dressing room contains handsome cabinet *chiffonnières* with numerous drawers and closets. One of the features of each suite is that it has a fire-proof safe, built into the wall, for the protection of valuables. The apartments are richly and artistically frescoed and papered, and all the rooms and halls are provided with picture mouldings, while curtain-poles, with rings, hooks and shades are placed in each window. The kitchens, with entrances from servants' halls, are separated from the living rooms, and connect through the butlers' pantries with the dining-rooms. Each kitchen is provided with a set of porcelain washtubs, kitchen-dresser, sink, etc., and is ventilated by a separate flue of large capacity. The floors, and bases of butlers' pantries, servants' halls, storerooms, etc., are made of Portland cement, to make them impenetrable to vermin. The roof-story of the building contains a servants' bathroom, steam drying-room, with a separate drier for each apartment, an ironing-room, and three separate washrooms for the use of tenants who prefer to have their washing done outside of their kitchens.

The building is provided with a hydraulic elevator, having a separate compartment for servants, and a freight car attachment. The usual back stairs have been entirely omitted, evidently to secure more privacy and to cut off communication between servants. The entrance for tradesmen is located at the easterly end on Seventy-seventh street, removed from all connections with the rest of the house. The entire building is heated by steam from two boilers of large capacity. All radiators are placed on polished marble bases, slightly projecting above the floor to avoid the cutting of carpets around steam pipes. The building is lighted by the incandescent electric lights, and all the chandeliers are combination fixtures for electric light and gas of the most approved and elaborate design. Electric bells and speaking-tubes communicate between the various rooms in each suite and with the central office. Every room is lighted by direct outside windows, and the ventilation is perfect. The plumbing has been laid out with careful consideration for every factor of safety to health. All connections are as direct as possible, and the whole system is as perfect as sanitary science can make it. All the work is of the best material and workmanship, and done with strict regard to the regulations of the Board of Health. Every detail in the design and construction of the Lenox Hill has been carried out under the personal supervision of the Messrs. Franke Brothers, the owners—one of whom, Mr. W. B. Franke, is the architect, and another, Mr. Edward Franke, the mason builder.



Interior View of Dining Room.



PLAN OF UPPER STORIES.

room for two servants. The servants' hall of each floor contains a slopsink, a servants' water-closet, and a large closet for wood and coal for each apartment. The arrangement of the rooms seems to have been studied out by the architect with great care, and with a view to the best con-

Some of the suites have already been rented, and if the rentals are a criterion, the first of May will see the whole building fully occupied. Quite a number of other improvements are being completed in this neighborhood. We may have something more to say about one or two of these in a future letter.

WANDERER.

The Bloomingdale Insane Asylum.

Quite a good deal of talk has recently been indulged in as to whether this institution ought not to be removed from the city, and whether, also, it should not be taxed on its real estate. Mr. McManus has introduced a bill in the Assembly modifying the existing law which grants to the asylum unqualified exemption from taxation, by amending it so as to allow exemption only to the extent that that institution makes some return to the city in caring and providing for persons of the unfortunate class for whose care as a charity the asylum was originally chartered. The Board of Aldermen has this matter under consideration. A representative of THE RECORD AND GUIDE called upon a few gentlemen interested in the subject, from whose statements the public may be able to form some judgment as to the merits and demerits of the controversy.

Dwight H. Olmstead said: "I was asked to prepare the brief recently printed, and which is considered detrimental to the institution. I have no personal interest in the matter, nor was the bill recently prepared drawn up by anyone owning property on the easterly side of the asylum. I do think, however, that the institution ought not to remain where it now is to obstruct the natural growth of the city in that region, nor do I think that the asylum should continue its opposition to a road being cut through One Hundred and Fourteenth street. An ordinance was passed several years ago to have this street opened, and the asylum has twice petitioned the Board of Street Openings to have it closed, and the latter have twice refused. I am not antagonistic to the institution, but I do feel that if it interferes with the growth of the city's improvements and with the public highways, besides deteriorating the value of adjoining property, it ought to be removed. The asylum has a large tract of property at White Plains, N. Y. Why do they not build an asylum there? It is only a few miles distant from New York, and would not seriously inconvenience relatives who desired to visit the patients. The charter of the hospital dates back to 1771, and under its authority is given to the governor to hold real estate not to exceed a value of five thousand pounds (\$25,000). The real estate of the hospital in the city is valued at upwards of \$7,700,000, of which that in the Twelfth Ward is valued at nearly \$4,000,000. The asylum occupies about 678 city lots, all of which are vacant excepting those upon which the buildings are erected. I am of opinion that the asylum should be taxed. Chapter 466 of the Laws of 1875 provides that a charitable institution located in New York, from which no income is derived, shall be exempt from taxation so long as the same shall be used exclusively for the purposes for which said society was chartered. Now the asylum has received an income from patients during the past three years of \$554,701, an average of \$770 for each patient. This hardly appears like a charitable institution. Again, out of this large sum no less than \$209,113 has been paid in salaries and wages. The cost of maintenance and treatment was \$730 each, while it was only \$123 in the City Insane Asylum and \$91 in the City Lunatic Asylum. The receipts of the society from rents and ground rents for the last three years have been \$476,417, and from other sources \$241,847, a total of \$718,264. The asylum is certainly, in my opinion, not a charitable institution within the meaning of the act."

H. H. Cammann, one of the governors of the institution, said: "The asylum is performing a very valuable work, and if it did not exist the city would be burdened with a very great sum to maintain the unfortunates who obtain treatment within its walls. The time will no doubt come when the march of improvement will demand the removal of the asylum to some place outside of New York, but that time has not yet come. There is plenty of vacant property still on Manhattan Island to be built upon. We could not do with less room, for every inch of ground we now have is required for our patients. They are given as much out-door exercise as possible, and in summer practically live out in the open air. This is as essential to their health as it is to their cure. We have spent over \$300,000 more than we have received during the past three years. If our asylum did not exist it would cost the city many times more money than they could obtain from us by taxation. We are in reality, therefore, saving the city a large sum annually. Besides, it is a great consolation to the friends of the unfortunates to be able to visit them frequently, which they could not do if not so near by. Hundreds of visitors are continually calling to see their friends and relatives, and we allow as much freedom as possible in this direction. Our institution has the advantage that it gives the best and most scientific care and attention to patients possible in any country."

A Building With a History.

The six-story building known as Nos. 4 and 6 Liberty place, between Maiden lane and Liberty street, which was sold at auction on Tuesday to Henry Platt for \$123,000, has been in the Platt family for two generations. The building itself has been in existence for about half a century. One of the directors of the Real Estate Exchange, in a talk with a representative of THE RECORD AND GUIDE, said: "I have a very early recollection of the neighborhood hereabouts. Grant Thorburn's seed store, which was located on Liberty street and Liberty place, on the present site of the Real Estate Exchange, was well known to all New Yorkers in those days. All the property in this locality used to be part of a Quaker church and burying-ground about the beginning of the century. Nos. 4 and 6 Liberty place has always been devoted to manufacturing industries—mostly silversmiths and jewelers. Half a century ago they used to live in these houses, using the first story for business purposes and the floors above as living apartments. In the years gone by Maiden lane and John street were filled with private houses. I used to live in the above building, and remember well playing round this way when a boy. I recollect the great fire of 1835.

"I may add that one of the earliest occupiers of Nos. 4 and 6 Liberty place was Isaac Diamond, silversmith, one of the three persons who contributed to the erection of the Tabernacle on Broadway, near Leonard street, which has since been demolished. Several generations of silver-

smiths and jewelers have occupied this building, and the neighborhood still retains its old-time character. Albert Coles, who recently died over seventy-years of age, made his money in that building. How the Platts made their fortune in it has already been told."

It was only after twenty-three years litigation that Nos. 4 and 6 Liberty place became free from the courts and fell under the auctioneer's hammer.

Realty at Albany.

[From our own Correspondent.]

ALBANY, March 5, 1886.

The Public Library scheme has received its quietus for this session. The Assembly Cities' Committee, by nearly a unanimous vote, decided last evening to report adversely the three bills introduced by Mr. Cantor, incorporating the library, providing for its maintenance, and removing the Forty-second Street Reservoir to give it a local habitation.

Mr. R. Ray Hamilton's bill providing for more rapid searches in the County Clerk's office and reducing the fees, which has already passed the Assembly, was considered by the Senate Committee on Cities last evening. The latter agreed on a favorable report, striking out the extra fees for short time searches which were allowed by the Hamilton bill.

The Adirondack Water Supply project got an adverse report from the Assembly Cities' Committee to-day. After considerable discussion a majority of the Committee concluded to adopt the suggestion of THE REAL ESTATE RECORD that, while the project was a commendable one, and would doubtless be carried out some time between this and 1925, yet it was not an immediate necessity, and, as the chairman remarked, "It could afford to wait."

Mr. Hamilton introduced in the Assembly to-day a bill that has been some time expected here, to drop out Pelham Bay Park from the system of parks above Harlem River laid out by the commission in 1883 and ratified by the Legislature.

The whole question of the expediency of retaining this and some of the other parks laid out by the commission was thoroughly discussed before the Legislature last year and decided in the affirmative; but there appear to be some persons in New York who are not willing to let the thing rest, and the discussion is to be reopened again this winter, with what result time will show.

The Broadway Arcade Railroad bill was introduced to-day by Senator Murphy. It is put in such shape this time that it can hardly fail to meet the approval of the Governor and satisfy those querulous property owners whose mistaken opposition has hitherto prevented it from becoming a law. The present bill only calls for an excavation of the street from curb to curb, a distance of 44 feet, or 9 inches more than the company is permitted to occupy under its present charter. There is to be no interference with vaults under the sidewalks, which created such a hullabaloo among a few Broadway property owners last year, unless with the consent of the owners. Those who wish to have an opening between their stores and the railway can be accommodated, and these will doubtless number nine-tenths of the property owners on Broadway when they come to appreciate the advantages to be derived from it. The 44 feet between the curbs will enable the company to construct four tracks of the ordinary gauge, or two each for accommodation and through trains. The through trains are expected to make the distance from the Battery to Harlem River in twenty minutes, and the accommodation trains will make much faster time than the present elevated roads, or any other means of transit that will ever be practicable above ground. The first section of the road from the Battery to Fifty-ninth street is required to be completed in five years and the remaining distance to Harlem River within three years thereafter. Subways for the accommodation of water, gas, steam and other pipes are to be built under the railway track on both sides of the street, with openings every quarter of a mile affording convenient access to the pipes. The capital stock of the company is fixed at \$25,000,000, divided into 250,000 shares. A number of prominent citizens and capitalists in the city are reported to have recently enlisted in the enterprise, and there is a fair prospect that another summer will witness active work on this long-delayed and much-needed improvement. Like all great enterprises that have come to be an acknowledged necessity and are on the eve of fulfillment, the Arcade has suddenly encountered a rival in the shape of the "District Railway Company," so-called, which, judging from the pictures of it that have been scattered about the legislative halls, is a sort of burlesque abortion of the Arcade. It is a scheme that was examined and rejected by the engineers of the Arcade a long time ago as inadequate to the needs of rapid transit and utterly impracticable. It proposes to run under Broadway; but how it expects to get there is a mystery, for the sole right of way under that street was secured to the Arcade company years ago by legislative charter that has not yet been repealed and is not likely to be.

A bill was introduced in both Houses yesterday legalizing the action of the Park Commissioners in permitting the construction of a temporary vault for the remains of Gen. Grant, and authorizing the commission to provide suitable grounds in Riveride Park for the Grant monument and for a tomb for the General and Mrs. Grant.

Senator Plunkitt introduced a bill conferring on the Park Commission exclusive control over the macadamized roads leading to the parks, to wit: over Seventy-second street, from Riverside drive to Central Park; over One Hundred and Twenty-second street, from Riverside avenue to Morningside avenue; over Morningside avenue to One Hundred and Tenth street and Fifth avenue—the whole to be prepared for a public drive, with trees planted on either side and adorned with fountains, statues, etc.

The same Senator introduced a bill authorizing the Park Commission to change the grade of streets, avenues, squares, etc., in the Twenty-third and Twenty-fourth Wards, and transferring from the Board of Street Opening to the Park Commission all power to lay out, extend, close or otherwise change streets, avenues and public places in the Twenty-third and Twenty-fourth Wards. Nothing in the act, however, shall interfere in any manner with the new parks in those wards laid out by the commission appointed for that purpose, of which Luther R. Marsh was chairman.

The new ferry company which has been inaugurated, and which runs from the foot of East Ninety-ninth street to College Point, L. I., bids fair to divert all the farmers' traffic from going via Thirty-fourth street to New York. The ferry connects with the First avenue car at Ninety-ninth street, and will enable Harlemites to obtain their agricultural products and market gardening up town on the spot, instead of having it brought up in a round-about way. In this connection there is some talk amongst property owners and residents up this way to establish a market near by to receive the farmers' produce when it arrives. This is very important news to the extreme east side, between Eighty-sixth and One Hundred and Twenty-fifth streets.

Curtains of white scrim and drawn work hung from bamboo poles, which should be finished at each end by long streamers of ribbons to match the general color of the room, have a most dainty effect.

Real Estate Exchange Legislative Committee.

The usual weekly meeting of this committee took place on Monday last, the members present being Messrs. Charles Buek, in the chair, Leonard J. Carpenter, W. C. Lester, Ferdinand Fish, Samuel Glover, Bernard Smyth, Geo. H. Scott, Geo. W. Van Sicken, W. C. Orr, James E. Levisness, William Cruikshank, D. G. Croly, Constant A. Andrews, S. Myer, Isaac S. Wm. Reynolds Brown and Andrew J. Robinson.

A letter was read from Mr. Van Sicken, announcing the result of his visit to Albany. Mr. Allen resigned his chairmanship of the Sub-committee on City Improvements.

Thomas Murtla, on behalf of the Sub-committee on Pending Legislation, reported the following bills:

Senate bill No. 323, as to the collection of taxes and water rates, introduced by Mr. Trapbagen. The committee resolved to take no action thereon. Assembly bill No. 639, to prevent extravagant loans on real estate, on which no action was taken; and Assembly bill No. 538, to establish a permanent exterior street along a portion of the East River, which was referred to the Sub-committee on City Improvements.

M. Littman reported that he had learned that the officials in New York and Brooklyn were consulting as to assessing property at its full value, with a view to some arrangement between the two cities so as to adopt the same policy. On motion the subject was referred to the Sub-committee on Taxation to investigate and report.

A motion to expunge from the minutes of the last committee meeting the resolutions which had been passed with reference to the Civil Code, was ordered to lie on the table to be taken up at any future date.

The committee then adjourned.

The Brokers' Daily Meetings.

The attendance at these gatherings continues up to the average, and some good parcels are offered and asked for. The following is a list of this week's wants called for:

WANTED.
March 3 List.

- 2—To borrow \$25,000 on 400 acres of land near White Plains, Westchester Co., with two dwellings and numerous outbuildings, land partially surrounds Rye Lake, and that part of it is laid out as a park.
- 3—Thirty-foot flat in good neighborhood. Liberal price will be paid.
- 11—Property close to 5th avenue, English basement dwelling. Price moderate.
- 12—A corner on Lexington avenue, good private neighborhood, below 59th street. Cash value according to location. Three-story and basement brown stone or brick, 25 feet wide if possible, lot full depth, with or without stable on rear of lot.
- 13—To rent, house between 23d and 34th streets and 4th and 6th avenues. Rent not above \$3,000 to \$3,500.
- 14—Four-story house, not less than 23 feet, located from 36th to 53d street, about 37th street preferred, Madison and 6th avenues. About \$50,000.
- 15—A hotel in city, good location, or a large dwelling suitable for boarding house to lease for a term of years.
- 16—Two good tenements, mortgage not over \$6,000, each with equity combined of about \$21,000, for an exchange.

March 6 List.

- 1—Small house on Murray Hill, 16 to 18 feet.
- 2—Application for loan of \$8,000 and \$6,000.
- 3—Small place near city. About \$1,500.
- 4—Private house on Lexington avenue, between 34th and 40th streets.
- 5—\$48,000 at 5 per cent., value \$76,000, rent \$7,600, first-class apartment houses, below park.
- 6—Business property down-town from \$50,000 to \$75,000.
- 7—Loan of \$700,000 at 4½ per cent. on business property in New York city worth over \$1,250,000.
- 8—Cheap office building on or near Broadway, below Chambers street.
- 9—Lofts below Beekman, suitable for printer, with steam power, 30x100 or more.
- 10—On 36th, 37th or 38th streets, between Lexington and 3d avenues, or east side Lexington avenue, between 34th and 40th streets.
- 11—Store on ground floor or basement, Church and Pearl, Liberty and Park place, quickly as possible.
- 12—Private house, between 30th and 50th streets, 7th and 9th avenues. \$11,000 or \$12,000.
- 33—Plot 50x100, improved or vacant, in the dry-goods district.
- 34—Between Chambers and Spring, west of Broadway, business property. \$25,000 to \$30,000.
- 41—Old building, 25x100, on Jay, Harrison or Franklin street, between Hudson and Washington.
- 42—An apartment house, 25 feet front, between 65th and 100th streets, 8th avenue to River.
- 43—Plot, 50x100, on 8th or 9th avenue, corner preferred, between 30th and 50th streets, improved or unimproved.

Members Elected.

The following gentlemen were elected members of the Real Estate Exchange at the directors' meeting last Tuesday: Stockholders—Messrs. Winthrop Rutherford, Robert White, Clifford Coddington, William Buhler, Jr., Henry Neustadter, John Downey, Mitchell A. C. Levy, E. W. Dyett and Thomas Hitchcock. Annual members—Geo. H. Henry, Floyd Clarkson and John F. Carrigan.

The statement of one of the cattle kings of the West that eleven middlemen intervene to secure a profit on meat from the time it leaves the hands of the producer until it reaches the consumer, is somewhat startling. It accounts easily for the somewhat anomalous fact that American beef is sold to consumers in Great Britain at a lower price than an inferior quality can be bought in Pittsburgh, in spite of the fact that our city is several thousand miles nearer the cattle ranges than London. Arrangements are now being perfected by some of the large cattle growers to entirely cut out these middlemen and furnish meat to consumers directly. The plan contemplates the slaughter of the cattle at an abattoir in the West conveniently located to the ranches, the transportation of the meat in refrigerator cars to New York city, and its sale from shops operated by the cattlemen themselves. By this means a saving to the consumer of from two to four cents a pound is promised, while the quality of the meat furnished will, it is believed, average better than that now supplied by the middlemen. The experiment has already been tried in Baltimore and works successfully and satisfactorily.—*Pittsburgh Chronicle-Telegraph.*

The World of Business.

The Pennsylvania Railroad Report.

There is little that will be new to the public in the annual report of President Roberts of the Pennsylvania Railroad Company. The business from month to month and the general policy of the corporation are so freely given to the public, that there is not a material statement in the report that has not been generally known. There is nothing that is speculative in the method of the direction of the company, and the facts, whether encouraging or discouraging, are frankly presented. With general depression in many industrial channels and almost continuous cut-throat rivalry between competing railway lines, it will not be surprising to the public that the net earnings of the main division are diminished and the losses on the Western and many of the tributary lines increased. The Jersey lines furnish the chief exception in the reduction of annual loss, as it has been reduced to \$159,496.83. The Pennsylvania Company, that embraces the Western combination, fell \$1,667,732.64 behind its expenses and liabilities; the Allegheny Valley fell behind \$701,575; and altogether the sum of \$2,190,666.01 has been drawn from the income fund to square the liabilities of the tributaries of the main line. This would be a very discouraging presentation of the future of the great corporation but for the fact that the freight of the company has increased 1,463,203 tons, of which 1,030,793 were local traffic. This is a remarkable showing of traffic considering the depression that prevails in many productive channels, and it promises well for the future when necessity shall have harmonized the warring railway elements which unsettle business in all circles; throw distrust and uncertainty upon the thousands of millions of railroad investments, and hinder industrial enterprise. With an earned dividend of five per cent. after meeting over two millions of deficiencies on tributary lines from income, and a cash surplus of \$701,274.08 to be added to the \$14,032,917.97 of previously accumulated fund, the condition of the company may be regarded as very satisfactory under the circumstances. There is every indication of increased activity in our productive industries during the present year, with a reasonable prospect of less destructive and disturbing conflicts between the rival trunk lines. With the revival of our industries there will be increased traffic for our great arteries of trade and the tendency of all interests is to the lowest standard of compensatory rates with stability and harmony and maintaining them. If these now apparently well warranted expectations shall be realized, the old lesson will be taught anew that there can be general prosperity only when producers and transporters, capital and labor, are in sympathetic and cordial relations to each other.—*Philadelphia Times.*

Business Points.

The week has shown some favorable symptoms for trade, but the prospect for the year is not on the whole brilliant. Importations have apparently touched the lowest point and begin to rise again. At least the dry-goods importations at New York for February amounted to \$12,070,000 against \$10,214,000 in 1885, and \$11,397,000 in 1884. The increase for two months over the importations of the first two months of 1885 was about \$2,400,000, or about 23½ per cent. A decline of dry-goods importations may signify a decline of consuming capacity, or an improvement in domestic competition; so an increase of dry-goods importations must be interpreted with caution and with due regard to both elements—consumptive demand and fluctuations in the degree to which native goods supersede imported. With nearly all domestic manufactures in their present state of activity, probably the increased importations are due to the rise in the American consumptive demand. No branch of business is so subject to the dictates of fashion as the dry-goods trade, and there will always be a demand in this country for many of the superior and artistic fabrics of the Old World. As an indication that American manufacturers are requiring some raw material, we note the fact that a cargo of raw silk has just reached New York in fifteen days from San Francisco by the Central and Union Pacific railroads. It was in skeins packed in bales of 150 pounds each, was valued at \$5 per pound or \$1,600,000, and occupied sixteen cars. The freight from Yokohama to New York was eight cents a pound, or less than two per cent. of the value of the consignment, a striking instance of the cheapness of modern transportation. To cheapen cost is benign, although for the time being it may work hardship to interests which are for the moment dependent on the continuance of previous conditions. As freights decline in cost all the world becomes one workshop. The raw silk comes almost as cheaply to the silk manufacturer at Holyoke or to the Cheney mills as to the native Chinese and Japanese looms. Cotton goes to Lancashire as cheap as to Lowell, and Chicago beef will go to British mouths more cheaply than it comes to Springfield, if the railroads insist upon rates to Eastern home markets that make it equally dear to ship the live or the dressed. This leveling tendency of cheap freights should open the eyes of the business world to the importance of other obstructive elements in the diffusion of our products. The Boston *Commercial Bulletin* says that cotton staple has fallen 20 per cent. in price and cotton mill wages have been raised 10 per cent. since last year, while print cloth prices are about the same. Our exports of cotton goods therefore ought to expand. They are expanding, the exports of American cotton manufactures for December increasing from \$1,000,000 to \$1,457,000, and for the year from \$11,000,000 to \$13,000,000. But this is a mere feather to what the development ought to be of our export trade in these products. Already the cotton mill managers apprehend that prices of print cloths will not sustain the promised advance in wages. This constant tendency to a glut can only be cured by getting access to the foreign markets more directly and finding new customers for our products. The most discouraging feature of the present situation is that no measures are being taken to widen our access to foreign markets. We have a treaty with Mexico, but Congress takes no steps to breathe into it the breath of life by the necessary legislation. Reciprocity with Canada has been thoroughly discouraged and killed. Mr. Frye's proposed congress of American nations is mostly bunkum. The only solution of the isthmian problem favored is the one most purely experimental. No proposition to give leave to buy ships abroad finds favor. In short, no country can be named which adheres more blindly to an extinct and fruitless policy of non-intercourse than this same boasted Yankee notion.—*Springfield Republican.*

Importing Frauds.

The Philadelphia dispatch published in the *Examiner* yesterday detailing the experience of a San Francisco merchant in Paris, who sought to purchase silks of the manufacturer, and was compelled, after fruitless negotiations, to return to the United States and obtain his goods from the resident agent in this country, recalls the subject of custom-house frauds which flourished so extensively under the last administration. The evident object of the French manufacturer of silks, in referring the Pacific Coast merchant to his resident agent in the United States, was to avoid the necessity of putting a foreign price upon his goods, which would have been accepted as a criterion of value by the custom-house, and duty collected upon them accordingly. As it is, the agent delivers the goods in this country and fixes at the custom-house his own valuation, which, in the absence of a price list, must be accepted as correct. He then fixes the price to his customer and pockets the percentage between the actual value and the alleged valuation of the custom-house. By this means he is also able to undersell similar fabrics imported under regularly recognized price lists upon which duties are collected in proportion to actual value. The same policy has been pursued at this port in respect to Chinese goods for years. All the silks, for example, that reach San Francisco from Asiatic ports come consigned to native merchants, who, of course, fix the value without any reference to the price asked at the place of shipment. A similar practice has almost universally obtained in the matter of foreign wools, which have

passed the port of entry at very nearly a nominal valuation. They thus compete with native wools upon what may be regarded as an equal footing. A few months ago the exposure of the systematic process of undervaluation at the Philadelphia, Boston and New York Custom Houses on this class of raw material alone astonished the country. It was believed at the Treasury Department that the government, in the five years preceding the discovery, had been defrauded out of \$150,000,000 in revenue. There is now millions of pounds of foreign wool in the United States imported from Australia and the European States, that has not paid its actual dutiable value by fully 50 per cent. The manufacturers are thus enabled to fleece the people in two ways. They have the benefit of exorbitant tariff, which forms the criterion of their home prices, and in neglecting to pay that tariff get the difference in the sale of the manufactured article between the actual value and the false valuation. These frauds could not be perpetrated under a purely revenue system.—*San Francisco Examiner.*

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.

How to Draw a Contract.

Mr. Geo. W. Van Sicken's "Guide to Buyers and Sellers of Real Estate" continues in active demand at the office of THE RECORD AND GUIDE. But no wonder. It is an invaluable hand-book of reference to lie within reach of every man who is in any way interested in real estate dealings. It is almost indispensable indeed to laymen, and should be in the hands of all clerks as well as principals in every real estate office.

Real Estate Department.

The past has been a busy week in real estate circles. Down-town brokers' offices have been unusually active while up-town offices have been the scene of activity also. There is a good deal of buying and selling being done which is not reported, but which manifests itself in the unusually large number of transactions recorded in the Register's office. The Real Estate Exchange has been the scene of quite a good deal of activity and auction sales were both numerous and important.

On Monday several parcels were offered, the most important being the brick buildings at Nos. 50 to 54 East Forty-first street, which were withdrawn on a bid of \$60,000.

On Tuesday the estate of Nathan C. Platt was sold and attracted a considerable crowd of bidders. No. 20 Maiden lane, a five-story store building on the southeast corner of Liberty place sold to Mary N. Todd for \$107,000. The bidding commenced at \$50,000, the next two bids showing advances of \$10,000 each, and the remainder \$1,000, \$500 and \$100 each till the closing figure. There were many bidders for this parcel. The building is rented at \$8,400. Nos. 4 and 6 Liberty place sold to one of the heirs for \$123,000, the offers having commenced at \$100,000. Nos. 119 and 121 Nassau street, running through to Nos. 3 and 5 Theatre alley, sold to Ruland & Whiting, for Eugene Kelly, for \$145,000. The first bid was \$100,000, the three next bids showed advances of \$10,000 each, and the next three \$5,000 each. The St. Nicholas avenue property was sold to the plaintiffs for \$58,032. The five-story building No. 31 Depeyster street was sold for \$11,000; two flats on East Fifty-fifth street, a dwelling on East One Hundred and Thirty-sixth street and several lots on New and Edgecombe avenues and One Hundred and Forty-sixth street were also sold. The sale of No. 81 Crosby street was adjourned till March 10, and the One Hundred and Fifty-first and One Hundred and Fifty-second street property till March 4. No. 18 West Thirty-second street was withdrawn.

On Wednesday quite a large number of people came down to the Exchange to witness the sale of the Caswell estate property No. 370 Fifth avenue, adjoining Mrs. Stewart's mansion, which has a frontage of 85.9 on the avenue and 150 on Thirty-fifth street. The bidding commenced at \$350,000, and ran up to \$441,000, at which figure the property was withdrawn. It will be remembered that the Fifth Avenue Apartment Company contracted to purchase the property for \$525,000 last spring, and filed plans for a \$600,000 apartment house which they proposed to build on the site, just before the passing of the law limiting the height of buildings for residence purposes. Henry L. Grant, of West Forty-fourth street, bid \$440,000, and some surprise was expressed that a better bid was not received than the figure at which the property was withdrawn. No. 78 Fifth avenue, which is leased to May 1 next at \$10,000 per annum, sold for \$92,000, to Geo. B. Elliott, the bidding having started at \$75,000. This building was knocked down at \$80,000 last week, but not sold. The southeast corner of Sixth avenue and Washington place brought \$90,750, and the brick building No. 420 West Forty-sixth street went for \$12,000. Nos. 12 and 24 East Seventy-fifth street, were withdrawn, Nos. 27 West Fifty-fifth street and 24 West Fifty-sixth street settled, and Nos. 440 to 444 West Forty-seventh street, under foreclosure, adjourned till March 10, and the plot on Morris avenue adjourned till March 16.

On Thursday the principal auctions of the week took place, the Kingsland estate being the main attraction on 'Change, many old dealers being present. No. 40 Lispenard street brought \$58,800, No. 4 Murray street \$56,000, Nos. 9 and 11 White street \$85,000, Nos. 51 and 53 White street \$124,250, and No. 49 Broad street \$50,100. The estate realized \$509,350 in the aggregate, exclusive of the Jersey City property, which brought \$18,450. Amongst the other parcels sold was the northeast corner of St. Nicholas avenue and One Hundred and Twenty-fourth street, which was knocked down to the plaintiff for \$80,680, the houses Nos. 153 and 155 East Seventy-second street, under foreclosure, were adjourned till April 6th, and the plot on One Hundred and Fifty-first and One Hundred and Fifty-second streets, near the Boulevard, *sine die*, while No. 29 East One Hundred and Thirty-second street was withdrawn.

John T. Boyd will sell on Tuesday, March 9th, store tenement property at No. 134 Greenwich street and Nos. 120 and 122 Cedar, situate on the southwest corner.

On Thursday, March 11th, John F. B. Smyth will sell a number of valuable parcels, including the store property Nos. 576 and 576½ Grand street, corner Goerck, the tenement No. 531 West Sixtieth street, the tenement with dwelling on rear No. 332 East Twenty-eighth street, the brick dwelling No. 235 East Thirty-second street, and the two fine apartment houses with modern improvements Nos. 212 and 214 East Eighty-first street.

On Tuesday next, March 9th, Richard V. Harnett will sell the flat No. 311 East One Hundred and Thirteenth street.

On Wednesday next the same auctioneer will sell the property belonging to the Charles Johnson estate, comprising Nos. 1345 and 1317 Broadway, the southwest corner of Ninth avenue and Twenty-seventh street, the elegant residences Nos. 5 East Seventy-second street and No. 33 East One Hundred and Tenth street, and a house on Fifth avenue, between Eighty-ninth and Ninetieth streets. This will be an important sale, and will no doubt be well attended.

On Thursday, the 11th inst., Richard V. Harnett will sell the handsome residences Nos. 1305 and 1310 Fifth avenue, between Eighty-fifth and Eighty-sixth streets. On the same day he will sell the choice investment store property Nos. 695 and 697 Third avenue, between Forty-third and Forty-fourth streets.

A trustees' and public auction sale of choice lots on Tenth, Eleventh, New and Audubon avenues, on a number of cross-town streets above One Hundred and Forty-second street, and on Jumel place, will be held at the Real Estate Exchange on Thursday, March 11th, by Peter F. Meyer.

On Friday, the 12th inst., Richard V. Harnett will sell the magnificent plot of ground on the northwest corner of Fifth avenue and Twenty-sixth street, known as No. 218 Fifth avenue. This is in the very centre of the fashionable quarter, and the property is surrounded by some of the most exclusive hotels, amongst them being the Hotel Brunswick, the St. James, the Victoria and Delmonico's. This property ought to sell for a high figure.

On Thursday week, the 18th inst., John F. B. Smyth will sell the three five-story brick and brown stone flats with stores Nos. 350 to 354 Tenth avenue, on the northeast corner of Thirtieth street. These houses rent together for about \$14,000. He will sell at the same time the five-story brown stone tenement and stores No. 477 Ninth avenue, which rents for about \$2,500.

CONVEYANCES.		
	1885.	1886.
	Feb. 28 to Mar. 5 inc.	Feb. 26 to Mar. 5 inc.
Number.....	296	329
Amount involved.....	\$4,571,027	\$7,373,567
Number nominal.....	71	49
Number 23d and 24th Wards.....	20	32
Amount involved.....	\$88,091	\$104,765
Number nominal.....	6	8
MORTGAGES.		
Number.....	236	276
Amount involved.....	\$1,951,374	\$2,917,390
Number at 5 per cent.....	105	100
Amount involved.....	\$82,589	\$1,692,205
Number at less than 5 per cent.....	8	23
Amount involved.....	\$255,500	\$518,500
Number to Banks, Trust and Ins. Cos.....	23	27
Amount involved.....	\$306,000	\$637,750
PROJECTED BUILDINGS.		
	1885.	1886.
	Feb. 28 to Mar. 6.	Feb. 27 to Mar. 5.
No. of buildings.....	54	73
Estimated cost.....	\$794,050	\$1,161,150

Gossip of the Week.

John H. Sherwood has purchased from the De Forrest estate three lots on the east side of Sixth avenue, 25 feet north of One Hundred and Thirtieth street, 75x75, for \$25,000 cash. Mr. Sherwood now owns an unbroken front of thirty-eight lots on the avenue and One Hundred and Thirtieth and One Hundred and Fourteenth streets.

Smith & Carrigan have sold for the estate of A. Carrigan one lot on the north side of One Hundred and Fifteenth street, 35 feet east of Riverside avenue, 25x100, to Charles Blauvelt for \$7,000. Mr. Blauvelt now owns 60 feet front on the street and 100 feet front on the avenue, having purchased the lot 35.6x100.11x12x103.7 on the corner in November last for \$13,500.

Crombie & McKean have made the following sales: For Gertrude R. Waldo one lot on the east side of Third avenue, 25 feet north of Eighty-ninth street, 25x110, for \$16,000 to Theodore A. Corder; for Wm. H. McCarthy the five-story double flat "Madeline," No. 1572 Park avenue, for \$23,000 to James Kearney and Joseph Moore, and for M. J. Fogarty the three-story brown stone house No. 441 East Eighty-fourth street for \$12,600 to Mrs. Ammon.

Charles Buek & Co. have sold the four-story high stoop brick and brown stone dwelling No. 25 East Sixty-ninth street, 27x70x100.5, to Elihu Root for \$72,500.

P. S. Treacy has sold the last one of the four three-story stone front dwellings erected by Farley & Son on West Sixty-third street, being No. 403, to a real estate broker and auctioneer. Mr. Treacy also sold the other three houses.

The four-story stone front dwelling No. 39 West Fiftieth street (leasehold) has been sold to A. R. Ledoux for \$22,500.

S. M. Brown has sold for F. Wills the four-story stone front dwelling No. 1935 Madison avenue, to E. F. Cozans for \$28,000.

C. H. Bliss, it is reported, has sold four lots on the northeast corner of Madison avenue and One Hundred and Twelfth street, 100.11x95.

Squire & Whipple have sold two three-story stone front dwellings on the north side of One Hundred and Fourth street, between Eighth and New avenues, for \$31,000 to Emil Loeb, of Loeb & Hoffman, of 124 Greenwich street.

Jacob A. Weil has sold the plot on the southwest corner of One Hundred and Nineteenth street and Lexington avenue, 70x110, to Wm. Fernschild & Son for improvement.

J. O. Higgins has sold for Thomas Wilson the four story brown stone dwelling No. 149 West One Hundred and Twenty-sixth street, 16.8x60x99.11, for \$21,000 to Wm. H. Abel.

Tracy & Russell have sold the plot of four lots on the southwest corner of Park avenue and Seventy-second street, 102.2x95, for \$90,000 to Robert McCafferty, for improvement.

E. C. Eckhardt has sold the five story improved tenement No. 648 Ninth avenue to O. J. Nones for \$35,000; a similar building at No. 353 West Forty-fifth street to Joseph Swan for \$30,000, and the four-story brick tenement, 20x50x100, No. 604 Eleventh avenue, to Charles Saltmann for \$12,000.

Henry G. Peters states that he has not sold the four lots on the southwest corner of Eighth avenue and One Hundred and Thirty-third street as reported, but will improve the same by building thereon.

S. M. Blakely has sold for T. F. Beebe the three-story brown stone dwelling No. 427 West Forty-seventh street, 18.9x50x100.5, for \$13,600.

Andrew Powell has sold for Wm. J. Merritt two three-story houses on the south side of Seventy-fifth street, between the Boulevard and Eleventh avenue, to A. M. Slauson and E. E. Spencer for \$20,000 each. Only one remains unsold of the fifteen built.

S. G. Hyatt & Co. have sold the three-story stone front dwelling No. 368 West Fifty-fifth street, "Astor leasehold," to Mrs. Hambleton for \$7,350, and the three-story English basement house No. 259 West Fifty-second street for \$14,000 to Mrs. Landy.

W. J. Purdy has sold for John Bussing, Jr., the two houses Nos. 1230 and 1237 North Third avenue to Robert T. Reiley for \$10,000, and for James C. Anderson the house No. 508 North Third avenue for \$6,000 to Diedrich Knabe.

Jacob M. Newman has sold five lots on the southeast corner of Eighty-eighth street and Ninth avenue for \$45,000 without a building loan. Mr. Newman bought the lots in December last for \$35,000.

Ottinger Bros. have sold four lots on the southeast corner of Ninth avenue and Ninetieth street for \$40,000 without a building loan to Michael Giblin. These lots changed hands last December for \$31,900.

The Central Park apartment houses, eight buildings in all, which were commenced by Mr. Navarro, cost altogether about \$5,000,000, of which \$1,600,000 was given for the ground, comprising thirty-four lots. There are 163 suites of rooms, only seven of which remain unrented. The rents range from \$2,000 to \$6,000 per annum. This is a good showing and will encourage the owners of other apartment houses.

Charles K. Bill has sold for G. C. Edgar & Son the four-story high stoop brown stone front dwelling No. 411 West Seventieth street for \$31,500.

A. R. Eno has sold the block front on the east side of Tenth avenue, between Sixtieth and Sixty-first streets, to Oppenheimer & Metzger for \$82,400.

J. A. Frame has sold the last of his four-story stone front houses on East Seventy-ninth street, No. 140, lot 18x94, to Simon Dessau, on private terms. Mr. Dessau is the gentleman who recently sold the celebrated diamond known as the Cleveland Gem for \$30,000 to Minnie Palmer.

Isaac J. Maccabe has purchased the four five-story brown stone double flats, 100x100, Nos. 418 to 424 West Fifty-eighth street, and the two new brown stone and brick five-story double tenement flats Nos. 432 and 434 West Fifty-sixth street, 50x85x100, for about \$140,000.

Scott & Myers write to us that the report that the Ottendorfer block sold recently was purchased by a syndicate of brokers is incorrect, and that no real estate brokers were interested as purchasers.

F. Zittel has sold for Andrew J. Kerwin the three-story and basement brick and stone private dwelling No. 94 East 91st street, 20x55x100, to a Mr. Mummer, for \$23,000.

Daniel Hennessy has sold the three-story high stoop brown stone private house No. 108 East 73d street, 17x30x102.2, to P. Baumann for \$27,500, and the three-story high stoop brick and stone house adjoining, No. 106, size 18x60x102.2, to Otto Horwitz for \$29,000.

Lalor & Beringer have sold for Daniel Hennessy the four-story high stoop brown stone residence No. 25 East 67th street, 20x80x100, for \$53,000.

Tichborne & Melrose have sold the two four-story double tenements Nos. 341 and 343 East 104th street, 25x54x100 each, for Morris Eisner, for \$19,000, and the four-story and basement brown stone house No. 320 East 55th street, 12.6x65x100.5, for Amelia O'Donnell, to the trustees of the St. Paul's Methodist Episcopal Church for \$7,000.

S. Eddy & Co. have sold for the Cushman estate the five-story stone front store No. 12 Cortlandt street, 25x122, for \$81,250 cash, and for Amos R. Eno the four-story brick office building on the southeast corner of Fulton and Greenwich streets, 31x80, formerly occupied by the Ocean Bank; for \$65,000 cash. The same firm were associated with Scott & Myers in the sale of the Ottendorfer block, bounded by 6th and New avenues, 120th and 121st streets, which was reported last week.

It is reported that the Merriam estate has sold about seventeen lots, eight on the north side of 97th street, 176.5 feet west of 9th avenue, and nine-and-a-half lots on the south side of 98th street, 163 feet west of 9th avenue.

Crevier & Woolley have sold for Mrs. Brown the three-story high stoop brown stone house No. 169 West Forty-ninth street, 20.10x80, situate on the northeast corner of Seventh avenue, and the three-story house, 22.6x75, No. 220 Spring street for Frank George for \$14,000.

Geo. R. Read has sold for Edward C. Donnelly the three-story brick building, with lot 27x118, No. 47 Catharine street for \$17,700; for the estate of Josiah Macy the five-story brick office building No. 189 Front street, to Geo. H. B. Hill for \$23,000, and to Mrs. K. L. Gilbert the four-story high stoop brown stone dwelling No. 15 West Thirty-eighth street for \$30,000.

Riker & Son have sold for Margaret Deeves the four-story basement and cellar brick and stone front dwelling No. 363 West Eighty-third street, 18x102.2, to Geo. H. Holden for \$26,500.

E. H. Ludlow & Co. have sold the three-story and attic English basement stone front dwelling No. 32 East Thirty-first street, 25x93.9, for \$35,000 to Dr. J. West Roosevelt, and the four-story stone front dwelling No. 160 West One Hundred and Twenty-third street, about 14x55x100.11, for \$15,500.

Maurice Moore has sold the seven-story brick flats Nos. 222 and 224 West Fifty-ninth street, and known as the "Park View," 50x100.5, for about \$125,000.

Harris Brothers were the purchasers of the two dwellings on East Seventy-second street sold by F. Croft and reported February 13.

Michael Giblin has sold two lots on the northwest corner of Third avenue and One Hundred and Fifth street, 50.5x100, to McAuliffe & Gabay for improvement.

We hear that Michael O'Brien has sold the plot on the southeast corner of Sixth avenue and One Hundred and Twenty-eighth street, 99.11x135.

Richards & Sause have sold for A. M. Hoyt the four-story stone front dwelling No. 40 West Thirty-seventh street for \$43,000 to Carl Schfer, and for Wm. S. Verplank the dwelling No. 102 East Nineteenth street for \$33,000 to H. B. Kingsland.

Brooklyn.

Leonard Moody has sold for the First Reformed Dutch Church their plot on the south side of Joralemon street, 24.7 east of Court street, 145.10x331.6 to Livingstone street, x139.11x310.5, to Charles L. Willoughby of Chicago, who intends to erect a fire-proof cyclorama on the site in which the battle of Gettysburg will be exhibited. The church will shortly be demolished to make way for the improvement. This will remove an old landmark, that well-known place of worship having been erected in 1804. The price paid was \$250,000.

Chas. A. Seymour & Co. have sold the four-story brown stone dwelling, 25.6x50x100, No. 198 Montague street, for \$45,000, and for the Brady estate the four-story French roof, brown stone dwelling, 25x50x100, on the northeast corner of Lafayette and South Portland avenues, to Daniel Ayres for \$25,000.

Taylor & Fox have sold the two-story front and three-story rear brown stone dwellings, 18x45x100, No. 154 Hooper street, to George May for \$8,500; a three-story stone front dwelling 21.6x40x100, No. 132 Hewes street, to Mr. Ehlers for \$11,500; a three-story brown stone building, 20x40x100, No. 236 Keap street, to George W. Shellas for \$9,250; a two-story and attic frame dwelling, lot 25x65, on the northeast corner of South 10th and 3d streets, to Captain Burnett for \$5,800; a three-story frame dwelling with plot, 75x100, No. 286 5th street, to Peter Blake for \$7,500.

F. W. Carruthers has sold a plot on Douglass street, running through to Crown street, between Troy and Schenectady avenues, containing about 9 3/4 acres, to C. S. Dickinson for \$12,000; and a three-story and basement brown stone dwelling No. 1547 Pacific street, 19.2x100, to William Moore for \$6,800.

Theo. A. Thorne has sold the three-story brown stone dwelling, 20x45x100, No. 12 Cambridge place, to James McCormick for \$9,875.

W. F. Corwith has sold two lots on the southeast corner Nassau avenue and Jewel street, 50x100, to George W. Palmer for \$1,300.

D. H. Fowler & Co. have sold the three-story brick dwelling, 20x50x100, No. 444 Franklin avenue, to Mr. Cook for \$7,250; a three-story brown stone dwelling, 19.6x45x105, No. 14 Verona place, to Mr. Pearson for \$9,750, and a plot, 40x150, on the south side of Prospect place, 100 feet east of Nostrand avenue, to Mr. Swinton for \$5,000.

Charles L. Dunellon has purchased a plot, 100 feet front, on the north side of Fulton street, between Nostrand and Bedford avenues, for \$13,500. Mr. Dunellon will erect four-story brick, stone and terra cotta apartment houses on this property. Also a plot, 80x100, on the north side of Fulton street, between Nostrand avenue and Arlington place, for \$14,000. Mr. Dunellon also purchased a plot, 100x80, on the north side of Fulton street, between Nostrand avenue and Vernon place, for \$16,000, and resold it to Mr. Roberts for \$17,500.

W. R. Grace has sold the property on the corner of Flatbush avenue and Nevins street to Oliver Johnson, of Johnson Bros., on private terms.

Ex-County Clerk Rodney C. Thursby has sold a plot on Ocean Parkway, near Gravesend avenue, in the town of Gravesend, to Messrs. Hyde & Behman for \$20,000. This property adjoins the Prospect Park race course, which was purchased by them last week.

T. C. Higgins has sold four lots on Broadway, near Van Buren street, for \$11,200 to a Mr. Stokes.

CONVEYANCES.		
	1885.	1886.
	Feb. 25 to Mar. 5, inc.	Feb. 26 to Mar. 4, inc.
Number.....	266	341
Amount involved.....	\$1,266,381	\$1,348,079
Number nominal.....	54	67
MORTGAGES.		
	1885.	1886.
	Feb. 25 to Mar. 5, inc.	Feb. 27 to Mar. 5, inc.
Number.....	171	136
Amount involved.....	\$504,321	\$641,574
Number at 5% or less.....	70	96
Amount involved.....	\$352,490	\$412,356
PROJECTED BUILDINGS.		
	1885.	1886.
	Feb. 25 to Mar. 5, inc.	Feb. 27 to Mar. 5, inc.
Number of buildings.....	69	118
Estimated cost.....	\$301,885	\$609,125

Out Among the Builders.

Charles D. Marvin has the plans under way for a five-story store building to be erected by M. A. Hoppock on West Thirteenth street, in the rear of their store at No. 34 West Fourteenth street, with which it is to be connected on all floors. The first story will be used for dry-goods, the three floors above for offices and the top story for studios. The building will have a passenger elevator, steam heat and other improvements, and will cost about \$30,000. The Fourteenth street building will be altered at a cost of \$6,000.

Brown & Seccomb, the well-known fruit merchants, of No. 68 Broad street, intend to erect a large building for the purposes of their business on the northeast corner of State and Bridge streets, on a plot 45x129x29x133. Mr. Seccomb informed a representative of THE RECORD AND GUIDE that the structures on the site were leased till May, 1887, and that their new building would not be commenced till then. It will probably be three stories

high, the first being used as a salesroom and the floors above for office purposes. The building will be used wholly for their fruit auction business. No plans have as yet been drawn.

McAuliffe & Gabay are about to build two five-story brick and stone flats and stores on the northwest corner of Third avenue and One Hundred and Fifth street. The corner will be 25.5x96 and that adjoining 25x86. They will contain two families per floor, and will have numerous improvements. Their cost is estimated at \$50,000. The plans are being drawn by A. B. Ogden & Son.

William Fernschild & Son will shortly erect four five-story brown stone front flats and stores on the southwest corner of Lexington avenue and One Hundred and Nineteenth street. The corner will be about 19x60 and the others 25x60 each.

J. C. Cady & Co. are the architects for the eight three-story houses to be built by Reid Brothers on the north side of Ninetieth street, between Madison and Park avenues, as reported two weeks ago. They will average 18.6 x50 each, exclusive of extensions, and will contain electrical apparatus and other improvements, their cost being estimated at about \$75,000.

A. B. Ogden & Son have the plans under way for two five-story brick and stone flats and stores to be built on the west side of First avenue, 50 feet north of Sixty-first street, for Henry Browning & Brother. One will be 26x66 and the other 19x56, and they will cost about \$30,000. The same architects have plans for a six-story brick, stone and iron front store building to be erected by Fay & Stacom at No. 238 Rivington street at a cost of \$25,000, and a five-story brick and stone flat, 27x96, to be built on the southeast corner of Eighty-third street and Fourth avenue for Edward Rafter, to cost \$25,000. The latter will have electrical apparatus and other improvements.

The First Reformed Congregation intend to build a church on the north side of One Hundred and Nineteenth street, 306 feet west of Fifth avenue, on a plot 70x100 owned by them.

R. P. Salter, of Wall street, intends to build a private residence on a lot on the north side of Eighty-fourth street, between Eighth and Ninth avenues.

John Brandt has the plans under way for a sash, door and blind factory, 45x65, to be built on the north side of Seventy-first street, between Avenues A and B, for J. J. Macdonald. It will contain steam power, etc., and will cost \$20,000. The same architect has plans for two five-story flats, one single 22x80, and one double 28x86, to be built on the north side of Ninety-third street, between Madison and Fourth avenues, for M. Schneider. They will contain electrical apparatus, hardwood trim, vapor baths and other improvements, and will cost about \$40,000.

Brooklyn.

Adams & Company, manufacturers of confectionery, are about to erect

a five-story brick and terra cotta front factory, 60x90, on the south side of Sands street, east of the Brooklyn Bridge entrance. The main offices will be on the first floor, and working, packing, storage and manufacturing rooms above. A freight elevator, steam heat, etc., will be provided. The cost is estimated at \$50,000. Charles D. Marvin, of New York, is the architect.

The First Dutch Reformed Church intends to build a new place of worship, consequent on the disposal of their church on Joralemon street.

The Edison Electric Manufacturing Company proposes to erect a large factory on North Tenth street and Bedford avenue, and a foundry on Berry street.

H. Vollweiler is preparing plans for a three-story frame tenement, 35x65, to be built at Nos. 45 and 47 Gerry street for John Meyer, to cost \$10,000; nine three-story frame tenements, 25x57.2 each, six with stores on ground floor, on the north side of Flushing avenue, 60 feet west of Marcy avenue, for Mr. T. G. I. Moore, to cost \$40,000, and a four-story brick extension, 25x40, with interior alterations to main building on the southwest corner of Broadway and Whipple street for Mr. Bauer, to cost \$2,500.

Robert Dixon is preparing sketches for six two-story and basement brick dwellings, 16.8x40, each, to be erected on the north side of President street, 292 feet west of Fifth avenue, and four similar dwellings, 16.8x40, on Union street, between Fourth and Fifth avenues, for C. E. Dunellon.

The trustees of St. Lukes Chapel, corner of Bedford avenue and Pacific street, which was burned down last Sunday morning, have decided to rebuild a brick church, to cost about \$20,000.

Out of Town.

Montclair, N. J.—Mr. Bigelow, of Bigelow & Main, publishers, intends to build two two-and-a-half-story frame houses on Watchung avenue, at a cost of \$9,000, from plans by C. D. Marvin.

Shelter Island.—Dr. Hoagland intends to build a handsome residence on the site of his present cottage, to cost about \$20,000.

Newark, N. J.—Wm. Kraft is about to build a four-story brick, stone and iron front factory, 40x92, at No. 29 Green street, with stables and carriage house, etc., to contain a model dove-cot, 40x80, in twenty-five compartments of open air and inside cages for fancy pigeons, including nursery, hospital and brood-houses, with running brooks and pools, etc. The plans are being designed by Max Schroff, of New York, and the cost of the whole is estimated at \$22,000.

Special Notices.

Messrs. Wm. Ingham & Sons, the celebrated English enameled brick manufacturers, whose output is so largely used here, have appointed Mr. Howard Fleming, of 23 Liberty street, their sole agent in the United States.

BUILDING MATERIAL MARKET.

BRICKS.—Common Hards continue subject to many sudden and unexpected influences and the market is very uncertain, with a chance for quite wide differences in value within a very few hours. Buyers naturally move with caution at this period whatever may be the chances for supply; but when a customer commences to ask about stock it is pretty certain that necessity will compel purchases if anything can be reached. During the past week the great difficulty appeared to be in the scant supply. We have reports of a few choice Long Islands at \$8.50 per M. and Pales at \$1 75, showing the highest figures named by anyone, but of late there was almost nothing to offer, and as a simple matter of fact no actual market value prevailed. The anticipations of getting stock down from points on the Hudson were nipped in the bud almost before our last report was issued, and between the winds and the freeze all other points of supply have since become shut off. Consumption, however, could not for many days be pushed forward to any extent, and thus as usual bad weather has a double effect. All promises regarding spring work are said to be excellent and operators generally seem to look forward with quite a cheerful feeling. Manufacturers will be ready to commence operations just as soon as it appears safe to do so.

LATH.—It has been a more or less nominal market throughout. The last sales were reported at \$2.40 per M, but latterly no opportunity was offered to test the position owing to the absence of supplies and matters remain in doubt. Receivers, however, appeared to be in very confident mood and feel certain that just as soon as the condition of navigation will permit the working through of detained stock they are sure to find customers ready to bid prompt and full and even suggest that it would not be amiss to add a little to accumulations in anticipation.

LIME.—Up to the present writing there appears to have been no change and the market was generally quoted "about as before." Owing to the bad weather cargoes have been detained and the position really lacked a satisfactory test, but indications were quite steady and rumors floated around the Exchange that a small advance was not unlikely on the next business transaction. A variation in the rate on this market certainly would be quite an event.

LUMBER.—Whenever the weather is favorable consumption spurts up a little, and dealers generally appear to feel well satisfied with the outlook for all the leading descriptions of lumber. Indeed, many assert that they could, without much difficulty, already commence booking a large number of orders, but hardly like the class of customers who are the most liberal in their bids, and the preference is to move slow and with a greater chance for safety. Cost is very well maintained on the general line, though some margin has to be allowed for the far location of yards and consequent additions or deductions in the matter of delivery. From first hands the business in a general way is fairly satisfactory, and little or no disturbance of values takes place. The selling interest, however, it is noticeable, in some cases express disappointment over the absence of an active anxious demand, and seem to think buyers are showing too much caution in view of the promising outlook for

spring and summer trade. Customers, however, evidently do not intend to give way to any unnecessary alarm, and while occasionally submitting to pretty full rates as a matter of necessity are refraining from investment against the future as much as possible. A full supply of logs appears to be assured from the present indications, though some sections are likely to run short of original collection.

Eastern Spruce remains substantially the same as last noted. There is a known outlet for some little stock, and really first-class attractive quality would command very fair rates, but no real snap to the demand exists, and, in the present attitude of buyers, it would not require many cargoes to make a surplus offering. The accumulation is certainly decreasing gradually and a few yards show a really badly broken assortment; but dealers are not satisfied that putting in additions on the present line of cost would prove profitable, and they are willing to stand off and take the chances. At primary points, too, there is a little standing off, and it results in continued delay in closing contracts for spring shipment. The quotations remain at \$15@17.50 for extremes, with both the inside and outside figures exceptional, and specials more or less nominal.

White Pine has found fair demand from most regular sources, and the tendency is to grow somewhat. Dealers with small or badly assorted stocks continue the old policy of talking the market dull, with the usual variations; but those who can offer anything really attractive pick up a pretty good run of trade for the season and express fair satisfaction over the market. It is, however, necessary to rest satisfied with about former prices as buyers figure closely, and many of them seem to be in a position to suspend negotiations rather than pay an advance. Export orders continue somewhat uncertain. 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 continues the subject of a great deal of tender care and there is a natural and commendable effort to present the market in its best light with even a little elongation of the facts in some cases. So far as it has reached this season business certainly shows up very well, but it has not approached the proportions originally predicted, and there has been some set back from the prices obtained on the first flurry. Few manufacturers or their agents indeed insist upon extreme figures as the appearance of customers show that a good balance is to be found in the number of sellers, and while not engaged in the slaughtering competition of last year they all want a chance to place a little stock. The f. o. b. trade holds its own very well at about steady rates. We quote as follows: Randoms, \$18@19.50 per M; Specials, \$19.50@21 do.; Green Flooring Boards, \$20@22; Dry do. do., \$23@26; Sidings, \$20@22 do.; Cargoes f. o. b. at Atlantic ports, \$13@15 for rough, and \$18@20 for dressed; Cargoes f. o. b. at Gulf ports, \$12@14 for rough, and \$19@21 for dressed.

Hardwoods meet with considerable inquiry in one way or another. Exporters find use for quite a little stock at times, and a number of home buyers seem to be watching for desirable offering. That is especially the case with small dealers and manufacturers who have worked stocks down during the winter, and must, if possible, obtain additions to hold ground with their better supplied competitors. Current arrivals are not large or particularly well assorted. We quote at wholesale rates by carload as follows: Walnut, \$65@110 per M; white ash, \$33@40 do.; oak, \$30@55 do.; maple \$20@22 do.; chestnut, \$28@34 do.; cherry, \$70@90 do.; whitewood, \$28@35 do.; elm, \$20@22 do.; hickory, \$42@55 do.

The export of lumber, exclusive of hardwoods, from

the port of New York during the month of January last, and since January 1, were as follows:

	Feet.
To West Indies.....	1,964,000
To South America.....	2,243,000
To East Indies.....	551,000
To Europe.....	20,000
Total feet.....	4,778,000
Previously reported this year.....	5,151,000
Total since Jan. 1, 1886.....	9,959,000
Total, same time, 1885.....	11,536,000

GENERAL LUMBER NOTES.

THE WEST.

SAGINAW VALLEY.

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

Quietude in the Saginaw valley lumber market has almost reigned supreme for the past week, and most of the lumbermen have had perfect relaxation from business, at least so far as new business is concerned. There have been small lots sold for immediate shipments by rail, to fill orders, but even these transactions are few and far between.

We have heard of sales last week aggregating 3,500,000 feet by Mosher & Fisher of West Bay City from their Lake Superior stock, which is the most important transaction on the river for some time.

There is little expectation at present of any boom in business for several weeks yet, unless extraordinary circumstances should induce unexpected activity.

The prevailing opinion here in regard to prices is that lumber will be firm at the opening of navigation, and that firmness will prevail throughout the season. A prominent Albany buyer who visited Bay City a short time since feigned surprise, or at least expressed it, at the rock-bound stand holders of lumber on the Saginaw river had taken and persisted in maintaining, and concluded to wait a few weeks before making any extensive purchases. It is safe to predict that he will find no change in the situation when he returns.

LUMBERMAN AND MANUFACTURER, } MINNEAPOLIS, MINN. }

There is a steady improvement in the demand for lumber and a very visible appreciation of values among holders. Stocks are already demoralized everywhere, and it is apparent to all that before the new crop comes into the markets there will be no lumber of last year's cut to be had of leading sizes and grades. Although lists have not been changed there is fully a dollar advance in actual selling prices and a disposition to add another. At St. Louis there is a steady and increasing trade, but a most notable increase in the popularity of Southern woods rather than Northern pine. Prices are reported firm and stocks fair.

All interest centres in logging operations. Probably the most successful week's work ever done in Wisconsin and Minnesota was done in the week ending Wednesday, when a warm wave swept over the Northwest and softened up the roads. But a regular blizzard succeeded on Thursday, and the loggers are now doing a tremendous business over smooth ice roads.

No log transactions are reported and little or no discussion of prices. Few pretend that there can be much advance on last year's prices and none possible if March should prove favorable for logging. The winter mills are overloaded with orders for bill stuff and railroad timbers, none of which can be found on the markets now.

Bergen st, n s, 300 e Grand av, 15x110. Frank M. Avery.	3,260
Bergen st, n s, 345 e Grand av, 15x110. Edgar J. Phillips.	3,260
*Braxton st, n s, 193.7 e 9th av, 104.3x100x109.8 x101.1. Wm. H. Townsend, admr. &c.	1,600
Butler st, s s, 218.4 e 4th av, 380x100. T. B. Jackson.	17,480
Butler st, adj, 30x100. Same.	1,060
Conover st, No. 145, s s, bet Sullivan and King sts, abt 24x90, four-story brick tenem't. Neil McCallum.	9,000
*Dean st, s s, 231.4 w Underhill av, 25x100. Wm. Thompson.	12,000
Douglass st, n s, 218.4 e 4th av, 120x100. J. W. Richardson.	4,050
Douglass st, adj, 60x100. D. Dow.	2,550
Douglass st, adj, 40x100. H. S. Stewart.	1,780
Douglass st, adj, 120x100. John J. Benson.	4,500
Douglass st, adj, 20x100. Jas. C. Church.	910
Douglass st, adj, 20x100. Christian Gull.	925
*Imlay st, n w cor Bowne st, 20x90. Daniel Ferry.	3,000
*Lorimer st, e s, 40 s Ten Eyck st, 20x60. Williamsburgh Savings Bank.	2,500
Pearl st, No. 360, w s, 125 s Myrtle av, 25x97.6 to Union alley, three-story frame dwell'g. Josiah Partridge. (Rent \$865).	7,025
North 2d st, n s, abt 45 w 4th st, 25x— to North 3d st. J. Culver Palmer.	3,500
South 3d st, n s, 25 w 2d st, 25x—. John H. Wright.	3,050
*10th st, n s, 328.3 w 5th av, 17.6x100. Eliz. Hutchinson.	4,450
*10th st, n s, 261.7 w 5th av, 16.8x100. (Mort. \$3,700.) I. T. Swezey.	4,350
*10th st, n s, 211.7 w 5th av, 16.8x100. (Mort. \$3,700.) F. C. Prindle.	4,200
*10th st, n s, 278.3 w 5th av, 16.8x100. (Mort. \$3,700.) J. H. Packard.	4,350
*10th st, n s, 311.7 w 5th av, 16.8x100. (Mort. \$3,700.) J. H. Packard.	4,350
Atlantic av, n s, 300 e 3d av, 45x90. F. E. Dana.	7,345
Clason av, w s, 247.11 s Myrtle av, 15.7 x irreg. x16x.00. E. J. Dooley.	4,100
Gates av, No. 578, s s, bet Tompkins and Throop avs, 19x100, three-story brown stone dwell'g. Neil McCallum.	6,225
*Park av, n w cor Adelphi st, 39.10x91.11x39.3 x100. Eliza M. Sloane.	6,675
4th av, s e cor Butler st, 143.6x98.4, vacant.	50,000
Butler st, n s, 98.4 e 4th av, 500x144.8, vacant. J. P. Crawford.	50,000
4th av, e s, extd, from Butler to Douglass st, 200x98.4.	50,000
Butler st, s s, 98.4 e 4th av, 130x100.	16,100
Douglass st, n s, 98.4 e 4th av, 120x100.	16,100
Wm. B. Orr.	16,100
Total.	\$106,585
Corresponding week 1885.	\$10,750

WEST SIDE CONVEYANCES.

The "RECORD AND GUIDE INDEX OF TEN YEAR'S CONVEYANCES" gives all the transfers of West Side property between Fifty-ninth and One Hundred and Twenty-fifth streets for the period indicated in the title. It is carefully compiled from the original indentures in the Register's office, and is so arranged with index and numbered block diagrams that the date of every transaction together with the names of grantor and grantee and the condition of sale can be found in a few seconds. The work is of especial utility to corporations that are asked to loan money on West Side property. But it is of great value, also, to conveyancers, brokers, agents and dealers generally. For sale at the office of THE RECORD AND GUIDE. Price \$10, handsomely bound.

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 the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

NEW YORK CITY.

FEBRUARY 26, 27, MARCH 1, 2, 3, 4.

Bleecker st, Nos. 288-294, s w cor Barrow st, runs south 80 to Commerce st, x west 80 x north 80 to Barrow st, x east 80, four three-story brick stores and tenem'ts. Jacob Stern and Jacob Metzger to Charles F. Southmayd. Feb. 6.	\$67,750
Bleecker st, No. 302, w s, 55.11 n Barrow st, 19.7x80.10x19.9x80.10, four-story brick store and tenem't. Kaufman Simon, Tappan, N. Y., and Mina Simon to Moses Blau. Feb. 27.	22,250
Beekman st, No. 61, n w cor Gold st, 23.9x100 to Aum st, x23.4x95.2, five-story brick store. William H. Braisted et al., exrs. Wm. Sharp, to Robert Porterfield, Hempstead, L. I. M. \$40,000. Mar. 3.	42,500
Broome st, No. 102, n s, 25 w Sheriff st, 21x62, three-story brick dwell'g. Annie wife of David Simpson to Griffen Tompkins, Brooklyn. Feb. 15.	6,050
Same property. Griffen Tompkins to Louis Tschler. Mort. \$1,500. Feb. 27.	6,500

Broome st, No. 272, n s, 21.10 e Allen st, 17.10x 75.3x18x75.1, five-story brick store and tenem't. Jacob Meyer to George P. Andrae. Mort. \$9,000. Mar. 1.	19,000
Broome st, No. 496, n s, 40 e South 5th av, 20x 75, five-story brick store. Joseph Bach to Sarah F. Cotheal. Mort. \$25,000. February 27.	37,000
Broome st. Party wall agreement. Joseph Black with Jacob S. and Simon F. Bleyer. Feb. 27.	nom
Bowery, s w cor Great Jones st, runs south 24.6 x west 82.10 x south 25 x west 25 x north 50 to Great Jones st, x east 100.	
Grand st, n s, 125 w Attorney st, 25x100.	
14th st, s s, 250 e 9th av, 25x103.3.	
14th st, s s, 200 e 9th av, runs south 103.1 x east 25 x north 57.1 x west 0.4 x north 46 x west 24.8.	
Delancey st, n w cor Lewis st, 25x100. Matthew A. Bailey et al., exrs. J. H. Bailey, to Charles E. Hobby, of Phelps, Ontario Co., N. Y. Feb. 25.	4,464
Bloomingtondale road, w s, 50.11 n 97th st, 25.6x 106.6x25.3x102.10. Release judgment. Thomas S. Brennan, exr. P. Brennan, to George Thompson. Jan. 23.	nom
Catharine st, Nos. 79 and 79½, e s, 25.9x73, three-story brick store and tenem't. Louis and Mark Cohen to Edward G. Byrnes. Mort. \$8,000. Feb. 18.	16,000
Cherry st, s e cor Market st or slip, 26.5 x the block to Water st. Also,	
Cherry st, No. 171, s s, 26.5 e Market st or slip, 25x60.	
Elizabeth V. wife of Jeremiah Wintringham, Martha V. wife of Henry Griffen and Sarah A. wife of Charles Griffen, Brooklyn, heirs S. Valentine, to Charles Griffen, Brooklyn. ½ part. Jan. 15.	nom
Same property. Samuel T. Valentine et al., exrs. S. Valentine, to Charles Griffen. ½ part. Jan. 15.	nom
Cherry st, No. 171, s s, 25 x ½ block. Emily H. Terry, heir Whitehead Hicks, to Stephen and Samuel T. Valentine. Q. C. Mar. 17, 1882.	nom
Clinton st, No. 183, w s, 125 n Hester st, 25x100, five-story brick store and tenem't and four-story brick tenem't on rear. Isidor Saberski to Ella C. Riker, Woodside, L. I. Mort. \$13,000. Mar. 1.	25,500
Columbia st, No. 79, w s, 100 n Rivington st, 25 x100, three-story brick store and tenem't and four-story brick tenem't on rear. Johanneette wife of Solomon Gerber to Simon Baer. Mort. \$6,000. Feb. 27.	13,500
Crosby st, No. 127, s e cor Jersey st, 21.1x75.7x 21.3x74.1, five-story brick store and tenem't. Siegmund T. Meyer to Maurice Moore. February 24.	32,000
Crosby st, No. 53, e s, 237.3 n Broome st, 25.1x 99.6x24.10x99.8, two-story frame (brick front) dwell'g. David Moss and Morris Goldstein to Herman Wronkow. Mort. \$9,000. Mar. 4. 13,900	
Delancey st, n w cor Ridge st, runs north 51.10 x west 66.10 x north 73.4 x west 33.8 x south 25.2 x east 8.1 x south 100 to Delancey st, x east 92.4; No. 192, two-story frame dwell'g and three-story brick tenem't on rear; No. 192½, four-story brick store and tenem't; No. 194, five-story brick store and tenem't. Rebecca Borcharding, extrx. John H. Borcharding, to Abraham B. De Frece. Mar. 1.	52,500
Same property. Rebecca Borcharding, widow, John W. and Henry D. Borcharding, heirs J. H. Borcharding, to Abraham B. De Frece. Mar. 1.	nom
Division st, No. 72, n s, 25 e Forsyth st, 25x75, five-story brick store and tenem't. William Cockroft, Brooklyn, to Isaac Sinnamm. Mar. 1.	26,000
Division st, s s, 100 w Market st, 25 x the block to East Broadway, being Nos. 51 Division st and 64 East Broadway, two five-story brick stores and tenem'ts. Harris Cohen to William Morris. Morts. \$25,000. Mar. 1.	54,000
East Broadway, n s, 62.10 e Pike st, 22.3x63.4x 22.1x63.4, two-story frame tenem't and five-story brick tenem't on rear. Aaron Hershfield to Levi Neshkowsky and Solomon Rosalsky. Mort. \$8,000. Feb. 25.	12,950
Eldridge st, No. 89, w s, 50 n Canal st, 25x100, five-story brick store and tenem't. George Gottheimer to Kassel Oshinsky. Morts. \$17,000. Feb. 1.	29,175
Eldridge st, No. 114, e s, 112.6 s Broome st, 19x 87.6, three-story brick dwell'g. Jessie Ietz-korn to Joseph Dellert. Mort. \$2,500. Mar. 1.	12,500
Eldridge st, No. 215, w s, 75 s Stanton st, 25x 100, three-story brick store and tenem't and two-story brick stable on rear. George H. Wehn, Catharine C. Bergner, widow, Amelia wife of Otto Schaum and Margaretha Ebbing-hausen, Philadelphia, Pa., to Rudolph Bohm. Feb. 4.	val. consid
Same property. George H. Wehn, exr. Doro-thea Wehn, Philadelphia, Pa., to Rudolph Bohm. Feb. 4.	12,250
Same property. Rudolph Bohm to Solomon Jacobs. Feb. 4.	14,000
Elizabeth st, No. 17, w s, 150 s Walker st, 25x 94.	
Elizabeth st, No. 15, w s, 175 s Walker st, 25x 94, two six-story brick factories. Martin Schrenkeisen to George H. B. Hill. Feb. 26.	47,000
Essex st, No. 62, e s, 100 n Grand st, 25x100, three-story frame brick front store and tenem't and three-story brick tenem't on rear. Moses Lochmann to Jacob Finkelstein. Mort. \$4,000. Mar. 1.	17,200

Essex st, No. 167, w s, 225 s Houston st, 25x87.6, five-story brick store and tenem't and three-story frame dwell'g on rear. Richard Selg to Matthias Vosseler. Mort. \$5,000. February 27.	24,000
Forsyth st, No. 130, e s, 78 s Delancey st, 22x75, three-story brick store and dwell'g and three-story brick dwell'g on rear. Oillie wife of Joseph E. Kremer to Henry Helbrigel and Rosalia Glantz. Morts. \$7,750. Mar. 1.	16,000
Forsyth st, No. 109, w s, 268.8 s Houston st, 27.11x66.7x27.9x66.7, five-story brick store and tenem't. Casper Hirtler to Henry Diefenthaler. Mar. 1.	24,000
Forsyth st, No. 201, w s, 240.10 s Houston st, 27.10x66.7, five-story brick store and tenem't. Same to same. Mar. 1.	24,000
Forsyth st, No. 203, w s, 213 s Houston st, 27.10x 66.7, five-story brick store and tenem't. Same to same. Mar. 1.	24,000
Henry st, No. 111, n s, 85 e Pike st, 25x103, three-story brick dwell'g. William B. Rogers to Edward Knowlton. Feb. 27.	14,000
Hester st, No. 203, n s, 50 e Baxter st, 25x99.3x 25x99.2, three-story frame (brick front) store and dwell'g and five-story brick tenem't on rear. Partition. Edward W. Bonyng to Sarah F. wife of Daniel O'Reilly. Mort. \$5,000. Feb. 27.	17,900
Hester st, No. 20, s s, 55 e Norfolk st, 21.4x 76.10, four-story brick store and tenem't and four-story brick tenem't on rear. Moses N. Tobish to Henry Klingenstein. Morts. \$7,800. Feb. 27.	17,000
Houston st, No. 269, s e cor Suffolk st, 18.5x60.8, four-story brick store and tenem't on Hous-ton st and four-story brick store and tenem't on Suffolk st. Emilie Berner, widow, Rich-mond Co., to Samuel Weil. Morts. \$11,200. Mar. 1.	16,800
Same property. Samuel Weil to Joseph and Charles Liebmann, of S. Liebmann's Sons. Morts. \$11,200. Mar. 1.	18,500
Jumel pl, w s, 88.9 s Edgecombe road, 25x100. William H. Cochran to Thomas Garigan. Feb. 27.	nom
Jane st, s s, abt 202 e Washington st, 42.5x80. Margaret Walker and Elizabeth Jane Mc-Grath, widow, to John Totten. Feb. 27.	16,000
Ludlow st, No. 71, w s, 137.6 n Grand st, 25x 87.6, four-story brick store and tenem't. Al-fred Steckler to Anna Sieke, widow. Mort. \$7,000. Mar. 1.	18,000
Ludlow st, No. 5, w s, 50 n Canal st, 25.5x87.6x 25.3x87.6, five-story brick store and tenem't. Patrick H. McManus to Sarah wife of Morris Levy. Morts. \$24,000. Feb. 27.	31,150
Madison st, No. 147, n s, 110 w Pike st, 25x100, four-story frame store and tenem't. Freder-ick M. Stettler to John H. Boschen. March 1.	12,500
Madison st, No. 400, s s, 225 e Jackson st, 25x 100, two-story brick stable. Morris Jacoby to Patrick H. McManus. Mort. \$6,000. Mar. 1.	9,000
Macdougal st, No. 136, n e cor 3d st, 20x58, four-story brick dwell'g. Charles Z. Pound, exr. Susan J. Clark, to Levi Morris. Mort. \$6,000. Feb. 18.	15,300
Mitchell pl, No. 10, n s, 162 e 1st av, 18x80.10, three-story stone front dwell'g. The Germa-nia Life Insurance Co. to Max Barnett. Mar. 3.	8,000
Same property. Max Barnett to Nathan Arn-stein. Mort. \$5,000. Mar. 4.	9,000
Monroe st, No. 330, s s, 176 e Corlears st, 22x70, three-story brick dwell'g. Benjamin Sire to Richard Dixon. Mar. 2.	8,000
Monroe st (No. 17 Rutgers pl), n s, 130.6 w Clin-ton st, 26x110, four-story brick tenem't. Marks Michaelson to Harris Counald. Mort. \$3,500. Feb. 26.	15,000
Manhattan st, s s, at intersection n s 125th st, runs west 210.6 x northeast 97.10 to Manhat-tan st, x southeast 176.7, vacant. James C. Clinton to Daniel A. Kendall. Mort. \$17,500. Jan. 23.	25,500
Market st, e s, bet Madison and Henry sts, 22.3x 87x22.3x87.1. Contract. William H. Hughes to Marcus and Jacob S. Rosen. Jan. 23.	8,750
Mott st, No. 282, e s, 75.8 s Houston st, 25x 86.11x25x86.10, five-story brick store and tenem't.	
Mott st, No. 280, e s, 101.4 s Houston st, 25x 81.3x25x81.2, five-story brick store and tenem't. Jacob Oppenheimer to Meyer L. Sire. Morts. \$28,000. Mar. 2.	nom
Same property. Meyer L. Sire to Elizabeth R. Cogswell. Morts. \$28,000. Mar. 2.	41,000
Mott st, No. 278, e s, abt 125.8 s Houston st, abt 25x87.1 x abt 25x87, five-story brick store and tenem't. New York Life Ins. Co. to Jacob Oppenheimer. Mar. 1.	16,667
Mott st, No. 278, e s, abt 125.8 s Houston st, 25x 87.1x25x87, five-story brick store and tenem't. Jacob Oppenheimer to Meyer L. Sire. Mar. 4.	nom
Pearl st, Nos. 320 and 322, s e s, 57.2 n e Peck slip, runs southeast 74.10 x northeast 16 x southeast 17 x northeast 26.2 x northwest 97.4 to Pearl st, x southwest 43.5, two four-story brick stores and tenem'ts and three-story brick tenem't on rear. William H. Clarke, individ. and exr. and trustee of Es-ther A. Clarke, to Harmanus B. Duryea. Navesink, N. J. ¼ part.	5,750
Same property. Annie M. Parmele, Richmond County, widow, and one of the children of Edward Andariese, to same. ¼ part. Feb-ruary 25.	5,750
Same property. Charles H. Andariese and Marie A. wife of Alfred D. Partridge, Brook-lyn, to same. ¼ part. Feb. 24.	11,800

Reade st, Nos. 106 and 108, n s, 50 e West Broadway, 50.2x61.10x50.1x61.7, five-story stone front factory. Joseph F. Chatellier to Charles Fries. Mort. \$60,000. Mar. 1. 82,820

Stanton st, No. 328, n s, 59.8 e Goerck st, 19.11x70, three-story brick tenem't. Frederick Hoch to John Holzmann. Mar. 1. 7,000

Stanton st, No. 318, n s, 25 w Goerck st, 24.5x75, five-story brick store and tenem't. Waldemar Faehndrich to Anna C. wife of and John Miller. Mort. \$9,700. Mar. 1. 16,250

Stanton st, No. 277, s s, 80 e Columbia st, 25x51, three-story brick store and tenem't. Emma wife of Mayer Gutman to Samuel Aufses. Feb. 27. 6,800

Suffolk st, No. 84, 23x100, three-story brick store and tenem't and two-story frame dwell'g on rear. Contract. Wolf Machof and Fanny Liebgold to Charles Lewis. Mar. 2. 11,450

Water st, No. 73, s w cor Old slip, 19x56.3x19x56.1, four-story brick store. Robert Porterfield, Hempstead, to Alexander C. Kalley. Feb. 24. 30,000

Washington st, Nos. 671, 673 and 675, e s, 41.6 n West 10th st, runs north 70 x east 83 x north 7 x east 8 x south 40 x west 16 x southwest 26 x south 30 to West 10th st, x west 34 x north 25.11 x west 56, three four-story brick buildings and portion of ale brewery and boiler house. Thomas B. Whitney to Sheridan Shook and James Everard. Feb. 26. 42,000

Worth st, No. 5, n s, 80.1 e Hudson st, 25.7x100.8x25.5x100.9, one-story frame and three-story brick factory. Isaac F. Tysen, Castleton, S. I., to Robert F. Tysen. Oct. 23, '84. nom

Same property. Robert F. Tysen to Samuel Insee. Mar. 1. 23,000

2d st, n s, 75 e 2d av, 25x86, five-story brick institute. Michael A. Corrigan to The Manhattan College. Feb. 27. nom

3d st, No. 347, n s, 75 e Av D, 20.2x96x20x96. Anton Huber to David Mayer. Mort. \$3,200. Mar. 1. 10,760

6th st, No. 235, n s, 126.11 w 2d av, 23.5x90.10, three-story frame (brick front) dwell'g. P. Henry Dugro to Emily B. wife of Charles Goeller. Mort. \$10,000. Feb. 27. 13,500

6th st, No. 732, s s, 293 w Av D, 25x119, five-story brick tenem't. Joseph Stephens to Alfred Prudhomme and Catherine his wife. Mort. \$12,000. Feb. 27. 27,200

7th st, No. 268, s s, 206.8 w Av D, 23.8x90.10, three-story stone front dwell'g. Louis Levy to Jacob H. Westheimer. Jan. 1. 13,750

10th st, No. 259, n s, 18.9 w Av A, 18.9x71, three-story brick dwell'g. Balthasar Walter to Matthias Vosseler. Mort. \$5,000. February 27. 10,000

11th st, No. 326, s s, 118 w Greenwich st, 25x95, three-story brick dwell'g and three-story brick dwell'g on rear. Alfred J. Taylor to George W. Brickell, Westwood, N. J. Mort. \$8,000. Feb. 24. 14,400

12th st, Nos. 351 and 353, n s, 207 w Greenwich st, 44x80, three-story brick factory. Peter C. Ritchie et al., exrs. W. Ritchie, to Alfred L. Dennis, Newark, N. J. Feb. 23. 25,500

13th st, No. 116, s s, 220.10 w 6th av, 20.10x103.3, three-story brick dwell'g. Isabel M. wife of William T. Erickson to Kate F. Ritchie. Mort. \$13,000. Mar. 1. 19,000

13th st, No. 331, n s, 378.3 e 2d av, 22.1x103.3x21.9x103.3, four-story brick dwell'g. Julius Spude to Bernhard B. Zippert. Sub. to mort. Mar. 1. 15,750

13th st, No. 432, s s, 245.6 w Av A, 24.3x103.3, four-story brick store and tenem't and four-story brick tenem't on rear. Barbara wife of James Barr to Jacob Cohen. Mort. \$4,000. Feb. 23. other consid. and 9,470

16th st, No. 209, n s, 100 w 7th av, 17x65, three-story brick dwell'g. Michael McMullen to James Gregg. Feb. 27. 10,000

17th st, s s, 100 e 10th av, 40x92. Randolph Guggenheimer to Julia Mullaly. Mar. 3. exch

19th st, n s, 253.3 w 6th av, 41.4x92. Margaret Millet, widow, and Laurence Bourzac, widow, residuary devisees Henry Leger, dec'd, and Marguerite Leger de Dampierre, heirs, &c., of one-half the estate of Francois N. Leger, &c., to James Saxton. All title. Jan. 2. nom

19th st, No. 461, n s, 80 e 10th av, 20x75, four-story brick tenem't. Frederik S. Howard to John McFee. Mort. \$10,000. Feb. 26. 13,000

19th st, No. 262, s s, 60 e 9th av, 20x69.8, three-story brick dwell'g. Angelina Brauns to James A. Cowie. Mort. \$3,000. Mar. 1. 9,300

21st st, No. 23, n s, 388.1 w 5th av, 25x98.9, four-story stone front dwell'g. Frances A. Barnard to Mary A. B. wife of Alfred Wagstaff. C. A. G. 1-5 part. Feb. 10. 5,000

22d st, No. 146, s s, 279.2 e 7th av, 20x98.9, three-story brick dwell'g. James Lynch et al., exrs. J. B. Walsh, to Agnes wife of James Lynch. Feb. 26. 19,250

22d st, No. 114, s s, 215 w Lexington av, 20x98.9, three-story brick dwell'g. Charles Ruston, Brooklyn, and S. H. Ruston, New York, exrs. J. Ruston, to Louisa J. Alley. Mort. \$5,000. Feb. 27. 17,000

22d st, No. 110, s s, 141.8 w 6th av, 16.8x98.9, three-story brick dwell'g. James Lynch et al., exrs. J. B. Walsh, to John B. Walsh. February 26. 16,500

24th st, No. 317, n s, 205.6 w 8th av, 18.6x98.9, three-story brick dwell'g. James Elgar to James W. Elgar. All title. Sub. to mort. \$6,000 and to leasehold. Mar. 12. 11,000

24th st, No. 141, n s, 292.3 e 7th av, runs north 40 x north to centre line bet 24th and 25th sts at point 286.4 e 7th av, x east 11.4 x south 99.7 to 24th st, x west 13.3, four-story brick tenem't.

ment. Samuel C. Mott to Michael Sherry. Feb. 27. 11,500

25th st, Nos. 442 and 444, s s, 230 e 10th av, 40x98.9, two three-story brick dwell'gs and two two-story brick stables on rear. Thomas J. McGuire to Edward M. Gedney. Mort. \$10,000. Feb. 25. 25,000

26th st, No. 415, n s, 187.6 w 9th av, 25x100, five-story brick tenem't. Isaac J. Maccabe to Elizabeth Stuart. M. \$13,000. Feb. 27. 16,000

28th st, s s, 330.2 e 8th av, runs south 130.9 x west 32 x north 35.11 x west 50 x north 98.9 to 28th st, x east 80.3; No. 240, two-story brick brewery; Nos. 242 and 244, one-story brick store and five-story brick ice house. Julia A. Groh to John Groh. 1/2 part. B. & S. Mar. 1. nom

Same property. Same to Michael J. Groh. B. & S. 1/2 part. Mar. 1. nom

28th st, No. 405, n s, 85 w 9th av, 20x98.9, three-story brick dwell'g. Hamilton Walling to Sarah McCaul. Mar. 2. 10,000

29th st, Nos. 214 and 216, s s, 235 e 3d av, 50x98.9, two five-story brick tenem'ts. Silas M. Styles to Elizabeth R. Cogswell. Mort. \$41,500. Mar. 1. 51,650

29th st, No. 137, n s, 334.8 e 7th av, runs north 43.9 x west 38.1 x north 50 x east 125.11 x south abt 44.5 x west abt 53.5 x south 42.10 to 29th st, x west 40.4 to beginning, three-story brick store and dwell'g; Nos. 2-7 Pacific pl, six three-story brick tenem'ts. Henry Alker, exr. J. G. Torrillon, to Thomas C. Sloane. Mort. \$18,000. Mar. 1. 35,000

29th st, No. 210, s s, 151.3 w 7th av, 24.10x98.9, three-story brick store and dwell'g and two-story brick dwell'g on rear. Franziska wife of Joseph Orthaus to Sophia Orthaus, widow. 1/2 part. Feb. 26. val. consid. and 1,500

29th st, No. 249, n s, 200 e 8th av, 25x98.9, three-story frame tenem't and two-story frame carpenter shop and three-story brick factory in rear. Sophia Orthaus, widow, to Franziska wife of Joseph Orthaus. 1/2 part. Feb. 26. nom

30th st, No. 431 and 433, n s, 400 e 10th av, 50x113.11x50.2x110.8, two five-story stone front tenem'ts. James Netter to James Dunn. Mort. \$35,000. Feb. 24. 58,000

82d st, No. 346, s s, 135 w 1st av, 17.6x98.9, four-story brick store and tenem't. Herman Wronkow to Margaret D. Fullam. Mort. \$2,000. Mar. 1. 6,950

34th st, Nos. 413 and 415, n s, 100 e 1st av, 49.6x98.9, two four-story brick stores and tenem'ts. George F. Johnson to Edwin R. Bertine, Pelham, N. Y. Mort. 24,500. Feb. 27. 34,500

35th st, No. 445, n s, 512.6 w 9th av, 25x98.9, three-story frame dwell'g and two-story frame stable on rear. Amelia Wallace to Cord Engelken. Mar. 2. 9,500

36th st, No. 156, s s, 140 e 7th av, 20x98.9, three-story brick dwell'g. Maurice Moore and Siegmund T. Meyer to Charles F. Myers. Mort. \$3,000. Mar. 1. 14,250

36th st, No. 202, s s, 61 w 7th av, 17x74.1, four-story stone front tenem't. Harriet E. Butler, widow, to Charles Garneau. Mort. \$7,000. Feb. 20. 13,000

37th st, No. 330, s s, 375 e 9th av, 25x98.9, five-story stone front tenem't. James H. Havens to Esther E. wife of Samuel H. Cohen. Feb. 27. 28,500

37th st, No. 332, s s, 350 e 9th av, 25x98.9, five-story stone front tenem't. James H. Havens to Julia wife of Maurice H. Cohen. Feb. 27. 28,250

37th st, s s, 71.8 w Broadway, runs west 123 x south 98.9 x east 48.11 x south 98.9 to 36th st, x east 59.10 x north 98.9 x east 14.3 x north 98.9. Rev. Michael A. Corrigan to The Roman Catholic Church of the Holy Innocents. Feb. 25. nom

40th st, n s, 225 e 2d av, 25x67.3x27.5x78.5, vacant. George Young and Alicia C. his wife, to John Totten. Feb. 26. 5,000

40th st, No. 432, s s, 275 w 9th av, 25x98.9, five-story stone front tenem't and three-story frame tenem't on rear. Stephen H. Mapes to Lizzie A. wife of George W. Phillips. Mort. \$15,000. Feb. 27. 20,000

Same property. John Schreyer to Stephen H. Mapes. Q. C. Feb. 27. nom

40th st, No. 439, n s, 325 e 10th av, 25x98.9, four-story brick store and tenem't and portion of two-story brick stable on rear. Ann wife of Michael Carroll to Frederick Helbig. Mort. \$7,000. Mar. 1. 16,125

40th st, s s, 117 e 6th av, 17x98.9. William C. Fort Maginnis, Mon. Ter., Alice D. and Sarah P. Chamberlain, heirs Susan E. Chamberlain, to Christina J. Haley. Q. C. Nov. 3, 1885. nom

40th st, No. 344, s s, 200 e 9th av, 16.8x98.9, three-story brick dwell'g. Ann Gillespie to John Morgan. Mort. \$4,500. Mar. 1. 9,000

41st st, No. 346, s s, 415 e 2d av, runs east 17 x south 75 x west 7 x south 23.9 x west 10 x north 98.9, three-story stone front dwell'g. Robert L. Cutting, exr. Gertrude Cutting, to Mathew Nugent. Feb. 27. 8,400

42d st, No. 130, s s, 300 w 6th av, 25x98.9, four-story stone front dwell'g. Caroline M. wife of and Joseph B. Lockwood to Daniel Butterfield. Mort. \$21,000. Mar. 1. 50,000

42d st, No. 132, s s, 325 w 6th av, 25x98.9, four-story stone front dwell'g. Amelia wife of Sylvain Weill, San Francisco, Cal., devisee Israel D. and Henrietta Walter, dec'd, to Daniel Butterfield and Lewis May. 1-9 part. Jan. 25. 5,611

Same property. Caroline wife of Henry Neustacter, Augusta, wife of Jacob Greenebaum, Sophia wife of Julius Beer, Josephine Walter, Adelaide wife of David J. Seligman, Nina L.

wife of Maurice M. Sternberger and William I. Walter, devisees I. D. and Henrietta Walter, to Daniel Butterfield and Lewis May. 7-9 part. Jan. 25. 39,278

Same property. Rosetta wife Joseph S. Stettheimer, devisee I. D. and Henrietta Walter, to same. 1-9 part. Jan. 25. 5,611

45th st, No. 343, s s, 200 e 9th av, 25x100.4, four-story brick tenem't and three-story brick tenem't on rear. George Lingman to Nicholas Konig. Mar. 1. 18,850

46th st, s s. Agreement as to erection of fence, &c. William Doscher with Margaretha Wolff. Feb. 20.

46th st, No. 450, s s, 150 e 10th av, 25x100.5, five-story brick tenem't. George R. L. Zucker, Staten Island, to Henry Schneider and Eliza his wife. Mort. \$11,500. Mar. 2. 19,500

Same property. Henry Schneider to George R. L. Zucker. Ms. \$11,500. Mar. 2. 19,500

47th st, No. 327, n s, 375 e 2d av, 25x100.5, five-story brick store and tenem't. Jeannette wife of Simon Loeb to William Engel. Mort. \$8,000. Feb. 25. 17,050

47th st, No. 166, s s, 118.9 e 7th av, 18.9x100.4, three-story stone front dwell'g. J. Corlies Lawrence to Mary H. wife of Samuel Budd. Mort. \$16,000. Feb. 25. 19,000

47th st, Nos. 311 and 313, n s, 150 w 8th av, 50x100.5, two five-story stone front flats. Silas J. Donovan and James V. Donovan to Edward C. Sterling. Mort. \$33,000. See 721 st. February 26. 70,000

47th st, No. 422, s s, 250 w 9th av, 25x100.5, five-story stone front tenem't. William Curry to Caroline wife of August Schumacher. Mort. \$16,500. Feb. 26. 39,000

47th st, No. 415, n s, 175 w 9th av, 25x181.9, to former centre line Verdant lane, x 26x173.6, four-story brick tenem't and two-story frame dwell'g on rear and one-story frame carpenter shop. Rudolph, William G., Washington, Theodore and George Immich and Josephine wife of Carl Lanzer, adopted children of Henry Immich, dec'd, to Samuel J. and Edward E. Ashley. Mort. \$4,000. Feb. 25. 16,100

48th st, Nos. 143 and 145, n s, 245 w 3d av, runs west 45 x north 70.4 x east 15 x north 23.7 x east 30 x south 100.5, two five-story brick tenem'ts. Ann McNaboe, widow, to Mary M. wife of John J. Brierly. Mort. \$32,000. Jan. 30. 35,000

49th st, No. 326, s s, 320 e 2d av, 18.3x100.5, two-story brick dwell'g. Nathan Arnshein to Salmon Rosenthal. Mort. \$4,000. Mar. 2. 8,000

49th st, No. 314, s s, 200 w 8th av, 25x100.5, five-story stone front tenem't. Ole Olsson to Morris Eisler. Mort. \$18,000. Mar. 1. 29,000

49th st, No. 103, n s, 80 w 6th av, 20x75.5, three-story stone front dwell'g. Juliana S. C. Voss to Jennie H. Butt. Sub. to liens. February 3. val. consid

Same property. Jennie H. Butt, Elizabeth N. J., to James Warren. Mort. \$18,000. Mar. 1. val. consid

50th st, No. 353, n s, 559.2 w 8th av, 19.2x100.5, three-story stone front dwell'g. William G. and J. T. Davies, trustees H. E. Davies, to Ellen Healy. Feb. 19. 10,750

51st st, No. 334, s s, 350 e 2d av, 18.9x100.5, two-story brick dwell'g. Emily Kircheis, widow, to Sophia Cohn. Mort. \$5,000. Mar. 3. 8,600

51st st, No. 117, n s, 179.4 e 4th av, 17.10x100.5, three-story brick dwell'g. Louis Kahl to Geo. H. Chatillon. Feb. 26. 9,500

52d st, No. 435, n s, 450 w 9th av, 25x100.5, five-story brick tenem't. Bernard Thies, Brooklyn, to Carmen V. wife of Francisco J. Gonzalez. Mort. \$17,500. Mar. 1. 6,500

52d st, No. 324, s s, 294 e 2d av, 19x100.5, three-story stone front dwell'g. Isabella Clausen, widow, to Moses Stein, Brooklyn. February 27. 10,500

Same property. Moses Stein, Brooklyn, to Hulda Wittner. All liens. Mar. 3. 12,000

52d st, No. 311, n s, 164.6 e 2d av, 19.11x100.5, four-story stone front dwell'g. Hanna Hirsch wife of Ephraim to Karl M. Wallach. Feb. 23. 13,000

54th st, No. 505, n s, 75 w 10th av, 25x50.5, five-story brick tenem't. Elizabeth Lewers to John Heyris. Mar. 1. 9,500

54th st, No. 131, n s, 129.4 w Lexington av, 16.10 x100.5, four-story stone front dwell'g. Caroline wife of Samuel King to Clara Minzesheimer. Mort. \$3,500. Mar. 1. 13,750

55th st, No. 347, n s, 141.4 w 1st av, 19.9x100.5, three-story stone front dwell'g. Forecos. Adolph L. Sanger to Gustavus Frank. Jan. 28. 7,050

55th st, No. 304, s s, 64 e 2d av, 36x80, four-story stone front dwell'g. Charles P. Daly to Charles F. Wahlg. Mar. 1. 22,250

56th st, No. 58, s s, 145 e 6th av, 16x100.5, four-story stone front dwell'g. George E. Chisholm, College Point, L. I., to Charles Smith. Feb. 25. 31,000

57th st, Nos. 317-321, n s, 344 w 1st av, 60x100.5, three five-story brick flats. Michael O'Brien to Richard Lathers. Mort. \$57,500. Mar. 1. exch and 25,000

Same property. John Mackin, Alleghany, Pa., to Michael O'Brien. Q. C. Jan. 2. nom

57th st, No. 212, s s, 135 e 3d av, 18.9x100.4, four-story stone front dwell'g. William Schmidt, also known by his real name August F. William Schmidt, to George Wurst. Mar. 1. 17,500

57th st, No. 134, s w cor Lexington av, 23.6x25.5, four-story brick (stone front) dwell'g. Francis Higgins to Annie E. wife of David O'Brien. Feb. 18. 14,000

58th st, No. 4, s s, 193 w 5th av, 49x100.5, four-

story stone front dwell'g. Mary E. wife of William J. Hutchinson to Charles Crocker. Feb. 5. 250,000

60th st, No. 349, n s, 100 w 1st av, 25x100.5, four-story brick store and tenem't and three-story brick rear building. George Hand to Cornelius J. O'Brien, Brooklyn. Mort. \$7,000. Mar. 1. 13,000

61st st, s s, 175 w 1st av, 40x100.5, vacant. Margaret wife of John O'Sullivan to Eliza wife of Randolph Guggenheimer. Mar. 1. 10,000

62d st, No. 357, n s, 112 w 1st av, 16x100.5, three-story stone front dwell'g. Lewis Sternbach to Carl A. G. Anger. Mort. \$3,500. February 12. 7,000

63d st, Nos. 411-431, n s, 100 w 10th av, 200x100.5, seven three-story and four four-story brick dwell'gs. The Manhattan Construction Co. to William Noble. C. a. G. Jan. 30. discharge of mort. for 28,000 and nom

63d st, Nos. 127-135, n s, 85 w Lexington av, 70x100.5, five three-story stone front dwell'gs. William A. Darling to Rebecca Childs. Mort. \$36,500. Feb. 15. 53,000

63d st, No. 401, n w cor 9th av, 25x100.5, five-story brick flat and store. John T. Farley to Moss S. Phillips. Mort. \$30,500. Feb. 11. 60,000

Same property. Moss S. Phillips, Brooklyn, to Babette Reckendorfer. C. a. G. Mort. \$30,000. Mar. 1. 60,000

64th st, s w cor 9th av, 250x100.5, vacant. Contract; also agreement to build, &c. James H. Brown, et al., exrs. J. Brown, to John T. Farley. Jan. 19. Consideration and aggregate advances for building purposes 201,000

64th s w cor 9th av, 225x100.5. James M. Brown, et al., exrs. J. Brown, to John T. Farley. Feb. 13. 80,000

64th s s, 225 w 9th av, 25x100.5. John C. Brown to John T. Farley. C. a. G. Feb. 13. 8,000

68th st, n s, 125 w 11th av, 75x100.5, vacant. Augusta K. Werrick to Andrew J. Skinner. Mort. \$36,000, taxes, &c. Mar. 1. 300

Same property. John Trageser to same. Q. C. Mar. 1. nom

70th st, s s, 300 w 11th av, runs south 100.5 x west 100 x south 100.5 to 69th st, x west 81.8 to lands Hudson River R. R., x northwest to 70th st, x east 213, several frame buildings. John M. Knox et al., exrs. R. S. Clark, and Mary C. Clark, widow, to Andrew J. Skinner. Dec. 21. 26,000

71st st, No. 537, n s, 397 e 11th av, 18x102.2, three-story stone front dwell'g. Elizabeth wife of and John H. Steinmetz to John Trageser. Mort. \$12,500. Feb. 25. 19,000

72d st, s s, 113 e 1st av, 250x102.2, vacant. Edward C. Sterling to Silas J. and James V. Donovan. Mort. \$64,000 on above and other property. See 47th st, Feb. 25. 62,000

72d st, Nos. 306 and 308, s s, 60 e 2d av, 40x70, two three-story stone front dwell'gs. Release mort. German Savings Bank to Jessie wife of Arthur L. Meyer. Mar. 1. 18,000

Same property. Jessie wife of Arthur L. Meyer to Rachel Samuels, widow, Rachel wife of Max S. Meyer, Abraham, Isaac and Raphael Samuels. Mar. 1. 24,500

73d st, No. 177, n s, 135 w 3d av, 20x102.2, three-story brick dwell'g. Rachel V. wife of William H. Place, Brooklyn, Asahel S. Levy, Rebecca P. Sherman, widow, and Mary F. Levy, heirs Isaac M. Levy, to William L. Dowling. Feb. 23. 11,800

73d st, No. 239, n s, 75 w 2d av, 25x51.1, five-story stone front store and tenem't. George W. Soren to Philipp Kaiser. Mort. \$7,500. Mar. 1. 16,250

73d st, No. 223, n s, 310 e 3d av, 25x102.2, five-story stone front tenem't. Levi Jacobs to Gustave Lange. Mort. \$15,000. Mar. 1. 22,500

73d st, No. 25, n s, 53 w Madison av, 20x80, four-story stone front dwell'g. Clarence Buel to Betche wife of Solomon Marx. Mort. \$20,000. Feb. 23. nom

73d st, n s, 242.6 e Madison av, 17.6x102.2, four-story brick dwell'g. John G. Prague to William Dinkelspiel. Mort. \$24,000. Mar. 1. 40,000

74th st, No. 250, s s, 100 w 2d av, 16.8x102.2, four-story brick tenem't. John H. Riker to Henry and Dorathea Freeman. Feb. 26. 8,500

75th st, n s, 150.6 e 11th av, 19.6x100, three-story brick dwell'g. William J. Merritt to Sarah W. Hathaway. Mar. 1. 20,000

76th st, No. 431, n s, 413 e 1st av, 25x102.2, four-story brick tenem't. Johanna wife of and Alexander Rixa to Jeanetta Bleistift and Emma Kocher. Mort. \$9,000. Mar. 1. 15,175

76th st, s w cor Madison av, 20x102.2, vacant. James Seligman to Siegmund T. Meyer. Mar. 2. val. consid

76th st, No. 12, s s, 179.2 w Madison av, 18.10x102.2, four-story stone front dwell'g. Henry Morgenthau to Solomon M. Swartz. Mort. \$32,680. Feb. 27. 46,000

77th st, Nos. 313 and 315, n s, 125 e 2d av, 50x102.2, two four-story brick tenem'ts. Samson Wallach to Hannah and Henry Hirsch. Feb. 23. nom

78th st, No. 253, n s, 152.10 w 2d av, 13.10x102.2, three-story brick dwell'g. Emma M. wife of Samuel B. Emerson, Long Island City, to Gustav Lange. Mort. \$5,000. Feb. 27. 6,750

75th st, n s, 100 w 11th av, 200x102.2, vacant. }
79th st, s s, 100 w 11th av, 150x102.2, vacant. }
Redmond Forrestal to Francis M. Jencks. Mort. 70,000. Feb. 19. 84,000

79th st, s s, 577.4 w Av A, 16.8x102.2. John C. C. Gisey to Margaret wife of Albert Lueze. Correction. Feb. 9. 5,600

81st st, n s, 343.9 e 10th av, 56.3x102.2, vacant. Augustus Meyers to Julius Sachs. February 27. 23,500

82d st, s s, 486.6 w 8th av, 16.6x102.2, new build-

ing projected. Mary M. Williams, widow, to Jean M. Williams. Feb. 24. val. consid

84th st, Nos. 216 and 218, s s, 154.2 e 3d av, 50x102.2, two five-story brick tenem'ts. Alexander McSorley to Isabella Clausen. Mort. \$40,000. Mar. 1. 48,625

84th st, No. 451, n s, 75 w Av A or Eastern Boulevard, 19x102.2, five-story brick tenem't. Joseph R. Simon to Charles D. Shirmer. Feb. 24. nom

Same property. Charles D. Shirmer to Fredricka wife of Joseph R. Simon. Feb. 25. nom

85th st, Nos. 127, n s, 67.2 w Lexington av, 17x100.5, four-story stone front tenem't. Daniel R. Kendall to Jacob Schlosser. Feb. 15. 14,500

86th st, n w cor Lexington av, 169.2x100.8; Nos. 121-129, five four-story stone front flats; No. 131, five-story brick flat. Joshua M. Whitcomb to Meyer L. Sire. Mort. \$200,000. Mar. 1. 300,000

87th st, No. 413, n s, 206 e 1st av, 25x100.8, five-story brick tenem't. Dorothea wife of and Henry Bernhardt to Charles Schafer and Maria his wife. Mort. \$12,750. Mar. 1. 19,000

87th st, No. 209, n s, 135 e 3d av, runs north 90 x east 5 x north to s s of 20 foot lane late belonging to Rhinelander, x northwest along lane to point 115 e of 3d av, x south to 87th st, x east 20 except as follows, beginning on e s of above premises at point 90 n of 87th st, runs east 5 x north 10.8 x west 5 x south 10.8, two-story frame dwell'g and one story frame stable on rear. Richard S. Newcombe to William Moller. Foreclos. March 3. 4,600

88th st, n s, 256 e 10th av, 50x100.8, vacant. Charles T. Barney to D. Newton Barney. Mort. \$5,000. Feb. 15. 13,000

88th st, No. 164, s s, 167.8 e Lexington av, 29.10 x 100.8, five-story brick tenem't. Philip Braender to Henry W. Meyer. Feb. 27. 29,350

Same property. Release mort. Aaron Hershfield to Philip Braender. Feb. 25. 8,500

89th st, No. 221, n s, 250 w 2d av, 25x100.8. Release mort. Bertha Smith and Arthur S. A. Keller to Moss S. Phillips. Feb. 23. nom

Same property. Release mort. Horace Bacon to same. Feb. 24. nom

97th st, n s, 225 w 8th av, 75x100.3, one-story frame stable. George Buckenham to Thomas S. Williams. Mar. 4. 19,500

97th st, s s, 200 e 10th av, 150x100.11, vacant. Catharine L. Beekman, Brooklyn, to Daniel D. Brandt. Mort. \$35,000. Dec. 16. 30,000

98th st, n s, 110 e 3d av, 75x100.11. Solomon Z. Lord et al., exrs. R. F. Lord, Elizabeth S. Lord, widow, sole devisee W. S. Lord, one of the heirs of R. F. Lord, Frederick E. Tracy, Russell F. and James H. Lord, Mary S. Dimmick, widow, and John F. Barker, heirs, &c., R. F. Lord, to Henry M. Seely, Honesdale, Pa. July 23, 1885. 1,000

Same property. Hannah J. Perry, widow, Eveline D., Jennie and Martha Perry, children J. C. Perry, to same. R. & S. All title. Aug. 17, 1885. nom

99th st, n s, 150 w 8th av, 50x100.11, vacant. John Connor to William Mulgrew and Robert Miller. Mort. \$7,500. Mar. 1. 12,000

104th st, Nos. 157 and 159, n s, 95 e Lexington av, 50x100.11, two four-story brick tenem'ts. Alexander Henry to Carrie Uhlmann. Mort. \$20,000. Feb. 27. 29,000

104th st, n s, 100 w 11th av, 50x109.6x50x108.7, one-story frame dwelling. James Mulholland and John Connolly to Thomas McBride. Mort. \$2,500. March. 2. 11,250

104th st, n s, 150 w 11th av, 50x110.6x50x109.6, frame stable and sheds. Eliza Jacobs, extr. Aaron Jacobs, to Thomas McBride. January 30. 11,000

Same property. Release dower. Eliza Jacobs, widow, to Thomas McBride. Jan. 30. nom

105th st, No. 160, s s, 255 w 3d av, 20x100.11, four-story brick tenem't. Sarah A. wife of Abram M. Fanning to John Healy. Mort. \$8,000. Mar. 1. 11,000

105th st, s s, 250 e 9th av, 50x100.11, vacant. Contract. Ida Meyer and Fannie Lowenstein to Mary E. and Charles D. Thompson. Aug. 21. 13,250

106th st, Nos. 235 and 237, n s, 225 w 2d av, 50x100.11, two five-story brick stores and tenements. Francis A. Schilling to August Funk. Mort. \$26,000. Feb. 26. 44,750

107th st, No. 233, n s, 104 w 3d av, 31x100.11, five-story brick store and tenem't. Henry Kensing to Charles F. and Anna C. Schlaefter, Brooklyn. Mort. \$11,500. Mar. 1. 22,000

109th st, s s, 395 e 1st av, runs south 100.11 x east 100 x north abt 10 x southeast 37 x north 118.3 to 109th st, x west 125, vacant. William Hayes to Richard H. Handley, Smithtown, L. I. Mar. 1. 10,000

109th st, No. 209, n s, 149.2 e 3d av, 19.4x100.11, four-story brick tenem't. Annie E. wife of James W. Tucker to Matilda A. Tobias. Mort. \$8,500. Mar. 1. 10,700

110th st, No. 69, n s, 163.4 w 4th av, 16.8x100.11, three-story stone front dwell'g. Isabella Van Dolsen, widow, to William A. Martin. Recorded. Mort. \$6,500. April 1, 1882. 9,600

Same property. William A. Martin to Harriet L. Solvyns. Mort. \$6,500. Mar. 3. 10,000

113th st, Nos. 428-436, s s, 143 w Av A, 104.2x100.11, five four-story stone front tenem'ts. Jonas and Samuel Weil and Bernhard Mayer to Emiliano P. Bergamini. Mort. \$20,000. Feb. 27. 35,000

113th st, s s, 325 e 5th av, runs south 35.6 x northeast, partly along old road to Harlem, 47.1 to 113th st, x west 31, vacant. Bernard Cohen to Walter N. Wood. Feb. 26. 3,500

114th st, Nos. 161-165, n s, 242 w 3d av, 79x100.11, three four-story brick tenem'ts. Wal-

ter S. Jarvis to Joseph Nobles. Mort. \$34,000. Mar. 1. 46,000

115th st, s s, 475 w 8th av or 25 w New av, runs west 168.5 to east side 9th av, x southeast along avenue 118.9 x east 118.4 to point 25 west of New av, x north 100.11.

117th st, s s, 400 e 8th av, 25x100.11. Joseph O'Connor to Elizabeth Russell. In trust. Jan. 20. nom

115th st, s s, 570 e 5th av, 25x100.11, vacant. Lillian A. Wolff wife of James to Frederick F. Van Keuren. C. a. G. 1/2 part. Mar. 3. 56

115th st, s s, 595 e 5th av, 25x100.11, vacant. Frederick F. Van Keuren to Lillian A. Wolff. C. a. G. 1/2 part. Mar. 3. nom

115th st, No. 213, n s, 170 e 3d av, 18x100.11, three-story stone front dwell'g. Eunice M. Sessions to Rebecca Sternglanz. Mort. \$8,000. Mar. 1. 11,900

115th st, Nos. 160, s s, 324 w 3d av, 27x100.11, four-story brick tenem't. Jordan L. Mott to Sarah Spencer, widow. Feb. 18. 16,000

115th st, No. 156, s s, 378 w 3d av, 17x100.11, four-story stone front tenem't. Same to same. Feb. 18. 14,500

115th st, No. 162, s s, 297 w 3d av, 27x100.11, four-story brick tenem't. Jordan L. Mott to Thomas P. Rushby. Mort. \$9,000. February 18. 16,000

115th st, No. 164, s s, 270 w 3d av, 27x100.11, four-story brick tenem't. Same to same. Mort. \$9,000. Feb. 18. 16,000

115th st, No. 116, s s, 130 e 4th av, 25x100.11, five-story brick tenem't. Charles Schafer and Maria his wife to Dorothea wife of Henry Bernhardt. Mort. \$14,000. Mar. 1. 24,000

117th st, s s, 100 e 9th av, 100x100.11, vacant. Elibu Chauncey to George J. Peet. February 26. 16,000

119th st, n s, 100 w 8th av, 25x100.11, vacant. Isaac Untermeyer to Moritz Bauer. January 30. 3,750

120th st, No. 304, s s, 100 e 2d av, 19.5x100.11, three-story stone front dwell'g. Malcolm McLean to Charles Bossert. Mort. \$6,000. Feb. 24. 11,250

120th st. Party wall agreement. Mary A. wife of Anson G. Shipman to Benjamin Richardson. Feb. 24.

120th st, Nos. 221 and 223, n s, 235 e 3d av, 40x100.10, two four-story brick tenem'ts. New York Life Ins. Co. to Edward Felbel. C. a. G. Feb. 18. 20,000

120th st, No. 143 and 145, n e cor Lexington av, 33.9x100.11, two three-story brick dwell'gs. John W. Young and Daniel J. Tripp, White Plains, to John Keirns. Mar. 1. 16,500

120th st, n s, 125 w 4th av, 25x100.11, vacant. Foreclos. Chauncey S. Truax to William Fernschild. Feb. 27. 4,850

121st st, No. 314, s s, 140 e 2d av, 20x100.11, four-story brick tenem't. Charles Bauer to Henry Hahn, Haverstraw, N. Y. Mar. 1. 13,500

122d st, Nos. 436-442, s s, 150 w Pleasant av, 75x100.10, four three-story stone front dwell'gs. Nicholas Espencheid, Brooklyn, to John Ryan. Feb. 26. 28,000

122d st, s s, 150 w Pleasant av, 19x100.10. John Ryan to Robert Shaw. Mort. \$4,500. Feb. 27. 7,000

122d st, n s, 235 w 6th av, 20x100.11, three-story stone front dwell'g. Frederick Aldhous to Sarah N. wife of Isaac Anderson. February 25. 20,500

122d st, n s. Party wall agreement. Abraham Goldsmith to Anthony Smyth. Mar. 4. nom

123d st, No. 132, s s, 84.6 e Lexington av, 25.6x100.11, five-story stone front tenem't. John M. Hyde to Edward Felbel. Mort. \$16,000. Feb. 27. 22,000

124th st, s s, 450 e 8th av, 50x100.11, two five-story stone front stores and tenem'ts. Fernando Yost to Samuel Jacobs. Mar. 1. 44,500

125th st, Nos. 320-322, s s, 250 e 2d av, 50x100.11, two five-story stone front tenem'ts. Fernando Yost to Mary E. Yost. Mort. \$36,000. Mar. 1. 60,000

125th st, No. 2, s s, 80 e 5th av, 20.6x100.10, three-story frame dwell'g. Sarah N. wife of Isaac Anderson to Adolf Kerbs. Mar. 3. 20,000

126th st, No. 118, s s, 231.3 w 6th av, 18.9x99.11, three-story stone front dwell'g. Ferdinand Reed to George Matthews. Mort. \$9,000. Mar. 1. 20,000

126th st, s s, 275 w 6th av, 12.6x99.11. Henry D. Winans to Clara B. Forrest, Chicago, Ill. Mort. \$5,000. Dec. 22, 1885. nom

126th st, No. 312, s s, 166.8 w 8th av, 19x49.10, three-story stone front dwell'g. Thomas P. Rushby to Frank Z. Demarest. Sub. to mort. &c. Feb. 27. nom

Same property. Frank Z. Demarest to Cora C. wife of Thomas P. Rushby. Sub. to mort. Feb. 27. nom

131st st, No. 118, s s, 225 w 6th av, 18.9x99.11, three-story stone front dwell'g. Release mort. John Ross to Samuel O. Wright. Mar. 1. nom

Same property. Samuel O. Wright to Coralie E. Wing. Mort. \$11,900. Mar. 1. 16,500

131st st, s s, 235 e 6th av, 100x99.11, vacant. Henrietta Cohn, widow, to Edward A. Morrison. Feb. 27. 20,500

132d st, n s, 368 w 7th av, 16x99.11, three-story stone front dwell'g. Isaac E. Wright to William H. Lotty. M. \$9,000. Mar. 2. 12,000

133d st, No. 116, s s, 230 w 6th av, 20x99.11, three-story stone front dwell'g. Germania Life Ins. Co. to Anna B. Sheldon. February 26. 11,000

Same property. Anna B. Sheldon, widow, to Bernard K. Murphy. Mort. \$7,000. February 27. 11,600

134th st, s s, 300 e 5th av, 100x99.11, one-story

frame dwell'g. Dennis Daly to John Davidson, Elizabeth, N. J. Mar. 1. 17,500
 134th st, s, s, lots 58 to 61, block 518 tax map City New York. Agreement as to crediting the amount of contested assessments to a mortgage, &c. Dennis Daly with John Davidson. Mar. 1. nom
 141st st, s, s, 225 w Boulevard, 100x99.11, two-story frame dwell'g. }
 140th st, n, s, 225 w Boulevard, 100x99.11, two-story frame stable. }
 John H. V. Arnold to Oliver L. Sheperd. May 11, 1882. nom
 149th st, s, s, 100 e 10th av, 75x99.11, two-story frame stable. Isabella wife of and Charles W. Kearney to George Fluri. Mort. \$3,500. Mar. 1. 7,500
 150th st, s, s, 250 e Boulevard, 125x99.11, vacant. Joseph McGuire to Elizabeth P. wife of Resolved Gardner. Mort. \$5,000. Mar. 1. 10,000
 151st st, n, s, 300 w 10th av, 125x99.11. }
 152d st, s, s, 300 w 10th av, 125x99.11. }
 Three-story brick dwell'g and two-story brick stable on plot. }
 Central National Bank, New York, to William Kramer. Mar. 1. 60,000
 176th st, or what was formerly known as 176th st, s, s, 138.2 e 10th av, runs east 64.4 x south 137.10 x north 64.8 x again north 25.6 x east 390.9 x north on curve 112.10 to north side of what was 176th st, x west 435.6 x south 25.3 x south 35.3. Subject to proceeding by City New York for acquisition of the premises for park. Lucene wife of William J. Gunning to Henry A. Rogers. Feb. 23. nom
 Av A, n e cor 84th st, 75x98, three-story frame dwell'g. Contract. John L. Brewster, Brooklyn, to John Schreiner. Feb. 25. 21,250
 Av B, No. 157, s e cor 10th st, 23 3x71, four-story brick store and tenem't. Alfred Steckler to Adolph Pohl and Josephine his wife. Mort. \$8,000. Mar. 1. 19,500
 Av B, No. 285, e s, 62 s 17th st, 20x68, five-story brick store and tenem't. Jenny L. wife of Jacob L. Lissner to Nathaniel L. Nathan. Mort. \$6,600. Feb. 26. 10,550
 Claremont av, n w cor 122d st, 75x100. Andrew J. Skinner to Charles A. Fuller. February 17. nom
 Same property. Release mort. Wright E. Post to same. Feb. 18. 9,471
 Lexington av, No. 619, e s, 20.5 n 53d st, 20x64, three-story stone front dwell'g. Samuel Derickson to Manfred T. F. Gouraud. February 27. 15,000
 Lexington av, e s, 17.7 n 107th st, 16.8x65, four-story stone front flat. Samuel H. Leszynsky to Walter E. Tooker. M. \$7,750. Feb. 23. 12,500
 Lexington av, e s, 84.3 s 108th st, 16.8x65, four-story stone front flat. Same to same. Mort. \$7,750. Feb. 23. 12,500
 Lexington av, e s, 67.7 s 108th st, 16.8x65, four-story stone front flat. Same to same. Mort. \$7,750. Feb. 23. 12,500
 Lexington av, e s, 34.3 n 107th st, 16.8x65, four-story stone front flat. Same to same. Mort. \$7,750. Feb. 23. 12,500
 Lexington av, e s, 67.4 s 108th st, 16.8x65. }
 Lexington av, e s, 84.3 s 108th st, 16.8x65. }
 Lexington av, e s, 17.7 n 107th st, 16.8x65. }
 Lexington av, e s, 34.3 n 107th st, 16.8x65. }
 Four four-story stone front flats. }
 Walter E. Tooker to Sarah E. Troup. Mort. \$31,000. Feb. 26. 51,000
 Madison av, No. 2024, w s, 37.11 n 128th st, 18x70, three-story stone front dwell'g. Mary A. wife of William G. McCormack to John M. Robinson. Mort. \$11,500. Feb. 16. 16,000
 Madison av, s e cor 73d st, 102.2x100, new dwellings projected. Charles L. Tiffany, New York, and Henry Sanger, Brooklyn, to Charles Buek. Mort. \$45,000. Feb. 23. 105,000
 New av, n w cor 139th st, 99.11x100. Sigismund B. Wortmann to Sophia wife of Samuel D. Sowards. Q. C. Mar. 1. 2,225
 1st av, Nos. 33 and 35, n w cor, and No. 86 2d st, 40x72, two five-story brick stores and tenem'ts. George Rothmann to Eduard Winter. Mort. \$21,000. Mar. 1. 57,000
 1st av, s w cor 2d st, 50x100, No. 29 two-story brick store and dwell'g; No. 31, three-story brick store and dwell'g; No. 87 2d st, three-story brick dwell'g; No. 89, two-story brick stable. Robert W. Tailor to Julius Engel, Bernard Heller and Sigismund B. Wortmann. Mort. \$11,000. Feb. 27. 50,000
 1st av, No. 109, w s, 42.6 s 7th st, 24.3x71.6, five-story brick store and tenem't. Mort. \$19,000. }
 7th st, No. 84, s s, 72.6 w 1st av, runs south 28.6 x east 0.6 x south 38.3 x west 28 x north 66.9 to 7th st, x east 27.6, five-story brick store and tenem't. Mort. \$16,000. }
 John Rasp and Christian Schulz to Heinrich F. Brinckmann and Johanne E. his wife. Mar. 1. 50,000
 1st av, No. 1122, e s, 100 n 61st st, 29.3x97.9x14x95, five-story brick store and tenem't, and one-story brick rear build'g. Israel L. Prager to Pincus Lowenfeld. Mar. 1. 17,750
 1st av, No. 1649, w s, 29.4 s 86th st, 25x75, four-story stone front store and tenem't. George W. Soren to Friedrich Vollmar. Mort. \$9,000. Feb. 27. 17,750
 1st av, n w cor 92d st, 100.8x100, vacant. David Frank and Ferdinand Kurzman to Louis Wirth. Mort. \$22,500. Feb. 24. 33,000
 1st av, Nos. 1076-1082, s e cor 59th st, 100.5x106.5, four four-story brick tenem'ts with three stores on av and three four-story brick tenem'ts with one store on st. Contract. John D. Heins to Joseph Kleinschnittger. Mar. 2. 92,000

2d av, Nos. 2235 and 2237, w s, 48.6 s 115th st, runs west 80 x south 26.6 x west 20 x south 7.5 x south to centre of block at point 87 w 2d av, x east 87 to 2d av, x north 52.5, two five-story brick stores and dwell'gs. Albert Capelle to Sarah wife of Louis Lesa. Mort. \$34,000.- Feb. 26. 47,000
 2d av, n w cor 117th st, 75.7x55; Nos. 2283 and 2285, two four-story brick stores and tenem'ts; Nos. 2287 and 2289, two one-story frame stores. William Dally to Dietrich W. Wehrenberg. Mort. \$11,000. Mar. 1. 29,000
 2d av, No. 506, e s, 101.5 s 29th st, 25.2x80, five-story brick store and tenem't. Martin Schmeckenbecher to Frank Flory. Mort. \$8,000. Mar. 1. 24,750
 2d av, No. 601, w s, 59.5 n 34th st, 19.8x76, four-story brick store and tenem't. Foreclos. Charles P. Kearney to Mayer Katzenberg. Feb. 23. 15,075
 2d av, No. 1345, w s, 25.1 s 71st st, 25x72, five-story stone front store and tenem't. Jonas Weil and Bernard Mayer to Emanuel Yan-kauer. Mort. \$12,000. Feb. 24. 24,000
 2d av, No. 1470, s e cor 77th st, 27.2x88.7x27.2x88.6, five-story stone front store and tenem't. Henry Greenebaum to William C. Oesting. Mort. \$26,000. Mar. 1. 41,500
 2d av, Nos. 1515-1519, s w cor 79th st, 51.1x105, two two-story brick stores and dwell'gs and one-story brick workshop on 79th st. Daniel W. F. McCoy and ano., exrs. John L. or John McCoy, to Oscar T. Marshall. Mar. 1. 40,000
 2d av, No. 1626, e s, 27.4 n 84th st, 25x78, five-story brick store and tenem't. Sophie Rothschild to Anna Lehmann. Sub. to mort. \$10,000 and easements. Feb. 26. 21,250
 2d av, No. 2002, e s, 25.5 n 103d st, 25x74.7, four-story brick store and tenem't. Simon Herman to Clifford C. Goodwin. Mort. \$8,000. Feb. 27. 14,700
 2d av, No. 2198, s e cor 113th st, runs east 100 x south 42.6 x west 25 x north 16.8 x west 75 to 2d av, x north 25.10, four-story brick store and tenem't on av and one-story brick store and three-story brick dwell'g on 113th st. Dietrich Wehrenberg to Emilie wife of Theodore H. Schulz. Mar. 1. 30,500
 2d av, No. 1060, e s, 20.5 s 56th st, 20x63, three-story stone front store and dwell'g. Jette Gerson, widow, to Ignatz Pollak. Mort. \$11,100. Feb. 27. 14,250
 2d av, No. 1427, w s, 62 n 74th st, 20x77, four-story stone front store and tenem't. John Stimmler to William Buehl. Mort. \$8,000. Mar. 1. 17,500
 3d av, n e cor 97th st, 100.11x110, vacant. George F. Johnson to Marcus Kohner. Mort. \$30,000. March 1. 48,000
 3d av, n w cor 48th st, runs north 43.10 x west 76 x north 56.7 x west 19 x south 100.5 to 48th st, x east 95; No. 776, five-story brick store and tenem't; No. 778, three-story brick store and dwell'g and two-story brick workshop on 48th st. William S. Kane to Jefferson M. Levy. Sub. to 4 mort. Feb. 24. nom
 3d av, No. 749, e s, 75.5 s 47th st, 25x95, five-story brick store and tenem't and two-story frame dwell'g on rear. Louis Gehlert to Karl M. Wallach. Ms. \$16,000. Mar. 1. 31,750
 3d av, No. 1055, e s, 50 n 62d st, 25.2x100, five-story brick store and tenem't. Max Wolf to John Merz. Mort. \$20,000. Mar. 1. 31,000
 4th av, No. 1574, w s, 50.4 s 88th st, 25.2x82.2, five-story brick tenem't. Frederick A. Schermerhorn and ano., trustees Adeline E. Schermerhorn, to Joel E. Hyams. January 30. 18,500
 4th av, e s, 64.11 s 117th st, 18x63.4, three-story brick store and tenem't. Henry S. Moore to William Archer. Mar. 1. 3,000
 4th av, e s, 102.2 n 78th st, 0.6x55, with wall. Jennie Becker to Alexander Blumenstiel. Mar. 3. 1,000
 5th av, No. 417, e s, 52.3 s 38th st, runs east 100 x north 52.3 to 38th st, x east 25 x south 98.9 x west 24.11 x north 5.2 x west 100 to 5th av, x north 41.2, four-story stone front dwelling on av and two-story brick and stone stable on st. Henry A. Robbins to Jane R. wife of Lawrence Turnure. Mort. \$131,300. Feb. 26. 215,000
 5th av and 38th st. Agreement as to easement for light and air. Henry A. Robbins with Charles H. Russell. Sept. 1, 1883. nom
 5th av, 39th st. Agreement as to easement. William B. Northup with The Union League Club. Feb. 8. nom
 6th av, No. 219, w s, 83.3 s 15th st, 20x80, four-story brick (stone front) store and tenem't. }
 Interior lot adj rear of above, 20x20. }
 Henry Lesinsky to Sigismund Goldberg and Samuel Louis. Feb. 23. 65,000
 6th av, Nos. 352-356, s e cor 22d st, 49.4x59, three three-story brick stores and dwell'gs on av and two three-story brick dwell'gs on st. James Lynch et al., exrs. J. B. Walsh, to Alfred C. Clark. Feb. 26. 120,500
 6th av, No. 691, w s, 67.11 s 40th st, 18.6x100, five-story brick store and tenem't. Edmund B. Aymar. East Orange, N. J., to Pompeo Maresi. Feb. 24. 32,500
 6th av, s w cor 58th st, 82.10x101.3x98.6x100, vacant, foundations for stores and flats. Siegmund and Albert Harris to Henry Clausen, Jr. Mort. \$45,000. Feb. 26. 95,000
 6th av, n w cor 117th st, 25.3x75. James E. Graybill to Edwin F. Raynor. Mort. \$4,000. Feb. 13. 11,500
 6th av, s e cor 120th st, 126.2x85, vacant. John H. Watson to Henry Morgenthau. Mort. \$22,500. Mar. 3. 50,000

6th av, s e cor 128th st, 99.11x100, vacant. }
 123th st, s, s, 100 e 6th av, 35x99.11, vacant. }
 Sarah M. Sandford, widow, Plainfield, N. J., to Michael O'Brien. March 3. 47,000
 7th av, No. 2140, n w cor 127th st, 29.11x85, five-story stone front store and tenem't. John W. Haaren to Sevilla wife of H. Newton Heineman. Mort. \$23,000. Mar. 1. 42,250
 7th av, No. 291, e s, 89.5 n 26th st, 20x100, four-story brick store and tenem't. Release dower. Emilie wife of Ernest J. H. Juhl to Charles Baumann. Nov. 2. nom
 8th av, w s, 50.5 n 114th st, 50.5x370 to New av, x south 50.5 x east 95 x south 50.5 to 114th st, x east 175 x north 50.5 x east 100, vacant. Martin H. Lehmaier to William J. Merritt. Feb. 27. 50,000
 8th av, No. 2366, s e cor 127th st, 25x69.11, four-story brick store and tenem't. Samuel Lynch to Samuel Lesser. M. \$17,000. Feb. 23. 30,000
 9th av, w s, 78.9 s 20th st, 26.4x100. }
 9th av, w s, 26.3 n 19th st, 26.3x58. }
 13th st, n s, 362.6 e 9th av, 18.9x80. }
 Mary M. F. Pistor, widow, and Charles A. Cushman to E. Adaline and Gertrude E. Cushman and Laura E. and Ella M. Smith. C. a. G. 16-825 part. 877
 Same to James S. John H. H., Archibald F., E. Hol, and William F. Cushman, New York, and Emilie A. Wilcoxson, Nyack. C. a. G. 84-825 part. Feb. 25. 4,607
 9th av, No. 566, e s, 39.9 n 41st st, 19.8x75, four-story brick store and tenem't. George Fluri to David Weisburger. Mort. \$5,000. Feb. 25. 15,500
 9th av, n w cor 60th st, 100.5x100, vacant. Andrew J. Skinner to Michael Steinhart. Mort. \$50,500. Feb. 27. 60,000
 9th av, s e cor 93d st, 100.8x100, vacant. Jacob Bookman to Michael Giblin. Mort. \$16,000. Mar. 4. 47,000
 9th av, s e cor 204th st, runs east 120 to Harlem River, x west and southwest along river to 203d st, x west along street 202 to 9th av, x north 199.10, with land under water. &c. Howard W. Coates and ano., exrs. G. H. Peck, to Henry P. Todd. Feb. 27. 2,000
 10th av, Nos. 306-310, e s, 18 s 28th st, -x70.3x60x70.3, three four-story brick stores and tenem'ts. Frederick Sobel to Joseph I. West. Mar. 1. 27,300
 10th av, No. 690, e s, 46.10 n 48th st, 26.10x82, five-story stone front store and tenem't. Charles E. Wolff to Charles Hamburger. Feb. 26. 28,500
 10th av, No. 696, e s, 46.10 s 49th st, 26.10x82, five-story stone front store and tenem't. Elizabeth McNulty to Henry A. Brummer. Mort. \$16,000. Feb. 26. 29,000
 10th av, n e cor 88th st, 100.8x100, vacant. }
 88th st, n s, 100 e 10th av, 100x100.8, vacant. }
 John O. Baker, Newark, N. J., to D. Newton Barney. Mort. \$35,000. Feb. 15. 60,500
 10th av, w s, 74.11 n 146th st, 25x100, one-story frame dwell'g. Mary A. wife of Charles S. Williams to Ogden K. Linabury. Mort. \$2,200. Mar. 1. 6,000
 10th av, s w cor 148th st, 99.11x100, vacant. }
 148th st, s, s, 100 w 10th av, 150x99.11, vacant. }
 George W. Carleton to Henry E. Howland. Jan. 16. 27,500
 10th av, s w cor 171st st, 95x100. }
 171st st, s, s, 100 w 10th av, 100x95. }
 Isidor Rosenheim to R. Clarence Dorsett. Mort. \$5,709. Feb. 26. nom
 11th av, No. 722, n e cor 51st st, 25.1x100, five-story brick store and tenem't on av and four-story brick tenem't on street. John Quinn to Lucy A. Quinn. Mort. \$18,000. Mar. 1. nom
 11th av, s w cor 76th st, 76.7x100. Simeon E. Church to Chauncey Kilmer. Q. C. February 12. nom
 Interior lot on centre line bet 71st and 72d st, at point 350 e 11th av, runs east 100 x north 20 x northwest 100 x south 25.8. Charles A. Fuller to Hannah M. Halpin. 6,500
 Interior lot 100 s of 79th st and 200 e 10th av, runs south to centre line bet 78th and 79th sts, x east 25 x north to point 160 s of 79th st, x west 25. John T. Farish to Isais Meyer. Q. C. Jan. 11. nom
 Lots 185, 187 and 190 map R. F. Carman. Release mort. Alexander C. Howe to Lucen Gunning, Norwalk, Conn. Feb. 9. nom
MISCELLANEOUS.
 Acceptance of annuity of \$15,000 in lieu of dower and release. Catharine K. Corse to The executor and trustee of estate of Israel Corse. Oct. 6, 1885.
 Assignment of judgment. Mary F. Hankinson, guard. R. J. Hunter, to Maria E. Tallman. Feb. 25. 6,570
 Declaration to act as trustee of the estate of John Campbell, dec'd, by Martha H. Campbell.
 Exemplified copy of the last will and testament of Nicholas Schafer, dec'd.
 General releases by Harriette M. Boyd, widow, and Harriette M. Boyd and ano., exrs. of J. M. Boyd, to Cyrille Carreau. Mar. 2. 779
 General release, especially from judgment. George H. Simpson to Thomas J. O'Kane. 35
 Last will and testament of Nathaniel S. Wing and certificate of probate.
 Receipt for payment of compensation for equality of partition by Eliza W. and Caroline White from James R. White. Mar. 2.
23d and 24th WARDS.
 Mill Brook, centre line, 32.7 n 145th st, runs north along centre Brook 66, x northeast 3.9x south 66.9. Edward Gustavson to Patrick Minogue. Q. C. Mar. 1. nom

Summit st, s s, 463 e Marion av, 25x100. William S. and Charles W. Opdyke to Carrie A. wife of Samuel M. Barnett. Feb. 26. 350

137th st, s s, 80 w Southern Boulevard, 30x106. Rosetta B. wife of Edward W. Marston to Charles Michel. Aug. 17, 1885. 1,500

141st st, n s, 456.6 e Alexander av, 25x100. Jacob M. W. Gifford to Sarah E. Bailey. Mar. 3. 5,500

145th st, n s, 369.2 w Brook av, runs north along centre Mill Brook 32.8 x south 32.7 to 145th st. x east 1.8. Patrick Minogue to Edward Gustavson. Q. C. Mar. 1. nom

148th st, s s, 150 w Courtlandt av, 27x100. Thomas D. Murray to George W. Murray. nom

149th st, s s, 300 w Morris av, 25x106.6. James H. Benjamin, Brooklyn, to Henry Kelly. Sub. to encumbrs. Feb. 27. 600

152d st, s s, west 1/2 lot 368 map Melrose South, 25x114.8. August Friedrich to Nicholas Eckert and Elise his wife. Mort. \$600. February 25. 2,000

Av B, s s, 300 n Cedar st, 25x100, ambiguous. Clara Walters to William Cohn. Mort. \$1,500. Feb. 27. 3,500

Alexander av, n e cor 135th st, 20x81.6, h & l. August Funk to Francis A. Schilling. Mort. \$6,000. Feb. 27. 12,000

Courtlandt av, w s, 50 s Denman st, 25x100. Wenz Raber to William H. Borrmann. Mar. 1. 3,800

Forest av, n w s, 942.1 s w 165th st, 76x200. John Corbett to John Corbett, Jr. Mar. 1. 3,000

Franklin av, s e s, part lot 135 map Morrisania, 32x100, h & l.

Franklin av, s e s, 32 from division line bet lots 135 and 132, 8x190, excepting strip 7x4 upon which is the well.

Arn E. Olssen to Thomas S. Morris. Mar. 1. 4,400

Franklin av, e s, 273.9 n 6th st, 4.9x185.5. George Schwegler, Hudson, N. Y., to John Schwegler. Feb. 17. 130

Home av, w s, 105 n 136th st, 105x100. Sidney C. France to Rosetta B. Marston. Mort. \$3,000. Nov. 8, 1875. 8,130

Locust av, w cor Prospect st, 150x100. Ludwig Brunwig, College Point, L. I., to Maria Fox, Jersey City. Feb. 23. 4,000

Mosholu av, e s, adj H. F. Othmer's land, 25x200. Thomas E., William F., William E. and John H. Thorn to Louisa E. Othmer. C. a. G. Dec. 31, 1885. 500

St. Anns av, e s, abt 50 s Rae st, runs east 30.3 x again east 23.6 to centre of Carr av, x south 25 x west 23.6 x again west 22.4 to St. Anns av, x north 25.1. Catharine T. Angeline, widow, to Isaac P. Smith. Mort. \$800. Nov. 19, 1884. nom

Stebbins av, e s, abt 126 s Freeman st, 25x110. Gregorio Di Lorenzo to Vincenzo Palmieri. Feb. 25. 355

Tinton av, w s, 21 n Clifton st, 26.6x28.7, h & l. August Birnstiel and Leopold Grein to Harriet F. S. Wheeler, New Rochelle. Q. C. Feb. 24. nom

Same property. Harriet F. S. wife of Ward Wheeler to James H. Cosgrove and Mary A. his wife. Feb. 12. 1,000

Tinton av, w s, 21 n Cliff st, 26.6x28.7. Declaration that a certain instrument is a quit claim and not a mortgage and merging it into the fee, &c. Harriet F. S. Wheeler to James Cosgrove. Mar. 1. 1,500

Union av, e s, 378 n 165th st, 97x175. Henry E. Woodward to Howland Pell. Mar. 1. 3,420

Union av, e s, 378 n 165th st, 51x175. Howland Pell to Philip Rhineland. Mar. 1. 1,500

Union av, s w s, lots 172 and 173 map Fordham, 101.4x216.10x103.6x217, hs & ls. John Savage to Nannie S. wife of J. Fairfax McLaughlin. Feb. 26. 4,800

Washington av, n w cor 186th st, 50x101. Thomas Dunne to Hermann H. Wellenbrink. Correction. Feb. 23. 1,000

Willis av, w s, 100 s 140th st, 25x106. John Entwistle to Harriet Kusche. Feb. 27. 3,200

3d av, w s, 37.11 s 154th st, 14.11x43.5x15x43.6.

154th st, s s, 23 e Elton av, runs east 60.3 to 3d av, x south 22.3 x west 53.1 x north 21 to beginning.

Pauline D. wife of William M. Walker to Cornelia M. wife of Isaac H. Walker. January 25. nom

Same property. Cornelia M. wife of Isaac H. Walker to William M. Walker. B. & S. Jan. 30. nom

3d av, w s, 50 n 164th st, 50.6x100, h & l. Mary E. Besemer, extrx. and trustee J. A. Besemer, to Lavinia J. wife of Franklin G. Palmer. Feb. 20. 6,500

3d av late Fordham av, n w cor 2d st, 100.6x100. Release dower. Mary E. Besemer, widow, to Lavinia J. wife of Franklin G. Palmer, Philadelphia, Pa. Feb. 26. nom

Old Boston road, s e s, 110 n e Grove st, 21.2x242 to Mill brook, x21.1x252, excepting portion taken for widening road, now 3d av. Caroline Scherding, widow, to Christian Scherding, Jr. Mort. \$7,500. Mar. 3. gift

LEASEHOLD CONVEYANCES.

College pl, w s, 75 n Barclay st. Consent to assign lease. Trustees Columbia College to Mattson Rubber Co.

Courtlandt st, No. 20. Agreement to assign interest in lease and surrender premises. Morris Blotneroff to Burton N. Harrison. January 28. 100

Jackson st, Nos. 22-27 and 267 and 269 Monroe st. Herman Wellbrock and G. Christian Friedmann, Brooklyn, to The New York O. K. Model Baking Co., 14 years, from Jan. 9, 1886, per year. 7,000

State st, n e cor Bridge st, 45x129 to roadway, x 29 to Bridge st, x 133. Elizabeth U. Coles, widow, to Edward M. Brown and Edward A. Seccomb, of Brown & Seccomb. Lessees to erect new buildings. 21 years, from May 1, 1887, per year, gold 4 000 and 4,500

3d st, n s, indeft, 24.9x96.2. Assign. lease. - William Fritzel to Jacob Menges. 10,100

3d st, s s, bet 1st av and Av A, lot 167 Wm. Astor map. Assign lease made April 27, 1883. Heinrich Volz to Christian Bachmann. 15,000

18th st, n s, 200 e 9th av, 25x92.

19th st, s s, 200 e 9th av, 25x92. Assign. lease. Arennah M. Burtis, exr. Margareta L. Burtis, to Ellen Haddock and Ellen A. Fisher. 9,000

19th st, s s, 70 e 1st av, 20x56. Assign. lease. Franz Weis to John P. Herberger. 1879. 1,000

Same property. J. P. Herberger, Basel, Switzerland, to Torpetus L. Herberger. 1886. 500

21st st, s s, 350 w 10th av, 25x91.11. Leasehold. Foreclose. Richard S. Newcombe to Oscar Meyer, Allentown, Pa. Sub. to mortgs, taxes, assessments and liens. Feb. 27. 1,050

21st st, s s, 375 w 10th av, 25x91.11. Leasehold. Foreclose. Same to same. Sub. to taxes, assessments, mortgs. and liens. February 27. 500

24th st, n s, 205.6 w 8th av, 18.6x40. Consent to assign lease. Maria T. B. Moore to James Elgar.

Same property. Assign. lease. James Elgar to James W. Elgar. 11,000

47th st, n s, 479.7 w 5th av, 23 10x100.5. Trustee Columbia College to Rosaa Aldama de wife of Leonardo del Monte. 21 years, from Nov. 1, 1885, per year, taxes and assessments and 1,075

48th st, No. 12, s s, 200 w 5th av, 25x100.5. The Trustees of Columbia College in the city of New York to David B. Ivison. Lease. 21 years, from Jan. 1, 1886, taxes and 1,320

48th st, n s, 563 w 5th av. Consent to assign lease. Trustees Columbia College to Carlos G. de Garmendia, exr. Emilia A. de Garmendia.

48th st, s s, 348 w 5th av, 25x100.5. Assign. lease. Charles Duggin to Charles G. Landon. 21,000

Av A, w s, 26 n 15th st, 25.9x94. Assign. lease. Daniel Schmidt to John Behrens. 10,000

Lexington av, Nos. 1630-1658. Assigns part of rents for April, May, June and July, 1886. Rachel Mayer to Stephen B. Brague. To repay 2,250

1st av, w s, 48.6 s 6th st, 24.3x100. Cornelia L. Heckscher to Augusta Fischer, individ, and with ano., as exrs. B. Fischer, dec'd, William Herzog and Mary his wife. Lease 21 years, from May 1, 1886, per year, taxes, and 600

3d av, n e cor 18th st, 74x60. Hamilton Fish to Bernard G. Amend. Lease. 21 years, from Aug. 1, 1886, taxes and 2,750

3d av, e s, 89.5 n 47th st, 22x95. Assign. lease. Anna Carr to Louis Levy. 18,500

9th av, cor 13th st, Herring building. Surrender lease. G. L. Lawrence to John Pettit. 200

Lot 139 map property in 15th Ward of Trustees of Sailors' Snug Harbor. Assign. lease made May 1, 1876, to Roswell D. Hatch. Anne E. Haas to Mary A. Craig. 9,000

Lease made by Trinity Church to Chas. Gelhaar, exr. M. Fuerst, April 25, 1874. Assign. lease. Amelia wife of John Lange, formerly Amelia Fuerst, and Herrmann Fuerst to John N. Zecher. 1875. 1,000

KINGS COUNTY.

FEBRUARY 26, 27, MARCH 1, 2, 3, 4.

Adams st, s s, 726.1 w Coney Island Plank road, 12.6x103.3x12.6x103, h & l, Flatbush. Sophronia M. wife of Henry E. Fickett to Edwin C. McCall. Mort. \$800. \$1,500

Berkeley pl, n s, 268.6 w 8th av, 21x100, h & l. Henry S. Gibson to Edmund T. H. Gibson, New York. nom

Same property. Edmund T. H. Gibson, New York, to Louise F. wife of Henry S. Gibson. nom

Brevoort pl, n s, 172.11 w Bedford av, 16.8x100.11x18.7x92.10, h & l. James R. Keiser to Milliken wife of Charles H. Post. 9,250

Baltic st, n s, 85 w Smith st, runs west 20 x north 100 x east 5 x north 4.9 x east 15 x south 104.9. David B. Williamson, heir G. W. Williamson, to Mary Muldoon. Q. C. nom

Same property. Catharine E. Webb, widow, Bouud Brook, N. J., to Mary Muldoon. 4,200

Bergen st, n s, 60 w Boerum pl, 40x100. Thaddeus A. Van Zandt, Plainfield, N. J., to Nels P. Freeberg. 5,000

Bergen st, n w cor Boerum pl, runs north 125.7 x west 100 x south 25.7 x east 40 x south 100 to Bergen st, x east 60. Thaddeus A. Van Zandt, Plainfield, N. J., to Mary E. Banta. 10,000

Bergen st, s s, 374 e 5th av, 20x100. Clara N. wife of Edward Earle to Maurice Hyland. 8,000

Bergen st, s s, 354 e 5th av, 20x100. Charles C. Noble to Maurice Hyland. 5,000

Bergen st, n s, 519.6 e Troy av, 40.6x107.2. Edward Quinn to Timothy Coughlin and Mary his wife. 2,000

Butler st, s s, 460 w Franklin av, 20x131. Mutual Life Ins. Co. to Catharine Olwell. C. a. G. 550

Butler st, s s, 440 w Franklin av, 20x131. Same to John Holahan. 550

Butler st, s s, 480 w Franklin av, 20x131. The Mutual Life Ins. Co. to Patrick Quinn. C. a. G. 500

Boerum st, s s, 524.9 e Bushwick av, 25x87.6, Mathias Brewi to Ida C. Bruens. 1,000

Berry st, late 3d st, n w s, 50 s w North 10th st, 50x100. Samuel I. Hunt, New York, to John Kruesi. 2,880

Berry st, late 3d st, n w s, 100 s w North 10th st, 50x100. Same to Zacheriah Taylor. 2,880

Berry st, w cor North 10th st, 50x100. Samuel I. Hunt, New York, to Charles Batchelor, New York. 3,246

Broadway, e cor Linden st, 25x80, h & l. Thomas C. Higgins to Nathan Levy. Mort. \$5,000. 11,100

Broadway, s w s, 82.2 s e Gerry st, 20.6x93.3x20x83.6. Henry Wagner to Cora Schreiber. Mort. \$4,000. 6,300

Broadway, s w s, 120 n w Hart st, 18x74.10x19.6x67.4, h & l. A. Stewart Walsh to George W. Henderson. Mort. \$4,000. 7,500

Broadway, n s, 25 w Schenck av, 50x100, New Lots. David Blumberg to Hannah Blumberg, widow. 251

Cambridge pl, e s, 303.6 n Gates av, 14x100, h & l. Martha A. wife of Isaac Howland to Raymond Little. Mort. \$2,500. 6,700

Carroll st, n s, 154 e Smith st, 20x97.10. Edgar J. Smith to Lizzie E. Snell. Mort. \$4,500. 5,750

Central pl, n e s, 400.1 s e Greene av, 24x120x21.2x120. Release mort. Charles Krick to Charles Maurer. 500

Chauncey st, s s, 120 w Ralph av, 20x100, h & l. Van W. Hewlett, Hempstead, L. I., to John McCormick. Mort. \$1,800. 2,800

Chauncey st, s s, 100 w Ralph av, 20x100. Van Wyck Hewlett to Maria R. Morrissey. Mort. \$1,800. 2,700

Chauncey st, n s, 135 w Reid av, 40x100. William C. Baker to Annie L. Rogers. C. a. G. 1,650

Clarkson st, n s, 1,940.10 e Flatbush pike, 50x248.10x50x248.9, Flatbush. Richard F. John R., Jeremiah F. and Rachel M. Garretson and Mary wife of James F. Auten, heirs H. H. Garretson, to Albert J. Cole. 3,000

Clarke st, s w s, 350 n w Stewart av, 50x200 to John st, New Utrecht. George S. Gelston to Bridget wife of James Furey. 4,000

same property. Release mort. Nina A. de la Tournelle to George S. Gelston. nom

Clinton st, w s, 221.6 n Pierrepont st, 21.10x100.2x27.5x100. Patrick F. Healy to The Brooklyn Turkish Bath Co. Mort. \$8,000 and taxes 1885. 16,149

Congress st, n s, 202 e Hicks st, 25x100. Trustees, &c., Brooklyn Benevolent Soc. to John J. Kelly, admr. Ann Brown. Leasehold, 8 years 1 month and 21 days, from Dec. 10, 1885, per year. 137

Same property. Assign. lease. John J. Kelly, admr. Ann Brown, to James Murphy. 4,525

Congress st, s s, 75 w Hicks st, 25x93.1x25x99.7, h & l. William H. Beard et al., exrs and trustees W. Beard, to James Spaulding. Mort. \$1,500. 2,750

Congress st, n w cor Clinton st, 22.6x75; also court yard. William Wallace to Samuel B. Ladd. Q. C. nom

Same property. Samuel B. Ladd to Ellen L. Wallace. Q. C. nom

Court st, w s, 18.3 s Sackett st, 18.2x80. Andrew J. Hope to Louisa S. Hope. Ms. \$6,000. 8,500

Conover st. Agreement to release portions of mortgaged premises, &c. Thomas Knox with Charles S. and Jane R. D. Noyes.

Conover st, e s, 25 n Sullivan st, 25x100, error. Release mort. Charles S. Noyes to Robert R. Smith. 225

Conover st, e s, 25 n Sullivan st, 25x100, h & l. Robert R. Smith, Jersey City, to Charles S. Noyes, Montclair, N. J. Sub. to mort. \$3,500. val. consid

Same property. Release mort. Jane R. D. Noyes, Montclair, N. J., to Robert R. Smith. nom

Same property. Chales S. Noyes to James Corbin. Mort. \$4,500. exch

Dean st, s s, 200 e 3d av, 25x100. Release from conditions. George A. Powers, exr. Mary Powers, to James Mulligan. nom

Dean st, s w s, 175 s e Hoyt st, 25x100, h & l. Blanche E. Gilpin, New York, to Mary Walsh. 6,100

Dean st, n s, 100 e Rockaway av, 25x107.2. Hannah wife of James Cathcart to Mary J. Henderson. Mort. \$2,300. nom

Decatur st, s s, 149.5 w Reid av, 17.3x100, h & l. Margaret A. Stitt to Arnold G. Verrinder. 2,500

Same property. Arnold G. Verrinder to Elizabeth Petty, widow. 3,500

Decatur st, s s, 225 w Patchen av, 25x100. Anthony D. Brady to William Stoddard. Sub. to mort. 1,400

Decatur st, n s, 190 e Lewis av, 80x100. Mary E. wife of Daniel Sullivan to Julius B. Davenport. Mort. \$1,000. exch

Decatur st, n w cor Sumner av, 140x100. Jesse Mott to Henry W. Knight and Samuel Booth. 11,000

Decatur st, n s, 120 w Sumner av, 20x100. Release mort. Samuel W. Burtis to Jesse Mott. nom

Douglass st, n s, 340 w Ralph av, runs north 127.9 x west 56.8 x southeast 128.7 x east 32.3. Azariah J. Orton to Sarah A. Orton. All title. nom

Degraw st, s s, 40 e Hicks st, 20x83.4, h & l. Henry Klee to Helen K. wife of Edward Driscoll. Mort. \$4,500. 6,500

Degraw st, n s, 87.6 w Van Brunt st, 12.6x75. Mary wife of and Thomas Kavanagh or Cavanagh to Magdalena M. Brown. 2,200

Dunham pl, w s, 88.10 s South 6th st, 18.7x92.6, h & l. Michael Cavanagh to Susan G. Cavanagh. nom

Diamond st, n s, 2,337.1 e Main st, 50x200, Flatbush. Aaron S. Robbins to Ida Bailie. Correction. 1,000
 Ellery st, s e s, 250 n e Broadway, 25x100. Edmund Felgenhauer to Jacob Willman and Victor Gommenginger. Mort. \$550. 1,950
 Ellery st, n s, 150 e Nostrand av, 25x100. Mary McKhone, widow, to Michael Sullivan and Margaret his wife. 1,200
 Elm st, s s, 225 e Hamburg st late Johnson av, 50x100. Robert H. Hand to Louis H. Dewey. Mort. \$300. 25
 Eldert st, n w s, 95 s w Evergreen av, 140x100.
 Eldert st, s e s, 95 s w Evergreen av, 140x—x—x—.
 Foreclos. Thomas M. Riley to Abram S. Cassedy, Newburg. 60
 Fleet st, No. 22, w s, 99.7 n e Willoughby st, runs northeast 12.6 x northwest 55.4 x south 12.11 x east 52.1. Margaret Dooley, Jersey City, to John E. Nam, Jr. nom
 Front st, s w cor Pearl st, 101.8x137.10x101.6x137.7, hs & ls. John H. and Samuel Riker, exrs. Sarah Burr, to Josephine H. Burdon. 20,000
 Frost st, s s, 175 w Humboldt st, 50x100, hs & ls.
 Also gore and building on centre line bet Frost and Withers sts at point 175 w Humboldt st, runs west 50 x south 54.6 x east 51.6 to point 175 w Humboldt st, x north 42. John Le Brun to Herman Schmidt. Mort. \$3,000. 4,500
 Fiske pl, n w cor Garfield pl, 132x96. Wray S. Littlefield to William Ziegler. 11,500
 Floyd st, s s, 375 e Sumner av, 25x100, h & l. Louisa wife of Hugo Zeydel to Mathias Sperling. 6,400
 Freeman st, s s, 225 w Manhattan av, runs south 100 x west 50 x north 37 x east 27 x north 52.7 to Freeman st, x east 25, hs & ls. William Lee, exr. Margt. Morgan, to John A. Gaffney. 4,500
 Freeman st, n s, 270 e Franklin st, 25x100, h & l. Horace A. Green to Marcella Duffy. 2,500
 Fulton st, n e cor Paca av, now Rockaway av, 86.10x69.3x69.3 to Somers st, x100 to Paca or Rockaway av, x117.8. Thomas Ennis to Andrew McClennen. 11,500
 Fulton st, n s, 61.10 e Paca av or Rockaway av, 25x69.3x25x66.5. Edward J. and John L. Deraismes, Union Hill, N. J., to Thomas Ennis. 1,050
 Fulton st, s s, 250 e Buffalo av, 50x100. Emma wife of and Harry Taylor to James W. Stewart. Mort. \$5,000. 5,450
 Fulton st, n e cor Rockaway late Paca av, 36.10x63.8x50.2x56.10. Amelia F. Dunham, Windsor, Conn., to Thomas Ennis. 2,712
 Fulton st, s s, 193.9 w Utica av, 18.9x100.
 Also property in Whitestone.
 Samuel T. Valentine et al., exrs. S. Valentine, to Samuel T. Valentine and Charles Griffin. 1/2 part. nom
 Same property. Elizabeth V. wife of Jeremiah Wintringham, Martha V. wife of Henry Griffen and Sarah A. wife of Charles Griffen, heirs S. Valentine, to same. 1/2 part. nom
 Garden pl, w s, 373 n State st, 20 3x85. Louise L. wife of Henry C. Tinker to Gillaume Reusens. 9,000
 Same property. Release mort. Joseph Laroque, Astoria, to Louise L. wife of Henry C. Tinker. nom
 Garfield pl, s w s, 75 e 7th av, 18.4x100, h & l. William B. Martin and Patrick J. Lee to Sara M. Gilson. 12,500
 Garfield pl late Macomb st, n s, 143.9 w 5th av, 16x77.11, h & l. George R. Brown to Charles F. Demmer, New Haven, Conn. M. \$3,500. 6,000
 Garfield pl late Macomb st, s s, 90 e 8th av, runs east 22 x south 100 x west 112 to 8th av, x north 40 x east 90 x north 60. Mary E. Marvin to Samuel D. Morris. 6,200
 Garnet st, No. 9, n e s, 119.8 n w Court st, 20.4x100.10 in two courses, x 15 x 100.3 in two courses, errors. Michael Morrisey to Mortimer Connell. C. a. G. nom
 Gold st, w s, 303.3 s Willoughby av, 22x100.3. Foreclos. Robert Merchant to Sarah J. wife of and William A. Wright. 7,000
 Hart st, s s, 100 w Throop av, 17.6x100. Helen A. wife of Myron L. Wilcox to Benjamin F. Burnett. 6,000
 Herkimer st, n s, 112 e Kingston av, 118.7x104.6 x83.1x100. Release mort. Caleb S. Woodhull to Henry J. Brown. 5,035
 Halsey st, s s, 120 e Lewis av, 20x100, h & l. Patrick Lambert and James H. Mason to Annie M. wife of Thomas L. Doyle. 6,000
 Halsey st, s s, 450 e Reid av, 50x200 to Macon st. George G. Reynolds to Joseph C. Hoagland. Any assessments. 4,000
 Halsey st, n s, 66.8 e Saratoga av, 16.8x100. Harry C. Moore to Bernard Levino. Mort. \$1,500. 2,750
 Halsey st, s s, 193.4 e Sumner av, 16.8x100, h & l. James H. Watson and James H. Pittinger to Mary E. Newell. Mort. \$3,250. 4,900
 Halsey st, s s, 115.4 e Sumner av, 16.4x100, h & l. James H. Watson and James H. Pittinger to Viola L. Brady. Mort. \$3,250. 5,000
 Henry st, s e cor 3d pl, 100x116.8, together with court yard. Thomas Keogh to John Carscallen, Jersey City. 11,750
 Henry st, w s, 65 s Coles st, 60x75. Release from condition. Lea Luquer, Bedford, N. Y., et al., to John F. Nelson. nom
 Hicks st, No. 536, n w s, 67 s Sackett st, 22x100. Partition. Almet F. Jencks to John Townshend, 1881, Re-recorded. 4,725
 Hicks st, n e cor Luquer st, 25x90.
 Hicks st, e s, 25 s Luquer st, 25x100.

Lewis R. Stegman, late Sheriff, to John Fitzsimmons. Sheriff's deed execution. 2,400
 Humboldt st, e s, 166.3 n Van Cott av, runs east 54.6 x northwest 43.2 x west 35.3 to Humboldt st, x south 40. Jane Eglinton, widow, to George W. Palmer. 600
 Irving pl, e s, 75 n Putnam av, 20x78.6x20.6x78.6, h & l. Russell Parker to Patrick Foley, New York. Mort. \$4,000. 5,900
 Irving pl, e s, 115 n Putnam av, 20x100, h & l. John Fraser to Mary V. wife of George T. Johnson. Mort. \$4,500. 6,600
 Imlay st, s e s, 209 n e William st, 17x90. Helen Dunn to Eliza Jeremiah. 1,800
 India st, s s, 200 e Manhattan av, 25x100, h & l. Charles J. Warren to George Covert. exch
 Jay st, w s, 25 s Plymouth st, 75x90.9. William Finney to Adrain B. Westervelt. 9,000
 Jefferson, w s, 231.10 n Atlantic av, 25x100, East New York. Edward F. Linton to Jennie V. Fanning. 400
 Same property. Release mort. Sarah Stoothoff to Edward F. Linton. 250
 Jefferson st, n s, 310 e Nostrand av, runs north 147.9 x west 201 x south 27.7 x west 40 x south 100 to Jefferson st, x east 240. James D. Lynch, New York, to John F. Saddington. 26,100
 Kossuth pl, n s, 387.6 e Broadway, 37.6x100, h & l. Virginia A. wife of John H. Kleine to Esther Lormer. val. consid
 Kosciusko st, s s, 160 e Mary av, 20x100. Gardner T. Cone to John F. Merrill. 2,900
 Kent st, s s, 325.10 e Franklin st, 20.10x95, h & l. William H. Paine to James C. Paine. 8,500
 Leonard st, n e cor Devoe st, 75x100. Edward Liefeld to Frederick Blatt. C. a. G. 1/2 part. nom
 Livingston st, s s, 475 e Smith st, 25x100, h & l. George A. Potter to John P. Rolfe. nom
 Same property. John P. Rolfe to Martha J. L. wife of George A. Potter. nom
 Livingston st, n e s, 140 s e Hanover pl, 20x80. Mary C. Swan, widow, et al., see De Kalb av, to James S. Swan. nom
 Lorimer st, s w cor Boerum st, 25x100. John M. Stearns to Rebecca E. wife of John H. Danman. Mort. \$3,000. 5,325
 Linden Boulevard, s s, 750 e Bedford av, extension 75x132.6.
 Linden Boulevard, s s, 900 e Bedford av, extension 75x132.6.
 Linden Boulevard, n s, 100 e Nostrand av, extension 100x117.6, Flatbush.
 Jane A. Sullivan, widow, to Wm. T. and P. C. Smith, exrs. Thomas T. Smith. nom
 Macon st, s s, 175 e Sumner av, 20x100, h & l. Loring Lane to Mary E. Hunn. 7,000
 Macon st, n s, 37.8 w Sumner av, 33x102. William J. Sayres to Albion K. Buckley. 3,075
 Madison st, w s, 100 s Baltic av, 25x82, New Lots. David E. Fleming, Frederickburgh, Va., to Mary B. Comollo. Mort. \$500. 900
 Madison st, n s, 389.4 w Marcy av, 17.8x100. Joseph I. Kirby to Emily W. wife of Marsden S. Skidmore. Mort. \$5,000. 8,000
 Magnolia st, No. 111, n s, 288.8 e Evergreen av, 20x100. Robert W. de Forest and ano., exrs. and trustees B. Wakeman, dec'd, to Adam H. Smith. 2,200
 Magnolia st, No. 109, n s, 268.8 e Evergreen av, 20x100. Same to Edwin C. Newcomb. 2,300
 Magnolia st, n s, 268.8 e Evergreen av, 40x100. Release mort. Same to Robert W. de Forest and ano., exrs. and trustees aforesaid. nom
 Magnolia st, s e s, 300 n e Irving av, 25x100. Ann Foley, widow, Annie C. wife of James C. Johnston and Mary E. and James B. Foley, heirs J. Foley, to Frederick Seibert and Christina his wife. 950
 McDonough st, n s, 320 w Saratoga av, 8x100. Cord Meyer, Jr., to Samuel H. Cornell. Correction deed. nom
 McDonough st, n s, 135 w Lewis av, 20x100. Patrick Sheridan to Joseph B. Clark, New York. Mort. \$5,500. 10,000
 McDonough st, n s, 328 w Saratoga av, 32x100. Cord Meyer to George Covert. 4,900
 Same property. George Covert to Charles J. Warren. exch
 McDonough st, n s, 155 w Lewis av, 20x100. Patrick Sheridan to Mary Faber. 10,000
 McDonough st, n s, 335 e Sumner av, —x100x20 x—. Marcy C. wife of Samuel K. Addoms to Sarah E. Dingan. Mort. \$4,500. 7,000
 McDonough st, s s, 140 e Patchen av, 18.9x100. Henrietta Semler to Edwin C. Schaffer. C. a. G. 200
 McDonough st, s s, 458.4 w Reid av, 16.8x100, h & l. William W. and Charles R. Rope and George W. McChesney, of Rope & Co., to Isaac Weaver. nom
 McDonough st, n s, 141.8 w Reid av, 16.8x100, h & l. C. Teneyck Beeckman to Mary L. Burtis. All liens. nom
 Myrtle st, n s, 275 e Central av, 25x100, h & l. John Fremgen and Margaretha his wife to Josephine wife of Adam J. Schwebius. 2,400
 Mill lane, n s, adj Maria T. Van Emburghs, 41 acres. Flatlands; also two parcels of meadow, one of 3 acres on w s of creek from Balwin's Pond, adj W. I. Kouwenhoven, and one of 1 acre on w s of said creek, extdg. n to ditch, &c. William I. Wyckoff to Thomas Farrell. 14,000
 Milton st, s s, 120 e Franklin st, 25x100, h & l. William Reid to Max W. A. Kuhnle. 4,000
 Morrill st, s w cor Moore st, 25x100, h & l. Edward E. Kelley to Nicholas H. Bode. 6,150
 Middleton st, s s, 105 e Marcy av, 20x100, h & l. John Rueger to Gottlieb Raumpmeier and Patterina his wife, joint tenants. Mort. \$3,500. 8,000

Marion st, n s, 18.9 e Howard av, 18.9x100. Augustus B. Pettitt to Augusta E. Tucker. Mort. \$2,000. 3,000
 Monroe st, n s, 270 w Sumner av, 20x100. Daniel B. Norris to Thomas B. Tilton. Mort. \$3,000. 6,600
 Monroe st, n s, 220 e Reid av, 20x100, h & l. George F. Chapman to Florence A. wife of Thomas Wilson. Mort. \$3,500. 7,000
 Monroe st, n s, 267.8 e Throop av, 17.4x100. Frank Hyde and Adolphus Gload to Henry de Zavala. Q. C. and release mechanics' lien. nom
 Monroe st, n s, 267.8 e Throop av, 17.4x100, h & l. Henry de Zavala to William J. Guild. Mort. \$4,750. 7,500
 Monroe st, s s, 235 e Throop av, 20x100, h & l. William J. C. Miller to John H. D. Fange-mann. 6,800
 Navy st, s w cor De Kalb av, 52.4x100.5x68.6x101.8. John F. Neeson to Charles Cooper and William H. Blauvelt, of Chas. Cooper & Co. nom
 Navy st, s w cor De Kalb av, 52.4x100.5x68.6x101.8. Charles Cooper and William H. Blauvelt, of Chas. Cooper & Co., and individ., to Citizens' Electric Illuminating Co. nom
 Oakland st, e s, 250 s Meserole av, 25x100. Edmund Lang, New Windsor, N. Y., to Josephine B. wife of George C. Martin, Plainfield, N. J. 5,000
 Ocean parkway, w s, 340 n Concourse, runs west 250 x north along a roadway 160x250x160, Coney Island. Brooklyn Trust Co. to Joseph Ross. Release mort. nom
 Pacific st, n e s, 75 n w Boerum pl, 25x75. William B. Davenport to Caspar Rensch. Partition. 7,000
 Pacific st, s s, 204.10 w Clason av, 25x110. George Covert, Maspeth, L. I., to Charles J. Warren. exch
 Pacific st, n s, 345 e Vanderbilt av, widened, 25x100. Barney Murray to John J. Ladley. Mort. \$300. 1,200
 Pacific st, s s, 235 e Bond st, 22x100, h & l. William B. Hunter to Hannah E. Hustace. 8,000
 Prospect pl, n s, 225 e 6th av, runs north 52.5 x northeast 52.5 to Flatbush av, at point 172.10 north Prospect pl, x southeast 25 x southwest 44.10 x south 44.10 to Prospect pl, x west 25, hs & ls. Walter F. Platt to William A. Ferris, Rye, N. Y. Mort. \$12,500. exch
 Same property. Peter Ackerman, Ridgewood, N. J., to Walter F. Platt. Mort. \$10,000. other consid. and 15,600
 Prospect st, n s, 72.6 w Navy st, 25x50. Richard L. Callahan, by William H. Dill, guard., to George Graham. Infants share. 1,200
 Prospect st, e s, 125 s Vernon av, 50x100, Flatbush. Catharine Kelly to Henry C. H. Bornkamp. 3,100
 President st, n s, 441.6 w 9th av, 21x95, h & l. Release mort. James D. Lynch, New York, to William Flanagan. nom
 President st, s s, 325 w New York av, runs south 127.9 x west 100 to centre of Clove road, x north to President st, x east 57. Thomas Kindergan, New York, to John Kindergan. 1,250
 President st, n s, 441.6 w 9th av, 21x95, h & l. William Flanagan to Johanna wife of Herrmann Schneider. 15,000
 Quincy st, s s, 25.4 w Marcy av, 19.8x80. Louisa Pangborn, extr. C. Pangborn. nom
 Same property. Joseph W. Bosch to Howard E. Turner. 3,785
 Ryerson st, w s, 133.11 n Park av, 20x100.
 Ryerson st, w s, 123.11 n Park av, 20x100. See below.
 Also property in New York City.
 Elizabeth wife of Henry Yool, Carlisle, Eng., to Andrew Anderson and George Purves, in trust. 1883. nom
 Ryerson st, w s, 133.11 n Park av, 20x100.
 Ryerson st, w s, 153.11 n Park av, 20x100. See above.
 Andrew Anderson, surviving trustee of Christiana wife of John G. Scott, et al., to Robert Woodcock. 5,000
 Ryerson st, w s, 153.11 n Park av, 20x100. Forclos. Gilbert H. Badeau to Robert Woodcock. 2,250
 Rodney st, s e s, 203.6 e Marcy av, 20x70.
 Division av, s cor Rodney st, runs east 8.1 x south 53 x east — x southwest to point 232.6 n e of Marcy av, x northwest to Rodney st, x northeast 36.6.
 William O. Sumner to William Floyd and Elizalet S. Newins. Mort. \$7,300. 10,000
 Rutledge st, n w s, 40.8 s w Marcy av, 20x60, h & l. John Brentand to William Vogt and Bettie his wife. Mort. \$3,700. 4,700
 Rensen st, No. 87, n s, 75 w Henry st, 25x100. John Blunt, trustee, to Charles E., Matthew M. and said John Blunt. nom
 Same property. Charles E. Blunt to Sidney V. Lowell. 1/2 part. 17,000
 Same property. John Blunt, individ. and exr. M. M. Blunt, and Matthew M. Blunt to same. 17,000
 Same property. Sidney V. Lowell to Edwin F. Knowlton. 17,000
 Schenck st, w s, 136.4 s Flushing av, 25x100. Catharine W. Fogarty, heir Mary Kelly, to Margaret Kennedy. 1/2 part. Subject to liens. 150
 Schermerhorn st, n s, 307.2 e Hoyt st, 20x100.9. Lucy A. B. wife of John H. Sterling to Hezekiah S. Archer. Mort. \$6,000. 10,000
 Smith st, n w cor 2d pl, 21.2x73.9x21x71.2, together with court yard.
 Smith st, w s, 40.3 n 2d pl, 60.5x83.7x60x70.2.
 2d pl, n s, 71.2 w Smith st, runs north 100 x west 43.9 x south 22 x east 40 x south 78 to 2d pl, x east 8.9, also court yard.

Foreclos. Charles B. Farley to Alexander M. White. 29,000
 South Elliott pl, e s, 132.6 n Atlantic av, 30x100x25x90. William C. Baker to Annie L. wife of Charles E. Rogers. Mort. \$5,000. nom
 South Elliott pl, w s, 4x2 6 s Hanson pl, 20x100. Henry Ashton to Rose Meehan. nom
 Same property. Rose Meehan to Frances A. Ashton. nom
 Sterling pl late Butler st, s s, 105.5 w 6th av late Carolina st, 100x100. Edward and Henry A. Barnes to Henry Lansdell. Q. C. 1833. nom
 Same property. George C. Barnes, Fannie M. and Clara J. Olmstead, Hartford, Conn., to same. Q. C. 1883. nom
 Sumpter st, n s, 125 e Saratoga av, 100x100. Maria C. Martin, widow, New York, to Nathaniel W. Burtis. 3,250
 Starr st, s e s, 100 n e Central av, 25x100. William Kohlmeier to Joseph Knipper. 2,375
 Sackett st, s s, 160 w Hoyt st, 16.2x90, h & l. Lizzie H. wife of Samuel Greason to Anne N. Mackay. 5,100
 Seigel st, n s, 125 e Ewen st, 25x100, h & l. Winnert Schimmel, otherwise Weinard Schimmel, to Eva wife of Henry Friedmann. 1,650
 Seigel st late Marshall st, s s, 125 w Morrill st, 25x100, h & l. Barbara Horn, Mary Brune, Josephine Sisk and William G. Pfeffer to Joseph Graef. 1,500
 Same property. John Pfeffer, by John Weingardt, guard., to same. 1-5 part. 325
 Scmers st, s s, 50 e Paca av or Rockaway av, 50 x about 69.3x50x63.8.
 Fulton st, n s, 36.10 e Paca av or Rockaway av, 25x66.5x25x63.8.
 John A. Deraismes to Thomas Ennis. 2,863
 Somers st, s e cor Paca or Rockaway av, 50x93.8x50x61.11. John A. Deraismes, New York, and Amelia F. Dunham, of Windsor, Conn., to Thomas Ennis. 1,875
 Stanhope st, s s, 100 w Evergreen av, 25x140.7 x25x139.10, h & l. Emiel C. Bauer to David Stewart. 4,800
 State st, n s, 181.3 w Hoyt st, 18.9x100, h & l. Susan M. Murray and ano., exrs. M. Murray, to William J. Logan. Mort. \$5,000. 8,700
 St. Johns pl, s s, 110.5 w 7th av, runs west 25 x south 100 east 25.5 x north 19.3 x west 0.5 x north 80.9. Robert H. I. Goddard, Providence. R. I., to The Memorial Presbyterian Church, Brooklyn. C. a. G. Any assessments. 6,000
 Stockholm st, n w s, 100 n e Irving av, 50x100. Esther L. wife of Henry A. Garthwaite to Harry C. Moore. 350
 Stockton st, n s, 450 e Sumner av, 25x100. Maria Krug to Reinhard Schoenstein. Mort. \$4,800. 7,200
 Stockton st, n s, 525 e Sumner av, 25x100. Louis Sauerbrunn to Sophia J. Krause. Mort. \$5,000. 6,000
 Taylor st, n s, 55 e Wythe av, 20x100. Augusta S. Smith to William E. Beardsley. Q. C. nom
 Same property. Augusta S. Smith, extr. Thomas Gearing, to William E. Beardsley. 6,000
 Truxton st, s s, 130 e Sackman st, 20x75. Anna wife of and John Pilster to Ulela W. Laird, Oyster Bay, L. I. Mort. \$1,200. exch
 Same property. Release from covenants. Sophia Obst to Anna Pilster. nom
 Union st, s s, 121 e Columbia st, 20.6x100. Samuel E. Lyon, New York, to Anne wife of George Duncan. 5,200
 Union st, n e s, 325 n w Court st, 25x200 to Sackett st. Annie E. Tobin to Eliza J. Tobin et al., trustees. nom
 Union st, n e s, 80 e 5th av, 36.7x95. Jaques Cortelyou, East Fishkill, to Caroline A. wife of Merwin Rushmore. gift
 Union st, n s, 233 e 7th av, 21x95. John Magilligan to Almira T. wife of Charles B. Dix. Correction. Recorded Oct. 26, 1885. 14,000
 Van Buren st, s s, 70 w Stuyvesant av, 20x100. Samuel Marks, Greenwich, Conn., to William Godfrey. 700
 Van Brunt st, w s, 75 s Elizabeth st, 25x90. John and Thomas O'Hern, heirs John O'Hern, to Dennis McElroy. 2,200
 Willoughby st, n s, 72.9 w Prince st, runs west 24.6 x north 78.4 x northeast 25 x east 10.7 x south 100. Thomas B. Tilton, extr. Cecelia Tilton, to Peter Mallon. nom
 Same property. Same, individ, to same. 4,800
 Wallabout st, n s, 100 w Harrison av, 29.6x10 x 28x10, h & l. Anne Wood to Herman Seekamp. 1,500
 Warren st, s e s, 250 n e Fort Hill pl, 50x118.4x 50x120. Fort Hamilton. Annie E. Stuart to Joseph A. Francis. 300
 Wyckoff st, s s, abt 99.2 e Court st, 19x71, h & l. Anthony Morch to Marie Best. Mort. \$2,000. 4,700
 Wyckoff st, s w s, 175 n w Smith st, 25x100. Adolf Hoffmann to Nils John Nelson. 9,000
 Willoughby st, No. 145. Release from lien of legacy, &c. Hope S. Tilton and Hattie S. Webster to Thomas B. Tilton. nom
 Washington st, No. 73, e s, 100 s Front st, 25x108 to alley. Jane Mullen, widow, to Amelia and Louise De Ginda and Vincenzo and Catharine Cirullo. 6,000
 South 1st st, n s, 75 e 6th st, 25x77, h & l. Marcus O. Burr to Augustus P. Avery and Clara W. his wife. Mort. \$1,300. 3,300
 South 2d st, n s, 178.6 e 4th st, 25x100, h & l. Henry McCaddin, Jr., to Catherine wife of Carl Recht. 3,200
 North 2d st, n s (old line), 50 w Graham av, 25x100, h & l. Menzies R. Bedell to Henry Herz. 1,600
 South 2d st, s s, abt 106.10 e 3d st, 25x—x25x75,

h & l. Mary L. Mayhew, New York, to William O. Sumner. Mort. \$3,000. 3,350
 3d st, s s, 60 w Bond st, 20x90. Belle Smith to Catharine wife of Conrad Cordes. Taxes 1885. 1,000
 3d pl, No. 3, n s, 20 e Henry st, 20x60, h & l. Esther wife of Alfred Williams to Patrick J., Katharine C., Mary L., Julia I., Annie C., Fannie T. and Thomas M. Cherry, New York. 6,700
 3d pl, n s, 40 e Henry st, 20x60, h & l. with all title in court yard. Esther wife of Alfred Williams to James J. Hagerty. 6,700
 4th pl, s s, 104.2 w Court st, 20.10x133.5, h & l. James C. Bogert, New York, to Michael Leyden. 5,000
 4th st, n s, abt 46.5 w Manhattan av, 37.11x16.9 x32.6 to beginning, gore. William P. Sheehan to William H. Peer. 1-5 part. 150
 Same property. Cornelius J. and John Sheehan and Honora and Francis Sheehan, by Mary A. Sheehan, guard., to same. All title. 600
 Same property. Release dower. Mary A. Sheehan, widow, to same. nom
 5th st, No. 227. Release and wall privilege. John Lowe to Seighard & Haas. nom
 5th st, n s, 473 w 7th av, 17x100, h & l. Anna L. Buell, widow, to Carl H. Klee. 5,000
 6th st, s s, 266.8 w 5th av, 20x100, brown stone dwell'g.
 Broadway, s s, 94.2 w Schenectady av, 100x200 to Earl st, Flatbush.
 David T. Frost, Hillsborough, N. J., to Ada F. M. Gollner, New York. Mort. on 6th st property \$5,000. exch
 North 7th st, s s, 175 e 2d st, 25x100. Arthur Lenon to Catherine wife of Thomas Atkinson. 1876. 2,200
 North 7th st, n s, 80 w Berry st, 70x100. Patrick Dalton to Julia O'Donnell. Mort. \$2,825. 5,000
 North 7th st, n s, 150 w Berry late 3d st, 25x100. Patrick Dalton, to John C. Leahey. 9,000
 South 8th st, n s, 301 e 5th st, 18x58.2 to Broadway, x—x63.4, h & l. Richard S. Jones to Anna C. Palmer. 10,000
 8th st, n s, 95.9 e 4th av, 41x100. Frank Potter to Charlotte wife of Lawrence Slavin. 2,750
 8th st, n s, 110 w 8th av, 17.2x100. Charles Long to Martha Cummings. Mort. \$4,000. 6,500
 10th st, s s, 77 w 7th av, 18x80. Charles Nickerling to Johann Kollé. 1,500
 South 10th st, n s, 150 w 2d st, 25x100, h & l. Ferdinand Johann to William Johann. 3,500
 10th st, s s, 95.9 w 5th av, 16.8x100, h & l. Robert Little to Henry A. Mandeville. All liens. 25
 Same to same. All liens. 25
 10th st, s s, 129.1 w 5th av, 16.8x100. Same to Stephen V. Ten Eyck. All liens. 25
 10th st, s s, 145.9 w 5th av, 16.8x100. Same to same. All liens. 25
 10th st, s s, 162.5 w 5th av, 16.8x100. Same to same. All liens. 25
 11th st, n e s, 396.4 s e 5th av, 17.9x100. William and Thomas Corrigan to Mary A. Fielding. Mort. \$3,000. 5,750
 South 11th st, s s, 83 n 2d st, 21x91x—x—, also interior lot at point 100 n Division av and 89 w 2d st, runs north 27 x west 21.3 x south 30.6 x east 21. Joseph L. Ross to William W. Stoll. 5,700
 12th st, n s, 197.5 w 4th av, 16.8x100. Forcés. Thomas H. York to Sarah E. wife of Albion Little, Portland, Me. 2,685
 North 13th st, s w s, 100 n w Driggs st, formerly 5th st, 25x100. Samuel I. Hunt to Charles A. Friberg. 1,100
 13th st, n e s, 82.2 n w 7th av, 15x50. Samuel Parnson to Catharine Fitzgerald. M. \$700. exch
 16th st, n s, 197.1 e 6th av, runs north 100 x northeast to 15th st at point 197.7 e 6th av, x east 52.11 x south 100 x east 2.1 x south 100 to 16th st, x west 55. Francoise M. wife of Louis Vienot, Bayonne, N. J., to Samuel E. Horsford. 2,500
 Bay 17th st, e s, 600 s 86th st, 100x96.5, New Utrecht. Archibald Young to Ann wife of Edmond Huott. 1,200
 20th st, No. 292, s s, 125 w 6th av, 25x100. David T. Frost, to James A. Stokes, New York. Mort. 1,000. exch
 20th st, n e s, 375 n w 9th av, 25x100. William W. Ogden, Newark, N. J., to Patrick McGovern. 2,150
 Same property. Release mort. John W. Ogden to William W. Ogden. nom
 24th st, s s, 260 w 4th av, 25x69x25x67. Mary E. Stanton to Henry Puckhaber. 500
 47th st, s s, 260 e 3d av, 20x100.2. Edward T. Hunt, extr. and trustee T. Hunt, to Richard Beebe. 300
 54th st, n s, 240 w 4th av, 20x100.2. Edward T. Hunt, extr. and trustee T. Hunt, to Rezia Neilson. 305
 64th st, n s, 300 e 11th av, New Utrecht. Sven Anderson, husband of A. u y E. Anderson, dec'd, and William t. and, her father, to Reinhold Anderson. 300
 Atlantic av, s s, abt 278.11 w Cypress av, one lot, New Lots. Eernard P. A. McCarty to Catharine McCarty. 200
 Baltic av, n w cor Washington st, 75x100, New Lots. Mary J. wife of Nathan P. Henderson to Henry Wichern and Rebecca his wife. Mort. \$2,400. 4,500
 Bedford av, w s, 119 s Rutledge st, 19x80. Richard Healy to Amelia M. wife of Andrew Brown. Mort. \$4,000. 6,800
 Bedford av, n e cor Rodney st, 45x100. Covenant as to building. James Rodwell to Edward Smith et al. 3,550
 Blake av, n w cor Monroe st, 23x80, East New

York. Release judgmt. Peter Sutter et al., Commiss. Excise, to John M. Stearns. nom
 Blake av, n w cor Monroe st, 23x80, East New York. Foreclos. Charles B. Farley to John M. Stearns. 1,042
 Bushwick av Boulevard, w s, 82.1 n Forrest st, extended, runs north 20 x west 39.1 x southwest 36.11 to Garden st, x south 20 x northeast 30.4 x 32.6, excepting any portion of the most southerly house. Lena Weiner to Sebastian Stutter. Mort. \$2,300. 4,200
 Bushwick av, w s, 25 s Covert st, 50x100.
 Old Bushwick road, w s, 75 n Schaffer st, abt 25 x west 106.10 x south 25x110.8.
 Covert st, s s, 91.6 w old Bushwick road, 75x100.
 Schaffer st, n s, 122.2 w old Bushwick road, 75x100.
 Edwin R. McCarty to Francis Tatham. Q. C. and confirmation deed. nom
 Bushwick av or road, w s, abt 50 n Shaffer st, abt 25x110.8x25x114.8. Edwin R. McCarty to Francis Tatham. Q. C. nom
 Clermont av, e s, 96.10 s De Kalb av, 18x86.5. Mary M. wife of George F. Hall to Abijah E. Bodine. Mort. \$5,000. 9,500
 Carlton av, w s, 170 s Flushing av, 24x100. Catharine Fitzgerald to Samuel Parnson. Mort. \$2,600, and taxes and assessment. exch and 500
 Carlton av, Nos. 556 and 558, w s, 21.6 n Bergen st, 39.6x85. Mary Skelly to Mary A. McGivern. C. a. G. gift
 Carlton av, e s, 44 s Prospect pl, 22x80. Annie L. wife of Andrew J. Onderdonk to Edwin H. Brown. Mort. \$3,000. 7,000
 Central av, e cor Cooper av, 25x100. Thomas C. Higgins to Mary C. Thomson. 1,000
 Clinton av, w s, 153.9 n from s w cor old Wallabout road, runs south 25x96. William P. Fagan to Cecelia Fagan. 1/2 part. 250
 Cropsey av, s w s, adj G. W. Hennings, 408x281.8 to Gravesend Bay, x181.10 and 205.2 along bay, x 288.11.
 Cropsey av, e cor 21st st, 80 x 100 x 16.10 x 26.3x96.8x120, New Utrecht.
 Cornelius Ferguson and James Waters to Cornelius Ferguson, Jr. 1/2 part. nom
 De Kalb av, runs Chestnut st, north cor Irving av, runs northeast 150 x northwest 100 x southwest 25 x northwest 100 to Elm st, x southwest 66.10 x southerly to point on Irving av at point 2.3 northwest of Chestnut st, x southeast 2.3 to beginning.
 Wyckoff av, south cor Elm st, 100x100x224.2 x100x233.8.
 George M. Troutman to Cornelia M. Ten Eyck. Q. C. nom
 De Kalb av, n s, 250 e Marcy av, 50x100. William I. Martin to Michael J. McLaughlin. Mort. \$3,000. 7,000
 De Kalb av, n s, 272 e Marcy av, 28x100. Release mort. George G. Reynolds to Michael J. McLaughlin. nom
 De Kalb av, n s, 92.5 e Fleet st, runs north 52.7 x northeast 93.4 x southeast 30.6 x southwest 59.9 x south 65 to De Kalb av, x west 43.8. Mary C. Swan, widow, to Frank C. Swan, M. Carrie S. wife of Louis M. Snyder, heirs Jas. S. Swan, to James S. Swan, also an heir of J. S. Swan. nom
 De Kalb av late Chestnut st, n w s, 225 n e Hamburg st late Johnson av, 25x100.
 Elm st, s e s, 275 n e Hamburg st late Johnson av, 50x100.
 Abram Trexler, of Sabin, Minn., to Louis H. Dewey. Taxes, &c. 375
 Evergreen av, s s, 75.8 e Palmetto st, 25x92.8x 25x89.3. Caroline W. wife of James C. Alverson to Adrian M. Suydam. 800
 Evergreen av, north cor Weirfield st, runs north 100 x northwest — to land of Helen Covert, x southwest to Evergreen av, x southeast — to beginning. Virginia A. wife of John H. Kleine to William H. Hubbell and George C. Jeffery. Mort. \$2,000. 3,000
 East New York av, Liberty av, Van Sinderin av and Johnson av—the block and buildings, East New York. Alexander Carter, West Haven, Conn., and ano., exrs. A. Carter, to William A. and James J. Sweeney. Mort. \$20,000. 28,000
 East New York av, s s, 94.7 e Brooklyn av, 200 x200 to Fernald st, Flatbush. Friedrich J. Kretschmar to August A. C. Kretschmar. 1/2 part. Sub. to mort. \$1,400. 1,400
 Same property. Gustav H. Kretschmar to August A. K. Kretschmar. 1/2 part. Sub. to mort. \$2,800. 3,400
 Flatbush av, No. 89, e s, 329.10 n Hanson pl, 20x72.10x20.1x70.9.
 Carlton av, No. 560, n w cor Bergen st, 21.6x 85.
 Mary Skelly to Elizabeth V. wife John J. McGroarty. C. a. G. gift
 Flatbush av, No. 97, e s, 249.10 n Hanson pl, 20x64.7x20.1x62.6.
 6th av, No. 207, n e cor Union st, 23x92.6.
 Mary Skelly to Regina C. Skelly. C. a. G. gift
 Flatbush av, No. 95, e s, 269.10 n Hanson pl, 20x66.7x20.1x64.7.
 Grand av, No. 387, e s, 216 s Gates av, 21x 101.6.
 Mary Skelly to Peter U. Skelly, C. a. G. gift
 Flatbush av, No. 91, e s, 309.10 n Hanson pl, 20x70.9x20.1x68.8, h & l.
 6th av, No. 203, e s, 45 n Union st, 20x92.6, h & l.
 Mary Skelly to Francis H. Skelly. C. a. G. gift
 Flatbush av, No. 87, e s, 349.10 n Hanson pl, 20x81.2x21.8x72.10.
 6th av, No. 205, e s, 23 n Union st, 22x92.6.
 Mary Skelly to Thomas F. Skelly. gift

Flushing av, e cor Knickerbocker av, 110.10x18.4x100x67.4. Theodore F. Jackson to Franz Frank, John C. Hesse, Adam Roeder and George J. Kraemer, joint tenants. 3,000
Franklin av, s e cor Greene av, 22.6x80.7. Foreclos. Charles B. Farley to Stephen C. Williams. 15,500
Franklin av, w s, 49 s Willoughby av, 20x80, h & l. Emma G. Van Cott to Mary R. Van Cott. nom
Fulton av, s e cor Monroe st, 53.2x104.7x52x93.9, East New York. Edward F. Linton to Alfred Farrington. 1,000
Grand av, w s, 344.1 n Lafayette av, 16.2x100. William J. Logan to Sydney F. Walker. 4,750
Greene av, s s, 350.2 e Patchen av, 60x200 to Lexington av. Alfred J. Pouch to Frederick Willenbrock. 15,000
Same property. Release mort. Edgar E. Dur-yea, Glen Cove, to Alfred J. Pouch. 6,000
Greene av, s s, 290 w Reid av, 17.9x100, h & l. John Doherty to Sarah J. wife of Samuel M. Perkins. Mort. \$5,000. nom
Greene av, n s, 100 e Lewis av, 134.8x100. Henry Tomkins to Louisa wife of Henry Grasman. exch
Greene av, n s, 490 w Patchen av, 20x100. Jane wife of James Day to James H. Gaul. Mort. \$2,500. 4,350
Gates av, s s, 448.7 w Franklin av, 40x— to Monroe st. Nora A. Rook, widow, to John Gibb. Q. C. and release. nom
Howard av, w s, 60 n McDonough st, 20x84.4x20x85.8, h & l. Robert C. Gray to Josephine Wyant. 1,700
Hudson av, e s, 25.7 n High st, 19.3x75, h & l. Thomas Doonan to John Haensler. 5,500
Kent av, w s, 341.4 n Myrtle av, 26.7x100x26.8x100. George Van Vliet, Plainfield, N. J., to Peter Noonan. Mort. \$3,500. 4,500
Kingsland av, w s, 75 s Herbert st, 25x75. Foreclos. Frank L. Barnard to Catharine Gorey. 350
Lafayette av, n s, 235 e Sumner av, 20x100, h & l. John Cregier to Frederick Hammer. Mort. \$3,000. 6,750
Same property. Louis S. Waring to Arthur T. Bliss. Mort. \$3,500. nom
Same property. Arthur T. Bliss to Ida F. Waring. Mort. \$3,500. nom
Lafayette av, n s, 120 w Stuyvesant av, 20x100, h & l. John T. Strong, Setauket, L. I., to Mathew McLoughlin, New York. 3,400
Lafayette av, s s, 85 w Sumner av, 20x100. Contract. Patrick Concannon to C. M. Davison. 8,000
Lexington av, n s, 172 w Reid av, 80x100. Eleanor wife of and John Doherty to Henry Battermann. nom
Lexington av, s s, 115 w Nostrand av, 15x100. Charles U. Wing to Timothy M. Taylor. Morts. \$5,000. 5,700
Lexington av, s s, 100 e Grand av, runs south 35.6 x southwest 28.3 to old Bedford road, x southeast 25 x northeast 39 x north 46.3 to Lexington av, x west 25. Foreclos. Charles B. Farley to Joseph I. Kirby. 1,000
Myrtle av, n w cor Lewis av, 50x100, hs & ls. John Mollenhauer to The Bushwick and East Brooklyn Dispensary. 6,500
Myrtle av, s s, 480.7 e Lewis av, 19.9x100, h & l. George S. Eaton to Henry Waterman. Mort. \$4,000. 4,500
Myrtle av, n s, 100 w Throop av, 25x100, h & l. William G. Bender to Philip Kunzinger. nom
Same property. George Bender, exr. Annie E. Bender, to same. 4,800
Myrtle av, s s, 30.7 e Vanderbilt av, 20.5x80.5x20x90.
Myrtle av, s s, 51 e Vanderbilt av, 20.5x76.4x20x80.5, hs & ls. Helen M. wife of John Burnett, Morristown, N. J., to Isaac O. Horton, Jr. Morts. \$14,000. 17,300
Marcy av, e s, 20 s Rutledge st, 60x85, hs & ls. Louisa wife of and Henry Grasman to Henry Tomkins. Mort. \$16,000. exch
Montauk av, e s, 156.3 n Liberty av, 18.9x100, New Lots. Grace A. wife of Patrick J. Tobin to Patrick J. Hutchinson and Annie his wife. 1,000
Meserole av, s w cor Leonard st, 25x60, h & l. Claus Olandt to Richard Gosau. 3,000
Nostrand av, n w cor Lexington av, 20x100, h & l. Joseph P. Puels to Cordt Gerken. 16,000
Nostrand av, n w cor Lexington av, 20x100. release mort. Charles M. Marsh, New York, to Joseph P. Puels. 17,500
Portland av. Party wall agreement. George F. Corlis with Jemina N. Dudley. nom
Park av, s s, 286.3 e Nostrand av, 18.8x100x17.4x100. Julius B. Davenport to Mary E. Sullivan. Mort. \$2,500. exch
Patchen av, w s, extends from Greene av to Van Buren st, 200x200. Patrick McConville, Jersey City, to Frederick Cobb. Mort. \$8,000. 28,000
Patchen av, s w cor Halsey st, 75x100. Mary wife of Dennis McAvoy, Plumstead, Pa., to John Cassidy. 4,400
Prospect av, s s, 271.7 e 3d av, 28.5x80. David Bedell, Hempstead, to George Hansen. 1,000
Putnam av, n s, 495 e Tompkins av, 18.10x100, h & l. Arthur Taylor to Lena wife of Henry Buck. 8,300
Putnam av, n s, 180 w Sumner av, 17x100. Release mort. Mary R. Phelps to John C. Bushfield. nom
Same property. Release mort. Same to same. nom
Same property. Release mort. Samuel H. Vandewater to same. nom
Putnam av, n w cor Throop av, 40x100. William J. Sayres to James W. Stewart. 5,000

Putnam av, s s, 340 e Nostrand av, 40x48.3x40x52.3. Jane wife of and James Day to William F. Armstrong. Mort. \$3,000. 5,500
Sheffield av, e s, 100 n Liberty av, 50x100, New Lots. Simon Nager to Clara wife of Bernhard Wiesenbach. Mort. \$2,000. 4,000
South Portland av, e s, 305.7 s De Kalb av, 17.6x100, h & l. William E. Goodridge to Edward N. Norton. Morts. \$10,000. 16,100
St. Nicholas av, n e s, 50 n w Starr st, 25x92.6x20x92.6. Johanna Driscoll, widow, to Edward J. O'Flynn. 100
Schenectady av, n e cor Diamond st, 100 x east } 225x101.4x243.
Diamond st, s s, 100 e Schenectady av, 50x200, Flatbush. 1/2 part.
Joseph Morette to Judson G. Wells. Sub. to mort. \$200. 225
St. Marks av, n s, 335 w Franklin av, 20x131. George S. Billings to Patrick McCue. 800
St. Marks av, n s, 335 w Franklin av, 40x131. Bergen st, s s, 226.7 w Franklin av, 20x131. } Susan M. Murray and ano., exrs. M. Murray, to George S. Billings. 2,020
St. Marks av, No. 171, n s, 344.6 e Carlton av, 20x131, h & l. George W. and Anna E. Kidd to Joseph J. Kilduff. val. consid 1,400
Throop av, w s, 61.6 n Lexington av, 19x90. John McDicker to Katie H. Disbrow. 5,300
Tompkins av, w s, 80 s Monroe st, 70x100, hs & ls. George H. Roberts to John Harper. 8,000
Troy av, e s, 200 s Herkimer st, runs east 100 x south 35.6 x west 20 x south 0.1 x west 80 to Troy av, x north 35.7. Annie Dickinson, individ. and extrs. A. Dickinson, to William H. Bodwell. C. a. G. 4,600
Same property. Annie Dickinson, extrs. A. Dickinson, to same. 4,600
Same property. Release from tax sale. John McKesson to Annie Dickinson, individ. and extrs. A. Dickinson. nom
Union av, n s, 50 w Smith av, 25x100, New Lots. John T. Peters to John H. Ives. Mort. \$600. 1,400
Union av, e s, 75 s Maujer st, 25x100. Joseph Ritchie to Charles and Thomas Ritchie. gift
Vernon av, s s, 100 e Marcy av, 30x100. Foreclos. Richard B. Greenwood, Jr., to Joseph W. Campbell. Mort. \$4,000. 350
Willoughby av, s w cor Hall st. Release from covenants. James L. Truslow et al., exrs. G. Potter, to Henry L. Coe. nom
Washington av, w s, 222.2 s Flushing av, 25x200 to Waverly av. Adolf Osborg to Gottlob Luithlen and Richard Heinrich. Mort. \$2,500. 7,000
3d av, s e s, 25 n e 21st st, 25x75, h & l. }
21st st, n e s, 75 s e 3d av, 25x50, h & l. } Caroline D. Godfrey, widow, to Joseph Laubenbergen. 4,000
3d av, w s, extends from 45th to 46th st, 200.4x200. Edward T. Hunt, exr. and trustee T. Hunt, to R. Fulton Cutting. 15,000
4th av, n e cor Warren st, 20x80.10. Eliphalet Stratton to Rose wife of Michael O'Brien. 5,900
4th av, w s, 150 s Warren st, 16.8x80.10, h & l. Sophia J. wife of Auguste S. Richshoffer to John Corneck. Mort. \$2,000. 3,300
4th av, n e cor 16th st, 20x90, h & l. Frederick J. W. Bursch to Michael Mullaney. 5,500
4th to 5th av, 46th to 47th st—the block, 200.4x700. Edward T. Hunt, exr. and trustee T. Hunt, to R. Fulton Cutting. 25,000
4th av, west cor 45th st, 80x120. William C. Baker to Annie L. wife of Charles E. Rogers. Mort. \$1,200. C. a. G. 2,925
4th av, w s, 80 n Warren st, 20x80.10, h & l. Josiah F. Robinson to Priscilla Robinson, widow. 1/2 part. 1,000
5th av, s e s, 42 n e 14th st, 16x97.10. Foreclos. Charles B. Farley to Wilhelmelme Schink. 2,915
5th and 6th avs. 42d and 41st sts—the block. 6th and 7th avs. 42d and 41st sts—the block, excepting s w cor 7th av and 41st st, 9.2x— to 41st st, x 212.7.
7th av, s w cor 41st st, 7.9x267.1 to 41st st, x 267. See above.
4th av, n e cor 43d st, 94.6x—x69.9x100.
6th av, n e cor 43d st, 100.2x350.
4th av, w s, extends from 41st st to 40th st, 260x160.
4th av, n e cor 41st st, runs north 100.2 x east 225x—x437.6 to 5th av, x 78 to 41st st, x— to beginning.
Mary C. Swan, widow, et al., see De Kalb av, to James S. Swan. nom
5th av, s e cor St. Johns pl, 20x100. Thomas B. Jackson to Cornelius E. Donnellon. 3,250
6th av, w s, 66.8 s Sackett st, 16.8x92, h & l. William L. Dowling to Ann E. Watlington. Mort. \$4,500. 8,900
7th av, e s, 20 n 14th st, 87.10x80, hs & ls. Ransom F. Clayton to Thomas W. Smith, New York. Morts. \$16,000. 26,000
7th av, w s, 20 s Park pl, 20x90, h & l. Thomas F. Gaynor to Anna Gaynor. nom
7th av, s w cor 14th st, 100x97.10. Elizabeth Hart, widow, to Edward Egolf and David F. Egolf. 5,250
7th av, w s, 75 n 18th st, 25x60.
7th av, w s, 50 n 18th st, 25x60.
Helen K. wife of and Edward Driscoll to Henry Klee. Morts. \$7,000. 10,000
8th av, s cor 19th st, 50x100. Mary E. Denham to Lizzie Oakley. val. consid. and 200
21st av, n cor Cropsy av, 112.6x193.4 to Bay 26th st, x100x193.9, New Utrecht. James Waters to Cornelius Ferguson. 1/2 part. nom
Interior lot on centre line between Hull st and McDougall st at point 450 w Rockaway av, runs north 64.7 x west 23.7 x south 65.6 x east 25.8. Robert R. Hamilton, New York, to Louise K. Conrady. Taxes, &c. 200

Interior strip begins 75 s St. Johns pl and 110.5 w 7th av, runs east 0.5 x south 5.9 x west 0.5 x north 5.9. Jacob Outwater, assignee of R. S. Bussing, to the Memorial Presbyterian Church. nom
Land in Massachusetts; also all other land of which Dennis E. Smith died seized. Mary L. Chapman to Harry B. Smith. 350
Same property. The Board of Church Extension Methodist Episcopal Church to Harry B. Smith and Carrie B. Hunt, children of Dennis E. Smith. Q. C. 1,000
Lots 696 to 700 and 737, 738, 644, 646, 653, 668 to 671, 701, 574 to 578, 708, 709, 739, 731, 647 and 648, map Hay Scale Farm. John H. Shields to Parminus Jackson. Q. C. 1,750
New Utrecht to Fort Hamilton road, adj G. Van Brunt, contains 3 roads and 10 perches, with houses, New Utrecht, Bridget E. Rice to Ann wife of Edmond Huott. nom
Same property. Edmond Huott to Bridget E. Rice. nom
Voorhees Mill road or Mill road, adj Jas. L. Harways, Unionville, Gravesend, 41.5x334.2x50x199 to Gravesend Bay, x41.3x481. Catharine L., Albert, Jackson B. D., Van C., Stillwell and Alonzo L. Voorhees, Lucretia Fields, Ira J. Van Clief and Gertrude M. Rider to James Stilwell. C. a. G. 900
All property, real and personal including houses and lots in Brooklyn, of which Alfred Tostevin died seized. Catharine A. wife of Joseph G. Huntington, and Eldora D. wife of Charles Parker, heirs of Alfred Tostevin, to Rachel Tostevin. Q. C. nom
All title in estate of Mary L. Rich, dec'd. Henrietta M., Mary A., Kate, George L. and Alfred B. Rich to William A. Rich. nom
All title as above. James D. Rich to same. nom
All title in real estate and business of Andresen & Blatt. Edward Liefeld to Andresen & Blatt. Q. C. 4,000
All title of grantors in real estate of which John W. Sullivan died seized. Howard L. Waldo, Charles F., Isabella and Helen Sullivan and Isabella Lane to Jane A. Sullivan, Jersey City. Q. C. nom
Modification of conditions in former deed. George H. Smith to Margaret A. Tostevin. nom

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.

FEBRUARY 26, 27, MARCH 1, 2, 3, 4.

Anger, Carl A. G., to Charles T. Mott, Brooklyn. 62d st, n s, 112 w 1st av, 16x100.5. Mar. 1, 4 years or 3 years, 5%. \$2,500
Archer, William, to Henry S. Moore. 4th av. P. M. Mar. 1, 3 years, 5%. 2,600
Anderson, Sarah N., wife of Isaac, to Joseph M. Lichtenauer. 122d st. P. M. Mar. 3, 5 years, 4 1/2%. 5,000
Anderson, Henry H., to THE UNITED STATES TRUST CO., New York. 20th st, s s, 285 w 3d av, 27x184 to 19th st. Feb. 17, due Mar. 1, 1889, 4 1/2%. 25,000
Bailey, Sarah E., to Mary J. Oliver. 141st st. P. M. Mar. 3, 3 years, 5%. 3,500
Barnett, Max, to THE GERMANIA LIFE INS. CO., New York. Mitchell pl. P. M. Mar. 3, due Nov. 30, 1890, 5%. 5,000
Bell, Samuel P., to Clarkson Crolius. 12th st, s s, 246.2 e 6th av, 19x103.3x19.4x103.3. Mar. 1, 3 years. 4,000
Bornkamp, Henry, with H. Merriman & Son, Williamsport, Pa. Agreement as to furnishing materials and application of mortgage in payment. Jan. 7.
Browne, George W., and Jessie A. Barlow, Brooklyn, to THE DRY DOCK SAVINGS INST. Water st, No. 125, e s, 87.9 n Wall st, 18.5x82.6x18.7x82.11. Mar. 4, due April 1, 1887, 5%. 5,000
Buehl, William, to John Stimmel. 2d av. P. M. Mar. 1, installs. 4,600
Boyd, Edward A., to THE MERCHANT'S EXCHANGE NAT. BANK. 45th st, s s, 382.6 w 6th av, 17.6x100.4. Mar. 2, due June 1, 1886, 10,000
Bachmann, Christian, to Heinrich Volz. 3d st. Lease. P. M. Feb. 27, installs, 5%. 8,000
Bimberg, Morris and Myer R., to David Mayer. 15th st, Nos. 130-134 E. Lease. Feb. 8. 1,340
Boschen, John H., to Frederick M. Stetler, Jersey City. Madison st, No. 147. P. M. Mar. 1, 3 years, 5%. 10,000
Brady, Patrick, and John Kearns to David Mayer. 2d av, No. 2136. Lease of store. Feb. 27, demand. 800
Brierly, Mary M. wife of John J., to THE GERMANIA LIFE INS. CO., New York. 48th st, n s, 245 w 3d av, runs north 100.5 x west 30 x south 42.7 x east 1 x south 57.10 to 48th st, x east 29. Mar. 1, due Nov. 30, 1889, 5%. 30,000
Same to same. 48th st, n s, 274 w 3d av, runs north 57.10 x west 1 x north 14 x west 15 x south 70.4 to 48th st, x east 16. Mar. 1, due Nov. 30, 1889, 5%. 12,000
Butterfield, Daniel, and Lewis May to Caroline M. wife of Joseph B. Lockwood. 42d st, 300

Wurst, George, to August F. W. Schmidt. 57th st. P. M. Feb. 27, 2 years, 5% 2,500
 Weixelbaum, Bernard, to Emanuel M. Friedlein. 73d st, n s, 115 w 3d av, 20x102.2. Nov. 6, due Aug. 1, 1887, 5% 3,000
 Westheimer, Jacob H., to Louis Levy. 7th st, No. 268. P. M. Jan. 1, installs, 5 years, 5% 7,000
 Whipple, Nelson M., to Fanny M. Samuel. 93d st, n s, 288.4 e 9th av, 16.8x44.4 to Apthor or Jancey lane, x 16.8 x 45.1. Feb. 26, demand. 5,150
 Same to same. 93d st, n s, 266.8 e 9th av, 16.8x45.1 to lane as above, x16.8x45.9. Feb. 26, demand. 5,150
 Same to Francis M. Jencks. 93d st, n s, 250 e 9th av, 16.8x45.9 to said lane, x 16.8x46.6. Feb. 26, demand. 5,000
 Wright, Stephen J., to Caroline M. Sewell. 132d st, s s, 409 w 6th av, 16x99.11. Feb. 26, due Mar. 1, 1886, with privilege to extend 2 years at 5% if mort. is reduced by \$1,500. 9,000
 Same to Anna E. and Anna R. Spring. 132d st, s s, 391 w 6th av, 18x99.11. Feb. 26, due Mar. 1, 1886, with privilege to extend 2 years at 5% if mort. is reduced by \$1,500. 10,000
 Same to Sarah King. 131st st, n s, 409 w 6th av, 16x99.11. Feb. 26, due Mar. 1, 1887, with privilege to extend 2 years at 5% if mort. is reduced by \$1,500. 9,000
 Same to The Northeastern Dispensary, City New York. 131st st, n s, 391 w 6th av, 18x99.11. Feb. 26, due Mar. 1, 1877, with privilege to extend 2 years at 5% if mort. is reduced by \$1,500. 10,000
 Same to Ann L., Margaretta and Thomas T. Allen, North Hempstead. 131st st, n s, 375 w 6th av, 16x99.11. Feb. 26, due Mar. 1, 1887, with privilege to extend 2 years at 5% if mort. is reduced by \$1,500. 9,000
 Same to Stephen B. Halsey, exr. and trustee W. B. Bolles. 132d st, s s, 375 w 6th av, 16x99.11. Feb. 26, due Mar. 1, 1887, with privilege to extend 2 years at 5% if mort. is reduced by \$1,500. 9,000
 Williams, Thomas S., to George Buckenham. 97th st. P. M. Mar. 4, 1 year, 5% 18,000
 Wolfenstein, Charles, to Rebecca Paris. Bowery, No. 187, e s, 50.5 n Delancey st, 25x99.9x25.4x97.8. Mar. 1, 2 years, 5% 10,000
 Yost, Mary E., to Fernando Yost. 125th st. P. M. Mar. 1, 1 year. 20,000
 Young, Jeannette, mortgagor, with Joshua and Edmund Hendricks, exrs. and trustees. Extension of mort. Mar. 2. nom
 Yankaur, Emanuel, to Rowena Hendricks. 2d av. P. M. Feb. 24, due Feb. 26, 1891, 4 1/2%. 12,500
 Same to Jonas Weil and Bernhard Mayer. 2d av. P. M. Feb. 24, due Feb. 1, 1889, 5%. 2,000
 Agreement fixing interest at 5%. Adam Schulz with George B. Christman and John A. Frey. Feb. 3. nom
 Selection of a mortgage by Charles Day to J. R. Lowrie by Matilda N. Lowrie, as part of her legacy from estate of J. R. Lowrie.

KINGS COUNTY.

FEBRUARY 26, 27, MARCH 1, 2, 3, 4.

Assip, John, and Daniel Buckley to William Post, Great Neck, L. I. Carroll st, n w cor 5th av, runs west 92 x north 100 x east 30 x north 0.6 x east 62 to 5th av, x south 100.6. Feb. 26, due Nov. 1, 1886. \$10,000
 Ashton, John M., to Elizabeth Emmans. Bay 17th st, e s, 350 s 86th st, 50x96.8. Dec. 3, due Jan. 1, 1893. 2,000
 Assip, John, and Daniel Buckley to Mary Rogers. 5th av, w s, 42.6 s President st, 23.6x9. Mar. 2, due Mar. 15, 1887, 5%. 9,500
 Same to same. 5th av, w s, 71 s President st, runs south 28.6 x west 62 x south 0.6 x west 30 x north 29 x east 92. Mar. 2, due Mar. 15, 1887, 5%. 9,000
 Same to same. 5th av, w s, 21.6 s President st, 21x92. Mar. 2, due Mar. 15, 1887, 5%. 8,000
 Same to same. 5th av, s w cor President st, 21.6 x92. Mar. 2, due Mar. 15, 1887, 5%. 9,500
 Bode, Nicholas H., to Edward E. Kelley. Moore st, Morrell st. P. M. Feb. 24, installs, 5%. 4,500
 Brown, Henry J., to The Williamsburgh Savings Bank. Herkimer st, n s, 202 e Kingston av, runs east 28.7 x north west 104.6 x west 16.1 x south 15 x east 18 x south 85. Mar. 3, 1 year, 5%. 2,800
 Buckley, Albion K., to John Leech, Jamaica, L. I. Macon st, n s, 37.8 w Sumner av, 16.6x100. Feb. 20, 3 years, 5%. 4,500
 Same to William J. Sayres. Macon st, n s, 54.2 w Sumner av, 16.6x100. Feb. 20, 3 years. 4,000
 Burtis, Nathaniel W., to Maria C. Martin. Sumpter st. P. M. Mar. 1, 3 years. 2,000
 Banta, Mary E., wife of and Henry B., to John A. Latimer and ano., trustees for Harriet B. Belden. Bergen st, n w cor Boerum pl, runs north 125.7 x west 100 x south 25.7 x east 40 x south 100 to Bergen st, x east 60. Feb. 27, 3 years. 8,000
 Benedict, Erastus D., to John S. Andrews. East New York av, n s, 81.10 e Williams pl, 25x51.3x28.4x37.11. Feb. 27, 3 years. 1,000
 Bond, James, to Frederick C. Dennington. 6th av, s e s, 25 s w 12th st, 25x97.10. Feb. 27, due Mar. 1, 1889, 5%. 3,500
 Same to John C. Smith and ano., exrs., &c., C. X. Brush. 13th st, n e s, 210.4 s e 5th av, 18.9x100. Feb. 27, due Mar. 1, 1889, 5%. 1,500
 Bornkamp, Henry C. N., to Nicholas W. Brown and ano., exrs. J. Wyckoff. Prospect st. P. M. Mar. 1, 3 years, 5%. 1,600

Brown, Henry J., to The Williamsburgh Savings Bank. Herkimer st, n s, 112 e Kingston av, 5 lots, each 18x100. 5 morts., each \$2,800. Mar. 1, 1 year, 5%. 14,000
 Braine, Mary, to Reuben Mapelsden. Union st, s s, 185.9 e Smith st, 20x98. March 1, 1 year. 1,500
 Brandt, George W., to Cornelia wife of Abijah H. Topping. 55th st, s s, 150 e 3d av, 16.8x100.2. Mar. 2, 3 years. 2,000
 Same to Abijah H. Topping, trustee G. Smith, dec'd. 55th st, s s, 166.8 e 3d av, 16.8x100.2. Mar. 2, 3 years. 2,000
 Same to same. 55th st, s s, 183.4 e 3d av, 16.8x100.2. Mar. 2, 3 years. 2,000
 Bridges, Samuel W., to Edward F. Patchen. Clinton st, n e cor Pacific st, 22.6x85. Feb. 27, 3 years. 3,000
 Burnett, Benjamin F., to Helen A. Wilcox. Hart st. P. M. Feb. 23, due Mar. 1, 1891, 5%. 5,200
 Brown, Edwin H., to Andrew J. Onderdonk. Carlton av. P. M. Feb. 27, due May 1, 1891, 5%. 3,000
 Buck, Lena, wife of and Henry, to The Kings County Savings Inst. Putnam av. P. M. Mar. 1, 1 year, 5%. 4,000
 Buxton, Kennard, to Hannah Enston, Philadelphia, Pa. Throop av, n e cor Hart st, 75x100; Willoughby av, s s, 100 e Sumner av, 300x100. Mar. 1, 6 months. 20,000
 Burdon, Josephine H., to David M. Stone. Front st, Pearl st. P. M. Feb. 26, 3 years, 5%. 19,500
 Bushfield, John C., to Franklin H. Churchill. Putnam av, n s, 180 w Sumner av, 17x100. Feb. 24, due Mar. 1, 1889. 5,500
 Batchelor, Charles, to Samuel I. Hunt. Berry st, North 10th st. P. M. Feb. 15, 5 yrs. 3,240
 Cordes, Catharina, to Belle Smith. 3d st, s s, 60 w Bond st, 20x90. Feb. 20, due Nov. 1, 1886, 5 1/2%. 500
 Clark, Ann F., and Thomas C. her husband, to Eugene F. O'Connor. Butler st, s s, 210 e Brooklyn av, 20x100. Feb. 25, due May 1, 1886. 1,000
 Clark, Lawrence W., to Nellie C. Van Reyepen. Concord st, s s, 131.3 e Duffield st, 18.9x100. Feb. 25, due Jan. 1, 1889. 700
 Christman, Theodore, to Ludwig Levy. Debevoise st, n s, 125 e Graham av, 25x100. Feb. 25, due April 1, 1888. 1,000
 Cox, Albion, to Eben Barton, Lansingburgh, N. Y. Carlton av, e s, 144.10 s De Kalb av, 21x100. Feb. 25, 2 years. 2,000
 Cozzens, Charles E., and William H. Barton to George S. Harris. Palmetto st, s e s, 110 n e Broadway, 20x100. 2d mort. Feb. 26, 2 months, 5%. 800
 Carscallen, Julia D., Jersey City, N. J., to Esther wife of Alfred Williams. Henry st, 3d pl. P. M. Mar. 1, 3 years, 5%. 6,000
 Cathcart, Hannah, wife of and James, to Mary J. Henderson. Dean st, s s, 25 e Rockaway av, 25x107.2. Mar. 1, due June 1, 1886. 600
 Christoffers, George H., to William C. Diele. Calyer st, s s, 175 e West st, 26.11x100. Mar. 1, 3 years, 4 1/2%. 3,500
 Clark, Joseph B., to Patrick Sheridan. McDonough st. P. M. Mar. 1, 1 year, 5%. 2,500
 Crean, Joseph, to John Lowry. Frost st. P. M. Feb. 9, 1 year. 200
 De Gindo, Antonio, and Louise Vincinzo and Catharina Cirullo to Jane Muller. Washington st. P. M. Mar. 3, 5 years. 3,000
 Donnellon, Cornelius E., to Thomas B. Jackson. 5th av, St. Johns pl. P. M. Mar. 1, 1 year, 5%. 1,650
 Damman, Rebecca A., wife of and John H., to John M. Stearns. Boerum st, Lorimer st. P. M. Feb. 25, due Mar. 1, 1888. 1,000
 Disbrow, Kate H., wife of and Robert F., to Catharine Disbrow. Throop av. P. M. Feb. 23, due Mar. 1, 1891, 5%. 2,400
 Doyle, Annie M., wife of and Thomas L., to Patrick Lambert and James H. Mason. Halsey st. P. M. Mar. 1, 5 years, 5%. 3,500
 Same to same. Same property. Mar. 1, installs, 5%. 1,000
 Dupignac, Magdalena, wife of and George W., to Jennie Friedman. Sheffield av, w s, 25 n Baltic av, 50x100. Mar. 1, 3 years. 450
 Duffy, Felix J., to Daniel D. Whitney, exr. Hannah Gerald. 3d av, e cor 14th st, 80x82.10; 3d av, s e s, 80 n e 14th st, 20x122.10. Feb. 26, due May 1, 1889, 5%. 1,000
 Duncan, Annie, wife of and George, to Elizabeth Storm. Union st. P. M. Feb. 27, 3 years, 5%. 2,500
 Egbers, Annie M., to Timothy E. Dillon. East 16th st, s s, 150 w Av Y, 25x71.7x25.7x87.5. July 31, 1885. 1,200
 Euin, Robert, to James S. Voorhees. Land of Brooklyn, Bath & Coney Island R. R., s w s, adj land E. Kelly, 25x164x25x154, Gravesend. Jan. 2, 3 years. 350
 Egoif, Edward, and David F. Halsted to Elizabeth Hartt. 7th av, 14th st. P. M. Feb. 27, due Mar. 1, 1889. 3,250
 Evans, Fredericka D., and Henry F. her husband, to Seymour L. Husted, exr. and trustee J. A. Cross. Jefferson st, s s, 370 w Marcy av, 20x100. Mar. 2, due Dec. 1, 1888, 5%. 6,000
 Farrell, Thomas, to Oliver W. Ryder, Jamaica, L. I. Mill lane, &c., Flatlands. P. M. Mar. 1, 2 years. 8,000
 Fisher, John, to Andreas Knapp and Fredericka his wife. Marion st, n s, 350 e Patchen av, 25x100. Mar. 1, due Jan. 1, 1891. 800
 Fitzgerald, Catharine, to Samuel Parnson. 13th st. P. M. Mar. 1, 2 years. 500
 Friedman, Henry, to Abraham Underhill. Seigel st. P. M. Mar. 1, 5 years. 700

Frank, Franz, John C. Hesse, Adam Roeder and George J. Kraemer to Archibald K. Meserole et al., trustees A. Meserole, dec'd. Flushing av, Knickerbocker av. P. M. Jan. 2, due Jan. 1, 1889, 5%. 5,000
 Same to same. Knickerbocker av. P. M. Jan. 2, due Jan. 1, 1889, 5%. 3,500
 Friberg, Charles August, to Samuel I. Hunt. North 13th st. P. M. Feb. 26, due Mar. 1, 1890, 5%. 1,050
 Fauerbach, Frederick, to David E. Meeker. Prospect pl, s s, 234.7 e 6th av, 20x100. Mar. 2, 2 years, 5%. 2,000
 Furey, Bridget, wife of James, to George S. Gelston. Clarke st. P. M. Mar. 1, 3 yrs. 2,400
 Gaul, James H., to William E. Ward. Greene av. P. M. Mar. 2, 1 year, 5%. 1,200
 Glendinning, James W., special guard. of Susan, Harry, Richard, Edward, Harvey and Lauretta Roche, to Anna R. Hurlburt. De Kalb av, s s, 395 w Nostrand av, 20x100. Feb. 24, 3 years. 420
 Graef, Joseph, to John Weingart. Seigel st, s s, 125 w Morrell st, 25x100. Feb. 1, due Jan. 2, 1889, 5%. 400
 Grasman, Louisa, wife of and Henry, to Mary A. Maujer. Greene av, n s, 100 e Lewis av, 134.8x100. Feb. 27, 1 year, 5%. 8,000
 Goodwin, Charlotte M., wife of Thomas R., to Christopher Corley, Peekskill, N. Y. Ellery st, n s, 390 e Nostrand av, 30x100. Feb. 27, due Mar. 1, 1889, 5%. 3,750
 Same to same. Ellery st, n s, 420 e Nostrand av, 30x100. Feb. 27, due Mar. 1, 1889, 5%. 3,750
 Gosan, Richard, to Claus Olandt. Meserole av, Leonard st. P. M. Mar. 1, 5 years, 5%. 2,500
 Hawkins, Elias H., to Sarah H. Powell. Gates av, n s, 125 e Sumner av, 20x100; Gates av, n s, 165 e Sumner av, 20x100. Feb. 24, due April 24, 1886. 2,000
 Heath, Joshua A., Portchester, N. Y., to John M. Stearns. North 6th st, s s, 75 w 2d st, 25x100. Feb. 1, 4 months, note. 300
 Herrmann, Margaretha, wife of and Andrew, to John A. Latimer and ano., trustees for Anne M. Vought. Broadway, n e cor Roebling st, 60x80. Feb. 27, 3 years. 30,000
 Same to Albert G. McDonald. Broadway, n e cor 6th st, 60x80. 1st st, w s, 225 s South 6th st, 25x70. Feb. 27, due Feb. 1, 1887. 3,800
 Hinck, John W., to Walter T. Klots and ano., exrs. and trustees J. R. Klots. North 8th st, s s, 200 w Berry st, 25x100. Feb. 25, 5 years, 5%. 5,000
 Same to same. North 8th st, s s, 225 w Berry st, 25x100. Feb. 25, 5 years, 5%. 5,000
 Hobeler, Christian, to Adam Kessel. Debevoise st, n s, 125 w Humboldt st, 25x100. Feb. 25, due Jan. 2, 1888. 1,200
 Holt, Marguerite, William H. C., Charles O. and Stephen B., to Mary Jane Averill. Greene av, n s, 20 e Waverly av, 20x60. Feb. 23, due Feb. 26, 1889. 1,100
 Hunn, Mary E., to Loring Lane. Macon st. P. M. Feb. 27, due Mar. 1, 1888, 5%. 5,000
 Hagerty, James J., to Esther Williams. 3d pl. P. M. Feb. 27, installs, 5%. 5,000
 Harper, John, to George H. Roberts. Tompkins av. P. M. Mar. 1, 3 years. 6,000
 Henderson, George W., to A. Stewart Walsh. Broadway. P. M. Feb. 27, installs. 2,650
 Hopkins, Ella E., wife of and Benjamin B., to Catharine L. Gilfillan. Lawrence st, e s, 225 s Johnson st, runs south 25 x east 101.6 x northeast 7.3 x north 19.6 x northwest 57.6 x west 50. Mar. 1, 3 years, 5%. 3,000
 Same to William Gilfillan. Same property. Mar. 1, 3 years, 5%. 500
 Hall, William H., to Sarah H. Powell. Stewart st, s e s, 175 n e Broadway, 25x54.5x52.11x100.11. Mar. 2, 3 years. 1,800
 Jensen, James L., to David and Grahams Polley. Greene st, s s, 88.7 w Manhattan av, runs south 75 x west 11.4 x south 25 x west 163.7 x north 100 to Greene st, x east 175. Mar. 1, 5 years, 5%. 16,000
 Johann, William, to Ferdinand Johann. South 10th st. P. M. Mar. 2, due April 1, 1891, 5%. 3,000
 Kilduff, Joseph J., to George W. Kedd. St. Marks av, n s, 344.6 e Carlton av, 20x131. Feb. 1, 2 years. 2,500
 Kruesi, John, to Samuel I. Hunt. Berry st. P. M. Feb. 15, 5 years. 2,880
 Klee, Henry, to Helen K. wife of Edward Driscoll. 7th av. P. M. Feb. 27, 2 years, 4%. 3,000
 Kouwenhoven, William W., to Susan C. Strain. Road from Flatlands to New Lots, s e s, adj land Wm. Kouwenhoven, abt 200x400, Flatlands. Mar. 1, 3 years, 5%. 3,000
 Kane, Michael, to Henry Theodore Meyer. St. Marks av, n s, 285 e Troy av, 25x127.9. Feb. 26, due Jan. 1, 1891. 1,000
 Kirby, Joseph L., to Stephen R. Post. Downing st, w s, 186.11 n Gates av, runs north 40 x northwest 147.4 x south 146.10 x east 101.6. Feb. 18, 1 year. 13,000
 Kline, Jane, to James W. Fields. Sackett st, s s, 143.10 w Hoyt st, 16.2x90. Feb. 25, due May 1, 1888, 5%. 500
 Knight, Henry W., and Samuel Booth to Jesse Mott. Decatur st. P. M. Feb. 25, 1 year, 5%. 4,500
 Same to Samuel W. Burtis. Decatur st, Sumner av. P. M. Feb. 25, 1 year, 5%. 2,500
 Knipper, Joseph, to William Kohlmeier. Starr st. P. M. Feb. 27, due Jan. 2, 1891, 5%. 1,200
 Knox, Leonard, to John S. Van Cleff. 27th st, e s, 133 s Voorhees av, 133x200. Feb. 24, 2 years. 200
 Kolle, Johann, to Charles Nickenig. 10th st. P. M. Feb. 26, due April 26, 1886, 5%. 1,500
 Kuhnle, Max, to William Reid. Milton st. P. M. Feb. 27, due Mar. 1, 1889, 5%. 2,000

Laubenberg, Joseph, to Caroline D. Godfrey. 3d av. P. M. Mar. 1, 3 years, 5%. 3,000
 Le Quenne, Charlotte V., and Charles A. her husband, to Sarah H. Powell. Stewart st, s e s, 150 n e Broadway, runs northeast 25 x southeast 100.11 x south 45.10 x northwest 41.5 x south 3.8 x northwest 100. Mar. 2, 3 years. 1,800
 Same to same. Same property. 2d mort. Mar. 2, 1 year. 200
 Lowrey, Robert, to The Williamsburgh Savings Bank. Maujer st, s s, 325 e Waterbury st, 25 x95. Feb. 26, 1 year, 5%. 1,200
 Lealey, John C., to Thomas C. Harden. North 7th st. P. M. Mar. 4, due Mar. 1, 1889. 5,000
 Marryatt, Frederick, to Marvin Cross. Woodbine st, n w s, 132.4 s w Evegreen av, 54x100. Feb. 25, due Mar. 1, 1886. 2,600
 Miller, Peter, to Charles E. Denton. East 94th st, e s, 175 s Av L, 50x100. June 29, 1885, due July 1, 1888. 300
 Mulligan, James, to The Germania Savings Bank, Kings Co. Dean st, s s, 175 e 3d av, 50 x100. Mar. 4, 1 year, 5%. 1,500
 Mackay, Anne N., to John C. Smith and ano., exrs. C. Brush. Sackett st. P. M. Mar. 1, 3 years, 5%. 2,000
 Mallon, Peter, to Julia C. Latimer. Willoughby st, n s, 72.9 w Prince st, 24.6x78.4x25x10.7x100. Mar. 1, 1 year, 5%. 2,200
 McCormick, John, to Van Wyck Hewlett, Hempstead, L. I. Chauncey st. P. M. Feb. 28, 3 years. 500
 McLaughlin, Matthew, to Thomas S. Strong. Lafayette av. P. M. Feb. 20, due Mar. 1, 1889, 5%. 366
 Mullaney, Michael, to Joseph H. Willetts et al., exrs. G. P. Willets. 4th av, 16th st, P. M. Mar. 1, 3 years, 5%. 3,000
 McGovern, Patrick, to William W. Ogden, Newark, N. J. 20th st. P. M. Feb. 12, installs. 1,500
 Messinger, Millidge D., to James Johnstoh, Vineland, N. J. Douglass st, No. 60, s w cor Smith st. Lease. Feb. 25, 5 years, 5%. 2,000
 Monds, Crawford, to William P. Dexter and Elizabeth his wife. Wyckoff av, n w cor Starr st, 25x96.7x25x97.3. Feb. 1, 3 years. 600
 Moses, Susan A. R., wife of and William, to New York Produce Exchange. Atlantic av, n w cor St. James pl, 98.5x55.8x90x95.10. Feb. 27, due May 1, 1887, 4 1/2%. 20,000
 Macdonald, James, to The First Co-operative Building Assoc. of New Lots. Centre st, e s, 150 s Broadway, 50x100. Feb. 22, installs. 2,863
 McCue, Patrick, to George S. Billings. St. Marks av. P. M. Mar. 2, due Mar. 1, 1889. 605
 Murphy, Andrew J., to Anna C. Van Pelt. Bay 17th st, n w s, 400 s w 86th st, 50x96.8. Mar. 1, due Jan. 1, 1891. 2,000
 Noonan, Peter, to George Van Vliet, Plainfield, N. J. Kent av. P. M. Mar. 3, 5 years. 3,500
 Nelson, Nils J., to Susan C. Strain. Wyckoff st. P. M. Mar. 1, 2 years, 5%. 2,000
 Newcomb, Edwin C., to Juliette Lee. Magnolia st. See Conveys. Mar. 23, 2 years. 1,000
 Peck, Henrietta C., wife of William H., to James W. Peck. Kent av, w s, 558.9 s Willoughby av, 24.7x100. Feb. 27, due Mar. 1, 1889, 5%. 1,550
 Petty, Elizabeth, to Charles J. Patterson. Decatur st, s s, 149.5 w Reid av, 17.3x100. Mar. 1, 3 years, 5%. 2,000
 Platt, Walter F., to Peter Ackerman, Ridge-wood, N. J. Prospect pl. P. M. Feb. 27, 2 years, 5%. 2,500
 Potter, George A., to The Brooklyn Savings Bank. Livingston st, s s, 475 e Smith st, 25x100. Mar. 1, 1 year, 5%. 10,000
 Post, Kate Milliken, wife of Charles A., to Jonathan Ogden, exr. and trustee M. H. Sanford. Brevoort pl. P. M. Feb. 27, 1 year, 5%. 6,000
 Pfalzgraf, Hans C., to William A. Copp, exr. M. M. Warner. Plot at New Utrecht, containing 9 1/2 acres. Mar. 2, due Mar. 3, 1889, 5%. 6,000
 Prinz, Barbara, Jamaica, L. I., to Martin Prinz, Jamaica, L. I. McDougal st, n s, 75 e Ralph av, 25x100. Feb. 27, 1 year. 3,600
 Pattison, Mary E., wife of and Charles, to John C. Schenck et al., exrs. I. C. Schenck. John st, w s, 316.7 s Fulton av, 50x95. Mar. 3, 3 years. 3,400
 Quinn, Patrick, to Morris Dudley. Butler st, s s, 480 w Franklin av, 20x131. Mar. 1, 3 years. 400
 Quealey, Margaret, and William her husband, to Adrianna Hendrickson, Jamaica, L. I. Dean st, n s, 150 w Underhill av, 25x62.7x26.5 x71.4. Feb. 25, 3 years. 1,800
 Roche, Susan, to Anna R. Hurlburt. De Kalb av, s s, 395 w Nostrand av, 20x100. Feb. 24, 3 years. 280
 Reason, Charles L., to Maria T. Bronson, trustee. Fleet st, s e s, 123.7 s w Lafayette st, 18.11x90. Feb. 27, due Mar. 1, 1887, 5%. 3,000
 Rich, William A., individ. and as trustee, &c., Mary L. Rich, dec'd, to The South Brooklyn Savings Inst. South Oxford st, e s, 267.10 n Atlantic av, 25x100. Feb. 27, 1 year, 5%. 3,500
 Rockwell, William and Gertrude P., to The Brooklyn Trust Co. Willoughby st, n e cor Jay st, 23.7x100. Feb. 26, 1 year, 4 1/2%. 10,000
 Rampmeier, Gottlieb, to John Reuger. Middle- ton st. P. M. Mar. 1, 5 years, 5%. 2,500
 Reifschneider, Felix, to John E. Byrne and ano., exrs. C. C. Culp. Penn st, n s, 184 w Harrison av, 21x100. Mar. 1, 3 years, 5%. 3,000
 Reusch, Caspar, to David B. Baylis. Pacific st. P. M. Mar. 4, 1 year, 5%. 3,000
 Saddington, John F., to James D. Lynch, Jefferson st. P. M. Mar. 2, due May 1, 1887, 5%. 23,49

Smith, Augusta, wife of and John B., to Robert B. Lethbridge. St. Marks av, n s, 222 e Scheuectady av, 25x127.9. Feb. 4, 3 years. 200
 Straub, Catharine, wife of and George, to The Williamsburgh Savings Bank. Park av, s s, 255 w Marcy av, 25x100. Mar. 4, 1 year, 5%. 2,700
 Same to same. Park av, s s, 280 w Marcy av, 25x100. Mar. 4, 1 year, 5%. 2,700
 Studdiford, William V., to Catherine G. Foote. 16th st, n s, 59.11 w 8th av, runs west 130.2 x north 100 x east 57.5 x south 74.3 x east 50 x north 75.4 x east 25 x south 100; 8th av, s w cor 15th st, 47.3x56.1x45.11x55.2. Jan. 2, due Jan. 1, 1889. 5,000
 Schink, Wilhelmine, wife of Frederick, to R. Proctor, guard, of Lewis Du Bois. 5th av. P. M. Feb. 11, due Feb. 27, 1889. 1,000
 Smith, Adam H., to Jabez A. Bostwick. Magnolia st, n w s, 410 s w Central av. See Conveys. Feb. 23, 3 years. 1,000
 Stewart, David, to Emil C. Bauf. Stanhope st. P. M. Mar. 1, 5 years, 5%. 3,500
 Same to same. Stanhope st. P. M. Mar. 1, 1,500
 Studdiford, William V., to Esther F. Moore. 16th st, n s, 189.11 w 8th av, runs west 120 x north 200 to 15th st, x east 25 x south 100 x east 92.8 x south 100. Feb. 15, due Jan. 1, 1889. 5,000
 Schwebius, Josephine, wife of and Adam, to The Kings Co. Savings Inst. Myrtle av. P. M. Feb. 26, 1 year, 5%. 1,200
 Skidmore, Emily W., wife of Marsden S., to Stephen R. Post. Madison st. P. M. Feb. 26, 1 year. 1,000
 Smith, Carman, Freeport, L. I., to Phebe Angevine, Hempstead, L. I. Quincy st, n s, 180 w Marcy av, 22.6x100. Feb. 24, due May 1, 1889, 5%. 3,000
 Spaulding, James, to William Henry Beard et al., exrs. and trustees W. Beard. Congress st, s s, 75 w Hicks st, 25x98.1x25x99.7. Feb. 26, due Mar. 1, 1891. 1,500
 Schneider, Johanna, and Hermann her husband, to The Mutual Life Ins. Co., New York. President st. P. M. Feb. 20, due Mar. 1, 1887, 5%. 7,500
 Siebrecht, Friedrich Ludwig, to Anno Graessel. Atlantic av, s s, 58.8 e Henry st, 24.4x80. Feb. 20, 5 years, 5%. 4,000
 Smith, Thomas W., to William H. Bairds. 7th av, e s, 60 n 14th st, 20x87.10. Mar. 1, 4 months. 950
 Same to Alanson W. Adams. 7th av, e s, 80 n 14th st, 20x87.10. Mar. 1, 6 months. 1,000
 Same to William H. Arnoux. 7th av, e s, 40 n 14th st, 60x87.10. Mar. 2, due Mar. 1, 1887, 5%. 2,000
 Stewart, James W., to William J. Sayres. Putnam av, n w cor Throop av, 21x100. Dec. 15, 1885, due May 1, 1889, 5%. 8,500
 Same to same. Putnam av, n s, 21 w Throop av, 19x100. Dec. 15, 1885, due May 1, 1889, 5%. 4,500
 Stoddard, William, to The East Brooklyn Co-operative Building Assoc. Decatur st. P. M. Feb. 27, installs. 2,500
 Teves, Christian F., to Eliza Jane Buskey, as committee of M. W. Wright. 5th st, s w cor South 1st st, 25x57.5. Feb. 26, due Mar. 1, 1892, 5%. 6,000
 The Bushwick and East Brooklyn Dispensary, to John Mollenhauer. Myrtle av, Lewis av. P. M. Feb. 25, due Mar. 1, 1889, 5%. 2,000
 The Memorial Presbyterian Church to Robert H. I. Goddard, Providence, R. I. St. James pl. P. M. Feb. 8, 5 years, 5%. 5,000
 Thompson, Mary, wife of and Peter, to The Brooklyn Savings Bank. Vanderbilt av, e s, 79.4 s Pacific st, 18.7x70. Mar. 2, 1 year. 1,200
 Taylor, Zacheriah, to Samuel I. Hunt. Berry st. P. M. Feb. 15, 5 years. 2,880
 Tostevin, Margaret A., to Maria Willets. Greene av, s s, 80 e Reid av, 20x100. Mar. 4, 3 years, 5%. 4,000
 Turner, Howard E., to Pamela C. Stratton. Quincy st. P. M. Mar. 1, 1 year, 5%. 1,800
 Vogt, William, to John Brentano. Rutledge st. P. M. Mar. 1, 10 years, 5%. 3,700
 Walker, Sydney F., to William J. Logan. Grand av. P. M. Mar. 1, 5 years, 5%. 2,500
 Same to same. Same property. P. M. Mar. 1, installs, 5%. 1,750
 Walsh, Mary, to Caroline M. Jones. Dean st. P. M. Feb. 19, 1 year, 5%. 1,000
 Westervelt, Adrian B., to William Finney. Jay st. P. M. Mar. 1, 3 years. 5,000
 Wyant, Josephine, to Christopher William Schluer. Howard av. P. M. Mar. 1, 1 year. 1,400
 Wakeman, Thaddeus B., to Deborah Ludlam, Oyster Bay, L. I. Magnolia st, n w s, 100 n e Johnson av, runs northeast 350 x northwest 84.8 x north — x northwest 2.6 x southwest 400 x southeast 100. Feb. 1, 3 years. 2,600
 White, Martin, to Bernard Cruse. Wolcott st, s s, 42 w Richards st, 20x80. Feb. 26, 5 yrs. 500
 Weisenborn, John, to Margaret Terry. Bergen st, s s, 294 e 5th av, 20x100. Mar. 1, due May 1, 1891, 5%. 3,000
 Watters, John, Sr., and John, Jr., to Sarah H. Powell. 14th st, s s, 103.11 w 6th av, 16.1x100. Mar. 4, 3 years. 2,000
 Same to Josephine Louisa Travis. 14th st, s s, 120 w 6th av, 16x100. Mar. 4, 3 years. 2,000
 Same to Edmund P. Rushmore, North Hempstead, L. I. 14th st, s s, 136 w 6th av, 16x100. Mar. 4, 3 years. 2,000
 Woodcock, Robert, to George Fox. Ryerson st. P. M. Mar. 1, 1 year, 5%. 900
 Zerrrenner, William, to Andreas Knapp and Fredericka his wife. Herkimer st, s s, 67 e Bancroft pl, 21x98. Feb. 24, due Jan. 1, '91. 800

MORTGAGES --- ASSIGNMENTS

NEW YORK CITY.

FEBRUARY 26 TO MARCH 4—INCLUSIVE.

Arras, William, to John B. Hillyer, and ano., trustees G. H. Hillyer, dec'd. \$10,000
 Adams, Platt, to Clarence W. Mead, trustee. 1,000
 Bell, George, to Catherine B. Bell. 1,000
 Boyd, Harriette M., and ano., extr. Jas. M. Boyd, to Cyrille Carreau. 1,607
 Brooks, Mary K., Brooklyn, to John H. Stoutenburgh. 1884. 500
 Buehl, William, to George Ehret. 2,750
 Bauerdorf, Charles F., to George Lingman. 10,000
 Birkhead, Lennox, to William H. Harris. 2,000
 Brandt, Caroline L., to Harriet C. Garland. 1,000
 Brinckmann, H. F., to John Rasp and Christian Schulz. 5,000
 Brown, J. Romaine, to Nathaniel E. Beam. 1,050
 Bush, Ralph L., to Margaret A. Bush. 2,000
 Catnold, Harris, to Sophia Stein. 3,000
 Clark, John M., and ano., exrs. T. McKie, to Charles McKie. nom
 Cohn, Sophia, to Addison Candor, Williamsport, Pa. 3,000
 Cooper, Edward, to James M. Redmond. nom
 Coudert, Frederic R. and Charles, trustees, to Nora E. Coudert. 3,000
 Coudert, Nora E., widow, to Frederic R. and Charles Coudert. 4,500
 Same to same. 2,500
 Same to same. 3,000
 Same to same. 7,500
 Crimmins, John, D., to Levantia W. Cox et al., exrs. A. B. Cox. 7,500
 Dellert, Joseph, to Jessie Setzkorn. 5,500
 Disbrow, Catharine, widow, to Alletta V. A. Van Wyck. 2,400
 Du Fais, John L., committee of Elizabeth D. Pierson, to Elizabeth S. Du Fais, admrx. Elizabeth D. Pierson. nom
 Same, as admrx. Elizabeth D. Pierson, to John L. Du Fais, trustee. nom
 Dornbrach, Gertrude, admrx. A. F. Dornbrach, to Conrad Weber. 5,000
 Same to same. 5,000
 Dutton, William M. and Sarah E., Brooklyn, to Howard C. Conrady. 1,500
 Edson, Mary A., and ano., exrs. Susan M. Edson, to Mary A. Edson. Three assmts. nom
 Fabrig, Emilie, wife of Richard, to Tarrant Putnam. 4,029
 Fuller, Charles A., to Charles A. Peabody, Jr. 5,500
 Granniss, George H., and ano., exrs. Maria L. Tweedy, to Deborah J. wife of James Millett. 2,500
 Geismann, Moise, to David W. Burnett. 2,544
 Gottlieb, Joseph, to Gilbert C. H. Stiles. 400
 Guggenheimer, Randolph, to John T. Terry et al., trustees E. D. Morgan, dec'd. Assigns 2 morts. 45,634
 Hochster, Isaac, to Nathan C. Ely. 5,000
 Same to same. 8,000
 Same to same. 3,000
 Hassey, August C., to Anton Weber. 10,000
 Horton, Lewis, to Edward Earle. 2,033
 Ingersoll, Sarah, Peekskill, to Rosa Heller. 2,000
 Johnson, George F., to Isaac Hochster and Simon Bing. 14,700
 Katzenberg, Julius, to Eliza Guggenheimer. 14,000
 Klebisch, Marie, Holbrook, L. I., to De Forest H. Merriman. 2,816
 Logan, Edgar, et al., trustees T. E. Davis, to Elizabeth wife of Robert W. Nesbit. 50,000
 Lyon, Dore, to David H. Fowler. 5,000
 Lawrence, Julian C., to J. Romaine Brown. 1884. 1,350
 Lord, Ellen M., to John T. Fenlon. 1885. 1,000
 Marshall, Oscar T., to Peter T. O'Brien. 2,500
 McKie, Charles, Nyack, to Henry Demarest. nom
 Meehan, James, exr. E. Clark, to Alfred C. Clark. 5,280
 Moore, Joseph, to Charles E. Fleming. nom
 Mott, Charles T., to Paul Goepel, exr. C. Hensel. 2,000
 McGuckin, Henry J., to Simon Sterne. 1,000
 Middlebrook, Frederic J., Brooklyn, to Fanning C. F. Beck, substituted trustee for Anne S. Beck. 5,017
 Netter, James, to Mary E. Stafford. 5,000
 Peabody, Charles A., Jr., to Ambrose K. Ely. 11,000
 Platt, Walter F., to Horace J. Fairchild and ano., exrs. and trustees N. Miller. 5,000
 Raegeren, Louis C., to Charles T. Mott. 2,000
 Rosenberg, William, to Frederick Meyers. nom
 Rockwell, Henry and George, exrs. C. O'Neil, to The Board of Foreign Missions Presbyterian Church, U. S. A. 1869. 13,636
 Schmidt Philip H., to John Pfaff. 3,500
 Spencer, Sarah, to Eugene Elsworth, exr. and trustee Wm. Elsworth. 4,000
 Stern, Max D., to Lewis Myers. 4,226
 Strong, Addie T., to Charles H. Truax. 6,150
 Thomson, James, to John T. Martin, Brooklyn. 26,461
 Truax, Charles H., to Edward W. Candee. consid. omitted
 The Seaboard Bank, New York, to Henry Seibert. 1,830
 The Metropolitan Savings Bank to Peter J. O'Donohue. Assigns 3 morts. nom
 Valentine, Samuel T., et al., exrs. S. Valentine, to Samuel T. Valentine and Charles Griffen, Brooklyn. 2,333
 Vanduzen, Abram B., to Joseph O. Brown, trustee. 3,000
 Same to same, as exr. 2,500

Kelly, Helen. 320 9th av... Mary Hanford. 550
 Lynch, Maria S. 63 Livingston st... Epstein & K. (R) 959
 Lynch, Laura J. 1851 Bergen st... F. L. Freer. 40
 Leeds, F. A. 235 De Kalb av... D. D. Leeds. 1,000
 Martin, John. 239 1/2 Union av... A. J. Steers. 120
 McClellan, J. M. and Eliza. 518 Manhattan av... A. J. Steers. 120
 Mayo, Charles. 88 Clinton av... E. Meyers, Port Jervis, N. Y. 30
 Merkle, Mary E. and Amanda M. 45 Sterling pl... A. C. Cooper. (R) 1,350
 Myers, William. 152 Hoyt st... E. Meyers, Port Jervis, N. Y. 50
 Murphy, John. 140 North 9th st... I. Mason. 135
 Moschotte, Ettie. 198 Willoughby av... F. G. Smith. Piano. 50
 Peters, Henry. 321 Ellery st... Schwarz & B. 189
 Plains, C. H. 18 Gwinnett st... A. Schulz. (R) 108
 Peterson, Edward. 31 Joralemon st... Jordan & M. 106
 Pike Leah M. 269 Tompkins av... P. Harlow. Piano. 30
 Quigley, J. M. 11 Bolivar st... F. G. Smith. Piano. 300
 Ritchie, Mrs. T. M. 57 Douglass st... T. Ryan. 120
 Riley, J. S. 302 Graham av... Alexander Bros. 113
 Robbins, S. T. 356 Marcy av... Joseph Post. 150
 Schmidt, Frederick. 71 Debevoise st... A. Schulz. 111
 Scott, Sarah. 40 Tillary st... Anderson & Co. Piano. 215
 Shields, Kate. 47 Johnson st... John Campion. 800
 Sanne, Evan. 21 Beach pl... Jordan & M. 110
 Singleton, Archy. 441 Fulton av... F. J. Johnson. 219
 Smith, Esther. 36 Cheever pl... F. G. Smith. Piano. 175
 Schuller, J. D. 60 1/2 Patchen av... P. C. Grening. Aftent for R. R. Finch. 194
 Troop, Catherine. 33 15th st... T. Ryan. 25
 Taylor, W. M. 350 11th st... E. D. Phelps. Piano. 350
 Thompson, Mrs. R. P. 313 Hicks st... J. Mullins. 122
 Tirpening, I. B. 141 11th st... G. Wilson. 126
 Van Syckel, Emily L. Van Sinderan av, East New York... W. Spence. (R) 2,183
 Vega, Augustin. 96 Washington st... Jordan & M. 200
 Wakeley, Sarah. 176 Amity st... G. E. Collins. 500
 Weldon, M. J. 411 Wyckoff st... Thomas Weldon. 140
 Wheeler, H. A. and Mary F. 352 Greene av... M. L. Thompson. (R) 125
 Wild, Mrs. W. P. 672 Fuiton st... F. G. Smith. Piano. 400

MISCELLANEOUS.

Bergler, G. T. 151 Fulton st... Archer Mfg Co. Barber Chairs. 58
 Brill, F. W. 533 and 630 Atlantic av... Z. Brush. Milk Route. (R) 100
 Breuan, Daniel C. 757 Gates av... A. D. Puffer & Sons Mfg. Co. Ice Box, &c. 135
 Chomas, Henry. 191 Meserole st... A. & M. Ibert, Jr. Bakery. 1,650
 Campbell, H. 531 State st... Marvin Safe Co. Safe. 105
 Corwin, Mortimer M. 258 Water st, New York... A. Mietz. Fixtures, &c. (R) 1,600
 Crawford, Anna M. and James R. 736 Bedford av... W. H. Schieffelin & Co. Drug Store 418
 Dalton, J. K. Rope & Co. Horse, &c. 175
 Delaney, Ann. 476 Kosciusko st... C. Goubeaud. Horses, Trucks, &c. 375
 Duggan, Nicholas. 759 Gates av... Henry Vogel. Fixtures. 1,218
 Frey, George, and Ferdinand Krepling. 35 Sands st... Archer Mfg Co. Barber Shop. 100
 Same... J. L. Mahoney. Barber Shop. 150
 Fellows & Wood. 3d st & Gowanus Canal... C. Wood. Planing Mill. (R) 1,300
 Fitch, F. E. Campbell Printing Press and Mfg. Co. Printing Presses. (R) 4,562
 Hartmann, Robert. 714 Broadway... Marvin Safe Co. Safe. 70
 Holt, C. O. 640 Fulton st... Marvin Safe Co. Safe. 60
 Koch, Fredericka. 36 Graham av... M. Schalkenbach. Drug Store. (R) 800
 King, Charles E. F. Fradley. Horse. 247
 Mayorza, Cecilia. 395 Fulton st... G. Hermanns. Cigar Store. 370
 McFarland, W. F. 168 Sandford st... J. Cunningham Son & Co. Coupe. 230
 Molloy, D. J. Atlantic and East New York avs Mosler, Bowen & Co. Safe. 80
 Morton, J. K. 106 Colyer st... Marvin Safe Co. Safe. 75
 Newlin, E. F. Peter Barrett. Wagon. (R) 80
 Owens, W. C. 40 Cortland st, New York... C. B. Cottrell & Sons. Presses, &c. 475
 Palmer, I. Amanda E. 691 Myrtle av... L. Powers. Photo. Gallery. 200
 Richardson & Speth. 129 and 131 Broadway... C. J. Braisted. Photo. Gallery. 600
 Ronald, R. T. 830 De Kalb av... Richard Major. Fixtures. security
 Reed, Frederic P. 549 Pearl st, New York... W. N. Johnson. Printing Presses, &c. 150
 Rivenburg, Belle. 311 Division av... F. W. Winthrop. Horse, Wagon, &c. 50
 The Brighton Gas Light Co. of New York and Gravesend... The American Loan and Trust Co. New York trustee. Leases, Licences. 50,000
 The New York & New Jersey Telephone Co... H. N. Hyde and B. N. Harrison, trustees. Property, franchises, &c. secures bonds
 Underhill, Frances A. and Joseph G. 397 Clason av... W. H. Schieffelin & Co. Drug Store. 1,700
 Vanderbilt, Frank. 79 and 81 Adams st... P. H. Sumner. Stock and Fixtures. 500
 Vitta, Charles. 221 St. James pl and Atlantic av... J. O'Reilly. Furniture and Horse and Wagon, &c. 500
 Whitehouse, James... Peter Barrett. Wagon. 80
 Zaun, Gustav. 27 Graham av... J. H. Burkart. Machinery. 200
 Zipp, William E. Cor Kingston and Atlantic avs... H. Klein & Co. Drug Store. 230

BILLS OF SALE.

Campbell, Henry, to Monsees Bros. Saloon, 515 Atlantic st. 500
 Klintonstein, Albert, to Betsy Ringer. Store, 544 Broadway. 500
 Lynan, Charles S., to Mary A. Wernberg. Coal Yard, 3d st. Gowanus Canal. nom
 McGee, Thomas J., to James McGee. Saloon, 292 Columbia st. nom
 Patterson, Rezin S., to Mary H. Patterson. Stock, Fixtures, &c., 341 Lafayette av. nom

Stutter, Sebastian, to Lena Weiner. Saloon, 695 Flushing av. 1,900
 Wernberg, Mary A., to Andrew P. Wernberg. Coal Coal Yard, 3d st, Gowanus Canal. nom
 Whiting, S. Landon and ano., admsrs. N. W. Mead, to Margaret Whiting. Stock, Fixtures, &c., 188 3d av. 1,621
 Wraga, August, to Henry Siebern. Grocery Store, 1/2 interest, 357 Broadway. 1,400

JUDGMENTS.

In these lists of judgments the names alphabetically arranged, and which are first on each line, are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (f) signifies that the first name is fictitious, real name being unknown. Judgments entered during the week, and satisfied before day of publication, do not appear in this column but in list of Satisfied Judgments.

NEW YORK CITY.

Feb. and Mar.

27 Austing, Edwin A.—T. F. Gane... \$28 72
 27 Asher, Philip—John Thompson... 416 90
 1 Arnsen, Bernhard—E. C. Penfield... 123 40
 1 Archer, Frederic—M. M. Normann... 77 38
 2 Archer, William S.—W. H. Sweny... 1,955 56
 3 Adler, Louis } Moses Adler... 3,634 32
 3 Adler, David }
 3 Aaron, Josephine, otherwise known as J. Aaron—Louis Weiler... 1,052 82
 3 Andres, John H.—C. L. Weeks... 289 41
 4 Arbeit, Jacob—Abraham Isaacs, costs 21 78
 25 Barrett, Edward—Charles Lockwood... 151 28
 26 Battershall, Sanford W.—Henry Harbeck... 5,615 42
 27 Burnett, Emma B.—Joseph Scheider... 169 80
 27 Bentley, Walter—Susan E. Taylor... 128 26
 27 Becker, August—Herrmann Weiller... 123 77
 27 Boyd, Samuel L. } James Talcott... 3,042 31
 27 Boyd, Charles S. }
 27 Brown, John—Neil McCallum... 162 67
 27 Burnett, Solomon—Anthony Ebsen, sued as H. H. Ebsen... costs 71 79
 27 Butler, Robert—G. H. Tucker... 867 50
 1 Bristol, James A.—F. G. Hall... 2,433 85
 1 Burgess, Caleb A.—Hattie Adell Burgess... costs 75 60
 1 Bouton, Charles—Thomas Dolan... 3,791 13
 1 Burnard, Philip—Thomas Rowland... 1,078 36
 2 Boening, Adolph—Simon Wiener... 149 49
 2 Berg, Jacob P.—R. E. Wiesner... 55 97
 3 Barker, Sophronia—Theodore Clark... 236 58
 3 Boynton, Milford C.—Agnes Slatery... costs 91 68
 3 Brown, Austin P.—Ernest Dichman... 4,210 46
 3 Bradley, Charles W.—Eloise Dutton... 115 34
 3 Bailey, Elwood—W. R. Alling... 2,191 02
 3 Boell, Charles P.—Sophie Rosenberg... costs 77 87
 3 Bell, Thomas } Richard Car-Brown, Clarence J. } roll... 128 41
 4 Bennett, Nora—Charles Batmann... costs 87 40
 4 Beeckman, Thomas H.—F. A. Baldwin... costs 96 94
 4 Blaupaïne, Eleonore—Galen W. Lovatt... costs 66 69
 4 Baker, Isaac—Jacob Freirich... 446 33
 4 Brady, Cornelius—Julia Bulger, as extr... 619 70
 4 Butzbach, Henry—C. L. Weeks... 1,011 58
 5 Betts, James A.—H. A. Ostermoor... 802 46
 5 Bunting, Matthew—J. D. Showers... 428 06
 26 Cooper, John A.—Henry Harbeck... 5,615 42
 27 Croft, William F.—G. H. Kitchen & Co... 1,167 87
 27 Conway, Arthur J.—Conelius Sullivan... 214 84
 27 Conklin, John—Charles Susnitzky... 79 50
 27 Clark, Jeanette W.—J. F. Manges... costs 109 69
 27 Carver, Daniel—George Green... costs 92 79
 1 Cunningham, John—Cheney Bros... 1,010 17
 1 Coe, George S.—Sarah Matilda, as surviving trustee... 22,737 00
 1 Crosby, Hiram B.—Continental Nat. Bank, N. Y... 1,311 52
 1 Churchill, Laura A.—Josephine Lewis... costs 617 89
 2 Carroll, John—W. G. Ross... 47 55
 2 Carlock, George—P. A. Keene... 31 50
 2 Crane, Isaac B. } Louis Megroz... 917 44
 2 Crane, David W. }
 2 Chapman, William S.—J. M. Constable... 63 49
 2 Cumiskey, Daniel M. } Richard Morcumiskey, John M. } ris... 679 17
 2 Cormier, Francis C.—Joseph Apple-gate... 2,617 14
 2 the same—the same... 2,970 31
 3* Cornley, Henry—Casper Mahr... 38 96
 3 Carroll, John—L. B. McGregor... 116 47
 3* Cook, Charles W.—Fulton Nat. Bank... 1,775 30
 4 Cormier, Francis C.—George Van Ness... 279 49
 4 Coleman, John—Henry Rettstadt... costs 112 30
 4 Campbell, Bartley—Jesse Larrabee... 1,019 94
 4 the same—the same... 2,020 92
 4 the same—the same... 2,020 92
 5 Cornwell, Charles M.—Henry Lindenmeyer... 1,230 34
 26 Donohoe, Edward—Eleanor C. Childs... 859 99
 27 De Garmendia, Basil Spalding—Jeanne M. G. Dupont... 5,643 74
 27 Davenport, George L.—Neil McCallum... 162 67
 2 Darragh, James—J. E. Maher... 1,403 29
 2 Davidson, Alexander—J. L. Mott Iron Works... 793 88

2 Dunham, Louis E.—L. L. Dorsey... costs 10 00
 2 Desestrel, Henry—Leonce Burruss... 222 36
 2 Dore, Michael—E. P. Gleason Mfg. Co... 94 54
 3 Davidson, William H.—D. F. Morss... 240 58
 3 Dougan Charles—W. E. Lucas... 235 76
 3 Duffy, Philip—Moritz Herzberg... 384 18
 4 Del Gaizo, Pasquale—C. A. Du Viver... 146 68
 4 the same—Robert Roethlisberger... 176 79
 4 Davey, Patrick—Patrick Dempsey... costs 37 73
 4 Doying, Ira E.—F. A. Baldwin, costs 96 94
 4 Doyle, Fannie—Joseph Kunz... costs 121 26
 De Wolf, David R. } J. Q. A. Wil-
 4 De Wolf, Joseph } liams... 244 48
 *Dearing, Benjamin }
 5 Davidson, Alexander, as Sheriff of the City of N. Y.—Maria Schmaars... 1,098 32
 27 Elbert, George—Thomas Cunningham... 185 44
 27 Esberg, Isaac B.—Julius Semmig... 48 15
 27 Eschbach, Alexander—Hermon Huchfeld... 87 03
 27 Easton, John T.—Eliza T. Robbins... 428 41
 4 Ellis, Henry—E. A. Boyd... 238 27
 4 Eberle, Mary—John Kauffeld, treasurer of the Abraham Lincoln Conclave No. 8, City N. Y., of the Free Order of the Seven Wise Men... 95 58
 27 Findley, Thomas—Nathaniel Eloom... 1,038 85
 27 Fowler, Lorenzo N.—F. A. Utter... 65 87
 27 Fenton, Charles H.—G. H. Kitchen & Co... 166 40
 27 Flanagan, Richard—Sisters of Charity of St. Vincent de Paul... 907 70
 27 Fish, James D.—Farmer's and Mechanic's Nat. Bank of Hartford... 6,003 71
 27 the same—the same... 6,003 71
 1 Flake, Albert—Rinaldo Deavenport... 58 15
 1 Fraser, George O. } F. G. Hall, as
 1 Fraser, Schuyler D. } assignee... 2,433 85
 2 Fellermann, Abraham—Alexander Klinkenstein... 42 09
 2 Field, John—W. W. Bond... 200 60
 3 Freeman, Oakley—R. I. Gray... 27 41
 4 Frohman, Charles—E. F. Stanley... 31 59
 4 Friedman, Wilhelmina, as admrx. of Henry Friedman—Dry Dock, East Broadway and Battery R. R. Co... costs 162 75
 27 Spalding } Jeanne M. G.
 Gosling, Adolph H. } Dupont... 5,643 74
 27 Granbery, David W.—Spectator Company... 483 30
 27* Gallagher, Mary—D. W. Slawson... 26 57
 27 Goldman, Abram, Jr.—Belding, Bros & Co... 100 35
 Grant, Ulysses S., } Farmers' & Mechanic's Nat.
 Jr. } B'k of Hartford... 6,003 71
 Grant, Ulysses S. } the same—the same... 6,003 71
 27 Gilman, Cornelia—Mary A. P. Tucker... 10,323 34
 2 Goldstein, James—Leopold Wise... 202 77
 2 Glynn, Michael W.—E. P. Gleason Mfg. Co... 94 54
 4 Graves, Emily C.—E. B. Seaman... 532 36
 4 Goldsmith, Benjamin J.—George Toffey... 151 29
 5* Goodfriend, Andrew J.—Max Abrahams... 65 50
 27 Hughes, Thomas M.—F. T. Higgins... 251 79
 27 Heckscher, Richard, Jr.—Octave Calvert... 107 17
 27 Hall, Bolton—Spectator Company... 483 30
 1 Hart, Joseph—C. S. Sanders... 2,361 20
 1 Hadley, Stephen H.—Edwin Bedell... 273 63
 2 Helmers, John, as guard. of Josephine Springer, a minor—L. R. Stegman... 157 35
 2 Henderson, Andrew J.—Joseph Applegate... 2,617 14
 2 the same—the same... 2,970 31
 3 Harris, Charles H.—J. H. Young... (D) 2,406 10
 3 Hoole, William E.—Jessie Thornton... 230 06
 3 Harway, James L.—C. H. Lane... 772 55
 3 Hutchinson, James P.—the same... 290 77
 3* Heddendorf, William—F. L. Schmersahl... 239 33
 3* Howe, Benjamin—Fulton National Bank... 1,775 30
 4 Hufnagel, Henry—R. H. Desmond... 131 37
 4 Henderson, Andrew—George Van Ness... 279 49
 4 Hilborn, Louis—A. W. Neumann... 228 16
 4 the same—Standard Winker Co... 177 04
 4 the same—L. C. Chase... 1,801 74
 4 the same—W. F. Ford... 383 07
 5 Hughes, Christina—F. B. Thurber... 183 24
 5 Hagen, John F.—D. B. Algie... 1,388 24
 5 Helmers, John R., as guard. of Josephine Springer, a minor—G. H. Roberts... 216 73
 5 Heyman, Michael—A. H. Schutz... 493 34
 1 Ingraham, Daniel Phoenix—C. B. Tooker... 676 15
 27 Jenkins, Charles E.—J. B. Saalman... 520 55
 1 Jones, Peter—William Proschwitzky... 152 20
 4 Jacobowsky, Louis—A. W. Neumann... 228 16
 4 the same—Standard Winker Co... 177 04
 4 the same—L. C. Chase... 1,801 74
 4 the same—W. F. Ford... 383 07
 5 Jones, Lewis—W. H. Wakefield... 640 35
 26 Kaughran, Thomas F.—Charles Lockwood... 151 28

Table with 3 columns: Name, Address, Amount. Includes entries for Krieg, Sophie; Krey, John H.; Kimball, George W.; Koues, Louise W.; Kent, Seth Miller; Kellogg, Asa B.; Kittle, Charles A.; Kennedy, Joseph E.; Kroemmelbein, Henry G.; Kingsland, Albert A.; etc.

Table with 3 columns: Name, Address, Amount. Includes entries for Ryan, John T.; Rappe, William J.; Radman, Carl; Rutledge, Fanny F.; Randolph, Mahlon E.; Ryno, Crowell H.; Romer, James H.; Randall, Selah E.; Riesinger, John W.; Sullivan, Winifred F.; Sequine, Andrew M.; Schweitzer, Jacob J.; Stiwell, Silas M.; Scofield, Carrie E.; Suthphen, William A.; Sleight, J. Cornelius; Sleight, Henry M.; Sasserath, M. S.; Sennhauser, Jacob; Schneider, John; Stevenson, James; Staab, George; Silk, Adolph; Sahl, Bernhard; Slayton, Edwin M.; Schuber, Frederick; Sullivan, John; Salias, John V.; Steers, Alphonzo J.; Smith, John B.; Smith, Albert C.; Thorne, Charles T.; Thurstun, John C.; Terhune, Louise J.; Toner, James; Toner, John J.; Tate, John M.; Thorn, Leonard H.; Trauer, Maurice A.; Treacy, Peter J.; Truman, Jedediah L.; The Cortlandt Wire Mfg. Co.; The Mayor & Co.; The N. Y. Elevated R. R. Co.; The Manhattan Railway Co.; Corn Exchange Bank; The Mayor & Co.; The Sovereign Mining Co.; The Aldine Publishing Co.; Whitmore & Nicoll Co.; The Simonson Mfg. Co.; The Brewers' Ice Co.; Johann Naumann; The Mayor & Co.; Fishmongers' Assoc.; Underwood, Edgar R.; Vajen, Frederick; Valentine, George P.; Vaughan, Bradford C.; Van Name, Moses J.; White, Whitman V.; Willis, Charles F.; Ward, Ferdinand; Wentworth, William P.; Weinberg, William J.; Wheeler, Samuel G.; Wood, Walter; Wood, Emily V.; Woodruff, Caleb L.; Whitton, John L.; Wenke, Henry; Weinmann, John; Whitmore, James D.; Whitmore, Matthew N.; Wilson, Samuel D.; Wilson, Susan D.; Woodruff, Caleb L.; Warner, Benjamin W.; Warner, Rebecca; Watson, Ellen F.

Table with 3 columns: Name, Address, Amount. Includes entries for Whedon, James P.; Cormick; Zacharias, Jacob; Zacharias, Gustav; Zeiller, Emil G. H. Roberts.

KINGS COUNTY.

Table with 3 columns: Name, Address, Amount. Includes entries for Feb. and Mar.; Acker, David D.; Alford, Alonzo; Bank; Barnard, Daniel P.; Bateman, dec'd; Banning, Jr.; Blohm, Frederick; Byrnes, Stephen; Battershall, Sanford W.; Brown, John; Brown, Robt. K.; Bossert, Philip; Bachrach, David; Berkele, Henry; Burr, Sarah E.; Bartlett, Edw. B.; Brockman, Herman; Bell, Thomas; Brown, Clarence J.; Brady, Emma F.; Buhring, Fredk.; Crooke, Julia E.; Crooke, George; Clark, John L.; Cooper, John A.; Cowenhoven, Randall G.; Condit, Jno. W.; Campbell, James; Cochran, Robert; Duryee, John A.; Dalton, Patrick; Davenport, Geo. L.; Downer, Ivory H.; Davidson, Alexander; Davenport, Jonathan G.; Duffy, Philip; Frost, Alice; Ferguson, John S.; Gearon, Miles; Helmers, Jno.; Hart, Ann; Herman, Henry; Harriman, Geo. A.; Hild, Maria M.; Henderson, Edw. J.; Helmers, Jno. R.; Hoping, Ira W.; Ireland, David N.; Jackson, Charles; Jones, Arthur K.; Johnson, John; Kibbe, H. M.; Krollfeiffer, Anna H.; Kraft, Frederick; Krone, Abraham; Kueker, Adolph; Lukenbach, Lewis; Lewis, Chas. A.; Moore, Jr.; Mixer, William M.; McDermott, Henry M.; Moore, Jr.; McLain, John S.; Merrill, William J.; Massey, Frederick S.; Mehrken, Jno. H.; Nitchie, Henry T.; Otis, Geo. K.; O'Connor, James; Pierce, Francis H.; Pfohlman, Michael; Pitt, Harry M.; Quin, Jno. J.; Rogers, Mary; Rapp, Mary E.; Rose, John; Rochford, John J.; Robbins, Thos. H.; Reynolds, Alfred P.; Ropke, Christina; Whedon, James P.; Cormick; Zacharias, Jacob; Zacharias, Gustav; Zeiller, Emil G. H. Roberts.

Table of satisfied judgments in Kings County, listing names like Sargent, Francis P., Sullivan, Winifred, etc., with associated amounts.

SATISFIED JUDGMENTS.

NEW YORK.

February 27 to March 5—inclusive.

Table of satisfied judgments in New York City, listing names like Allen, Harry, Bowers, Israel, etc., with associated amounts.

Table of satisfied judgments in Kings County, listing names like Storms, Jeremiah S., Somers, F. K., etc., with associated amounts.

KINGS COUNTY.

February 27 to March 5—inclusive.

Table of satisfied judgments in Kings County, listing names like Barrett, Peter, Burnham, Edgar G., etc., with associated amounts.

MECHANICS' LIENS.

The Mechanics' Lien Law, with full Marginal Notes and complete Index, has been published in pamphlet form by THE RECORD AND GUIDE.

NEW YORK CITY.

Table of mechanics' liens in New York City, listing addresses and names like 27 Seventh av, e s, 50.10 s 123d st, etc.

KINGS COUNTY.

Table of mechanics' liens in Kings County, listing addresses like De Kalb av, n s, 100 e Reid av, etc.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table of satisfied mechanics' liens in New York City, listing names like Stebbins av, e s, 650 n 165th st, etc.

KINGS COUNTY.

February 27 to March 5—inclusive.

Table of mechanics' liens in Kings County, listing addresses like Broadway, n e cor Palmetto st, 100x190, etc.

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, \$1.

NEW YORK CITY.

SOUTH OF 14TH STREET.

South st, Nos. 366 and 367, five-story brick ware house, 56x100, tin roof; cost, \$30,000; Francis H. Macy, 17 West 47th st; ar'ts, Babcock & McAvoys; b'rs, Robinson & Wallace. Plan 262.

APPROVED PAPERS.

Resolutions passed by the Board of Aldermen calling for the following improvements have been signed by the Mayor for week ending February 27, 1886. *Indicates that the Mayor neither approved nor objected thereto, therefore the same became adopted: REGULATING, GRADING, ETC.

New av, first west of 8th av, from 145th to 155th st. 155th st, from 8th av to first new av west of 8th av.

IMPORTANT TO PROPERTY-HOLDERS. BOARD OF ASSESSORS.

No. 11 1/2 CITY HALL, NEW YORK, March 1, 1886.

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:

No. 1.—Madison av, bet 57th and 59th sts. 57th st, east and west of Madison av.

[The limits embraced in said assessments includes all the several houses and lots of ground situated as follows:

No. 1.—Madison av, both sides, bet 57th and 59th sts. 57th st, both sides, bet 4th and 5th avs.]

The above described list will be transmitted as provided by law to the Board of Revision and Correction of Assessments for confirmation on the 2d day of April, 1886.

ADVERTISED LEGAL SALES.

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

Broadway, w s, 96.7 n Battery pl, 162.4x200.8 to Greenwich st, x 151.10x177.8 to beginning; No. 5 Broadway and Nos. 5 and 7 Greenwich st, vacant; No. 7 Broadway, four-story stone front store and dwellg; Nos. 9 and 11 Broadway, and Nos 9 and 11 Greenwich st, four-story brick storehouse and two-story frame (brick front) store, by R. V. Harnett. (Amt due \$441,240).... 6

KINGS COUNTY.

North 8th st, s w s, 50 s e 5th st, 25x75, by Taylor & Fox, at 45 Broadway, E. D. (Partition sale).... 6

LIS PENDENS, KINGS COUNTY.

Adams st, w s, 49.8 s Front st, 25.2x51.7. Edward Schell, exr. J. C. Baldwin agt Arabella Turner; att'ys, Fellows, Hoyt & Schell.... 26

RECORDED LEASES.

Attorney st, w s, 175 n Delancey st, 25x100. James Williams, trustee N. Harris, to Margaret Veitch; 5 years, from May 1, 1886.... \$820

44th st, Nos. 507-513 W. William H. Hall to Eibe D. Cordts; 3 years, from April 1, 1886.... 3,250

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.

CONVEYANCES.

Annie, E T - A Van Winkle, Market st, n s, 4' x 164' \$40,000

Table listing real estate transactions in Hudson County, including names like Langstroth, Martin, Mead, Mackin, and others, with associated addresses and values.

Table listing real estate transactions in Hudson County, including names like Mueller, Oese, Parker, Pinkerton, and others, with associated addresses and values.

Table listing real estate transactions in Hudson County, including names like Van Horne, Walsh, Ward, Winfield, and Zimmerman, with associated addresses and values.

JUDGMENT.

Table listing judgments, including Moore, John-G Krueger with a value of 371.

HUDSON COUNTY.

CONVEYANCES.

Table listing conveyances in Hudson County, including names like Igatz, Hansen, Same, Angeline, and others, with associated values.

Table listing conveyances in Hudson County, including names like Ewald, Feilichs, Gilhooley, and others, with associated values.

Table listing conveyances in Hudson County, including names like Ringle, Ritz, Rountree, and others, with associated values.

Table listing mortgages in Hudson County, including names like Brochee, Clarke, Same, Donovan, and others, with associated values.

Table listing mortgages in Hudson County, including names like Baker, Cottene, Detzel, Fischer, and others, with associated values.

Table listing mortgages in Hudson County, including names like Buderot, Mehrtens, Sleight, and others, with associated values.

Table listing mortgages in Hudson County, including names like O'Brien, James-Michael Brennan, Jersey City with a value of 1,546.

BUILDING MATERIAL PRICES.

Table listing building material prices, including brick, stone, and other materials, with prices per unit.

MORTGAGES.

Table listing mortgages in Hudson County, including names like Baldwin, Bray, Bolton, and others, with associated values.

CHATEL MORTGAGES.

Table listing chattel mortgages in Hudson County, including names like Bieber, Brandies, Hopf, and others, with associated values.

English, choice brands.....	30 00	@37 00
Scotch.....	27 50	@35 00
Silica, Lee-Moor.....	25 00	@30 00
Silica, Dinas.....	45 00	@55 00
White, Enamelled, English size, # 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.....	# bbl \$1 10	@ 1 25
Portland, English, general run.....	2 30	@ 2 60
Portland, German, general run.....	2 30	@ 2 60
Roman.....	# bbl 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:

Portland Burham.....	2 40	@ 2 50
Portland, K., B. & S.....	2 50	@ 2 65
Lafarge.....	2 90	@ 3 25
Suetin (German) Portland.....	2 40	@ 2 75
Portland, J. B. White & Bro.....	2 45	@ 2 85
Portland, Saylor's American.....	2 15	@ 2 45
Portland, Dyckerhoff.....	2 75	@ 3 00
Portland, Gibbs & Co.....	2 60	@ 2 85
Portland, Lagerdorfer.....	2 45	@ 2 65
Rosendale, Sniders, Bridge brand.....	1 00	@ 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.

2.6x6.0.....	1 1/4 in.	\$ 91	---
2.6x6.6.....	1 1/4	1 20	---
2.6x8.8.....	1 1/4	1 24	---
2.6x6.8.....	1 1/4	1 32	---

(Continued on page VIII)

MISCELLANEOUS.



WILSON'S Rolling Venetian Blind.

Rolls from above or below as easily as an ordinary shade, and is a protection against thieves. (Any kind of wood.) Handsomely finished.

Wilson's 'English' VENETIAN BLINDS, to pull up with cord. See cut.

Wilson's Rolling TEEL SHUTTERS, fire and burglar proof. Send for illustrated catalogue.

J. G. WILSON
550 & 552 W. 25th St., New York.
Mention this paper.

ATLANTIC WHITE LEAD AND LINSEED OIL COMPANY,
Manufacturers of

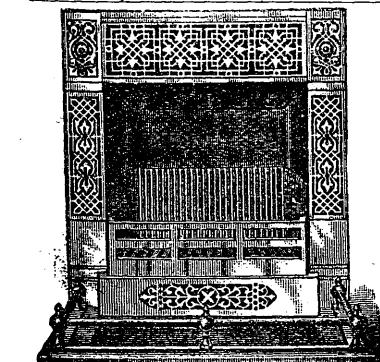
Atlantic Pure White Lead.



The best and most reliable White Lead, made and unequalled for uniform

Whiteness, Fineness and Body.
RED LEAD AND LITHARGE
PURE LINSEED OIL,
Raw, Refined and Boiled.
ROBERT COLGATE & CO.
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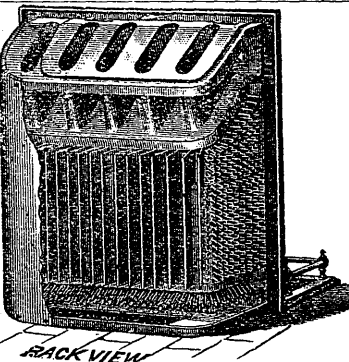
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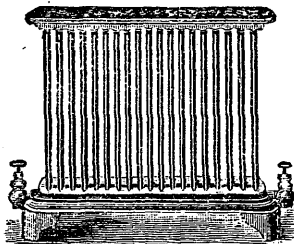
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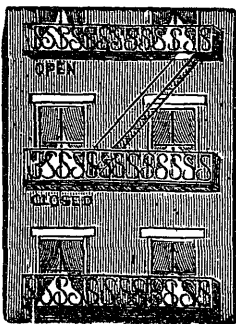
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Pine, very choice and ex. dry.	65 00 @ 70 00
Pine, good.	55 00 @ 60 00
Pine pickings.	45 00 @ 50 00
Pine, shipping box.	21 00 @ 22 50
Pine, common box.	18 00 @ 20 00
Pine, common box, 5/8.	16 00 @ 18 00
Pine, tally plank, 1 1/2, 10in., dress'd ea	44 @ 50
Pine, tally plank, 1 1/2, 2d quality.	35 @ 40
Pine, tally plank, 1 1/2, culls.	30 @ 32
Pine, tally boards, dressed, good.	32 @ 35
Pine, tally boards, dressed, common.	28 @ 30
Pine, strip boards, m'ch'able, dress'd	20 @ 22
Pine, strip boards, common.	18 @ 20
Pine, strip boards, clear.	25 @ 26
Pine, strip plank, dressed, clear.	33 @ 35
Spruce boards, dressed.	25 @ 28
Spruce plank, 1 1/2 inch, each.	28 @ 30
Spruce plank, 2 inch, each.	38 @ 40
Spruce plank, 1 1/2 inch, dressed.	28 @ 30
Spruce plank, 2 inch, dressed.	43 @ 45
Spruce wall strips, 2x4.	15 @ 18
Spruce timber.	20 00 @ 22 00
Hemlock boards.	18 @ 20
Hemlock joist, 2 1/2x3.	16 @ 18
Hemlock joist, 3x4.	18 @ 20
Hemlock joist, 4x6.	40 @ 44
Ash, good.	48 00 @ 55 00
Oak.	55 00 @ 65 00
Maple, cull.	25 00 @ 30 00
Maple, good.	45 00 @ 50 00
Chestnut.	45 00 @ 52 00
Cypress, 1, 1 1/2, 2 and 2 1/2 inch.	35 00 @ 40 00
Black Walnut, good to choice.	140 00 @ 160 00
Black Walnut, ordinary to fair.	100 00 @ 120 00
Black Walnut, 5/8.	85 00 @ 100 00
Black Walnut, selected and seasoned	150 00 @ 175 00
Black Walnut counters.	22 @ 28
Black Walnut, 6x5.	150 00 @ 160 00
Black Walnut, 6x6.	160 00 @ 170 00
Black Walnut, 7x7.	175 00 @ 180 00
Black Walnut, 8x8.	175 00 @ 180 00
Cherry, wide.	100 00 @ 120 00
Cherry, ordinary.	70 00 @ 80 00
Whitewood, inch.	45 00 @ 50 00
Whitewood, 5/8 inch.	35 00 @ 40 00
Whitewood, 5/8 panels.	45 00 @ 50 00
Yellow pine dressed flooring, 3/4 M ft.	28 00 @ 35 00
Yellow Pine girders.	25 00 @ 30 00
Shingles, extra shaved pine, 18 in 3/4 M	5 75 @ 6 00
Shingles, extra sawed pine, 18 in	4 50 @ 5 00
Shingles, clear sawed pine, 16 in	22 00 @ 24 00
Shingles, heart, cypress, 2 1/2x7.	22 00 @ 24 00
Shingles, heart, cypress, 2 1/2x6.	14 00 @ 14 00

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Calced, ordinary city.	1 30 @ 1 35
Calced, city casting.	1 40 @ 1 50
Calced, city superfine.	1 65 @ 1 75
Calced, Eastern.	1 30 @ 1 35

PAINTS AND OILS.

Chalk block.	\$1 55 @ 1 60
Chalk in barrels.	25 @ 30
China clay.	13 00 @ 16 00
Whiting, gliders, &c.	60 @ 65
Whiting, common.	37 1/2 @ 42 1/2
Paris White, English.	85 @ 1 25
Lead, white, American, dry.	45 @ 6
Lead, white, American, in oil pure.	6 1/2 @ 8 1/2
Lead, English, B. B. in oil.	5 1/2 @ 5 1/2
Lead, red, American.	5 1/2 @ 5 1/2
Litharge.	5 @ 5 1/2
Ochre, French, dry.	1 1/2 @ 1 1/2
Venetian, red, American.	1 @ 1 1/4
Venetian red, English.	1 1/2 @ 1 1/2
Tuscan red.	9 1/2 @ 11
Indian red.	5 @ 10
Vermillion, American Lead.	10 1/2 @ 12 1/2
Vermillion, English.	65 @ 70
Carmin American, No. 40.	3 15 @ 3 25
Orange Mineral.	7 1/2 @ 11 1/2
Paris green.	15 @ 20
Sienna, lump.	5 @ 8 1/2
Sienna, powdered.	5 @ 5 1/2
Umber, Amer. raw and powdered.	1 1/4 @ 1 1/4
Umber, Turkey, lump.	1 1/4 @ 1 1/4
Umber, Turkey, powder.	3 @ 3 1/2
Drop Black, English.	11 @ 13
Drop Black, American.	7 @ 13
Prussian blue.	15 @ 45
Ultramarine blue.	7 @ 20
Chrome green.	5 @ 20
Oxide zinc, American.	3 1/2 @ 4
Oxide zinc, French, V M G S.	7 1/2 @ 8
Oxide zinc, French, V M R S.	6 @ 6 1/2

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

STONE—Cargo rates, delivered at New York.

Amherst freestone, in rough, per C ft.	No. 1 \$ 95 @ 1 00
Amherst do do per C ft No. 2	75 @ 85
Berlin freestone, in rough	75 @ 1 00
Berea freestone, in rough	7 @ 7
Brown stone, Portland, Ct.	1 00 @ 1 35
Brown stone, Belleville, N. J.	1 00 @ 1 25
Granite, rough.	4 50 @ 1 25
Granite, Scotch, per ft.	1 60 @ 1 05
NATIVE STONE.	
Common building stone, per load	2 00 @ 3 00
Base stone, 2 1/2 ft. in length, per lin. ft	40 @ 50
Base stone, 3 ft. in length	50 @ 75
Base stone, 3 1/2 ft. in length	70 @ 75
Base stone, 4 ft. in length	75 @ 1 00
Base stone, 4 1/2 ft. in length	1 00 @ 1 25
Base stone, 5 ft. in length	1 25 @ 1 50
Base stone, 6 ft. in length	2 50 @ 3 00

SOLDERS.

Half and half.	14 1/2 @ 14 1/2
Extra.	13 1/2 @ 13 1/2
No. 1	11 1/2 @ 12
No. 2	11 @ 11 1/2

TIN PLATES.

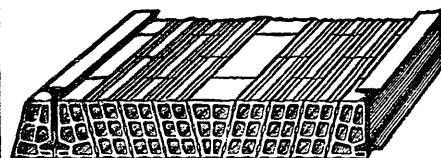
I. C. Charcoal, 10x14.	per box \$5 25 @ 7 25
I. C. coke, 10x14.	4 65 @ 4 75
I. X. charcoal, 10x14.	6 25 @ 9 25
I. C. charcoal, 20x28.	10 50 @ 14 50
I. X. charcoal, 14x20.	6 25 @ 9 25
I. C. coke, 14x20.	4 65 @ 4 75
I. C. coke, terne, 14x20.	6 8 1/2 @ 7 00
I. C. charcoal, terne, 14x20.	4 75 @ 7 00

ZINC.

Sheet, oak.	per b 14 1/2 @ 5 1/2
Sheet, open.	6 @ 6 1/2

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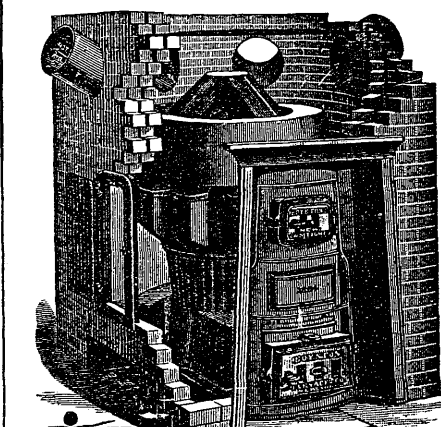


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