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The manner in which taxes are levied in this city, and the facilities and means which exist in the Department of Taxes and Assessments for carrying out this important branch of the public service, is not generally known. We publish this week the report of a committee of the Real Estate Exchange, which will be of interest to owners of property, dealers, agents, lawyers and others connected with dealings in real estate. The report shows how the general work of the Tax Department is conducted, what qualifications appraisers possess, what method is generally adopted in determining the values of real estate, and what the conditions are which induce the assessors to change values from year to year, together with the recommendations of the committee in the direction of remedying the inequality in the valuations which now exist.

We ventured last week to question the wisdom of Jay Gould in declining to arbitrate or settle the difficulties with his employes in view of the matter being taken up by Congress. There is a demagogical element in that body which could be easily induced to take extreme action against corporations if a demand was made by a body of voters such as the Knights of Labor and the trades unions can command. The swindling pension bills, which have received congressional and executive indorsement, show to what lengths the average politician will go to satisfy the soldier vote, which is a very small one compared with what the labor unions can control in any matter in which they are interested. The local Knights of Labor made a blunder in ordering the strike and Mr. Powderly promptly repaired to St. Louis to have the matter adjusted; but Superintendent Hoxie, under instruction from Mr. Gould, refused to recognize him officially, with the result that the strike continued for nearly a month, and has ended without satisfying either party to the dispute.

This delay has given the demagogues the chance they wanted to bring the matter up in Congress, and the corporate interests of the country have Mr. Jay Gould to thank for furnishing a programme under which the laboring masses may be induced to take political action. So far the working people, as such, have utterly refused to have anything to do with politics. Although they comprise nine-tenths of the voters, labor parties and labor candidates have heretofore been of no account politically. Their votes have figured under the head of scattering. Every conservative interest in the country demanded that no issue should be presented which would tempt or force the laboring people to cast their ballots for parties or candidates that are committed to programmes adverse to the rights of property. In prolonging this unnecessary strike, and in threatening to deprive the working people of their homes because of the strike, Jay Gould has done more to convert the working classes to socialistic and communistic theories than ten thousand crazy agitators like Justus Schwab or Herr Most.

While there is not much good to be expected from arbitration courts established by law for the settlement of labor disputes, experience has shown that understandings arrived at between the workmen's unions and employers tend to give satisfaction and keep the peace in the world of production. The practical operation of courts in this country is to prolong litigation and give the legal profession profitable employment. Then the decisions of such courts, when rendered, are binding only upon employers who are responsible, but cannot be enforced against working people who are generally irresponsible. Not so when the arbitration is between employers dealing with an organized body like the Knights of Labor. There are no technicalities which either party are interested in wasting time over, while the Knights of Labor, or Brotherhood of Engineers, or indeed any of the large trade unions can pledge that their numbers will abide by the decision. Congressman O'Neil and Governor Hill, of this State, may mean well in proposing Federal and State arbitration courts, but the real solution of the difficulty is an understanding arrived at between the employers and the great workmen's organizations. This way of settling disputes without resort to law was first discovered by the great exchanges, which are so impressed at the waste and

expense of courts that a member who goes to law to settle a dispute with a fellow member loses his seat and membership.

Rev. Henry Ward Beecher, last Sunday, alluded to the labor troubles in a similar spirit, and almost in the words of an article in THE RECORD AND GUIDE published on March 13th. We tried to point out some of the good results likely to spring from labor organizations. Among other things, Mr. Beecher said: "Labor organizations educate men in law, good neighborhood and knowledge. In them men learn new laws and new elements of submission. To the vast mass of men the process of organization is wholesome and educating. It will be found ultimately that 40,000,000 of men organized are more powerful than 1,000,000 of larger brain and more capital. * * * I admire the behavior of organized labor to-day. The self-restraint is wonderful. They have put themselves but little to shame. There is the virtue and discipline that make men. But I have not said these things to apologize for or defend workingmen. I know their faults, and shall not hesitate to speak of them and to them at the proper time; but I want to reassure the alarm among good people." All true enough! But the working people are not angels. They are often cruelly unjust to their employers, and, when they have a chance, exact from them the most humiliating conditions.

Congress should lose no time in throwing open the Indian territory to settlement. It is simply preposterous to put a region as large as all France under conditions which make it an artificial desert. To the northeast and south are cities and cultivated farms; but the Indian territory, one of the finest lands the sun ever shone upon, is given over to a few thriftless Indians who make no use of the bounties of nature. The Indians are rich in lands and money, and no sentimental considerations should stand in the way of the opening of this fine territory. Were this done it would prove a new era of prosperity to the Northwest.

The Connecticut Legislature has passed resolutions calling upon Congress to promptly take measures for putting our sea-board in a state of defense. Similar resolutions should be passed by the New York Legislature, as well as the States likely to be affected in the event of a foreign war. Then all our exchanges should memorialize Congress on this vital matter. Even with liberal appropriations it would be five years before we could be in a partial state of defense. But Congress will do nothing but talk. It is as certain as any event in the future that some naval power will plunder our defenceless sea-coast cities unless we put them in a state of defense. It will show criminal folly and shortsightedness if we do not make immediate provision for this exceedingly probable contingency.

Prime Minister Gladstone will have a hard time of it in getting the House of Commons to indorse his Irish home rule and land purchase proposition. It looks now as if there will be a dissolution of Parliament before the close of the year. Mr. Parnell is upon record as predicting that in the event of a new election there would not be much change in the strength of the relative parties in the House of Commons to be elected. Some seventy Tories owe their seats to the Irish vote. These members will lose their elections, but an anti-home rule cry in England would probably give the Tories many seats now held by Liberals. The defection of Mr. Chamberlain is a very serious matter for Mr. Gladstone, who has very few speakers of ability outside of the Irish ranks to second his efforts to do justice to Ireland. The future of Great Britain is not hopeful. German competition is injuring its trade and underselling its manufactures. Its workmen are unemployed, while Ireland is in a state of threatened revolt. Then the decline in silver is causing profound discontent in all its Asiatic possessions.

A possible disaster impends over Chicago and New Orleans. The news comes that the former city is likely to be submerged by Lake Michigan, the level of which has been steadily rising for years. New Orleans is in danger, it seems, of being left high and dry, for the waters of the Mississippi are finding their way to the Gulf by way of the Atchafalaya. This Atchafalaya is a bayou, or rather a series of bayous, running from the Mississippi at a point considerably above Baton Rouge and it empties into the Gulf at Four League Bay, 150 miles west of the Mississippi Delta. The Atchafalaya is growing in size each month, and its volume of water, which all comes out of the Mississippi, has grown much faster than the engineers who examined it two years ago predicted. This being the case it will not be long before it will be easier to stop the flow of the Mississippi itself than of the Atchafalaya. There is a reason for the water flowing through the latter river; it is a much shorter route to the Gulf, and therefore the fall per mile is greater, making a swifter current. However, we doubt that New Orleans is in much danger as yet; and as for Chicago, it will rise equal to the occasion—indeed, that city has been twice raised already. Geologists say that there is a subsiding of our Atlantic coast from Cape May to Cape Cod, and about a thousand years from now this

city will be under the Atlantic Ocean. However, these submersions and elevations will take time, and we will all be in our graves before the final catastrophes occur.

Real Estate and Building for the First Quarter.

Real estate transactions do not seem to abate one iota in their number and amount, but rather seem to increase as the year advances. Whether this will continue remains to be seen. The fact is, in itself, a remarkable evidence of the confidence placed in real estate. During the first quarter of 1884 some 2,957 transactions took place amounting to over \$49,000,000. Last year the figures showed an appreciable decrease, the amount expended being some \$40,000,000. This year, however, the three months have given a total of 3,365 transfers, exclusive of the region beyond the Harlem, the amount expended being over \$69,000,000, or nearly seventy-five per cent. more than last year. This is a phenomenal showing, and should the same ratio of increase continue throughout the year, 1886 will become historical in the annals of New York real estate. The Twenty-third and Twenty-fourth Wards, too, make a good appearance, the amount expended last year being \$714,017 and this year \$2,225,947. The mortgages, also, show an appreciable increase, \$23,156,639 having been loaned on 2,350 parcels of property last year, while \$32,820,669 has been loaned on 2,794 this year.

The projected buildings also make an unusually good showing, the number of buildings for which plans were filed for the first three months this year being 1,073 as against 681 last year, their estimated cost being \$17,006,438 compared with \$9,523,700 in 1885.

CONVEYANCES.						
1884.	Conveys.	Amount.	Nom.	23d & 24th W.	Amount.	Nom.
January.....	941	\$14,302,722	148	126	\$354,031	24
February.....	892	18,306,098	257	128	380,146	30
March.....	1,124	16,359,621	270	134	325,373	38
Total.....	2,957	\$49,028,444	675	388	\$1,059,550	92
1885.						
January.....	928	\$13,158,882	265	116	\$173,508	34
February.....	777	11,621,415	246	88	236,354	33
March.....	928	15,278,085	230	97	304,155	25
Total.....	2,633	\$40,058,382	741	301	\$714,017	95
1886.						
January.....	1,133	\$24,227,117	252	142	\$537,655	25
February.....	935	18,078,312	169	115	509,453	21
March.....	1,297	26,821,992	246	135	1,173,839	29
Total.....	3,365	\$69,127,421	667	392	\$2,225,947	75

MORTGAGES.						
1884.	No. Mort.	Amount.	No. at 5 p. c.	Amount.	No. at less than 5 p. c.	Amount.
January.....	896	\$9,700,465	333	\$3,403,204
February.....	708	7,414,052	250	3,193,258
March.....	911	13,330,146	329	3,488,180
Total.....	2,515	\$30,444,661	912	\$10,089,642
1885.						
January.....	927	\$7,924,718	445	\$4,051,538	30	\$380,308
February.....	657	7,047,923	285	2,929,874	17	407,667
March.....	766	8,183,998	333	2,784,438	29	805,800
Total.....	2,350	\$23,156,639	1,068	\$9,765,900	76	\$1,593,775
1886.						
January.....	952	\$12,803,428	458	\$5,445,439	47	\$86,250
February.....	810	8,208,190	385	4,244,134	49	980,010
March.....	1,032	11,749,042	552	5,962,305	32	2,103,550
Total.....	2,794	\$32,820,669	1,395	\$15,651,878	198	\$3,979,810

* Includes transfer of N. Y. & Brooklyn Ferry Co. for \$3,000,000.
 † Includes mort. of same for \$1,000,000.

BUILDINGS PROJECTED.						
	1884.		1885.		1886.	
	No. b'ld'gs.	Cost.	No. b'ld'gs.	Cost.	No. b'ld'gs.	Cost.
Total No. of buildings projected.....	614	\$3,348,286	681	\$3,523,700	1,073	\$17,006,438
Estimated cost.....						
No. south of 14th st.....	78	\$1,618,565	114	\$1,715,900	128	\$2,754,630
Cost.....						
No. bet 14th and 59th sts.....	114	\$1,697,760	130	\$2,684,800	142	\$3,525,875
Cost.....						
No. bet 59th and 125th sts, east of 5th av.....	198	\$3,827,650	193	\$2,119,500	264	\$4,255,250
Cost.....						
No. bet 59th and 125th sts, west of 8th av.....	30	\$651,000	76	\$1,506,000	236	\$4,014,250
Cost.....						
No. bet 110th and 125th sts, 5th and 8th avs C.St.....	3	45,000	9	122,000	43	\$507,000
Cost.....						
No. north of 125th st.....	10	15,875	44	467,075	67	\$761,700
Cost.....						
No. 23d and 24th Wards.....	45	\$110,525	72	\$198,075	64	\$216,515
Cost.....						

BUILDINGS PROJECTED.						
	1884.		1885.		1886.	
	Jan. to Mar., inc.	Cost.	Jan. to Mar., inc.	Cost.	Jan. to Mar., inc.	Cost.
Total No. of plans filed.....	358		394		512	
Total No. of buildings projected.....	614		681		1,073	
Estimated cost.....	\$3,348,286		\$3,523,700		\$17,006,438	
No. south of 14th st.....	78		91		128	
Cost.....	\$1,618,565		\$1,715,900		\$2,754,630	
No. bet 14th and 59th sts.....	114		130		142	
Cost.....	\$1,697,760		\$2,684,800		\$3,525,875	
No. bet 59th and 125th sts, east of 5th av.....	198		193		264	
Cost.....	\$3,827,650		\$2,119,500		\$4,255,250	
No. bet 59th and 125th sts, west of 8th av.....	30		76		236	
Cost.....	\$651,000		\$1,506,000		\$4,014,250	
No. bet 110th and 125th sts, 5th and 8th avs C.St.....	3		9		43	
Cost.....	45,000		122,000		\$507,000	
No. north of 125th st.....	25		94		152	
Cost.....	182,875		\$905,550		\$1,584,200	
No. 23d and 24th Wards.....	166		160		108	
Cost.....	\$385,436		\$570,950		\$865,238	

The large parcels which have been transferred during the past month are fairly numerous. Amongst down-town properties Nos.

44 and 46 Broadway was transferred to the New York Improved Real Estate Company for \$426,000; No. 54 Wall street to the Central Trust Company for \$177,500; French's Hotel, by Pelham St. G. Bissell, to Mrs. Helen A. French for \$522,000, and No. 90 Nassau and 124 Fulton street to Dorothea Wolff for \$135,000. Further up town No. 309 Fifth avenue was taken title to by Le Grand B. Cannon for \$133,000; Nos. 402 and 404 Fifth avenue by Robert and Ogden Goelet for \$250,000, and six lots on the northeast corner of Seventy-ninth street and Fifth avenue by Isaac V. Brokaw, the well-known clothier, for \$199,000. The handsome residence No. 4 West Fifty-eighth street was purchased by Charles Crocker, the California millionaire, for \$250,000, and the residence and stable No. 417 Fifth avenue by Mrs. Jane R. Turnure for \$215,000. Five flats on the north-west corner of Lexington avenue and Eighty-sixth street were transferred to Meyer L. Sire for \$300,000, four apartment houses at Nos. 111 to 117 East Eighty-ninth street to Cornelia K. Mylius for \$117,000, a Ninety-seventh street plot, west of Eighth avenue to Francis M. Jencks for \$125,000, eight apartment houses and stores on Eighth avenue and One Hundred and Twenty-second street, for \$200,000, thirteen houses and stores on Eighth avenue, One Hundred and Twenty-fifth and One Hundred and Twenty-sixth street to M. J. Adrian for \$140,000, and the Madison Avenue Congregational Church, Dr. Newman's old centre, to the Gospel Tabernacle Church, under contract, for \$126,000.

The buildings projected during the month also make a splendid showing. A six-story office building at No. 38 Wall street is to be built by James Thomson, to cost \$60,000, and a store and factory at Nos. 267 to 271 Mulberry street by Hawley & Hoops, to cost \$150,000. Further up town a six-story hotel is to be built by Louis L. Todd, on Broadway and Thirty-sixth street, to cost \$245,000; a six-story store by Robert and Ogden Goelet on Broadway and Twentieth street, to cost \$200,000; a club-house by the Arion Society on Fifty-ninth street and Park avenue, to cost \$200,000; two brick tanks for the Equitable Gas Light Company on Fifty-eighth and Fifty-ninth streets, west of Tenth avenue, to cost \$112,000; a synagogue on Lexington avenue and Seventy-second street, to cost \$40,000, and the stone superstructure of the Church of St. John the Evangelist on First avenue and Fifty-fifth street, to cost \$90,000. Amongst flats and houses, Charles Buek & Co. are going to build four of the latter class on Madison avenue and Seventy-third street, to cost \$116,000. Anthony Mowbray will erect one on Fifth avenue, near Seventy-fourth street, to cost \$55,000; twenty three and four-story houses will be built on Madison avenue and One Hundred and Nineteenth street at a cost of \$210,000; eleven on Manhattan avenue, between One Hundred and Twenty-second and One Hundred and Twenty-third streets for A. A. & J. W. Teets, to cost \$142,000; thirteen on Seventy-first street and West End avenue by Van Loon and Capron, to cost \$130,000; fourteen on New avenue, One Hundred and Sixteenth and One Hundred and Seventeenth streets, by Cunningham & Henderson, to cost \$135,000, and thirteen on Ninth avenue and Sixty-fourth street by John T. Farley, to cost \$256,000. Seven flats are to be erected by Elsworth L. Striker on Fifty-second street, near Ninth avenue, to cost \$161,000, and three of large size on Tenth avenue and Ninety-sixth street by David Christie, to cost \$145,000. Nine apartment houses and stores are to be built on Ninth avenue, Ninety-eighth and Ninety-ninth streets, by J. W. Haaren at an estimated cost of \$234,500; a similar number for Margaret O'Sullivan on Second avenue and Ninety-eighth street, to cost \$126,000, and eight for E. D. Connolly on Second avenue, Ninety-fifth and Ninety-sixth streets, to cost \$144,000.

A Few Suggestions.

The labor troubles in connection with our transportation system which we are just passing through, as well as those which occurred in 1877, ought to set our people thinking, with a view to discovering some means of insuring perpetual peace on the railway lines in the interests of the business and traveling community. As the case stands at present, a combination of employes, prompted perhaps by a secret organization of irresponsible people, can put a stop to the workings of a system of roads upon which the local business community absolutely depend; or, it may be that the offender is a great stock-jobbing operator whose influence in the road is supreme, and who brings about a quarrel with the employes in order to affect the stock market or achieve some end personal to himself. Indeed, this describes what was the situation on the Gould system of roads. The strike was commenced upon insufficient grounds by the local Knights of Labor, while the contest was continued unnecessarily by Jay Gould, the president of the company. It was in his power to have ended it immediately on his arrival—after his yachting cruise.

Is not the true solution of this problem the one which we have often urged in these columns? Let the railroad conductors, brakemen, switchmen, etc., become a part of the police force of the nation; that is, let them wear Uncle Sam's uniform, and their wages, hours and treatment be definitely fixed by law. The rail

roads would have their services, and pay them as a matter of course; but the employes would be secured from ill-treatment, and they could no longer belong to secret organizations like the Knights of Labor. There is a debate in progress in the Senate touching the wisdom of adding five thousand men to our regular army, but here is a chance to add half a million of men or more to the forces which preserve the internal peace of the country. A civil war would hereafter be impossible were all the railroad employes made a part of the police or military force of the country.

Everyone realizes the perilous position we are in—between grasping corporations on one hand and boycotting, turbulent trades unions on the other. There should be no more interruption of the trains and railroads than there is of the tides of the ocean on our coasts.

Of course the government should not have the appointment of railroad employes. It should not be a matter of patronage for Congressmen. Civil service rules should be enforced and a high standard of efficiency insisted upon. On the continent of Europe the railway officials are government officers, subject to military discipline. So it should be here.

If these strikes merely affected the men themselves and their employers it would not matter so much; but the stoppage of freight and passenger cars in a great railway system means the inconvenience, loss of money and time, and very often the ruin of people who have nothing to do with the quarrel, and who should not suffer because of it.

Our Prophetic Department.

LOOKER-ON—Last week, Sir Oracle, you gave utterance to some theories on the movements in real estate which were not reassuring to investors in that class of property or to those who were building largely with a view to selling at a profit in the future, for, if I understood you aright, a speculative excitement in real estate is generally the preliminary to years of hard times; that is, a speculative era characterized by high prices is apt to make its appearance in the labor and land markets just before one of the recurring and always to be expected periods of depression.

SIR ORACLE—I said nothing last week or any other time that should discourage anyone from buying well located, improved property or vacant plots in the line of improvement situated in any of the large cities. Our country is growing and the centres of trade are steadily increasing in population and business. Then, the real estate speculation is not yet dangerous because it is based upon the actual consumption of lots purchased for building purposes. Capitalists are investing in houses instead of in securities, which last are so high that they return unusually small dividends. People with funds to invest think they are entitled to more than 3 or 4 per cent. for their money, and as improved real estate apparently pays from 5 to 8 per cent. house property is in larger demand than usual; hence the extraordinarily large number of plans filed for new edifices at the building department, not only in this city and Brooklyn, but in all the large cities. Now, the land speculation which usually winds up an era of high prices and precedes an era of low prices, is confined very largely to vacant and unimproved property. People are quite sane when they are building or buying houses, but the period of lunacy commences when extravagant valuations are being put upon land which is out of the reach of improvement for many years to come.

LOOKER-ON—But will not this state of things come about if the present building movement continues? Take the stock market as an example. Is it not true that operators at first buy good dividend-paying securities? After they had gone up in value then the cats and dogs of the market are made lively. Granted that the real estate movement so far is confined to improved and immediately improvable property, is it not probable that the desire for land—that is, vacant land—will soon make its appearance?

SIR O.—Not at all unlikely, and this is why I don't think it dangerous to buy lands or houses until the speculative fever shows itself in an insane desire to purchase unimproved plots not in demand for either building or farming purposes.

LOOKER-ON—In what shape would you expect the speculative fever to manifest itself?

SIR O.—If we are really on the eve of a "boom" in vacant real estate I should expect to see companies organized to sell plots of land in neighborhoods likely to increase in value. There are literally hundreds of desirable locations around New York suitable for such enterprises. Under our State laws a land or a building corporation can work with a capital of not more than \$5,000,000. Now, suppose some strong companies were formed to manipulate eligible locations in the Twenty-third and Twenty-fourth Wards, would not the shares of such corporations look very tempting? The suburban rapid transit is sure to make available for building purposes a vast deal of desirable land north of the Harlem. If corporations were formed to develop special regions it would prove profitable to the promoters as well as the persons who purchased their lots and shares. Yes, it is in that field I expect to see the real beginning of a real estate speculation.

LOOKER-ON—But can a buying movement be confined to one section of country or investments in city real estate alone? Does not a real estate speculation proper involve the whole country and show itself in the price of farms and in the demand for wild land as well as city lots?

SIR O.—That was the case in the famous land speculation which culminated in 1837. But our country is so large and its interests so diversified that since then we have had land speculation confined to specified eras. The construction of the railroads in the Northwest from 1879 to 1883 made Dakota territory the centre of a very wild land speculation. Indeed, the enhanced values involved all the region west of the Mississippi and north of the Missouri rivers. It was confined primarily to regions hitherto unavailable because without railway communication. So far the investment movement in real estate has been in the large cities. I confess, when I first saw the announcement of the Florida scheme, I thought perhaps it was the beginning of a buying fever in wild lands. But that turned out to be a swindle, and its failure will discredit other companies, even though the intentions of the promoters should be honest.

LOOKER-ON—How about the stock market?

SIR O.—I cannot say I feel as bullish as I did. Were the labor troubles over it looks as though the market ought to advance. The business of the country is on a sound footing. Manufacturers are making profits, and there are crops enough and business enough in the country to give the railroads a good deal of freight. But somehow the public are not buying stocks or dealing in them. The investment demand is real estate, and for this reason the share market is depressed and the method for prices of securities rather dubious. I believe firmly that sometime before June we will see, if not a bull, quite a strong market. But just at present there is a feeling of distrust which affects prices. I presume farmers are not consuming as much as formerly because of the low prices of wheat, corn and hogs. The trunk lines are not doing as well as they hoped, notwithstanding the restoration of rates; and hence holders of the best class of securities have become timid. Nothing I can see would give the market a "boost," except the complete reorganization of the Reading Company, but that clearly will take some time and the market will be milked up and down until a settlement is reached.

An Important Change of Gauge.

On May 31st and June 1st the railroads south of the Ohio River will change their gauge from five feet to four feet nine inches, to correspond with the railroad gauge in the Northern and Western States. The old gauge has been a constant source of expense and annoyance, as it necessitated the transfer of all the freight going South or North. The Mobile & Ohio road has already altered its gauge, to the great benefit of its business. The change will be made over about 13,128 miles of road, as follows: South Carolina, 1,320 miles; North Carolina, 960; Georgia, 2,413; Florida, 1,250; Alabama, 1,803; Mississippi, 776; Louisiana, 313; Kentucky, 1,118; Tennessee, 1,886, and Virginia, 981 miles. When this is changed the railroads of the country will form a strong connecting band between all sections of the country, and the car loaded in New York may be rolled to San Francisco through the Northwest and back through the Southwest and South without any change of tracks or inconvenience.

But this does not tell the whole story. The merchants of Savannah, Charleston, and the other cities on the South Atlantic coast, regard this change with great apprehension. They believe that the freight which has hitherto come to their ports will hereafter be transported direct to Baltimore, Philadelphia and Boston, but the bulk of the trade will of course come to New York. This change of gauge will undoubtedly advantage every trunk line which has connections with the South. There will be some enhancement in the quotations of certain securities, due to this simultaneous change of gauge of all the Southern railways.

The Bank of France still continues to absorb gold. On March 25th it held over \$300,000,000, while the Bank of England had only about \$112,000,000 and the Bank of Germany about \$90,000,000. The Bank of France gained in one year over \$50,000,000, while the Bank of England lost nearly \$14,000,000. Yet France has \$600,000,000 silver dollars, or about fourteen dollars per capita, while England has no silver coinage beyond the minor coin required in retail trade. France gains in gold steadily, although she has three times more silver afloat than we have in this country, while our population is 20,000,000 larger. Yet the daily press has been holding up the bugbear that we shall lose our gold because we coin silver; yet we have less than four dollars per capita of silver dollars against the fourteen dollars per capita in France. How the actual facts discredit all the statements made in the italicized paragraphs so long repeated on the editorial page of the *Herald*.

A support for table liquors is a camel cast in antique silver with rich colored trappings bearing panniers loaded with glass flagons.

Concerning Men and Things.

* * *

Colonel Herbert M. Hoxie, the vice-president of the Gould system of railroads, who has been so conspicuous in the management of the strike lately, is pre-eminently a self-made man. He was born in Southern Michigan some fifty-five years ago. He graduated from a public school and then secured a situation in a country store some sixteen miles from his home, and every Saturday night he walked home to spend Sunday with his mother, returning to the store on Monday by the same means of locomotion. He drifted into the railroad business about twenty years ago and later on became associated with Captain R. Somers Hayes and Dr. Smith of this city in the construction of the International and Great Northern Railroad.

* * *

This trio, who resided in the same house at Palestine, Texas, attracted the attention of Jay Gould, who then, as now, was on the lookout for the most competent men to place at the head of his ever-increasing railroad interests. For three years he wooed this trio in vain, but finally the "Little Joker" gained the mastery over them. They became successively the first and second vice-presidents and treasurer of the various railroads of his system, and when a few months since Captain Hayes resigned the vice-presidency of the Missouri Pacific Railroad, on account of failing health from overwork, Colonel Hoxie was promoted to his position. Hoxie, Hayes and Treasurer Smith still keep house together—and that in regal style—at 3013 Pine street, St. Louis, the wife of Colonel Hoxie, as he is the only married man of the triumvirate, attending to the ways of the household.

* * *

Hoxie is a man below the medium height, with a slight stoop, a short grey pointed beard and a keen dark grey eye. His laugh is a most peculiar one, but it is rarely heard outside of the social circle. It is here that he shines, for, while lacking the *savoir faire* of the cultivated man of affairs, his genial disposition and better nature is strikingly brought out. As a task-master he is hard and unflinching. While on a visit here last summer, he said: "No man can work too hard, every man can work as long as he can stand up. I believe every boy should be turned loose to fight his own battle in this world without a dollar in his pocket when he is thirteen or fourteen years of age." Such is the leading railroad man of the Southwestern system.

* * *

Every few days Jay Cooke, the famous financier who floated the government bonds during the trying times of the nation's necessity, turns up at the Brevoort House. After his disastrous failure in 1873 he apparently retired to poverty and obscurity, but he never lost faith in the Northern Pacific Railroad, which had worked his and his friends ruin. By the great appreciation of its stock and the lands adjoining, through which it ran, he is again five times a millionaire. The "Tycoon," as he was always known, appeared recently in Wall street, apparently in the same old rusty suit of clothes, big cowhide boots, blue circular and soft felt wide brimmed hat as of old. No one would have thought as he passed by that the old gentleman was again one of the big fish in the financial swim.

* * *

Dion Boucicault, in a recent interview, repeats a point often made in these columns. "Why do not some of our rich men," he asks, "form a syndicate to endow a first-class theatre in New York city?" Wealthy city men contribute liberally to the opera, to musical enterprises, to art galleries and museums, in addition to taking pride in the breeding of horses for the turf. Why should not they endow a theatre, making it a condition that it shall be a home for the higher order of the drama. All the pieces produced should be first-class and interpreted by the finest artists. On the continent of Europe this work is done by governments, hence theatrical and operatic performances are very cheap and very good, which are thus the means of educating the masses artistically. Who will be the first of our rich men to move in this matter?

* * *

Some forty years ago there was a theatre on Broadway, known as Mitchell's Olympic. The house was small, but the acting was admirable. No attempt was made to produce five-act pieces, but a specialty was made of one and two-act farces, burlettas and comediettas. Many gray-haired New Yorkers recall Mary Taylor, Miss Clarke, Charles Walcott, George Holland, William Mitchell, Frank Chanfrau and other admirable artists who appeared in this house. Mr. Stoddard, of the Madison Square Theatre, was a member of that company, of whom very few are now living. No theatre has since filled exactly the same place, and New Yorkers rarely have the chance of seeing a one or two-act piece. These are left to amateurs who cannot do them justice. Yet a chance is afforded from time to time to see them on the regular stage in conjunction with a larger piece. At the Madison Square can be seen "Old Love Letters," a very charming little comedy by Bronson Howard. Then Miss Robe and Mr. Bellew have given us the "Happy Pair." Mr. Stoddard and Miss Harrison "One Touch of Nature." The Wyndam company presented "Ruth's Romance." These were all delightful trifles, but there are hundreds equally as good which are never performed, because no one theatre makes a specialty of them. Perhaps one difficulty is the dearth of actors and actresses to do them justice, for they require the very highest art.

* * *

The "Broken Hearts," of W. S. Gilbert, is a dainty and fantastic dramatic poem. It is not suitable for histrionic representation, save under exceptional circumstances. It is too ethereal for the footlights. It was, however, splendidly performed at the Madison Square Theatre last week. Thousands will go and see it, because it was written by the famous author of "Pinafore" and the "Mikado." Those doing so will realize that Mr. Gilbert is not only one of the first humorists of the age, but a poet of rare originality. His conceits are fanciful, but his imaginative faculty is of the highest order. The acting was exceptionally good. Mr. Massen was a right royal prince. Annie Russell, as the heart-broken maiden, presented a most charming and pathetic picture, while Mr. Lemoyne played a distorted Calaban, with a repulsive power that was quite remark-

able. Miss Maude Harrison acted with rare intelligence, but her part required more passion and force than she can command. The thorough drill and excellence of this company ought to put Mr. Wallack upon his mettle. His recent shabby revivals of "Home" and "Central Park" have brought great discredit upon his fine theatre.

* * *

Bronson Howard has been giving a lecture in Boston on the "Autobiography of a Play," which is fully reported in the journals of that city. None of the New York papers has seen fit to reproduce this admirable analysis of the methods employed in the composition of a drama. Were Sardou to explain his theory of a play in Paris it would be published in all the papers of France, or should an equally eminent playwright in England take up a similar theme, equal publicity would be given to it; but our papers seem to think that elopements and other domestic scandals are most cared for by their readers. That Mr. Howard knows how to write a play is shown by his "Saratoga," better known as "Brighton," his "Banker's Daughter," and the charming little one-act comedy "Old Love Letters," now to be seen at the Madison Square Theatre. He deserves more recognition than has yet been accorded to him.

Home Decorative Notes.

—The advanced taste which has of recent years displayed itself in the interior arrangement and decoration of our homes is exemplified in the vast superiority of the fixtures through which artificial light is conveyed to us compared with those of a generation—nay, scarcely a decade—ago. The writer chanced to be in the show-rooms of Cassidy & Son, of 127 and 129 Mercer street, the other day, and observed the various designs of gas fixtures of every description which ornamented the rooms. One chandelier, especially, attracted attention. It was a design of a mermaid, with her arms holding the branches which support the cluster of lights. The work is all in bronze, and the general effect is pleasing. There were one or two chandeliers in Dutch Renaissance, a lantern in Oriental design, a dining-room chandelier in the Flemish style with stationary and extension lights, and one of repoussé work in Japanese done by hand. Amongst the other fixtures noted were several graceful chandeliers for reception rooms and toilet chambers; a long array of hall lanterns and side lights of different designs, some of the former being of wrought iron and art glass; several newel-posts with from four to twelve lights; several dining-room lamps, one a combination of Moresque and Renaissance, and a large number of crystal chandeliers, whose glory, though departed, may one day shine resplendent again. Nearly all the gas fixtures shown were designed by Mr. James Beesley, who is known all over the country as one of the finest designers. Lovers of the beautiful and artistic will be amply rewarded by a visit to these show-rooms.

—Fashion, ever restless as the sea, has already tired of the weird shade of yellow so popular this winter, and now decrees that the soft shades of green shall find favor for spring decoration. Curtains are looped back with it and furniture is adorned with this soft and restful color.

—Many of the new picture frames are made of mahogany without carving.

—For a floral fancy asparagus tips have taken the lead of maiden-hair ferns, and no bouquet or set-piece escapes a feathery bit of the beautiful green branches.

—Dainty card-tables for progressive euchre are the latest addition to the furniture of the fashionable household.

—A very striking picture frame and one particularly pleasing for a moonlight scene has a narrow strip of blue velvet surrounding the etching, on this is laid a mat of tea-chest matting silvered. The matting is laid on card-board, the edges neatly turned under, another strip of velvet overlays the mat and the frame is added. This frame is matting of another kind, stretched over a wooden foundation and this is also silvered.

—Pretty egg baskets of English china have receptacles for holding four egg cups in harlequin colors.

—Roses with long stems and their own waxen leaves have superseded the stiff wired bouquets for all occasions.

—For baked fish come porcelain shells closely imitating scollop, mussel and other shells. Terrapin is often served in little china turtles whose backs come off.

—Umbrella lamp-shades are as gay as possible, brilliant orange or bright red being the colors chiefly chosen.

—Long oblong tablets with hand-painted designs are now suspended in Oriental fashion on panels of doors or walls of apartments, hung simply on a nail.

—Sofa-bolsters in leather work are appropriate for library sofas.

—Among the quaint conceits for inkstands are four wise owls gazing in solemn contemplation upon a baby owl which serves as a receptacle for ink.

—Leopard-skin rugs are utilized for sofa decoration.

—Scarfs, table-covers and tidies wrought in double-faced Roumelian and Bulgarian stitch, known and worked only by the people of those ancient countries, find ready purchasers.

—The present fashion of sealing-wax has introduced a charming variety of seals. The inevitable owl appears in elaborate oxidized silver carving, with ruby eyes, as the standard for an onyx seal. A very elegant silver design in floral repoussé work has a carnelian seal.

—It is in esteem to have at least a single high-backed antique chair covered with needle tapestry.

—Much of the needlework now shown for table-covers, screen panels or portieres has for a foundation, figured India silk, chintz or cretonnes. The figures are outlined with gold thread and ornamented with fancy stitches. Oftentimes the figured goods are almost completely covered with embroidery, and when given a rich border of plush the effect is very elegant.

Building Operations and Labor.

During the week opinions have been freely expressed to a representative of this journal of the attitude of labor organizations and their effect upon the building trades generally. It seemed to be the general impression by those whose views were obtained that although it was conceded the amount of building this present season is larger than last year, yet building operations would be still larger if it were not for the present unsettled condition of the labor question.

Mr. D. T. Atwood, architect, No. 335 Broadway, said that the question of strikes had scarcely been considered so far as his experience was concerned. In talking with clients he had made his calculations on an expected advance of fifty cents a day in carpentry and labor contracts. This advance was in the natural order of things at this season of the year. He thought the prospects for the future exceedingly good and that for the next eighteen months there would be plenty to do. Respecting labor, he was of opinion that the question of continual agitation was productive of harm rather than good even among trades unions, and that if there was less agitation the subject would regulate itself. He believed in arbitration as a principle, but preferred local to State arbitration, because State arbitration was likely to drift into politics. He did not think there would be any difficulty in disposing of the labor question, the only one of any moment was the necessity of having a definite understanding respecting the number of hours, and a conviction that agreements would be faithfully kept both by employers and employes.

Mr. Ed. E. Raht, architect, said that his experience this season was that owners were unwilling to build because they had no confidence in the permanency of labor agreements, and rather than run the risk of having to contend with strikes they preferred waiting until matters had been arranged upon a more satisfactory basis. He knew of several instances where valuable contracts would have been given out were it not for this condition of affairs.

One of the best known architects in the city asserted that the labor question had an important bearing on the future of real estate in this city. He was not an alarmist, but he knew of one instance where his clients had intended to build this season at a cost of \$600,000, but had been prevented from carrying out long-matured plans because of the unsettled condition of the labor market. It was not altogether a question of an hour's work, but it was one that involved the peacefulness and security of property.

Another architect, equally well known, did not believe that the labor question was really so serious as many supposed. So far as it applied to building and real estate values there was one element in it that seemed to be lost sight of, and that was that a mere question of supply and demand would always regulate itself in the long run. He did not believe that trades unions were more grasping than some builders and contractors, and it was only just to admit that there was no reason to believe that labor in New York was dangerous merely because it was aggressive. Taken as a whole there had never been so much building going on as at present, and the majority of the houses now being constructed were of a much better class than those of last year. These facts were notable because they showed that the sense of security was not affected by the mere local incidents of strikes, which had been more or less frequent during the past five years.

One of the oldest builders in the city, who has been in business over forty years, gave some interesting particulars of his experience of trades unions. He said that this season was the first time in forty years in which he had no contracts on hand. He had always paid the best prices in the trades, but he never felt secure that he would not be confronted with a strike when he was most busy. It was this sense of insecurity to which he attributed lack of work. The numerous subdivisions of trades was another cause of frequent trouble and few men nowadays had a general knowledge of their work, in the same sense that mechanics had twenty years ago, and as a rule it was inferior in quality. His experience was that not more than 50 per cent. of workmen engaged on a job were capable of doing first class work. Hence he would sooner pay a No. 1 workman four dollars a day for nine hours' work, provided he was permitted to pay less efficient men just what they were worth. If this was made the rule he could save money by it. But under the trades union system all work of a certain trade was placed upon the same pecuniary basis. The unions did not discriminate between what was good work and what was not, and it was this want of discrimination that bore most unjustly towards employers. Superior and inferior work was paid alike. The result of this condition was that first-class mechanics were apt to deteriorate simply because there was no distinction made between them and inferior workmen. Under this rule there was no chance for a first-class mechanic to advance beyond his status. His individuality became merged and lost among an organization which could not advance his pecuniary position nor supply him with work when unemployed. Two-thirds of the builders in New York had themselves been mechanics, but the speaker questioned very much whether in future the proportion of such men would not be considerably reduced. He did not complain of labor protecting itself and organizing in a legal way, but the principle of compelling an employer to pay a fixed sum for a certain class of labor, regardless of its quality, was unjust, wrong and illogical. This the trades unions would find out some time or other. They also forgot that no arbitration would be likely to lead to satisfactory results which omitted to recognize the fact that labor is worth only just so much as it will bring and no more. Another fact, too, which was often forgotten was that increased cost through strikes meant a cost out of pocket all around, to which strikers as well as others had to contribute. He did not believe that it was possible for trades unions to continue indefinitely upon the same basis as at present. Their rapid growth would eventually become unwieldy and a crisis would be sure to follow because the best men in the unions would become dissatisfied and sooner or later recognize the fact that they were really helping to support inferior workmen at their own cost.

In the speaker's opinion the best remedy for the pernicious influences of strikes would be the elimination of the usual penalty clause from contracts. It would have this advantage, namely: contractors would be, in a measure, relieved from the sudden and often unreasonable demands of employes,

and would be in a stronger and better position to resist demands made at times when employers have no other resource but to submit or take the consequences. Owners as well as contractors would be the gainers if this were done, and it would even be more beneficial to the workman because it would lessen the liability to strikes and render employment more permanent.

A contractor extensively engaged in roofing did not expect relief from legislation, although he believed that arbitration was the correct means of adjusting all questions between capital and labor, provided a mutually acceptable basis of arbitration was agreed upon. Otherwise, the remedy would be worse than the disease. When asked how he would define the proper basis of arbitration, he replied: "By declining to admit any principle which is not founded on ordinary business experience."

Notes About Town.

There is a good deal of money in down-town tenement property, especially in the neighborhood where the respectable German working class element lives. Tenements thereabouts are bringing rents that yield from nine to twelve per cent. per annum net to their owners. There are numbers of brokers all over the city who are offering tenements in these locations, with the statement that the rentals bring a *bona-fide* return of nine and ten per cent.

Brokers are beginning to be found who are inclined to view the real estate situation with a cautious eye. They say that holders of property of certain classes are too high in their figures. This is especially so with private house property, they say, most of which would yield scarcely six per cent. to the purchasers at the figures asked. But there are other brokers who want to know if a steady six per cent. real estate investment, especially in locations where property is improving or not likely to depreciate in value, is not a good return, after all?

Since the publication in this paper over a year ago of the proposed scheme for an elevator building at Eighth avenue and One Hundred and Sixteenth street, a good many shrewd dealers and investors have purchased lots in the neighborhood. Amongst these are an old and well-known firm of architects and a number of dealers and builders. Of the latter, one has purchased some forty lots alone. The total assessments on lots for the new building hitherto subscribed amounts to \$53,000, and the projectors are going to put up a building shortly to cost about \$60,000, instead of \$100,000 as contemplated.

Besides, a great many buildings have since been erected in this region. One has only to take a glance at the ground, which only three years ago was almost vacant, between One Hundred and Tenth and One Hundred and Twenty-fifth streets, and notice what a large number of houses are being and have been erected within these fifteen blocks. Now that the early commencement of the elevator building is within the range of fact, we may expect to see a very active movement just north of the Central Park.

The influence of those big flat sales last week is said to have been detrimental to the value of other flats. One broker told the writer he was working on a large apartment house, and that the low figures obtained for the Mayer property would most likely break off the negotiations. But that ought not to be so; firstly, because these large flats are pretty well occupied now all over the city; secondly, because the law limiting the height of buildings for residence purposes has practically made them a monopoly almost amounting to a "corner," and, thirdly, because shrewd investors are too sensible not to purchase first-class properties at figures which will net them from eight to ten per cent. on their investment.

An old gentleman who wanted to put \$20,000 into real estate called on a broker to obtain his services in the matter. The former wanted to pay cash, having an innate objection to purchasing property except free and clear. The broker, after looking around, offered him two parcels, one for cash and another worth \$60,000, on which he might pay his \$20,000, leaving the remainder on mortgage. Of the two parcels the latter proved, after inquiry, to be the best bargain. The old gentleman promised to consider it, and let the broker know his decision in three days. After revolving the matter in his mind, at the end of that time he sent a refusal to the broker, enclosing the following original, though somewhat doggerel, lines:

"Weep not for Simon Ruggles,
Life for him hath no more struggles;
He prefers the tomb and death's dark gate,
To carrying mortgaged real estate."

The Real Estate Exchange has done very well this year in the way of renting their building. The manager says that there is not an office to let in the whole structure, every one having been taken. Not only that, but the rents obtained are ten to fifteen per cent. higher this year than last, and in some instances even more. This shows that brokers, lawyers and others must find it both profitable and convenient to centre around the Exchange. The extra rental obtained is equal to nearly one per cent. extra on the capital stock. The receipts from "knockdowns," also, are much larger. All this increases the value of the property, and Exchange seats ought to sell well in consequence.

Dr. Felix Adler, and his associates in the great work of tenement house reform, might take a valuable lesson from the large buildings erected by the Improved Dwellings Association on First avenue, Seventy-second and Seventy-first streets. To the exterior view the structure has the appearance of a large apartment house of the better order, though a visit to its interior shows that it has a host of small apartments—numbering no less than two hundred and eighteen suites—all occupied by respectable mechanics and workmen, amongst whom are masons, carpenters, bricklayers, plasterers, stonemasons, a doctor, an architect, a few clerks and salesmen, and even an insurance agent and a gas collector. The suites comprise two, three and four rooms each, the rentals of which range respectively from \$6.25 to \$7.50,

\$9.00 to \$13.50 and \$10.50 to \$14.50, according to location. Closets, wash-tubs, sink and ash-pits are provided on each floor. The halls are lighted by gas, and the light and ventilation are both good. There are two large courtyards in the centre of the building, one being about 110x75 and the other 50x100. These the children of the tenants use as a playground, and a healthy, happy crowd they look as they skim over the yards on their roller-skates. "All the girls and boys have got roller-skates," said a bright little fellow to the reporter. A library, a club-room, baths, wash-houses and other accommodations are provided and they are largely availed of. All the families in the building can obtain their groceries, meat and other necessities from the stores on the first floor on the avenue. Messrs. Folsom Brothers, who are the agents, informed the writer that every suite in the building is at present occupied, and that since its organization the association has paid 5 per cent. per annum to its stockholders on a capital of \$300,000, after paying all expenses, besides which a small surplus remained. Amongst the stockholders are such well-known gentlemen as Wm. Bayard Cutting (president), Henry E. Pellew (vice-president), Cornelius Vanderbilt, W. W. Astor, J. W. Drexel, R. T. Auchmuty, J. & W. Seligman & Co., W. E. Dodge, Jr., J. Pierpont Morgan, Amos R. Eno and others of high standing in the community. The building is a successful example of the application of business principles to tenement house reform.

A Builder on Amendments to the Building Law.

Mr. Charles Buek, who, as chairman of the Committee on Buildings of the Real Estate Exchange, has carefully examined the amendments to the building law now before the Legislature, says that the existing laws are defective and great evils have been the result. Many of their provisions are antiquated and relate to modes of construction that are out of date and out of use, as an instance of which may be mentioned that which relates to brick arches formerly used, in certain cases, in connection with iron beams, but now replaced by the much lighter and better structures of hollow terra-cotta. There are also numberless cases in which the necessary provisions are wholly lacking, or are vaguely stated. The law requires buildings to be fire-proof, without defining what a fire-proof building is, thus leaving important matters to be decided by the different inspectors, who, consequently, have the temptation to levy on the pockets of the builders. There is no uniformity in their decisions, and important business has been tied up by *lis pendens* arising from claims of a west side inspector, when in an exactly similar case on the east side no objection had been made. In a fashionable nine-story flat up town there is a three-story bay window overhanging a stable and merely protected with a coating of iron, while in the immediate vicinity there is a much lower bay window, in a safer situation, which was required to have iron supports and beams, filled in with terra cotta, besides being iron-clad.

Not only are the existing laws antiquated, cumbrous, defective and vague but the amendments now before the Senate, while well intended and good so far as they go, do not go far enough, or reach the most serious causes of trouble. More than this, no law can be full enough or flexible enough to meet all the varying exigencies of the building trades. New modes of construction, new methods of providing heat and light, new materials, new fashions in architecture and changed conditions of numberless kinds, are constantly arising. A commission of experts, of responsible men commanding confidence is needed, with power to decide promptly and effectively in these cases. Such a commission, *minus* the power, already exists in the Board of Examiners. In point of personal qualifications, no better commission than this is needed. But they usually hesitate and do not act because their powers under the law are vague. An appeal for relief to the courts usually involves more delay than can be endured.

Mr. Buek believes that there is an absolute necessity for such an amendment as the following, which would enlarge the powers of the board, giving only such as are now possessed by the Board of Health, while guarded from the charge of conferring too much power, by requiring that its regulations should be approved by the Supreme Court for the city and county before going into effect:

The Board of Examiners shall have power at its discretion to adopt such general and uniform regulations touching the kind and quality of building material, methods of fire-proofing, the arrangement of fire-escapes, and any and all other matters relating to the construction of buildings not already specially provided for in this title, and for the more particularly defining and construing the provisions thereof as it may from time to time consider desirable. Any such regulations so adopted by the said board shall be without delay submitted by the clerk thereof to the Supreme Court for the city and county of New York at a special term at Chambers for its approval, and in the event of such regulations being first approved and certified by the said court, and not otherwise, the Fire Department of the said city shall cause the same to be published once a week for four consecutive weeks in the *City Record* and one other paper to be designated by the said Board of Examiners, and such regulation shall thereupon have all the force and effect of this act.

The Stock Exchange Ready to Build.

The Stock Exchange has at last, after more than a year's consideration, resolved to proceed with altering its present structure. The Building Committee had originally expected that it would have been necessary to purchase the corner of Wall and Broad streets, or two other parcels adjoining, so as to create more regularity to the structure and give the Wall street entrance a more imposing front than it now possesses. The committee, therefore, decided to call in the services of an expert architect to draw plans and specifications showing what possibilities in the way of improved appearance and accommodation could be hoped for in the event of the Exchange purchasing the property adjoining and using it for extending the area covered by the Exchange. The expert architect was called in, and after drawing elaborate plans showed that a purchase of adjoining property would not give any more extra accommodation than might be afforded by the proper utilization of the present space. The Governing Committee met in full force on Monday afternoon last, to consider the plans submitted by the five architects who had been invited to compete. Messrs. Geo. B. Post, Thomas Mook, John R. Thomas, Charles P. H. Gilbert and E. D. Lindsey. Plan

No. 1—which is for the alteration of the building only, without the acquisition of extra property—was the one selected, thus saving the \$800,000 required to purchase the latter. The preponderance of opinion was in favor of one of the architects, though no one was definitely decided upon. The committee sat from about three to five. A representative of THE RECORD AND GUIDE saw Mr. George W. Ely when the members adjourned, who said: "We have not decided upon our architect, as we had anticipated, but have referred the matter to the trustees. The architect will be selected finally on April 14, and the alterations to the Exchange will commence immediately after and be carried on with the utmost dispatch. The proposition is to spend about \$200,000 in the alterations. I don't think it will be necessary for the Exchange to suspend business or remove elsewhere during the progress of the work. The plans enable the changes to be effected without disturbing members materially. The floor of the Exchange will be made about twice as spacious as it is at present, the enlargement being effected by taking in the Broad street entrance, which is now occupied by the various telegraph and telephone companies."

Real Estate Exchange Legislative Committee.

The usual weekly meeting of this committee was of exceptional importance. The following members were present: Messrs. Constant A. Andrews in the chair, L. J. Carpenter, Richard Deves, Charles Buek, William Cruikshank, Ferdinand Fish, T. F. Murphy, Geo. H. Scott, W. P. Bailey, W. H. Folsom, E. A. Cruikshank, A. J. Robinson, Charles S. Brown and A. D. Weekes.

Mr. Carpenter, on behalf of the Committee on City Improvements, reported on Senate bill No. 18, which they thought had some good as well as dangerous points. One section demands that the Department of Public Parks shall immediately complete the laying out and establishing the grade of the streets in the Twenty-third and Twenty-fourth Wards. It prohibits the placing of statues or works of art in the public parks unless the consent of the Mayor be obtained in addition to the consent of the commissioners, and legalizes the placing of General Grant's tomb in Riverside Park. It provides that the water rates shall be fixed by the Department of Public Works, and be sent to the Comptroller each year and collected by the Receiver of Taxes. It does not, however, clearly make this charge fixed for the year, which would be necessary to avoid the present difficulty of having additional charges brought up at any time during the year after the payment of bills for that year. This portion of the bill, they say, seems reasonable. The bill also takes out of the jurisdiction of the Park Department everything except the parks and the sidewalks adjoining them to the Department of Public Works, giving the latter large powers, all of which the committee thinks dangerous, and that therefore, taken as a whole, they reported adversely upon it.

Senate bill No. 532 provides for facilitating the access to Central Park at One Hundred and Tenth street and Fifth avenue by requiring land and making a circle similar to that at Fifty-ninth street and Eighth avenue. This the committee considers premature as there is no entrance at One Hundred and Tenth street and Fifth avenue, and think there is not at present a demand for such circle. They consider that the interruption to pedestrians going north and south by cutting into the east side of the avenue would be a greater injury than the advantage gained by the riding public. If a face of the block from One Hundred and Tenth to One Hundred and Eleventh streets on the west side of Fifth avenue were cut back similar to that on Fifty-ninth street and Fifth avenue, it would be adequate. They did not approve the bill.

Senate bill No. 468 provides for the closing of certain streets in a section of the Twenty-third and Twenty-fourth Wards, extending from the Harlem River northerly about one quarter of a mile, and easterly and westerly half a mile, adjoining High Bridge, and giving rights to the owners of property to open and locate streets in future at their pleasure, but exempts them from any assessment for benefit in case streets are opened by further legislation at any time in the future. Senate bill No. 469 provides for closing that portion of Morris avenue and One Hundred and Sixty-fifth street where it extends through and upon Fleetwood Park, in other words to retain the Driving Park in its present shape. In the committee's opinion it is questionable whether the Legislative Committee ought to take action upon such local matters. The meaning of this bill is very apparent, but the former does not disclose its purpose. Whether it is for an institution seeking to secure large grounds or some individual to keep pleasure or festival grounds complete the committee are unable to ascertain without further investigation. On the general principle that closing streets and avenues without providing others more suitable is injurious to property-owners, the committee reported adversely.

Mr. Busk brought forward the question of the amended Building Law. He said that the building inspectors at present exercised a power of terrorism which was detrimental to everyone connected with the building trade. The present law was the means of a gigantic machine for extortion and robbery; an inspector had only to placard a notice of violation on a building in any part of the city, and if the consequent fine was not paid the owner would be liable to arrest. It did not matter whether there was really a violation or not; in the majority of cases there was not. Jefferson Market Court was full of cases which were groundless; and inspectors, by being "fixed," could have these violations settled before they came on for hearing. Even where no violations existed, builders were often glad to "fix" matters with the inspectors to avoid annoyance and loss of time. The one hundred and fifty suits continually pending ought to be settled by competent arbitrators; say, for instance, the Board of Examiners, instead of being allowed to remain in the courts for months. This was a big grievance amongst builders.

The Committee on Taxes and Assessments made the following report through Mr. Fish:

The inequality in the appraised valuations of real estate in this city has given rise to such general complaint that we have endeavored to ascertain the cause in the hope that we might suggest a remedy. A committee was appointed to investigate the methods employed by the Department of Taxes and Assessments in appraising property. The report of this committee, which we present herewith for future reference, sheds some light on the subject. It appears from the statements of the president of the board that the system of appraising property is so perfect that there is no room for improvement. The board offers to give a good reason for every appraisal made. The Department of Taxes and Assessments appears to be the one department of the city government which not only has all the appropriations and assistants it needs or wants, but is willing to add to its duties, and can assess and collect the water rates as well. The committee adopts the suggestions of its sub-committee and recommends that steps be taken at once to bring about the following changes:

First—The transfer of the work of assessing and collecting water rates from the Department of Public Works to the Department of Taxes and Assessments. *Second*—To provide for the appointment by the Governor of three Commissioners of Appeal in cases of taxation, one to be a real estate dealer of at least ten years' active business experience and a member of the Real Estate Exchange, one an experienced builder, a member of the Mechanics' and Traders' Society, and one an expert real estate appraiser, these commissioners to hold daily sessions

during the months intervening between the time the books are opened (January 1st) and June 1st, and should receive and examine applications for reductions which have been refused by the commissioners. In certain cases owners should be granted a hearing and be given an opportunity to present evidence properly verified to controvert the opinion of the examiners, under reasonable restrictions, and at nominal cost. Provision should also be made for a like course in regard to districts on application of a given number of owners on any block. In determining cases on appeal the value of ground and buildings should be appraised separately, the ground at its full value on a square foot basis, and buildings at their fair value for renting purposes.

It is believed that this plan would lessen the difficulties complained of, would result in increasing the taxable property, by encouraging a better class of buildings, and should give a lower rate of taxation. All of which is respectfully submitted.

FERDINAND FISH, WM. C. SCHERMEHORN, WM. CRUIKSHANK,
Committee on Taxes and Assessments.

The following is the report of the Committee on Taxes and Assessments:

The undersigned, acting under your instructions to confer with the Department of Taxes and Assessments and ascertain certain facts relative to the methods of assessing real estate in New York city, called upon Commissioner Michael Coleman on the 11th inst., and, through the courtesy of the honorable commissioner, were furnished with such full information as to the workings of the department, much of which may be new and of interest and value to the committee, that we respectfully submit our report in writing. With regard to a rumored change in method and increase in values we were informed that the commissioners have no intention of making any change in the present system of appraisement. The rumor probably resulted from Mr. Coleman's visit to Brooklyn, with a view to suggesting improvements in the service in that city. Respecting the other matters referred to us for investigation we submitted several questions to Mr. Coleman. These questions, with his replies, follow:

First—How is the general work of the department conducted? We were shown several sets of books in which were registered every conveyance and mortgage recorded, particulars of every alteration made or new building erected, and every other fact which might have any effect upon the value of property, present or prospective. Records were also kept of every application for reduction or increase of assessment, with the reason given therefor, and the reason given for granting or refusing such applications. All the matter appeared to be arranged for convenient reference. It was stated that the work of the appraisers is reported to the commissioners weekly and personally revised by them, and that after the books are closed to the public each separate application for reduction of assessments receives the personal attention of the commissioners, and that generally the work of the office was thoroughly systematized and well performed.

Second—What qualifications do the present appraisers possess? We were informed that there were nine appraisers of real estate, that they were selected with reference to their special fitness for the work, and appointed after a Civil Service examination made by real estate expert examiners in a thorough manner. It is claimed that appointments are not influenced by politics, and that only seven changes have been made in sixteen years.

Third—What is the usual method of determining values of real estate? We learned that the appraisers are guided by the law, which is posted conspicuously in the office, and that they are required to take oath that they will determine the "proper ordinary" value of the property for the current year. We were informed that the appraisers take into consideration the condition of the property, the rental of the building, the character of its surroundings, the probable future of the neighborhood, and many other facts, each as separate elements determining the value. The ground and improvements are appraised as a whole property.

Fourth—What conditions induce change in values from year to year? We learned that information obtained from the records referred to, together with a personal inspection of the property by the appraisers, are the prime factors in determining changes in the absence of applications by the owners. We learned that reductions in assessed values made by the commissioners voluntarily have not averaged more than one hundred in any year, but that the increases exceed 30 per cent. of the whole number of appraisals. We were informed that applications to increase taxes are quite frequent, but that applications for reductions have numbered as many as eleven hundred in one year. The arguments used in these applications influence the appraisers in determining values for the following year, and also influence more or less the commissioners in considering reductions for the current year. The appraisers are instructed to follow rather than to anticipate the rise and fall of values, and to make due allowance for "booms" and reactions in any given locality.

Fifth—What improvement in the present system can the commissioners suggest? We were informed that the present system is considered by the commissioners as good as can be devised; that the department has all necessary assistance and appropriations for its work, and could in addition easily assess and collect the water rates if required. We suggest that the attention of the Special Committee on Croton Water be called to this fact, and that the proposition receive the approval of this committee. Mr. Coleman disapproves the suggestion that lots and buildings be assessed separately, and expresses himself as strongly adverse to any change in the mode of assessment, as much confusion would be likely to ensue and no good result. Mr. Coleman expressed the belief that the commissioners, the appraisers and the owners of property constitute as competent a board of experts as could be selected, and that wherever an unequal valuation appears to exist a good reason can be given for it; and that while owners of property look at a limited section, they cover in their appraisals a large area.

In conclusion, your committee desires to say that the claims of the commissioners appear to be well sustained by documentary and other evidence, and the Department of Taxes and Assessments appears to be well conducted and the work thoroughly systematized; but, nevertheless, we express the belief that in very many cases there is a great inequality in appraised values of real estate which the department apparently fails to recognize and is not likely to admit, for the reason that they are influenced largely by their work of former years. We believe that individual cases will generally receive proper consideration by the commissioners if there is a manifest discrepancy in comparison with adjacent property and the case is properly presented, though the comparison is more likely to result in an increase to the property which has the lower valuation than in a decrease in the property covered by the application. We believe also that in many cases whole districts are overvalued, and that in such cases an appeal to the department by any individual owner, if of any effect, results to his disadvantage. It is our opinion that measures should be adopted to accomplish a revision of the assessed valuations by districts which, from their changed character, are either overvalued or undervalued in comparison with other sections of the city. With regard to the matter of the ratio of assessed value to real value we fail to find that there is any ratio fixed by the department, but that the proper ordinary value of the property is given as the assessed value by all of the appraisers to the best of their knowledge. Without assuming to make any recommendation to the committee as to the manner in which these changes should be accomplished, we desire to express the hope that the Real Estate Exchange, representing as it does nearly three billions of assessable property, will hereafter have something to say

as to how and by whom assessments shall be laid; and that the Legislative Committee representing the Exchange will suggest and apply the proper remedies for the difficulties and defects which appear to us to exist. All of which is respectfully submitted.

FERDINAND FISH, WM. CRUIKSHANK.

Searches and Fees.

IMPORTANT MEETING AT THE REAL ESTATE EXCHANGE—MEMBERS OF THE BAR PRONOUNCE IN FAVOR OF THE COUNTY CLERK'S BILL.

An important meeting of members of the Bar Association and of the Real Estate Exchange took place on the floor of that building on Tuesday afternoon, at the invitation of the Committee on the County Clerk's bill of the Legislative Committee of the Real Estate Exchange. There were about one hundred gentlemen present, comprising some of the principal lawyers in the city, as well as a number of prominent members of the Exchange, including the president, James M. Varnum, chairman of the Legislative Committee, occupied the chair.

Mr. Orr commenced by explaining the present aspect of the question at Albany. He referred especially to the opposition of Judge Monell on behalf of the County Clerk, and Mr. Scott on behalf of the city. The Senate Committee had changed the bill materially and had reported it to the Senate, which had passed it in its present form.

The chair called upon Judge Monell, who was present, as representing the County Clerk. He said that he had come more as a looker on, but would accede to the chairman's request. He went to Albany and appeared before the committee, and objected to a salaried officer of the city not receiving extra pay for extra work, such as would be involved by the passage of the bill. If the city were to take from the County Clerk the responsibility for accuracy in the searches he did not mind, but he strenuously objected to making returns of searches compulsory within a time which it would be physically impossible to do the work. The Committee on Cities in the Assembly adopted that view and provided for extra compensation for overtime. The fees should go to the County Clerk, who might get an extra force of clerks and pay them. The law now allowed twenty days within which to return searches. The Real Estate Exchange wanted to make it ten, or half the time. Well, if they wanted it they might have it, but the County Clerk and his assistants ought to be paid extra for it. Either this compensation ought to be awarded him, or he should be relieved of responsibility for accuracy. Most of the searching was done after office hours, when quietude prevailed and the public were not there to bother the clerks. It was not fair to ask any public officers to work outside of the hours fixed by law without compensating them for overtime. Never in the history of New York were so many conveyances made as during the last three months. Since January 21 over twenty-one hundred searches had been made. The force could be increased, but the appropriation this year was \$26,500 less than last year, when the County Clerk derived the benefit from all the fees. There were now nine or ten men engaged in searching, and one of the clerks who had been in the office for thirty-five years said it was physically impossible to do more work than was now being done.

Mr. Webber said that if the clerks were so disposed they could make the searches in ten days.

Mr. Levy wanted to know whether the indices belonged to the city or not.

Mr. Lockman: I have asked the Comptroller, who tells me that Mr. Leaycraft was satisfied with the compensation made him, and that they are now absolutely and entirely the property of the city.

Mr. Levy (continuing): Well, then, what right has the County Clerk to withhold them from the public?

Mr. Leveridge said that he believed with the facilities they now had in the County Clerk's office they could complete searches within five days. It was a serious grievance that by paying fees only that searches could be obtained. When fees for searches were charged to clients they did not think that the money was paid out to the County Clerk, and looked upon them as lawyer's fees. The latter often cheated themselves by not charging them, fearing clients would look on them as an imposition. (Laughter.)

Mr. Isaacs moved that the bill as passed by the Senate should be supported, and that the Assembly be asked to pass it and the Governor to sign it.

Other speakers followed, and the motion was carried, a committee consisting of Messrs. Orr, Bovee and Lockman being appointed to go to Albany and urge the passage of the measure in behalf of the Real Estate Exchange and the New York Bar Association. The meeting then terminated.

The Brokers' Daily Meetings.

The business transacted at these meetings seems to be growing. A number of parcels are withdrawn weekly, showing that sales have been effected through this medium. Brokers and agents are continually offering good parcels. Five lots on the west side of Tenth avenue, north of Sixty-second street, were offered with a loan for \$53,000. No. 8 Spruce street was offered for \$75,000, and for the Eighth avenue front, from Ninety-fifth to Ninety-sixth streets, \$125,000 was asked. The following are the parcels called for:

WANTED.

MARCH 31 LIST.

- 1—Wanted, 20 foot flat, good neighborhood down town; \$15,000 to \$20,000.
- 2—Want flat in good neighborhood, below 59th street, and between Lexington and 9th avenues.
- 3—Harlem property, two lots (50 feet), west side 3d avenue, 110th street to Harlem River.
- 4—About eight building lots between Bleecker and 20th streets, and 2d avenue and Broadway.
- 15—Lots or old buildings between Lexington and 2d avenues, and 120th street to Harlem Bridge; also below 120th street, East River.
- 16—Want applications for \$30,000, \$14,000, \$8,000; also \$10,000, each 4½ per cent.
- 17—Eight to ten lots on east side, no rock; for tenement.
- 25—Three-story high stoop house, 60th to 80th streets, between 2d and Lexington avenues.
- 26—Plot, 100x100, in vicinity of 6th avenue and 134th street.
- 27—Two or three private dwellings that are well rented, for investment, at not over \$30,000 each.
- 28—On south side Long Island, a country place in exchange for Brooklyn improved property, free and clear; value, \$3,000.
- 30—Two, three or four lots near elevated station at 81st street or 93d street, side street, for private houses.
- 31—Applications for loans at 4½ per cent. on New York or Brooklyn property.
- 32—Wanted, property of all descriptions, for quick cash buyers.

APRIL 3 LIST.

- 1—Plot of three or four cheap lots west of Montgomery street and close to the East River, for coal-yard.
- 2—Property for investment, and in Sixteenth Ward, tenement preferred.
- 8—New York, improved or unimproved, in exchange for six well-situated flats in Brooklyn.

- 9—Application for loan of \$3,000 on New York and Brooklyn property at 5 or 6 per cent.
 22—West side lots to trade, between Lexington and Madison avenues.
 23—Good piece of property in 10th Ward for investment; \$50,000.
 24—Cheap lots east of 3d avenue, below 85th street.
 25—Four-story house, about 25 feet front, near a park; rent about \$2,000.

New Members Proposed.

STOCKHOLDER.

William S. Anderson, real estate broker, No. 185 East Seventy-third street. Proposed by Herbert A. Sherwood, seconded by D. V. Westbrook.

ANNUAL MEMBERS.

M. M. Smith, real estate, No. 71 Broadway. Proposed by Sinclair Myers, seconded by Arthur Mason Jones.

Frederick Bostwick, real estate, No. 868 Broadway. Proposed by James Case, seconded by Francis S. Gray.

Walter Lawrence, real estate, Ninth avenue and One Hundred and Fourth street. Proposed by John J. Clancy, seconded by A. L. Mordecai.

James C. Clinton, real estate, No. 151 Broadway. Proposed by Newbold T. Lawrence, seconded by H. E. Distelhurst.

Samuel W. Brown, real estate, Fifth avenue and One Hundred and Twenty-fifth street and 145 Broadway. Proposed by M. Littman, seconded by Charles Shultz.

William B. Isham, leather merchant, No. 93 Gold street. Proposed by Thomas Hitchcock, seconded by Howard W. Coates.

The Real Estate Exchange Charter.

The bill introduced in the Legislature to amend the charter of the Exchange has received some opposition on the part of members. A circular signed by some prominent brokers and subscribers has been published, of which the following is the text:

TO THE MEMBERS OF THE REAL ESTATE EXCHANGE AND AUCTION ROOM (LIMITED).

GENTLEMEN—A bill (number 638) has been introduced in the Assembly, entitled "An Act in Relation to the Real Estate Exchange and Auction Room (Limited)," without its being submitted to the members of the Exchange for discussion or consideration as to the merits or demerits of the bill. This is a precedent dangerous to the interests of the Exchange, if permitted, irrespective of the legal objections to this bill, by which it is attempted by special legislation to change this corporation, organized under the Laws of 1875 as a limited liability company, and upon the faith of which law and the prospectus most of the present stockholders subscribed and paid for the stock of this corporation. This bill, among other features, provides for the election of twenty-one directors, seven of them to retire each year, and specifies the mode of election, which will oblige each member of the Exchange to divide his vote between them, not allowing him to cast his proportionate pecuniary interest for any particular individual he may have confidence in, and gives the directors, at their discretion, the power of expulsion of members from the Exchange. If this bill becomes a law, fourteen out of the twenty-one directors elected will hold office for two years, and will make it impossible for the stockholders to remove them in case of mismanagement of their trust; it also prevents the possibility of a minority representation, which is useful in all corporate bodies, while the threat of expulsion might be used as a means of intimidation to prevent a proper expression of opinion. Since the introduction of this bill a certificate of 10 shares of stock in the Exchange only brought \$1,012.50 at public auction, on March 17, at the Exchange, notwithstanding the property of the Real Estate Exchange has been valued at \$700,000, and the rental, auctioneers' fees, etc., received by the Exchange are about \$50,000 annually. It is believed by several members that if the Exchange would confine itself to its legitimate object it would be more prosperous, and instead of paying but one dividend of \$15 since the organization of the Exchange in 1883, and obtaining a low price for certificates of stock, the dividends would be greater and the memberships more eagerly sought after. If you concur in our views, we would be very much pleased to have you sign the inclosed blank and return it in the accompanying directed envelope. Very respectfully yours,

RICHARD V. HARNETT,
 JOHN T. NAGLE,
 ISAAC FROMME,
 HIRAM MERRITT,
 CHARLES ENGERT,
 GARRETT NAGLE,
 C. SANDER,
 WM. E. MCKENNA,

CLIFFORD CODDINGTON,
 A. ABRAHAM,
 D. V. WESTBROOK,
 THOMAS WILLIS,
 HERBERT A. SHERMAN,
 EDWARD D. FARRELL,
 H. W. DONALD,
 EDWARD L. KING,

DAVID RICHARDSON.

Members of the Real Estate Exchange and Auction Room (Limited), and Committee for opponents of the bill.

A well-known broker said to our reporter: "I agree with the general tenor of the circular issued. I see a possible danger to the Exchange in the abolition of the cumulative vote, for it would enable a syndicate to purchase two hundred and fifty-one seats and thus control the entire Exchange. Such a possibility may, indeed, be far-fetched, but it is not without the pale of probability. The entire capital stock of the Exchange is in improved real estate, which is increasing in value, and if only as an investment in realty, apart from any other motives, it would pay a syndicate to go in for control. The cumulative vote was a safeguard against this danger, and for that and other minor reasons he felt opposed to the charter.

The following circular has been issued by the president and secretary of the Exchange:

THE REAL ESTATE EXCHANGE AND AUCTION ROOM, LIMITED.

A special meeting of the stockholders of the Real Estate Exchange and Auction Room, Limited, will be held on the floor of the Exchange on Monday, the 12th day of April, at 3:30 P. M., for the purpose of taking action in reference to Assembly bill No. 638, entitled "An Act in Relation to the Real Estate Exchange and Auction Room, Limited." The only amendments proposed to the existing charter are as follows: (1) The increase of the number of directors to twenty-one, and their classification, and the abolition of the cumulative vote. (2) The division of the capital stock into 500 shares of \$1,000 each. (3) Declaration of powers as to the election, suspension or expulsion of members. (4) Establishment of an endowment fund. (5) Appointment of a committee of arbitration.

Before applying for the proposed bill, the directors had the written concurrence of over one hundred of the most active members of the Exchange, and the application was indorsed by a unanimous vote of the Board of Directors, including the member who has recently issued a circular in opposition to the bill. The apprehension that the proposed bill will in any way alter the limited liability of the corporation is unfounded, nor is the power of the stockholders to remove directors in any way affected. The increase

in the number of the board is intended to secure a wider representation of the various interests united in the Exchange, and the retirement in classes of one-third each year (after the whole twenty-one have been elected at the next annual meeting), secures a continuous conservative policy.

By order of the Board of Directors,—HERMANN CAMMANN, President, GEO. HOBART SCOTT, Secretary.

Realty at Albany.

[From our own Correspondent.]

ALBANY, April 1, 1886.

The Senate Judiciary Committee to-day reported favorably the transfer bills adopting the "lot" system of indexing, which met the approval of the Real Estate Exchange and of the Bar Association of New York.

They will doubtless pass both Houses without much opposition. The committee has not yet taken action on the bill for short term forms of deeds and mortgages, nor on the bill for reindexing the old records.

Assemblyman McManus' bill giving the Park Commission exclusive control over Seventy-second street from Central Park to Riverside drive, One Hundred and Twenty-second street, from Riverside drive to Morningside avenue, and One Hundred and Tenth street, from Morningside avenue to Fifth avenue, has been favorably reported by the Assembly Committee on Cities; also Senator Plunkitt's Grant Monument bill.

The same committee to-day had a final hearing on the bill to exempt Pelham Park from the system of parks above the Harlem River laid out by the Commission appointed in 1884. Mr. Wells and Mr. Burrill, of New York, were heard in opposition to the bill, and it was shown to the entire satisfaction of the committee that the bill would be unconstitutional and null and void if it passed. The act of the Legislature of 1884 was so clear, specific and unreserved in its terms that the land comprising the parks, Pelham Park included, was absolutely taken from its prior owners the moment the act was signed by the Governor, and they were expressly deprived of any compensation for improvements made on their grounds subsequent to the passage of the act. This amounted to a contract with the owners of the land which the city cannot now back out of, if it desired to do so, and the Court of Appeals has so decided. But Mr. Wells denied that the city of New York, or any considerable number of its inhabitants, desired to abandon the great improvement contemplated in the new parks; he quoted the opinion of Judge Daniels of the Court of Appeals commending the far-sightedness and wisdom that took the necessary steps to secure these parks while they could be had at a reasonable cost. The Corporation Counsel of New York sent a letter withdrawing all opposition to Pelham Bay, or any of the other parks included in the systems. At the close of the hearing the committee voted to report the bill adversely by 9 to 2. This is the third attempt that has been made to deprive the city of one or more of its newly projected parks, and it will probably be the last.

A hearing was also had to-day before the same committee on Major Haggerty's bill to lay out a permanent exterior street along the shore of the East River from Sixty-fourth to Eighty-sixth streets. It was stated by the advocates of the bill that the great increase in business on that portion of the river front, and the very limited number of docks and wharves above Forty-second street imperatively demanded the proposed improvement. The committee took no action on the bill.

The following new bills affecting up-town real estate interests have been introduced during the week:

By Assemblyman Shea—A bill authorizing the Department of Parks to file a new map showing such changes of the grade as it may deem most conducive to the public interests of Railroad avenue in the Twenty-third Ward from its intersection with Morris avenue to the north side of One Hundred and Sixty-first street, and of the following streets intersecting said Railroad avenue, viz: One Hundred and Fifty-sixth, One Hundred and Fifty-seventh, One Hundred and Fifty-eighth, One Hundred and Fifty-ninth, One Hundred and Sixtieth and One Hundred and Sixty-first streets.

Also by the same gentleman—A bill directing the Board of Education to sell the land lately acquired on the west side of Ogden avenue, between Union and Devoe streets, running thence to Lind avenue, and apply the proceeds to the purchase of additional land adjoining the land now owned by the city and occupied by a school-house on the west side of Ogden avenue and on Orchard street, and that the board shall erect a grammar and primary school on the land so purchased of sufficient size to accommodate the school needs of the vicinity, and that the board may expend therefor, in addition to the \$30,000 now appropriated for a school-house at High Bridge, a further sum not exceeding \$50,000 as may be required, which sum shall be appropriated by the Board of Apportionment.

The bill to repeal the Broadway Railroad charter has gone over till Tuesday the 6th inst., when it will be the special order in the Senate. Delay appears to add strength to the opposition to the measure—not because money is being used here to kill it, as some of the New York dailies insinuate—but because it affords time for consideration and discussion as to the expediency of applying such a remedy. The bad precedent that will be set by the repeal, the tendency of which no one can foresee, is what thoughtful members look at. "The only justification of such a measure," they say, "is that the New York Aldermen were bribed to consent to the Broadway Railroad and the city got less for the privilege than it ought to have got. And yet no Alderman has yet been convicted of bribery, and some of the newspapers that clamor the loudest for the repeal told the Aldermen when they gave the consent that they had done a good thing and that the city got a fair compensation for the franchise. Everybody wanted the railroad and they got it. If the prevailing opinion about the Aldermen is correct the parties seeking the franchise never would have obtained it without bribing the Aldermen, and the people would not now have had the road. Where, then, rests the blame? Clearly on the people who elected a Board of Aldermen who would not give them what they wanted without a bribe. Then let the people take the responsibility of their own act and punish the Aldermen who betrayed them instead of wreaking their vengeance on the persons who did the best they could with the material furnished them by the people. The least they can consistently do is to first send to prison the men who betrayed their trust, and then it will be in order to look after the men with whom bribery, under the circumstances, was a necessity." This is the reasoning of a large majority of the members of the Legislature, and if they all had the courage of their honest convictions the Broadway repeal bill would not get ten votes in either House. But public clamor and newspaper intimidation is doing its work here, as it has often done before, and the probability is that the repeal bill will pass both Houses.

The Arcade Railroad bill is quietly working its way into favor with members of the Legislature as it is with the general public. It appears to push itself on its merits, and has thus far avoided the scandal that so often attends the passage of railroad bills through the Legislature, or through the New York Board of Aldermen. The friends of the Arcade derived considerable amusement from the report, published in some of the New York papers, of the meeting of twenty Broadway property owners in the Stewart building, in response to 400 invitations to come and concert measures to defeat the Arcade. Twenty to four hundred, they say, is about a fair comparison of the opponents and supporters of the Arcade among Broadway property owners. Mr. O. B. Potter, who was one of the twenty, made his

appearance in Albany to-day, and went before the Railroad Committee to advocate a new scheme for an underground railroad in New York, which proposes to organize under the name of the "Terminal Underground Railroad Co." The road is to start from the City Hall and run under Chambers, Reade, Elm, Spring, Mulberry and Great Jones streets, Lafayette place, Eighth and Ninth street, Fourth avenue to Forty-second street, or any other routes where Mr. Potter does not own property. When Mr. Potter was up here last week opposing the Arcade, he alluded in his speech before the committee to some shadowy scheme for an underground road in New York which he had "heard of" and which would dispense with the necessity of the Arcade. It now turns out that he is one of the head men in this rival enterprise. Well, it is something gained when Mr. Potter concedes the necessity of any underground road at all. In time he may become the advocate of the only practicable route for such a road in New York, now occupied by the charter of the Arcade. If he could get his finger in the enterprise the time would not, probably, be far distant.

Contracting and Sub-letting.

Editor RECORD AND GUIDE:

SIR—In regard to the communication from Mr. W. L. Crow, in your late issue, I would say that it showed only one side of the argument. It does not always signify that a number of contractors working together mutually for one interest will invariably render the best and most satisfactory work. As to one contractor taking the work and sub-letting the branches he does not understand to other business contractors in order to cut prices down to the lowest possible figure, and thereby putting the profit they are properly entitled to in his own pocket, this neither gives satisfaction, nor does it secure honest and efficient labor, unless the sub-contractors get good prices for their work, which is never the case. The attempt of the municipal authorities or any agent thereof to get public work executed for less than the possible cost of proper material and first-class labor is unjust and should be condemned, as it is sure to terminate in more or less corruption. The government can well afford to pay a competent man to superintend the work on any contract it may see fit. A CONTRACTOR.

"Queen Anne" Architecture.

Let me offer a few reflections on the mania for Queen Anne houses that is now rife, and which I venture to pronounce a failure, and which, with more certainty, will be decreed a failure a generation hence. The thing is all wrong and on wrong principles. The Queen Anne architects indulged in no such ridiculous, fantastic freaks as we see now exhibited, and simply because such was entirely opposed to the nature and character of brick. Brick is a simple, honest, plain material, with a good color and hard, smooth surface—that is all. Whatever style can display these qualities best is the Queen Anne style and no other. The result of the modern caprices will be seen ten or twelve years hence, when certainly decay will have disintegrated or destroyed the whole, or when the owner's heart will have sickened of the frequent repairs and restorations. The old Queen Anne houses produced effect by the beautiful color and surface, the bricks being laid almost touching, with the thinnest wash of mortar between. The result is that no rain or damp ever gets between. The modern system of building is opposed to this, thick layers of mortar being interposed with the certain result that all the elaborate gables, etc., soon begin to separate. Bricks put together in elaborate forms have no strength no more than stones laid on earth, but displayed in surface it becomes as firm and smooth as a billiard table. Even mouldings should be raised in the faintest degree, and the less they are the richer the effect. There is an old house out at Clapton, a "seminary for young ladies" that for design, simplicity and pure brickwork, mixed with stone and design of outline, puts to shame all the brick phantasmas that are now covering the city. Looking at the pretentious masses that cover the new settlement of Cadogan square or line the Embankment one does not feel at all drawn back to the days of Queen Anne. There is a coarse, raw treatment in their embroidery to which the brick lends itself but reluctantly. The material is too rude for such fine work. There is another fad in house adornment which, it may be said, has run its course. This was the daubing over firsts "liver-red," green, blue, etc. These efforts looked daring enough at first, but presently as the dirt accumulated they turned all kinds of horrid tints, and the house looked dirtier and shabbier than ever.—*English Exchange.*

The World of Business.

The Wheat Crop of 1886.

The time approaches for the seeding of spring wheat; and although Northwestern farmers have already made preparations which will fix the acreage for this year, it is not too late to increase or diminish the aggregate by a considerable percentage in case the outlook should seem decidedly favorable or decidedly unfavorable. The farmer is now in possession of a variety of important facts which were inaccessible a few years ago. He may know something of the probable foreign demand for wheat and the probable export supplies of other wheat-selling countries. He may know, for this country, about how large a surplus of the old crop will be carried over. The wheat raisers of the spring wheat belt may have the advantage of knowing, before they sow their seed, a good deal about the prospect of the crop in the winter wheat belt. This spring our Northwestern farmers have the advantage of knowing that the new crop will find the country with a smaller reserve of old grain on hand than in any previous year for a long period. They have the further advantage of knowing that in the winter wheat belt the acreage is again decreased by a considerable percentage. The prospects of an average yield of winter wheat are fair enough; but the decreasing acreage, in the face of a steadily increasing home consumption, means that the total American wheat crop of 1886 is more likely to be insufficient than excessive. If there has been "overproduction" of wheat in past years, there is for the next year or two greater likelihood of underproduction than of the opposite. It cannot of course be too often said that Northwestern farmers must sufficiently diversify their products to insure themselves against the disasters that sometimes overtake the producer of a single crop. But the principal crop of this region must for some time at least continue to be wheat. Good prices and a good crop mean Northwestern prosperity. The *Tribune* believes that good prices for the next crop are to be safely calculated upon, and that the farmers of Minnesota and Dakota will be justified in expanding rather than contracting their wheat acreage.—*Minneapolis Tribune.*

Wise Remarks About Real Estate in Chicago.

The tendency of real estate, both city and suburban, is to a higher range of values. Last year every operation was strictly legitimate. So are those of 1886; but in some of them there are symptoms of a speculative feeling, which, if it goes far, will counteract the healthful influences now at work. Last year there was a great deal of real estate offered. This year there is less, although as much is available as last year. Holders of real estate are more confident than twelve months ago that their property will be wanted for building purposes, and they are naturally anxious to profit by 10 or 12 per cent. appreciation. The very influences that are now advancing prices, increasing demands, and strengthening confidence in business and manufacturing circles, are laying the foundations for a reaction which may not set in for perhaps a year or two to come, but which is bound to come, if the

story of the past is worth anything. There have been ups and downs as long as men can remember. We are now in an era of advancing prices. Considering the enormous amount of machinery, the wonderful manufacturing processes at our command, and the rapidity with which products of all kinds can be turned out, it may be surprising that there is any possibility for prices to advance; but they are advancing nevertheless. As a rule, manufacturers look to the requirements of only one twelve months ahead. During the past six months a great increase in capacity has been made; two causes are at work to produce a reaction; first, the advancing tendency in prices which will go to check enterprise and investment; second, the increasing supply of products of all kinds, which will in time crowd prices down. These two influences will meet together at a common point, some time in the future, and the reaction will set in. While builders and investors are watching with an eagle eye opportunities in suburban localities, they are overlooking opportunities in the older portions of the city. A few men will be smart enough in a short time to profit by the opportunities presented there. There are opportunities of purchasing old properties, occupied by business rookeries that ought to be torn down, and fine commercial structures erected in their place, with all modern improvements and attractions. It is rather surprising that the business men of the day, or so many thousands of them, should be content to put up with the kitchens and dining rooms and garrets, or even parlors, of those who have been rectifying the dwellings of our business section. This is genuine provincialism. It is a wonder that the ghosts of the ancient cooks and chamber-maids do not arise and drive them out, and tell them to make suitable business haunts for themselves. A little enterprise of this kind is needed. If there is any doubt on this point, let the earnings of some of our elevator buildings be compared to the earnings of adjoining properties, and the question is answered.—*Chicago Real Estate Journal.*

The Wheat Outlook in India.

The outlook for the wheat crop in India this year is scarcely as encouraging as the press of Great Britain has aimed to have it appear. From official reports which have just been published from the India Office—the government headquarters for all East Indian affairs—it seems that while generally the crop prospects there are discouraging the greatest stress is laid upon the condition of the wheat crop of 1885-86. The accuracy of the returns made is emphasized, and this may seem to suggest the idea that Great Britain may have to look elsewhere than to India alone for her wheat import. However that may be, the fact is the reports seem to be conservative and are given currency in the leading British journals; while it is to be observed that an announcement is made that hereafter and until further notice no official reports of crop areas shall be made earlier than April. In the Punjab the area under wheat is reported to be 19 per cent. below the area of last year. The decrease is due to the want of rain at sowing time, but later weather improved the first prospects. The same cause has resulted in a general diminution of probably not less than 10 per cent. of the area usually under wheat in the Northwestern Provinces and Oudh. It is anticipated that the average output will be larger throughout the United Provinces than last year. The Central Provinces attribute the short crop of wheat to the drying of the ground before sowing time, but what remains is in good condition. The exports of wheat from the Provinces, up to the end of January, show an increase over those of the corresponding period last year. In the Bombay Presidency generally the reports are said to be satisfactory, although the average area of wheat cultivation is 110 compared with 117 last year. In the Native States the area does not differ for the two years, while in the Berars the wheat area is slightly below the average. The crops are reported to be in excellent condition; a bumper crop is expected in from districts, and a crop equal to, if not above, the average in the remaining two districts. It is announced that, so far as could be learned up to the time of making the reports, the prospects and condition of the wheat crop in Central India and Rajputana are good; and it is added that the general condition of other food-grains and non-edible crops at that time on the ground is on the whole favorable. The official memorandum concludes that it may, therefore, be expected that a fairly large proportion of the wheat harvest will be available for exportation.—*Inter-Ocean.*

Limited Purchasing Power, not Overproduction.

The New York *Commercial Bulletin* compares wages and prices. It finds that in a few manufactured products there has been an advance of 10 per cent. in price since last July, and that the raw material is cheaper. Breadstuffs, meats, oil, coal and groceries are stated to be lower. By its rule it finds that the coke-workers, steel rail-workers and operatives in cotton mills have clear reason for an advance in wages; but that workers generally have no such reason, for they can live on as little or rather less money. The *Bulletin's* premises appear to be that wages last July were normal; that wages are a matter of right in proportion to prices, and that the price of a given quantity of the product can measure the wages to be paid. These are more or less fallacious assumptions, as examination will show. Actual money wages are the result not of any given ratio of participation in earnings, but of the competition of laborers for employment at any rate that will afford subsistence or more. Last July wages were low by reason of dull trade. If trade has been a little better since, the demand for labor would enable laborers to ask something more. It is as fallacious to ask the laborer to be content with what he can just live upon as it is to ask the capitalist to pay as much as he can afford to pay. Industry is organized—so far as the relation of employer and employé can be called organization—upon a different basis—a basis of bargaining for all the advantages that circumstances offer. The selling price of a yard of cloth or a pound of nails, moreover, no index whatever to the gain from a day's labor. Machinery is being introduced all the while which enables the employé to turn out more in a day. The *Bulletin* should, therefore, at least compare its prices by the products of an average day's work in any trade with the amount of the same products which a day's wages will buy. The product may be selling even lower by the fixed quantity, yet laborer in a given time may be producing a larger quantity. Ordinary trade statistics do not show this, and consequently when they represent the employer as unable to pay wages because the pound or the yard of product is selling lower they are essentially false. He may be producing and selling ten pounds where he was producing and selling seven pounds before, and the additional machinery that enables the same labor to produce the extra three pounds may not cost much. In that case the capitalist can pay the same wages and sell the goods more cheaply. But what wages he will actually pay will depend entirely upon demand and supply of suitable labor, and what prices he will actually sell the goods for will depend upon the market demand for the goods. Of course there is a tendency for industry to increase where there is profit and so to level profit. The drift of the *Bulletin's* suggestions is that laborers will act prudently and conserve employment for themselves by being content with wages coming down according to prices—not prices for the product of a day's labor, but prices for a given quantity. Let us see where this would land the laborer and the market. Working with given machinery or by hand the product of a day's labor in several branches averages 5. By some improvements the product is increased to 10 with the same labor and the same time, the cost of machinery being small. There will then be a large supply of product upon the market and prices will fall. Now, if wages remain the same as before, they will buy the same proportion of the total product, but if wages fall with prices they will buy only the same quantity of product as before, and the extra quantity will remain on the market to be designated overproduction. By reducing his wages the laborer has thus reduced his purchasing power and the product of his labor is heaped up. He can not buy it in the proportion in which he makes it. Soon his services are not wanted. He must starve or find other employment till the farmers and other classes who

have an income either from foreign markets or from rents, profit and interest are able to deplete the market. On the contrary, the higher the wage-worker can keep his wages the more can he consume, and thus postpone the accumulation of that product which will surely render his labor superfluous when it is accumulated so as to glut the market. Wage labor, under present conditions, is not a scientific division of earnings, though it is conceivable that under economic freedom any one undertaking a work would have to pay for help all that labor was worth. This would occur by men being able to employ themselves variously at natural wages as defined by Adam Smith—the product of their labor applied to the soil. As yet few of the wage-workers appear to see that, by allowing the confiscation of some 50 per cent. of the farmer's earnings, they are crowding themselves and also depriving themselves of the beneficial competition of capital which the farmer would save if not oppressed. Some of the labor journals advocate colonizing the public lands, but forget that the settler is put under a tribute which renders his life a hard struggle, and all to subsidize protectionist barons who include in their grip labor crowded off the soil.—*Galveston News*.

Cottons for Coolies.

Our exports of cotton goods touched high water mark in 1881 with a total valuation of \$13,571,337, for the fiscal year ending June 30th, 1881. Since then the valuation has steadily declined and for the year ending June 30th, 1885, amounted to only \$11,836,586, although the number of yards of colored and uncolored goods exported was 148,583,447 in the first case and 147,544,718 in the second, the miscellaneous manufactures being within \$300,000 of the same valuation for the calendar year. Recently a change has been apparent. The exports of cotton fabrics for the month of December were valued at \$1,457,580, against \$1,003,969 for the last month in 1884. The exports for the calendar year of 1885 were valued at \$13,009,456, against \$11,095,119. The cause of this improvement in the demand for export purposes lies chiefly in the fact that the exchanges have been in favor of the exporter, and that prices have been extremely low. The American cotton cloth exported consists chiefly of staple brown cottons and drills and denims, with some cotton flannels and prints. The chief customers for our uncolored cottons are China, India and the African Coast. The Chinese army is uniformed to a considerable extent in Pepperell drills, whose dragon trade mark is particularly attractive to the Celestial eye. Our exports of drills to Northern China have fallen off somewhat, owing to the improvement in the quality of Lancashire goods. On the other hand the same district is taking many more American sheetings, the off-take of which by Tiensin, says the *North China Herald*, has risen in aggregate from 144,800 pieces in 1877 to 718,030 pieces in 1885. The American cotton cloth is superior by actual test to that of English manufacture, but the ingenious manipulation of sizing enables the Englishman to sell goods resembling ours in appearance for much less money. The Asiatic buys largely by price. About 6½c. is his maximum for drills. He prefers the American article when he can get it for that price, at which he can always buy English goods. This has been possible during the last six months, and one of Boston's largest exporters has shipped 8,000 bales since October against 4,000 bales during the same months last year. The Chinese prefer to import American cottons and dye them there. Our exports of cotton to Calcutta and Bombay have increased somewhat recently, owing to the same reason. Not that the Hindoos are clamoring for American goods, but that American goods are now cheap enough for the Hindoos. Stocks of these goods are comparatively light in foreign markets and very light here.—*Boston Commercial Bulletin*.

Our Trade with Cuba.

There has been for years a latent desire on the part of many of the people of this country to see the island of Cuba a part of the United States. A visit to Havana and the surrounding section will satisfy any one that such a result would be undesirable, even if it were practicable. The country is beautiful and productive; but, with the present population, the island would be for years a burden on the hands of any government that did not rule it arbitrarily as Spain does. The expenses of supporting such a government are enormous; and Cuba has been governed in this way so long that it will be several generations before its people will be prepared for a republican form of government. But there is a way in which the United States can derive great benefit from the island. 1. If Congress were to remove the tax on Cuban tobacco large quantities of it would be shipped to Florida to be made into cigars. Immense factories are now established at Key West, and others are now building at Tampa. With this import tax removed the United States would soon make cigars for the world. Moreover, large quantities of the tobacco raised by our own people would also be utilized, and more than a half million of our population would find employment in the many industries that would be the result of such a movement. 2. For years the only comfortable route to Cuba was by way of New York and New Orleans. Until recently a business man at Cincinnati could write to Liverpool and receive an answer as promptly as he could from Havana. Recently, however, the Plant Investment Company have, at a great expense, placed a line of steamers between Tampa and Havana. Strange to say the government has not taken advantage of this enterprise to increase its mail facilities; and the people living south of the Potomac have to depend on irregular boats to get their mail transported between Florida and Cuba, notwithstanding the fact that it is possible for the government to have a daily line between Tampa and Havana by paying a reasonable sum for it. It is also a fact that the Spanish government has expressed a willingness to pay half the sum agreed upon by our government. The island of Cuba will receive many advantages from the additional mail facilities, but nothing like those to be derived by the people of the Southern States. A large part of its coal and iron comes from England and other European countries, when the whole supply could come from Alabama for half the money. The development of trade in these articles would lead to other commercial developments, giving the people of this section an outlet for their products, and these products could be placed in Cuba at prices far below those they are now paying. Besides this, from Cuba can be found regular lines to the whole South American coast, to Mexico, Central America and the Bahamas. In fine, Cuba is the key to all this immense trade, and would open up a vast and extraordinarily rich field to all the southern states. It is, therefore, somewhat surprising that our congressmen do not utilize these advantages. The interests involved are certainly more important to the whole country than the bounty we have paid for years on fish. We may say this without fear of contradiction, that if the constituents of northern congressmen had such a fine commercial field within easy reach, their representatives would never rest until the field was entirely covered. The southern representatives, however, appear to take no interest in these matters. They seem to give politics the precedence over business and the result is—just what it is. We cannot have commerce between the southern states and Cuba until the mail facilities are improved. It is a shame, for instance, that a letter from Havana to Birmingham, Ala., goes around by New York or New Orleans, when it might go from one point to the other almost on an air-line, if the government would pay half what it is now paying to carry the mail across a sparsely-settled territory. With the tax on tobacco removed and proper mail facilities between Florida and Havana, we would have as much of the island as any conservative sensible man needs. The tropical fruit in Cuba, except what can be raised as well in Florida, will not bear transportation. All the meat and grain (except corn), iron, coal, machinery of all kinds, and a thousand other articles, are shipped to the island. Cuba is a splendid market for American products, except sugar, tobacco and corn.—*Atlanta Constitution*.

Debtors and Creditors.

A correspondent calls our attention to a plan which, in all probability, will before long be strongly urged in the various State legislatures and the federal Congress; that is, the abolition of all laws for the collection of debts. In certain ways it may be argued that this is but the logical development of events; that as, in the days of ancient Rome, the debts descended from father to son, and punishment by imprisonment and loss of liberty to the family was by no means an uncommon fate with bankrupts, and as the tendency of subsequent legislation has been to remove, one by one, these burdens from the debtor, and has not appreciably diminished the credit of the community in so doing, so it may be affirmed that, if all restraints were removed and men only paid such debts as they chose to pay, the credit of the community would be quite as good as it is, and a needless interference of government in the affairs of individuals would be done away with. This is a plausible argument, and is one we are likely to hear not a little of in the future; none the less, when the agitation in favor of the repeal of all laws for the collection of debt comes, as it is certain to come, from those in the community who are troubled in paying for the money they have borrowed, the likelihood that even-handed justice will be meted out to present creditors under such a system becomes altogether unlikely. In time, no doubt, even if no debt could be collected, a standard of honor would be established which would have all the binding force of a statute—just, for example, as such standards influence dealings in the stock exchange, where transactions are carried on which have no standing in law, and which frequently lead to large losses on the part of those engaged in them, but which, none the less, are carried out with strictness and entirety that cannot be too much admired. But until some such standard was established—and it would take a long time for its universal acceptance—the men who did not possess a reputation for unimpeachable honesty would find it exceedingly difficult to carry on any line of business which involved the use of credit. Although the debtors in the West and South might in this way relieve themselves from their obligations, it would be many years before dwellers in those sections of the country could procure anything from dealers in the North and East except by cash payments.—*Boston Herald*.

State Savings Banks.

The report of the Superintendent of the Banking Department of the State of New York should be placed in the hands of every legislator of this State. It shows at a glance what small savings become under a carefully-guarded banking system. New York has a general savings bank law, and any community in the State that complies with the terms of the law can have the benefit of a savings bank. At the end of the past year there were 1,208,072 depositors in the New York savings banks. These depositors had increased in number, during the year, 42,898. They held on January 1, 1886, the sum of \$457,050,250—more than one-third more than the property of Georgia is valued at for the purposes of taxation. Each depositor had on the average \$375.14. To show how rapidly the system is growing, it should be stated that the number of depositors is annually increasing, the average amount of each account is also increasing, and the increase last year in the aggregate deposits was \$19,942,749—more than the valuation of any county in this State, Fulton alone excepted. These banks are safely and economically conducted. No depositor suffered a loss during the year; and there was paid or credited to depositors during the year the very considerable sum of \$15,151,979. The total cost of conducting these banks during the year was \$1,540,161. Some of them, it should be remembered, are heavy institutions in the city of New York, where bank expenses are by no means low. The average cost of the care of each account in 1885 was \$1.27. Forty banks paid 4 per cent. during the year; one small bank paid 4½ per cent., and seventeen paid 3½ per cent.—*Atlanta Constitution*.

Cotton Seed Pool.

Everything appears to move by the pooling system these days. The latest gigantic scheme in this direction is to apply the system to the cotton seed products of the country. The *Atlanta Constitution* gives the particulars of the organization of a cotton seed and trust company which is said to control every good mill west of the Mississippi River and fully 60 per cent. of the mills of the entire country. The capital stock of the company is placed at \$20,000,000, of which about \$17,000,000 has been issued to the mills bought by the pool. The plan of the procedure is as follows: "If the officers of the company decide that a certain factory should be subject to pool control, the owner is approached and invited to sell his property. If it is unincumbered and in good working order, he is given certificates to the amount of three times the value of his mill. For less valuable property less is paid. If the mill thus bought can be operated with a profit, the trust company places in it a superintendent of its own and takes possession of the property. From that time on the mill is run as the company dictate, the output being regulated by the current price of the cotton seed products. The mill owners are glad to join the syndicate, and all hands are happy, except possibly the farmers who have seed to sell or the consumers who desire to buy seed products. How much the syndicate will squeeze the farmers remains to be seen. How much it will interfere with a further development of the industry remains also to be seen. The latest addition to the pooling system may be helpful all around if its management is broad, just and far-seeing. Very few pools are managed in that way, but we can at least hope the new one will prove an exception to the rule.—*Houston Post*.

Enlarged Standards.

Any man of common sense would understand that if cloth be measured by a yard stick four feet long, or if sugar be weighed by a pound weight containing twenty ounces, or if the gallon pot be raised to the standard of five quarts, the measurement of each of these standards of length, weight and volume will require 25 per cent. more merchandise to make a yard, a pound or a gallon. So that, if a man contracts to furnish 1,000 units of any article, and before delivery either of the standards of measurement that might happen to be used should be increased in capacity 25 per cent., he would have to deliver 1,250 units instead of 1,000; 1,250 bushels of wheat, or pounds of bacon, or feet of timber, instead of 1,000. This change might come so gradually as not to be perceptible, and that is its most dangerous form of evolution, as he is then robbed of his labor or money without knowing it. Such has been the evolution of this great fraud upon this generation of people in both continents—the universal standard of all the measurements in trade and barter has been adroitly increased in capacity 25 per cent., and it is the logical consequence that it requires 25 per cent. more units of labor or property than heretofore to satisfy its measurements. To speak plainly, the standard of all values has been fixed of late by Europe and the United States upon the golden unit of account; and, the purchasing power of gold having advanced 25 per cent. through the demonetization of silver, the holders of the gold have acquired a commensurate advantage of 25 per cent. over producers or sellers of property or labor. The result is a phenomenon of universal depreciation of property values or labor equivalents.—*Louisville Courier-Journal*.

Railroad Politics.

Railroad politics is a branch of diplomacy of which few people outside of those directly engaged in the business have any adequate conception. Nevertheless it permeates all departments of the railroad service, and affords a field for quite as skillful diplomatic intrigue as the ward primary or the National House of Representatives. From the board of directors down through the president and the general manager to the division superintendent or the

traveling passenger agent the influence of "railroad politics" is felt. The appointive power is not so absolute or unfettered in actual politics as in the railroad service. The directors are the creatures of the dominant faction among the stockholders, and are aggressive or conservative according to the ideas of the many or few who may happen to hold or control the greater number of shares. The president of the company is more absolutely the creature of the same dominant faction in the directory than is a governor of a State a servant of the party that elects him. From this point on down to the lowest ranks this political influence is felt and respected. As applied to the lower grades of the service it is called discipline, and is a very valuable feature of an extensive system requiring harmonious action in order to secure business success, but in the middle ranks or general agents and general officers politics is the only term which, in a majority of cases, conveys a correct idea of the relations that exist. It is this which makes railroad positions so proverbially insecure. The danger that an employé, no matter how faithful and competent, may have to stand aside to make room for the friend of a superior officer in order that the employé's superintendent may make himself "solid" with the superior officer is too often not fancied, but real. The permanence of place that rewards the efficient service of an individual, or firm, or private corporation, adds a feeling of security and encourages a personal interest in the work to be accomplished which, it is the testimony of many railroad men, is seldom acquired by them.—*Minneapolis Evening Journal*.

Big lumber companies in the West have found great profits in cutting up timber on Government lands. One company in California has already trespassed on the public domain to the extent of 65,000,000 feet. Suits are now pending against a Montana company, controlled by the Northern Pacific Railroad Company, to recover six hundred thousand dollars value of timber illegally cut from the public lands. The entire course of corporations and subservient agents of the government in the timber districts of the West seems to have involved undisguised robbery of the public domain and wasteful spoliation of forests that can never be renewed. The timber trespasser is beginning to feel the effects of Land Commissioner Sparks' new departure in dealing with despoilers and plunderers of public property; but long immunity has induced in his mind an erroneous belief that the timber belonging to the people may be converted to private uses with impunity. There should be no further delay in correcting this idea by punishments severe and exemplary.—*Philadelphia Record*.

The Storm King bridge will be built. Great interests were behind it, the greatest being the coal dealers and carriers of New England who wish to get the product of the Pennsylvania mines by a short cut across the Hudson. The bridge will be a canti-lever 153 feet above the water of the river. The piers will be on either side. The side spans which support the central one will be 840 feet long. It will be one of the most remarkable bridge structures in the world when it is completed. Viewed from the river below it will appear wholly inadequate to the purpose of bearing a train of cars. The necessary money to build the bridge has been raised by bonds issued by the New England and Southwestern Railway Company. It is believed that the bridge will reduce the price of coal 50 cents a ton in New England and bring the cotton supply of the South much nearer than ever before to the New England factories. It is evident that it will be a much better investment than the Hoosac tunnel.—*Rochester Democrat and Chronicle*.

The Philadelphia *Times*, a monomaniac on the side of the single gold standard, says: "It has come to be the prevailing opinion among financiers that the business interests of the country, for the present at least, cannot suffer by a failure to suspend the coinage of silver." Precisely. But does it never strike a journal like the *Times* that by annually predicting disaster at the beginning of each session of Congress, and then calmly admitting that their predictions were absurd, they are subjecting their prophetic reputation to needless wear and tear?—*San Francisco Evening Post*.

The vagaries of the metropolitan daily press pass all understanding. The *Herald*, which for years has boasted that it paid its reportorial staff, who were on space, the highest price per column, in order to secure the best talent, have this week reduced their space price to \$5 per column. Upon the same day the *World* raised its price to \$8 per column. The latter newspaper, it is said, is now paying the highest prices for reportorial and special work of any paper in the city. Joe Howard, who for so many years has been the star man on the *Herald's* staff, has just joined the *World*, and is in receipt, so he says, of \$80 per week salary.

The fifth volume of the "Block Book of Manhattan Island," just published by W. T. Comstock, gives details of the blocks and lots in the Nineteenth Ward, showing the dimensions in feet and inches of each lot and plot of ground in accordance with the Assessors' maps. Other volumes are to follow, and the work when completed will include maps of Manhattan Island up to One Hundred and Fifty-fifth street.

Real Estate Department.

This has been a fairly active week in real estate circles, though the earlier part of it, owing to the inclemency of the weather, was not as satisfactory to brokers and agents as the last few days. There has been quite a good deal of renting done already. One thing seems clear that owing to the paucity of small private houses, persons of moderate means are relegating their homes to flats and apartment houses for the ensuing year. There would be a great opening for small dwellings north of the Central Park were they sufficiently numerous. The difficulty on the west side proper is, that the builders who erect their houses there in nearly every case try to sell them, and there are many such between Sixty-ninth and One Hundredth streets which have long remained vacant for that reason. Houses renting for \$800 to \$1,200 anywhere in the city go off like "hot cakes," to use the familiar phrase. There is a large region prepared for building purposes north of the Central Park, between One Hundred and Tenth and One Hundred and Twenty-second streets, and again north of One Hundred and Thirty-fifth street. It is in these regions that lots are sufficiently low in price yet to enable investors and builders to put up hundreds of small private houses which would sell at about \$10,000, or rent for about \$800 or a little more; whereas further south on the west side the small "boom" of the last two years has sent lots so high that nothing less than an \$18,000 or \$20,000 or even a more costly private house can be built anywhere round that region, a price rather beyond the class of private houses for which there is the most demand.

At the Real Estate Exchange this week, the active days were Tuesday, Wednesday and Friday. Thursday, for the first time in a year, made the smallest showing of any day during the week, only one sale being made,

The reason assigned by a broker was that it was All Fools' Day, and that owners of property had a peculiar aversion to choosing April 1 for the disposal of their realty.

On Monday the three buildings Nos. 2, 4 and 6 Walker street, running through to 137 West Broadway, were sold to Louis Sommers for \$50,000. The property covers about one lot and a-half. Seventeen lots on North street, Lockwood and Burling lanes, at New Rochelle, N. Y., were announced for sale, but after the first was sold for \$676.50 the remaining sixteen were withdrawn.

Tuesday was the busiest day on 'Change, when a number of executors' sales took place. The four-story house No. 17 West Twenty-fourth street sold for \$39,250; a similar house at No. 40 East Seventy-sixth street went for \$33,000, and a like house, 16.8 feet front, at 79 East Seventy-ninth street for \$28,350. A tenement on Broome street, near Mangin, sold for \$17,200; a four-story house at No. 153 West Forty-eighth street, for \$26,750, and a handsome residence at No. 787 Madison avenue, south of Sixty-seventh street, for \$33,000. Four lots, with frame house and stable, on the north side of One Hundred and Thirty-third street, west of Fifth avenue, sold for \$20,550; two lots on Forty-eighth street, east of Eleventh avenue, went for \$3,500 each; several lots on Washington Heights, situate on Sedgwick avenue, near Two Hundred and Fifth street, were knocked down to Hugh N. Camp for \$495 each; three lots on Thirty-ninth street, west of Tenth avenue, sold for from \$5,925 to \$6,150 each, and three lots on One Hundred and Twenty-second street, west of Sixth avenue, for \$24,250. A plot of lots at New Utrecht, L. I., was disposed of, and a four-story brick store at Nos. 108 and 110 West Fifty-third street sold for \$35,000. The receiver's sale of No. 131 East One Hundred and Twelfth street was adjourned till April 6. The most important sale of the day was that of Nos. 565 and 567 Broadway. This is a six-story marble front building, occupying a little over two lots on the southwest corner of Broadway and Prince street. It is a fire-proof structure, and was occupied by Ball, Black & Co. for fifteen years, and subsequently by the American and Homer Lee Bank Note companies. The parcel, which comprises about 5,100 square feet, was withdrawn on a bid of \$227,500, or about \$44.60 per square foot.

On Wednesday the five-story brick factory on the northeast corner of Second avenue and Twenty-second street, covering Nos. 332 to 338 on the avenue and 307 to 311 on the street, was sold for \$134,500. The property occupies eight lots. The executors' sale of the five four-story flats on Fifty-second street, near Park avenue, resulted in their bringing \$16,700 each, and the assignee's sale of the 19-foot house, No. 1,318 Fifth avenue, near Eighty-sixth street, realized \$52,000. The southeast corner of Greenwich and Thomas streets, and the buildings thereon, brought \$18,150, and No. 313 West Fifty-fifth street was withdrawn. A good deal of interest attached to the disposal of the old Bowne property at Flushing, L. I. There were four parcels sold, one bringing \$10,100 and the others \$7,400, \$7,000 and \$3,800, respectively.

On Thursday only one sale took place—that of the 18-foot house, No. 475 West Seventy-third street, which went for \$19,300. The lot is only 76.8 feet deep. No. 140 Monroe street was withdrawn.

On Friday some important parcels were announced for disposal. No. 589 Broadway was the most valuable, but the sale was postponed till the 29th inst. No. 19 East Thirty-first street was withdrawn. No. 1602 Broadway was sold to the plaintiff for \$23,000; the stone front house No. 549 Fifth avenue, near Forty-fifth street, knocked down at \$26,500 over and above a mortgage of \$31,121; a 27-foot house at 115 East Eightieth street sold for \$22,500, and a frame dwelling on a 25-foot lot at No. 321 East One Hundred and Ninth street went for \$4,000. Five lots on the south side of Forty-third street, 125 feet west of Fifth avenue, leased for twenty years from May 1, with three renewals, were knocked down to J. Romaine Brown for \$4,100, the ground rent is \$675 per annum.

E. H. Ludlow & Co. will sell for executors on Monday, April 5, twenty-eight lots on Ninth and New avenues, One Hundred and Twenty-first and One Hundred and Twenty-second streets, opposite to the Morningside Park, comprising an entire block; also one lot on the southeast corner of New avenue and One Hundred and Twenty-first street, 20x100.11 feet.

Richard V. Harnett will, on Tuesday, April 6, sell the valuable plot of ground on the southwest corner of Sixth avenue and Forty-seventh street, 125.3 on the avenue x100 on the street x131.9 feet on rear, with seven three-story brick stores, apartments and lofts, all of which are well rented. It is announced that the property will be sold on very favorable terms, and it cannot fail to attract the attention of solid investors.

Mr. Harnett will also sell on the same day the following pieces of property: No. 985 Lexington avenue, near Seventy-second street; Nos. 29 and 31 Bleeker street, between Broadway and the Bowery; No. 230 Thompson street, near West Third street; No. 126 Mulberry street, a five-story brick tenement; the brown stone dwelling No. 160 East Eighty-third street; the four-story double brick tenement and stores No. 243 Stanton street; the brown stone dwelling No. 104 West Forty-third street; the four lots on the northwest corner of Sixth avenue and Fifty-eighth street, 100.5 on the avenue and 71.6 on the street; two lots on the south side of Fifty-ninth street, 25 feet west of Sixth avenue, and the handsome plot on Fifty-eighth and Fifty-ninth street, west of Sixth avenue, 53.5x200.10, comprising five and six-story brick and stone buildings, well known as the Charlier Institute.

Adrian H. Muller will sell on Tuesday, April 6th, the two four-story apartment houses Nos. 132 and 134 East Fiftieth street, between Lexington and Third avenues. Seventy per cent. of the purchase money may remain on mortgage.

Richard V. Harnett will, on Wednesday, April 7th, offer the improved properties No. 137 Grand street, No. 138 Sullivan street, Nos. 114 and 150 West Thirteenth street, between Sixth and Seventh avenues; Nos. 412, 414 and 416 West Fifty-fourth street, and two lots on One Hundred and Thirty-third street, near Sixth avenue; also the leasehold of the four-story brown stone house with extension, No. 52 East Ninth street—the leasehold runs twenty-one years from May 1873, with the usual renewals, ground rent

\$600 per annum, taxes, etc.; also the brown stone dwelling, cabinet finished throughout, with steam heat, No. 24 East Sixty-second street, 18x100.5.

Mr. Harnett will sell on Thursday, April 8th, the dwelling No. 44 Greenwich avenue, north of West Tenth street; the brick residence No. 109 East Thirty ninth street, east of Park avenue, 25x40x98.9; the double brick tenement and stores No. 109 East Ninth street; two vacant lots on One Hundred and Thirty-seventh street, near Sixth avenue Boulevard, and the brown stone dwelling, No. 550 West Forty-second street and No. 331 Pleasant avenue.

Louis Mesier will sell on Thursday, April 8th, the very elegant three-story and basement brown stone dwelling and plot of land with stable, No. 33 University place, on the northeast corner of Tenth street, 65.6 1/4 x 128. From the character of the property offered and the announcement that it will positively be sold without any reserve this sale will deserve special attention.

H. Henriques will sell on Thursday, April 8th, the four-story brick store and dwelling No. 233 Seventh avenue, 80.3 feet from Twenty-third street. The nearness of the the property to this busy street renders it very valuable.

Richard V. Harnett will sell on Thursday, April 15, twenty-four choice building sites on Highland and Lincoln avenues, at Orange, N. J., within five minutes' walk of the depot and forty minutes from New York city.

John F. B. Smyth will sell on Wednesday, April 7, the three-and-a-half-story dwelling No. 17 East Twelfth street, and the two-story brick store, stable and dwelling No. 26 East Thirteenth street,—these properties adjoin each other on the rear; also the five-story double tenement No. 402 East Seventy-second street, and the four-story brown stone double flat No. 210 East Seventy-third street.

John F. B. Smyth will sell on Wednesday, April 14, the four-story brick dwelling and stores No. 2017 Second avenue, and the four-story brick building with stores, No. 2015 Second avenue.

Mr. Smyth will sell on Thursday, April 15th, the three-story and basement brick dwelling No. 406 East Seventy-ninth street.

CONVEYANCES.

	1885.	1886.
Number.....	Mar. 27 to April 2 inc. 358	Mar. 26 to April 1 inc. 395
Amount involved.....	\$6,852,052	\$7,473,879
Number nominal.....	49	77
Number 23d and 24th Wards.....	31	34
Amount involved.....	\$75,034	\$164,798
Number nominal.....	8	10

MORTGAGES.

	1885.	1886.
Number.....	269	301
Amount involved.....	\$2,871,851	\$3,545,604
Number at 5 per cent.....	139	153
Amount involved.....	\$1,147,099	\$2,044,600
Number at less than 5 per cent.....	9	30
Amount involved.....	\$311,000	\$688,500
Number to Banks, Trust and Ins. Cos.....	33	42
Amount involved.....	\$508,500	\$806,000

PROJECTED BUILDINGS.

	1885.	1886.
No. of buildings.....	Mar. 28 to April 3. 76	Mar. 27 to April 2. 102
Estimated cost.....	\$1,034,896	\$1,784,610

Gossip of the Week.

Charles Buek & Co. have sold the four-story high stoop brick and brown stone front house No. 27 East Sixty-ninth street, 23x58x100.5, for \$53,000 to Samuel Riker.

F. Zittel has sold for T. Bouchle the four-story brown stone dwelling No. 37 East Seventy-fifth street, 13x60x102.2, for \$32,000 to Mrs. M. August; for Mr. Levis the three-story stone front house No. 806 Lexington avenue, 20x50x80, for \$19,500 to Dr. Wiener, and for John and George Ruddell, a similar dwelling at No. 249 East Sixty-first street, 16.8x50x100.5, for \$13,500 to John Millermann.

J. V. D. Wyckoff has sold the four five-story flats Nos. 134 to 140 West Twenty-ninth street, two 20x85 each and two 30x85, lots 98.9 feet, for \$155,000. Mr. Wyckoff has also sold nine lots on the south side of Ninety-fifth street, 100 feet east of Fourth avenue, 235x100.8, for \$70,000.

Theresa, wife of John Schappert, has sold the three five-story brown stone front flats Nos. 190, 192 and 194 Waverly place for \$75,900.

Wm. H. Hall has sold six lots on the southwest corner of Sixth avenue and One Hundred and Twentieth street, 100.11x150, for \$60,000 to John C. Overhiser.

Alden & Sterne say that rentals are very slow in the central portion of the city. Demands for small houses, however, are numerous. Rents continue much about the same.

Gillie, Walker & Lawson have sold the two five-story brown stone flats Nos. 511 and 515 West One Hundred and Fourth street, to Christian Blinn, Jr., and another of the improved apartment houses being erected by them on Sixty-third street, 475 feet west of Ninth avenue, this being the thirtieth hitherto disposed of. The purchaser of the latter was J. G. Illig.

Ten shares of the Real Estate Exchange stock was sold at auction on Wednesday for \$1.025.

The Shakers of Mt. Lebanon have sold the two five-story brick tenements Nos. 234 and 236 West Sixteenth street, size 54.3x103.6x57.5 x irreg. for \$72,000 to Lawyer Aaron Kahn, who was engaged in the Hoyt will case. The Shakers took title to this property last September, the consideration in the deed being \$76,500.

John R. Foley has sold for E. C. Sterling two five-story tenements on the south side of Ninetieth street, between Second and Third avenues, for \$50,000 to Mrs. Tagliabue.

J. V. D. Wyckoff has sold for M. Brennan the last of his row of three-story stone front dwellings on West Seventy-sixth street, being No. 447, size 18x55, with extension 13x11, lot 102.2, to George N. Fillis for \$26,000.

John H. Friend has sold for Mrs. Lydia Fox the lot No. 151 East Forty-eighth street, 25x100, for \$13,000 to John Bauer.

McLanahan & Co. have sold the stores and tenement Nos. 1363 and 1365 First avenue, 27 feet north of Seventy-third street, 50x100, for \$30,000;

also the three-story brown stone dwelling at the northeast corner of Eighty-fifth street and Lexington avenue, for \$12,500 to William Griffin.

Terence Farley & Son have sold the four-story high stoop brick dwelling No. 408 West Seventy-third street, 20x60x102, for \$40,000.

F. E. Barnes has sold the tenement house No. 323 East Thirty-first street for \$8,500 to William Jordon, and leased the dwellings No. 19 West Eighteenth street at \$2,700 per annum for five years to Mrs. D. A. De Vinnie; No. 235 East Nineteenth street at \$1,350 per annum for three years to P. Reidy; No. 57 Lexington avenue for three years at \$1,100 per annum to O. Hurschel, No. 231 East Thirty-second street at \$950 per annum for three years; No. 240 East Thirty-fourth street at \$950 per annum.

T. S. Clarkson & Co. have sold the dwelling No. 332 Washington street for \$9,500 to Dr. Perry Dickie.

John J. Clancy & Co. have sold for Gustav Wolfers, of Wiesbaden, Germany, the three-story brick dwelling No. 561 West Fifty-seventh-street; also for Mrs. Ann Martin the three-story brown stone dwelling No. 313 West Fifty-fifth street for \$17,000 cash; also the two five-story brown stone single flats known as the Irving, Nos. 425 and 427 West Fifty-seventh street.

J. B. Ketcham & Co. have sold for R. J. Horner the two-story and basement brick dwelling No. 125 West One Hundred and Twenty-fourth street, 25x35x100, for \$9,250 to Mr. Klaber.

L. Yenne has sold for Geo. Lehmann the five-story brown stone stores and tenements Nos. 1335 Second avenue, 25x60x72, for \$24,500 to Jacob Woerner; also for Mr. Downing his two-story and basement frame house No. 232 East Eightieth street, 20x35x100, for \$6,500 to Geo. Lehmann.

Eugene S. Peters, of Swartwout & Co., No. 157 East One Hundred and Twenty-fifth street, formerly of Ogden and Clark, will step off some time in April with Miss White, of Newark, N. J.

Sarah A. Cobb has sold the three-story brick dwelling No. 412 West Eighteenth street, 27x96, for \$10,000 to Seth R. Johnson.

The estate of Col. Scott has sold the four-story brick dwelling No. 24 West Twelfth street for about \$18,000.

Wm. J. Merritt has sold the plot of lots on the southeast corner of Ninth avenue and One Hundred and Eighteenth street, 50.5 on the former, 235 on the latter and 75 feet front on One Hundred and Seventeenth street.

F. M. Jencks has sold two lots on the south side of Ninety-fourth street, 150 feet west of Ninth avenue, to Abraham Quackenbush for \$17,000.

Hirsh Brothers have purchased six lots on the southwest corner of Second avenue and One Hundred and Ninth street.

Samuel H. Bailey is the purchaser of the lots on the northeast corner of Ninth avenue and One Hundred and Twenty-third street, the sale of which was reported last week.

Richards & Sause have sold for George W. Campbell about six acres of land with house and water front, at West New Brighton, S. I., for \$27,000 to the Staten Island Athletic Club.

The four-story stone front dwelling No. 4 West Forty-eighth street (leasehold) has been sold on terms which have not transpired.

W. J. Cole & Co. have sold for David H. King, Jr., two five-story brown stone and brick flats on the north side of Eighty-third street, between Ninth and Tenth avenues, for \$48,000.

A. Hershfield has sold four lots on the northwest corner of Lexington avenue and Ninety-second street, 100.8x105, to David Frank and Henry Hyman. The latter have resold them to Walsh Brothers for improvement.

David H. King, Jr., is the purchaser of the twenty-nine lots on the east side of Ninth avenue, between Ninety-fourth and Ninety-fifth streets, the sale of which was reported last week. The seller is Henry A. Robbins, and the price \$247,500. Brokers, W. J. Cole & Co.

We understand that John D. Mennie has bought the two four-story brown stone flats No. 1637 and 1639 Avenue A, between Eighty-sixth and Eighty-seventh streets, each 28x70x100, for \$31,000.

M. B. Baer & Co. have sold the four-story brick dwelling No. 73 West Thirty-sixth street for \$26,000 to a Mr. McDonald. The same firm has leased the first floor and basement of the premises No. 426 Fifth avenue to the Mercantile Library for a term of five years.

We hear that Newman Cowen has bought two lots on the south side of Eighty-fourth street, between Second and Third avenues, for \$15,000.

Brooklyn.

W. F. Corwith has sold the house and lot No. 95 Oakland street to Christian Neidig for \$4,500, and a vacant lot on the west side of Guernsey street, 95 feet south of Norman avenue, 25x100, to Daniel Fallon for \$600.

F. W. Carruthers has sold the three-story and basement frame dwelling, 20x36x100, No. 203 Halsey street, to W. H. Randolph for \$4,000, and a plot, 60x100, on the north side of Fulton street, 51 feet west of Arlington place, to C. B. Wood for \$11,250.

Taylor & Fox have sold the plot on the west side of First street, about 100 feet south of Grand street, 47x83, for \$10,000; a three story brick dwelling No. 174 Division avenue for \$6,000, and a three-story brick dwelling No. 246 South Ninth street for \$9,000.

Paul Koch has sold the three-story brick dwelling No. 174 Ewen street, 25x100, to Otto Huber for \$11,600.

Fr. Herr has sold the three-story brick store and dwelling, 25x45x about 100, No. 776 Broadway, to Edward G. Schiel for \$7,500.

D. H. Fowler & Co. have sold 100x255 on St. Marks avenue, running through to Bergen street, 150 feet east of Brooklyn avenue, to J. O. Carpenter, of Wm. H. Lyon & Co., N. Y., for \$20,000.

Grace & Mortell have sold the three-story brick dwelling, 21x45x100, No. 177 Harrison street, to S. Stevenson for \$8,500; a three story brick dwelling, 20.9x38x75, on the northeast corner of Hoyt and Schermerhorn streets, to Mary F. Kelly for \$8,100, and a three-story brick dwelling, 25x45x100, No. 128 Pacific street, to John A. O'Farrell for \$8,750.

CONVEYANCES.

	1885.	1886.
Number.....	Mar. 27 to April 2, inc. 387	Mar. 26 to 31 inc. 277
Amount involved.....	\$1,787,509	\$1,248,880
Number nominal.....	72	48

MORTGAGES.			
Number.....	224	181	
Amount involved.....	\$985,356	\$621,265	
Number at 5% or less.....	98	94	
Amount involved.....	\$634,320	\$401,107	

PROJECTED BUILDINGS.			
	1885.	1886.	
Number of buildings.....	Mar. 28 to April 3. 99	Mar. 27 to April 2. 99	
Estimated cost.....	\$441,430	\$506,525	

Out Among the Builders.

J. Castree, the president of the Irving Savings Institution, is about to erect a five-story brick and iron building at the corner of Washington and North Moore streets, 77.2 feet on the former x60 on the latter street. The stores will have excellent vaults, brick enclosures for hatchways, and everything requisite for the convenience and security of the renters. The sidewalks will be granite. T. R. Jackson is the architect and H. Gerry the builder. The style of the building will be the same as that of the buildings now occupying all the rest of the frontage of 160 feet on Washington street, between Franklin and North Moore streets, owned by Mr. Castree, and it will form a continuous block with them.

Mr. C. G. Jones is the architect of a new church which is to be erected on One Hundred and Nineteenth street, between Fifth and Sixth avenues, for the Reformed Presbyterian congregation. It will be Gothic in design and will cost about \$25,000. Its erection will begin about the middle of April. The dimensions are to be 60x80 feet. It will consist of two stories, and the front will be built of Indiana limestone. Its seating capacity will be 500. This improvement was referred to in our issue of the 6th ult.

Messrs. John Patterson & Co. are about to erect a five-story building on West Twenty-sixth street, next to the Astor estate office. It will be 50 feet front and 85 deep. The first and second stories will be used as a store, and the third, fourth and fifth as apartments. The structure is to be of brick with terra cotta ornaments. The building will be begun on May 1st and when finished will cost about \$70,000. The architect is C. G. Jones.

Dr. D. M. Kellogg intends to erect for himself a handsome four-story and basement brick and stone private house, 24x45, on the west side of Lexington avenue, between Thirty-fifth and Thirty-sixth streets. It will contain all the modern improvements. The plans are being prepared by Charles P. H. Gilbert.

R. G. Dun, of the well-known mercantile agency, is about to have an extension built to his house at No. 261 Madison avenue. It will be two-stories high, of brick and terra cotta, and will cost about \$20,000. Mr. Dun, who is a large collector and connoisseur of pictures, will use the extension solely as a picture gallery, and it will be constructed accordingly. The plans are being drawn by J. M. Merrick.

Samuel Inslee has commissioned S. A. Warner, architect, to draw up plans for a small Presbyterian Chapel to be built at No. 420 West Fifty-seventh street, of stone and brick. It will cost \$15,000 and its dimensions are 25x80 feet. It will have a seating capacity for 250 persons, and will be provided with class-rooms.

C. W. Romeyn, architect, has completed plans for an eight-story brown stone and brick warehouse, 41x70 feet, to be erected at the corner of Allen and Houston streets, for Messrs. Fayerweather & Ladew. It will cost \$40,000 and will be provided with elevator and steam-heating apparatus.

Two private houses, each consisting of four stories and basement, 22x88 feet, are to be built for Francis Crawford on the north side of Seventy-second street, between Ninth and Tenth avenues. The same gentleman will also erect a similar house on the south side of Seventy-second street, west of Eighth avenue. G. A. Schellenger is the architect.

A six-story warehouse is to be erected for Samuel Inslee at Nos. 15 and 17 Mercer street. It will have an iron frontage, the main structure to be composed of brick. Its cost will be \$55,000. The building will be first-class in every respect and will be provided with steam-heating apparatus and elevator. The contracts are awarded as follows: masonry, Messrs. Masterton & Harrison; carpentry, McGuire & Sloane; ironwork, J. B. & J. M. Cornell; elevator, the Otis Company; steam apparatus, Baker, Smith & Co. S. A. Warner is the architect.

A five-story brick storehouse is to be built for William Zinsser & Co. on the northeast corner of Beach and Washington streets. Its dimensions are to be 60x80 feet. It will be thoroughly fire-proof throughout and will be provided with elevators. Work will be begun at once. E. E. Raht is the architect.

Morris Levy will commence on May 1st the erection of a six-story tenement, dimensions 25x89, on the southeast corner of Eleventh street and Avenue B, to cost \$21,000. The lower portion will consist of stores with dwellings above. Ernest W. Gries is the architect.

C. H. Wronkow will build an improved five-story brick flat with stores below on the southwest corner of Sixth avenue and Twenty-fourth street. The dimensions are 25x66. It will cost \$18,000, and work will begin May 1st. The plans have been drawn by Ernest W. Gries.

N. Gillesheimer has drawn plans for a five-story apartment house on Fifth avenue, corner of One Hundred and Eleventh street, to be erected by John H. Boschen. The dimensions will be 25x96.

Henry Iden, manufacturer of gas fixtures, is about to build a factory and store for his business, to extend from Ninth to Tenth street on the west side of University place, and not on Pearl street as announced last week.

A. D. Juilliard will shortly build large warehouses at Nos. 541 to 547 Pearl street.

W. Milne Grinnell is completing plans for the alteration of a four-story tenement of stone and brick at No. 78 Barrow street, which will accommodate twelve families. The alteration will necessitate the reconstruction of the interior throughout, the cost of which has not yet been fully determined. The owner is George H. Lowerre.

Thom & Wilson have completed plans for the building of two five-story houses on the northeast corner of Tenth avenue and Thirty-seventh street. The lower part will consist of stores with brown stone trimmings and the

upper part of brick. The cost will be \$50,000. The owners are Stern & Metzger. Work will begin May 1st.

Charles Lehman will build a four-story brown stone and brick improved flat on the east side of Ninth avenue, 25 feet south of Fifty-first street to cost \$18,000. Work will begin May 1st. Thom & Wilson are the architects.

John H. Friend has designed an apartment house to be erected at Nos. 147, 149 and 151 East Forty-eighth street, by John Bauer.

George S. Miller will shortly commence the erection of three first-class private dwellings on the north side of One Hundred and Third street and 300 feet west of Ninth avenue. The plans are not yet fully determined.

C. Boltz is about to extend the building No. 136 East One Hundred and Nineteenth street, front and rear, from plans made by Charles Baxter. He will also enlarge it from a two to a four-story building. The cost will be \$6,000.

Samuel H. Bailey will shortly begin the erection of fourteen private dwellings on the northeast corner of One Hundred and Twenty-third street and Ninth avenue. They will consist of three stories and basement and will be first-class in every respect. They will cost \$16,000 each. The plans are being made by Charles Baxter.

B. Ford will erect three five-story dwellings on the southwest corner of One Hundred and Nineteenth street and Second avenue. They will be of brick. The dimensions are to be, one 24.6x65, the second 23x80, and the third 26x75. Cleverdon & Putzel are the architects. The cost has not yet been decided.

F. Neimeyer will build five five-story brick tenements on Seventy-third street, between Avenue A and First Avenue, to cost \$14,000 each. The dimensions are to be 25x83. Cleverdon & Putzel are making the plans.

J. H. Valentine is completing plans for four five-story flats of brown stone and brick to be built on the northeast corner of Tenth avenue and One Hundred and First street. They will be first-class in every respect. The dimensions are 25x68. The cost will be \$15,000 each.

Ed. Kilpatrick will begin building three first-class four-story and basement houses on the north side of Eighty-sixth street, near Fifth avenue. The dimensions will be 20x60, 16x60 and 17x60. Two of them will contain drawing-room extensions. The cost will be in the neighborhood of \$50,000 each. Excavations are being made by Mr. Kilpatrick on the east side of Madison avenue, between Eightieth and Eighty-first streets, for the erection of two first-class private houses, to cost about \$50,000 each.

P. H. Dugro will build a five-story flat on the northeast corner of Broome and Allen streets. Work will begin about May 1st.

W. Graul has the plans under way for two five-story and basement brick, brown stone and terra cotta front apartment houses, 25x85 each, to be built at Nos. 408 and 410 West Fifty-first street for H. S. Mott, at an estimated cost of \$40,000.

Walsh Brothers intend to build seven three-story brown stone private dwellings on the northwest corner of Lexington avenue and Ninety-second street.

Abraham Quackenbush intends to erect three three-story and basement brown stone front houses on the south side of Ninety-fourth street, commencing 150 feet west of Ninth avenue.

Brooklyn.

W. O. Sargent will build two four-story apartment houses, with stores below, on the north side of Gates avenue, 25 feet west from Reid avenue, to cost \$10,000 each. They will occupy 20x60 feet. Daniel T. Atwood is the architect. Work will be begun at once.

Plans have been furnished by C. G. Jones for a Sunday school building, 60x90 feet, in South Brooklyn, for the Greenwood Baptist Church. It is to be of brick with stone trimmings, to have a seating capacity for 1,000 persons, and will cost about \$12,000. It will be begun in a few days.

Th. Engelhardt is preparing plans for a three-story frame store and dwelling, 25x55, to be erected on the corner of Central avenue and Elm street, for Margaret Breuer, to cost \$5,500; a three-story frame tenement, 25x55, at No. 68 Bushwick avenue, for Francis Cook, to cost \$5,100; and a three-story frame tenement, 25.3x60, at No. 126 Ainslie street, for Francis Naehr, to cost \$5,500.

E. F. Gaylor has plans for a four-story brick store and flat, 38x60, to be built on the east side of Fourth street, near South Second street.

H. Vollweiler has the plans for a four-story brick store and flat, 20x60, to be built on the west side of Broadway, 60 feet south of Hart street, for G. J. Mahler, to cost \$8,000; and a three-story frame tenement, 25x55, at No. 92 Withers street, for Mr. Pitter, to cost \$4,500.

Robert Dixon has plans in hand for a four-story brick tenement with brown stone trimmings, 25x49, to be erected on the north side of Warren street, 95 feet west of Nevins street, for James McGarry, to cost \$6,000.

J. O. Carpenter, who has just purchased the plot on St. Marks avenue, as reported elsewhere, will shortly commence the erection of a handsome mansion, similar to those in the immediate neighborhood, particulars of which have not transpired as yet.

Out of Town.

Newark, N. J.—Architects report that twenty per cent. more buildings are planned than at this season a year ago, but their construction has been delayed and the situation rendered uncertain by disagreements between the builders and the local Masons', Carpenters' and Painters' Unions, as well as by the general labor situation. This applies especially to the more important buildings; but at the same time there is an increased number of dwellings costing from \$2,000 to \$2,500. Houses of this class are in active demand to rent, and for occupancy by the owners.

The following plans have been recently filed at the Building Department: A 3-sty dwg, 22x36, at the corner of South and Orchard sts, for John R. Miller. A 3-sty store and dwg, 23x34, at the corner of Eighteenth st and Fairview av, for T. Werly. A butcher's shop, 16x32, at 382 South Tenth st, for C. Danderline. A 2-sty dwg, 17.6x40, at 445 Eighteenth av, for A. Jagers. A 2-sty stable, 16x23, at 64 Elm road, for A. Anketell. A 2½-sty

dwg, 22x40, at 183 Barkley st, for R. Wilson. A brk collar shop, 25x57, at the corner of Lafayette and Bruen sts, for John Bea. Two 3-sty brk dwgs, 17x32, at 40 and 42 Gould st, for H. Ward. A 3-sty tenement, 25x52, on Leary st, for C. Roehrich. A 2½-sty tenement, 21x40, at '36 Hawkins st, for J. E. Schoebel. Four 2-sty dwgs, 21x28, at Nos. 330, 334, 346 and 350 South Tenth st, for Theo. Gerth. A 2-sty store and dwg, 16x32, at 5 South Seventh st, for Patrick Rudden. A 2-sty store and dwg, 24x40, at the corner of Sixth av and Mount Prospect av, for F. Kass. A 2½-sty tenement, 24x38, at corner of Walnut and Sanford sts, for Joseph Schmitz.

E. P. Moore is the architect for two three-story frame dwellings, 20x55, on Thomas street, near Orchard, for Smith Garrabrant and L. Morrison, to cost \$6,000; a two-and-a-half-story frame cottage, 20x44, on Summer avenue, near Second avenue, for F. Blauvelt, to cost \$2,800, and a three-story frame dwelling, 21x45, on Summer avenue, near First avenue, for C. Howard, to cost \$3,000.

John E. Baker has the plans for a two-story frame building, 16x45, at the corner of Park place and Division street, which will form an addition to the dwelling of A. M. Holbrook, and cost about \$3,000.

The same architect is making sketches for the following suburban buildings: A three-and-a-half-story frame dwelling, 28x40, on Prospect terrace at Brick Church, for T. B. Doup, to cost about \$12,000; a three story frame store and flat, 73x46, on Dodd st, near Prospect st at Brick Church, for S. Dodd, to cost \$7,000; a two-and-a-half-story frame cottage, 45x36, on Arlington avenue, near Park avenue, East Orange, for G. B. Morrill, to cost \$7,500; and a two-and-a-half-story parsonage, of which the first story will be of stone and the superstructure of wood, on Highland avenue, near Lincoln avenue, for the Orange Valley Congregational Church, the cost of which is estimated at \$10,000.

John H. Friend has the plans for a country house at Woodside for Chas. Gies to cost \$5,000.

Newark real estate dealers say that the marked increase in the demand for suburban lots and cheap dwellings is, in a great measure, traceable to the distrust of savings banks on the part of small investors who have withdrawn their funds from those institutions during the past year.

East Orange, N. J.—A two-and-a-half-story frame residence for John Butler will shortly be erected here. It will cost \$8,000. F. F. Ward is the architect.

Jersey City, N. J.—G. H. Broome is the architect for two two-story and basement brick dwellings, 12½x40, to be built on Storm avenue, near Bergen avenue, for D. E. Cleary, to cost about \$4,400; three three story and basement brick dwellings on Forrest street, for Andrew Clark, to cost \$11,400, and a frame livery stable, 25x108, on Communipaw avenue, near Monticello avenue, for Mr. Wilson, to cost \$3,500.

Competitive sketches are to be submitted for a handsome club-house to be built at the corner of Clinton and Crescent avenues, for the Jersey City Athletic Club.

W. T. Markham has the plans for a two-story frame dwelling, 20x50, on Bergen avenue, near Bergen square, for Mrs. T. Salinger, which will cost about \$4,000, and a two-story frame cottage, 20x48, on Jones street, near Sipp avenue, to cost \$3,000.

C. Simon has plans in hand for six two-story and basement brick dwellings, 16x35 each, on the north side of Jewett avenue, for John Elsey, to cost \$16,200; eight two story and basement brick dwellings on Avenue D,

Bayonne, for Geo. R. McKenzie, to cost \$21,600, and the following buildings for the same owner: Six two-story and cellar brick dwellings on Avenue E, Bayonne, to cost \$14,000; three two-story and cellar brick dwellings on Clark street, to cost \$7,200; three two-story and basement brick dwellings on Ocean avenue, to cost \$8,100; two four-story brick flats, each 20x68, on Mercer street, to cost \$22,000; one brick flat, 17x68, on Mercer street to cost \$7,000, and a brick manse on Mercer street, to cost about \$9,000, to be devoted to the use of the Presbyterian Church. The same architect has the plans for a four-story brick flat, 25x54, to be built on York street, near Varick street, for James Gannon, at a cost of about \$8,000; a four-story brick building, 20x64, on Washington street, west of Montgomery street, for Thomas Reedy, to cost \$9,000, and a two-story and basement frame dwelling on Virginia avenue, to cost \$2,700.

Elberon, N. J.—D. R. Lyddy is about to build a two-and-a-half-story private stable and carriage house, from plans by J. M. Merrick, of New York. It will contain accommodation for thirty horses, and will cost about \$10,000.

Mount Vernon, N. Y.—F. F. Ward, architect, has completed plans for a two-and-a-half-story frame residence for Charles Pearson at this place. It will cost \$4,000.

W. T. Cable, of New York city, has completed plans for the erection of two frame cottages for Dawson & Archer. The dimensions are 26x36. They will cost \$2,500 each. Work will be begun at once.

John H. Friend is completing plans for two houses for George Goolz, to cost \$10,000.

Northampton, Mass.—Henry F. Kilburn, architect, New York city, has presented plans which have been accepted for the construction of a court-house at Northampton, Mass., to occupy an area of 70x105 feet, which will cost \$85,000. It will be begun at once.

South Bethlehem, Pa.—A chapel is to be built in memory of the late Asa Packer, president of the Lehigh Valley Railroad, by his daughter, Mrs. Mary Packer Cummings. The cost will be \$200,000.

Demarest, N. J.—Maclay & Davies has sold one of their new Queen Anne cottages, 38x40, on Anderson avenue, to Mrs. Polk for \$6,500.

Special Notices.

Mr. F. Zittel, whose business as an up-town real estate broker is one of the longest established, has opened a new west side office at No. 1149 Ninth avenue, near Seventy-first street, in addition to his offices at No. 1026 Third avenue, near Sixty-first street, and No. 709 Madison avenue, at the corner of Seventy-first street. Mr. Zittel is alive to the demands of the times, and, having offices in three localities up town, is well prepared to furnish information with regard to property in these different districts.

John R. Foley, of No. 137 Broadway, is about to open a branch office for his real estate business at No. 278 West One Hundred and Twenty-fifth street, near Eighth avenue. The office will be 20x65 feet, and will be elegantly finished in hardwood, and handsomely carpeted and decorated. There will be a ladies' room, and a separate room for negotiations with builders or between parties desiring privacy. The office will be the handsomest in Harlem on the west side.

Attention is directed to the card in another column of Messrs. Smith & Carrigan, auctioneers and real estate brokers. Both are young and energetic men, and are well recommended. Their office is at No. 111 Broadway.

BUILDING MATERIAL MARKET.

BRICKS.—It has been a quiet and somewhat irregular market for Common Hards, but with a gradual inclination toward a steadier feeling on all ready first-class stock, and the close of the week in a more promising condition than the opening. As foreshadowed in our last report, the shipments from primary points have been generally much smaller and more careful, partly owing to the storms and partly in consequence of the indisposition of manufacturers to hurry the movement of their supplies upon an unwilling market, and fresh arrivals were in consequence comparatively unimportant. This made the old accumulation comparatively easy to manage, and while the demand was more or less retarded by the condition of the weather it seems to have amounted to sufficient to gradually absorb the offering, and at the present writing the quantity unsold is by no means of a magnitude to create any fears. Indeed, on the contrary, holders were expressing greater confidence on what were considered evidences of growing interest among dealers and consumers, and, in addition to a strong probability that makers will continue to hold back supplies, it is intimated that quite an amount of business was done on contract of late against stock still in yard, and the shipments to be made as wanted. It might possibly be well to consider quotations at present in a slightly nominal light owing to the absence of a fairly testing business, but sellers are looking for \$8 on the best Haverstraws and securing approximating bids. Very few "Up Rivers" came to hand, and while \$7.00@7.25 was about all that could fairly be depended upon the asking price has now worked up to \$7.50 per M. There has been an unusual proportion of "washed" brick among the recent offerings, some of them of extremely poor grade, with holders generally quite ready to accept \$7, and some have not refused \$6.75 when they could close out, though even at that wide difference in cost from the figures ruling on smooth stock it was not always an easy matter to find customers. New Jersey stock has been in moderate supply and arriving in a more or less irregular manner, with the average quality hardly saleable above \$6.50@7.00 per M; but the choice makes have been held at \$7.25@7.50 per M. Pales were taken so freely at the outset of the new season that demand has now become extremely limited and uncertain, and the market tame with \$4 per M, or possibly under exceptional circumstances \$4.25 per M, all that could be obtained. Fronts generally firm, with demand in excess of present supply.

LATH.—Matters do not appear to have been in an altogether satisfactory condition during the week, and there is no reaction on prices as yet shown. Desirable offerings have been moderate. Indeed, we can hear of no St. John stock at all available, but there has been entirely too many of the irregular, winter-made supplies, and these have acted as more or less

of a drag upon the situation, with business doing at a very wide range. Sales were made at \$2.25 down to \$2.00, according to quality, but the outside rate was really the least difficult to obtain where the offering of stock was of attractive quality. Some dealers are said to exhibit anxiety to negotiate on floats as soon as they can be offered.

LIME.—Supplies have not been abundant from the Eastward, but as fast as cargoes come to hand they found customers and commanded full former rates. The workmen at the kilns are now said to be without an immediate excuse to strike, and the production full and steady with larger shipments soon to follow. A few boat loads wintered over State are expected down the river within a short time, and will be valued at 90c. and \$1.10 per bbl. respectively for the two grades.

LUMBER.—The conditions of the market do not vary to a decided extent and not much that is new or interesting has developed since our last report. Customers whose wants are distant manifest no special anxiety and in many cases appear very well disposed to stand off, but those who can see early use for supplies are prompt in negotiating and afford a good fair outlet in the aggregate, with some dealers whose yards are favorably situated doing a really quick and promising business. Evidences continue to multiply of the good intentions of consumers, but fears regarding the movement of operatives are ever present, and certainly tend to create caution if nothing more. On values the changes are unimportant and indeed amount to nothing of a quotable character and the general tone may be considered as at least steady, and anxiety to secure desirable goods would probably act as a slight stimulant. Wholesale operations are still confined in the main to coastwise supplies on which rates are about steady, but there has been some figuring on offerings for later delivery from interior sources with sellers maintaining a pretty firm tone, too much so in fact to accomplish any great amount of active trading. All accounts from primary sources retain a confident form of expression.

Eastern Spruce has just eased off enough from top spring rates to afford buyers a chance to claim an advantage, but the change is not of a radical character and receivers are by no means inclined to admit actual weakness either present or in the near future. The first rush of early spring arrivals has been met and handled without unusual difficulty, and while the stereotyped story about manufacturers now having made up their minds to hold back is too threadbare to carry influence it is reasonable to expect a less "bunchy" offering and consequent better opportunity to dispose of stock as it comes to hand. Nor is a place wanting for a large amount of stuff of all merchantable sizes provided there be any kind of assurance that consumption will not receive a check through unusual and uncontrollable influences. It is understood also that outside local limits the prospect is promising

and receivers assert that along the Sound, up the Hudson, and to the southward it will be possible to place a great many invoices. At \$18.00@17.00 randoms are still quoted and thence to \$18.00 for specials.

White Pine does not fluctuate in value to any noticeable extent and during the period since our last there has probably been no important change in the volume or form of business. Exporters manage to make some showing of interest and now and then handle a pretty full invoice, but are as a rule rather disappointing dealers who specially cater to the foreign outlet. On home account the demand is of a "regular" character, covering about the usual run of buyers, assortments and quantities, yet there is in some sections of the city an undoubted increase of consumption with a tendency toward further growth. Intimations of provision already made against future wants are to be heard and as buyers are anxious to preserve reticence over the terms the inference is that rates underwent no shading especially as advices from primary points continue generally firm. We quote at \$15.50@18.00 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 retains very good support, and if prices are not getting the stimulus some of the more sanguine operators hoped for at the commencement of the year, they are better maintained than last season, and business is in more promising shape. Yard wants calls for specials for large structures here or nearby and railway consumption together form a very good outlet, and with more or less success attending the effort to prevent suicidal competition at the South trading is conducted in a fairly satisfactory manner. Sellers, however, have no dictating advantage and in common with those who handle spruce find it judicious to occasionally take a precautionary glance toward Virginia Pine as a competitor not to be despised. At the Southern ports rates are reported steady. 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; Siding, \$20@22 do.; Cargoes f. o. b. at Atlantic ports, \$13@15 for rough, and \$18@20 for dressed; Cargoes f. o. b. at Gulf ports, \$12@14 for rough, and \$19@21 for dressed.

Hardwoods are going into consumption with a fair degree of freedom, and the market as a whole seems to have satisfactory form. The selection of domestic growths continue much the same as previously noted, and in foreign woods mahogany does best, though a little rosewood has of late secured attention. Boxwood has been dull and somewhat uncertain in value of late. We quote at wholesale rates by car load as follows: Walnut, \$60@110 per M; white ash, \$33@40 do.; oak, \$30@40 do.; do. quarter sawed clear, \$50@60; maple, \$30@32 do.; chestnut, \$28@34 do.; cherry, \$70@80 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 March last and since January 1, were as follows:

To West Indies.....	2,528,000
To South America.....	1,707,000
To East Indies.....	187,000
To Europe.....	32,000
Total feet.....	4,454,000
Previously reported this year.....	9,959,000
Total since Jan. 1, 1886.....	14,413,000
Total, same time, 1885.....	17,206,000

GENERAL LUMBER NOTES.

THE WEST.

SAGINAW VALLEY.

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

There is nothing new to record of the condition of this market. All stock is as firmly held as ever, and the reports which are coming to hand of depleted yards in Chicago, Albany, and other large distributing points, tend to have a supporting effect upon the views of manufacturers. When the Chicago dealers have to go out looking for stock instead of waiting to have it thrown upon their cargo market the owners of lumber here conclude that the general market is in good condition. They argue quite correctly that a consumption that can bring about such a state of things must arise from some cause not local or sectional, and can be capable of influencing those sections where Saginaw pine is sold; and, in truth, they have seen that it is so, for this market has felt the effect and is not overstocked with the quality of lumber which is wanted at this time. The sales which have transpired this week have not been important as indicating a change in the tenor of the market, prices being much the same as those previously reported. Transactions will probably be light until the season of activity shall be fairly opened and the course of the market and shipping costs shall be fully revealed. Cargo quotations are fairly represented in the following table:

Shipping culls.....	\$ 8 00@11 00
Common.....	16 00@20 00
3-uppers.....	34 00@40 00
Bill stuff.....	9 00@10 00
Norway bill stuff.....	9 00@10 00
Norway strips.....	9 00@10 00

The Chicago Northwestern Lumberman as follows:

FROM THE LOGGERS.—Along the shore of Lake Superior, and on the upper peninsula of Michigan, good work in the woods is being done, in fact the best of the season. In the other districts camps are constantly breaking up, both on account of poor roads and the finishing of contracts. Our Minneapolis correspondent presents an excellent exhibit of the log supply of the upper Mississippi. Reports from all sections are to the effect that logs are higher than they were last spring.

CHICAGO.

AT THE YARDS.—Despite the railroad blockade at St. Louis and Southwestern points, caused by the Missouri Pacific strike, the outward movement of lumber during the past week has been heavy. In fact it is doubtful if in any previous March there was more lumber shipped in one week than there has been during the current one. It is also an encouraging feature that the trade this spring is legitimate, not greatly forced, and the lumber is sold at prices within a narrow and positive range—a condition entirely different from that of last season, when prices were soft and yielding, and almost bottomless. Prices are also somewhat higher than the highest last year, which gives some chance for profit on last season's purchases, but are yet too low in view of cargo prices for dry lumber.

The heavy drain on stocks since the middle of February has seriously broken up assortments that were not too complete in some particulars when trade went into winter quarters. Twelve-inch common boards, 10, 12, 18 and 20 feet long, are very scarce, some yards being out of them entirely. The same is true of some middle river markets, and dealers on the river are now buying boards here in order to eke out small stocks and keep along with their trade. In dimension there is a great scarcity of 2x12, and a considerable lack of 2x4, 2x6, 2x8, 2x10, and all small, and all long timbers and joists. Fencing is also in good demand, and is running low in numerous yards. Some houses have their assortments so broken up that they report having almost too much trade, for the reason that scalping around the district has become a serious matter, as holders are so firm in their views that buying from neighbors is unprofitable. It is expected that the mills will start rather late this season, and there will be little received by lake until about May 1.

The most marked feature of the Hardwood trade is the shipment of lumber to the Pacific coast under the cut rates which have been prevailing for a short time past. About all the hardwood dealers that cultivate the out-of-town trade have been able to do something in this way. The call is for walnut, cherry, oak and ash mainly. There is great difficulty, however, in getting cars as they are needed.

As an offset to this movement of hardwoods westward California redwood is coming in in considerable quantities. The fact that redwood can be laid down here at about \$35 a thousand has induced some to try the experiment of a purchase who otherwise would have had nothing to do with it. California promoters of the wood are here and are coming. One of these gentlemen said that he had sold forty car-loads before reaching Chicago, and would work the trade here.

The scarcity of dry walnut and whitewood still continues, and the impression is gaining that the former wood will command higher prices in the future than for the last three years. The old walnut districts have been shorn of this timber; what lumber comes from them is of a poorer average grade than formerly, and supplies must be kept up by shipments from more remote districts. There are immense quantities of walnut in the south and southwest, but it is largely inaccessible at present. The scarcity of whitewood, however, is only temporary. Six weeks from now there will probably be enough in the market to supply all requirements. The way in which the poplar forests are being slaughtered is outrageous. Simply because the production is so large in comparison with the demand the best of this timber is being cut and shovled on the market at prices which mean positive loss to many, and in no case can give more than a modicum of profit. Poplar is one of the best woods, for many purposes, that grows. The time will come, and not many years hence, when firsts and seconds will sell in this market at \$40 and better; but the red is danger. When that time comes, there will be but little more poplar to sell at any price.

The Lumberman and Manufacturer, Minneapolis, Minn., as follows:

In the Northwest prices are being well sustained, and the volume of trade satisfactory. Inquiries grow more numerous, and everybody expects a heavy trade for April—unless labor troubles intervene. Several leading houses have been picking up mill run lots by way of keeping up. Minneapolis dealers have bought some 15,000,000 feet in this way during the month at a considerable advance on last year's figures. 2x4, 18 and 20 feet and 2x6 same lengths are about out of the market and would command a premium.

The rivers are beginning to break up and the crews coming out of the woods. The snow and cool weather gave them another half week for hauling, but the season may be considered over. As to the extent of the cut there is no question but that it is fully up to every estimate and is larger than was wise.

Driving prospects are reported very poor on all the streams. The perfect system of dams on the Chippewa will enable them to get out with the logs, but it is questionable on all the other streams.

Some sales of logs are reported at fair prices. One large lot on the upper Chippewa sold at \$9.75 on bank, and at bank scale, which is about the biggest price ever paid.

The demand for pine timber increases. One sale of 10,000,000 feet on the St. Croix is reported this week.

THE PROVINCES.

The Toronto *Monetary Times* has the following:

It is a matter of satisfaction that the prospects of the lumbering trade, as a whole, are good. The demand from the United States is strong. The discussion in the American Congress on the Morrison Tariff bill and its passage through committee are held to be of a hopeful character, though they are far from being a guarantee that the measure will pass. Were it not for conflicting interests continually fighting for supremacy, and the side issues introduced into the discussion, there seems no room to doubt that the duty of two dollars a thousand on lumber would speedily be taken off. The effect of this would be to enhance the value of our lumber products generally, and the lower grades especially. It is these lower grades that are more and more difficult to dispose of, and to the export of many of them the duty is an insuperable obstacle. There seems to be an opinion in lumber circles in the States that the abolition of the duty is only a question of time, and contracts are being made in advance on this assumption.

Our exports of timber and timber products to England are not so satisfactory as a whole. Deals have done well, and are likely to do so still; but heavy timber is very slow and difficult of sale, and prices are not encouraging. A good deal of timber has been held over at Quebec for more than one season. If trade were to revive in England an entirely different aspect would be put upon matters; but that appears far off, even yet.

The lumber and timber trade occupy so prominent a position in our industries as to affect the whole mercantile and financial condition. To a certain extent this is true of every part of Canada; but it is more particularly the case in the whole of the regions watered by the Ottawa, certain portions of the province of Quebec, the whole of the Trent Valley district, and the region north of Lake Simcoe.

SOUTH AMERICA.

Mail advices from Rio Janeiro report:

Pitch Pine.—We have had no arrivals, and without transactions reported brokers quote the market unchanged at 40\$000 per dozen.

White Pine.—Receipts nil, and quotations may be considered unchanged at 106\$110 reis per foot, nominal.

Spruce Pine.—Nothing whatever to report.

Swedish Pine.—No receipts. The nominal quotations are about 37\$000 per dozen for white deals and 39\$000 @40\$000 for red.

ENGLAND.

The London *Timber Trades' Journal* says:

Business throughout the country, especially in the northern and midland districts, has been seriously hampered by the severe weather we have experienced this year, and dealers affirm that their trade has been thrown back by at least two months. Whether this leeway can be made up later in the season remains a problematical question, and in ordinary times it is certain that such lost ground could never have been recovered, so far as constructive works are concerned. The building trade, however, is everywhere in such a depressed condition that the remaining nine months leave ample time for any business that is likely to be wanted, while other work has in most cases been simply postponed. So far as we can hear, buyers are acting with great prudence, and agents confess that they do not find it an easy task to make sales of ordinary redwood stocks. Sellers, however, do not appear to be forcing the market, being convinced that trade will be brisker later on, in which idea they are in a great measure strengthened by the fact that many buyers have not yet purchased half of their probable requirements. We know ourselves of one or two importers in a very large way of business who have not yet bought anything whatever.

It is reported that the cargo value of pitch pine is decidedly on the rise. The present price, we learn, c. i. f. for 35 feet average sawn logs, Pensacola to good United Kingdom ports, ranges about 2s. 6d. higher than it was a week ago. Then, we believe, cargoes could be secured at 45s. to 46s., but shippers are said to be now holding for 47s. 6d., with no great anxiety to close at that. They have placed all their forward shipments and now have nothing pressing. Buyers, who have been holding off, will have still to keep out of the market unless they are prepared to give the advance. We can hardly think, however, that the price can take any serious move upward while the market in London here is so heavily supplied. Of course the outports are independent of the stocks here, but the knowledge that the Surrey Commercial Dock ponds are crammed with logs must have some influence on cargo prices. There are those in the trade, however, who predict a further advance in the cargo price of this class of timber.

American Black Walnut.—There has been nothing offered at public auction during this week, and we cannot hear of any private sales having been made. The stock in the docks is very moderate in quantity, and seems to be gradually improving in character by the recent deliveries of so much of the low-priced stuff.

American Whitewood.—A parcel of boards was cleared at the auction on Wednesday, and, if we are rightly informed, this clears up nearly all the cut stuff in first hands. Of logs there is not much stock, but there seemed little disposition to bid for these on Wednesday, consequently nothing was sold. It is stated from the other side that freights from the United States are looking up, and this will of course have its effect upon prices as well as shipment.

METALS.—COPPER.—Ingot has not been remarkably active, and, indeed, in some instances there was an inclination to complain over the dull condition of trade on new business, most consumers considering present wants are getting a full supply on contract. For Lake holders remain pretty steady, and ask 11 1/2c., but other brands are somewhat heavy and sales making down to 10 1/2c. in a few instances. Manufactured Copper has found moderate outlets of a regular character, and was firm in tone, though sellers could force no further advantages. We quote as follows: Brazier's Copper, ordinary size, over 16 oz. per sq. foot, 18c. per lb.; do. do. do., 16 oz. and over 12 oz. per sq. foot, 19c. per lb.; do. do., 10 and 12 oz. per sq. foot, 21c. per lb.; do. do., lighter than 10 oz. per sq. foot, 23c. per lb.; circles less than 84 inches in diameter, 21c. per lb.; 84 inches in diameter and over, 23c. per lb.; segment and pattern sheets, 21c. per lb.; locomotive fire-box sheets, 18c. per lb.; Sheathing Copper, over 12 oz. per sq. foot, 18 1/2c. per lb.; and Bolt Copper, 18c. per lb. Iron—Scotch pig meets with only an ordinary trade demand, and the market is slow and unsatisfactory, with prices easy, though present low figures prevent any special effort to realize. We quote at \$12.00@20.25 per ton, according to brand, size of invoice, etc. American pig is not selling to much of an extent on new orders from any source, and grumbling over the condition of trade is by no means uncommon. With the exception of some of the ordinary grades, however, deliveries on contract prevent stock from accumulating and insure a comparatively steady tone on values. We quote \$18.00@18.50 per ton for No. 1 X foundry, \$17.00@17.50 for No. 2 X do. do., and \$16.00 @16.50 for Gray Forge. Old material has not improved in tone and made no increase in animation, the market, as a whole, having a weak, unsettled sort of appearance, and holders generally anxious to realize on their stocks. We quote at \$20.50@21.50 for old rails, \$20.00@22.00 for No. 1 wrought scrap; \$16.00@16.50 for old car wheels. Steel rails have been dull, and to a certain extent under the direct influence of the strikes on the railways, and the fear that all roads may be placed under corresponding difficulties. Manufacturers, however, are busy on contracts and generally continue to ask \$34.00@35.00 per ton for standard sections at the works. Manufactured iron has been quiet with not quite so much tone, but former rates asked on most descriptions. We quote: Common Merchant Bar, ordinary sizes, at 1.60@1.90c. from store and refined at 1.90@2.40c.; Rods, round and square, 2.00@2.30c.; Bands, 2.30@2.50c.; Norway Nail Rods, 5 1/2@6c., and domestic sheet on the basis of 2.70@3.00c. for common Nos. 10 @16. Other descriptions at corresponding prices, with 1-10c. less on large lots from cars. **LEAD.**—Domestic Pig has arrived moderately and no accumulation of stock took place as the demand was really quite fair. Values in consequence hardened and still appear well maintained. We quote at \$4.90@5.00, as to quantity. The manufactures of lead are firm and quoted: Bar, 5 1/2@5 3/4c.; pipe, 6 1/4c.; sheet, 7 1/4c., less the usual discount to the trade; and tin-lined pipe, 15c.; block tin pipe, 40c., on same terms. **TIN.**—Pig does not secure much demand, but as the stock is kept under very good control, holders have most of the advantage and generally harden values on any favorable accounts from abroad. We quote at Straits, 20 1/2 @21c.; English L & F at 21@21 1/4c.; Banca, 22 @22 1/2c., and Billiton about 21 1/2@21 3/4c. on the spot. Tin plates have developed no particularly noteworthy features, a moderately active trade demand prevailing, but readily met at former rates on pretty much all grades. Supplies fair. We quote I. C. Charcoal, third-class assortment, \$4.85@4.87 1/2 for Allaway grade, and \$5.37 1/2@5.50 for Melyn grade; for each additional X add \$1.25@1.50 respectively; I. C. Coke, \$4.35@4.40 for B. V. grade; \$4.50@4.55 for J. R. grade; Charcoal terme, \$4.25@4.45 for Allaway and Dean grades 14x20; \$3.55@3.90 for do., 20x28; Coke terme, nominal for Glais grade 14x20, and nominal for do. 20x28—all in round lots. Spelter not selling freely, but scant supplies give holders considerable advantage, and the tone is strong. Quoted at 4 1/2@4 3/4c. for ordinary brands of Western, etc. Sheet Zinc in light request and quoted at about 5 1/4@6 1/2c., according to brand, quantity, etc.

AILS.—The market has been unsettled and by no means satisfactory. Some operators are inclined to make a steady stand and resist any further shading, but find their efforts neutralized by an irregular offering in part from second hands and a pressure to sell, especially in large lots, that leads to lower cost. Buyers too appear to be in a position to stand off and treat the modified line of valuation with a considerable degree of indifference. Somewhat nominally quotations are placed at \$4.45 for store lots and thence down to \$2.30 for full invoices.

PAINTS, OILS, ETC.—Trade is disappointing. A few jobbers are distributing fairly, but as a rule buyers are not showing the desire to secure supplies expected and the movement covers only small invoices of standard goods, which in many cases appear to be taken almost under protest. Considerable quantities of white lead have recently been delivered on contract but very few new sales made. Zinc in comparison with other goods sold well. Linseed Oil has been fairly active in the ordinary form and remains steady at 43@43 1/2c. for Western and 43@44 for city. Spirits Turpentine remained under neglect, notwithstanding a further decline in value and closed nominal at 40@41c. per gallon according to size of invoice, etc.

PITCH AND TAR.—About an average demand prevailing, with fair stocks to meet it, but no surplus and values generally supported all around. We quote pitch at \$1.50@1.75 per bbl., Tar, \$1.90@2.05, according to quantity, quality and delivery.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending April 2:

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

RICHARD V. HARNETT & CO.	
Bank st, No. 94, s s, 32.9 v Greenwich st, 18.6x	
61x17x53.6, two-story brick dwell'g. Elizabeth Fitzpatrick.....	\$7,860
Greenwich st, No. 131, s w cor Thames st, 19.2x	

Same property. Catharine M. Drexel, Philadelphia, Pa., to Anthony J. Drexel et al., trustees. 1-9 part. Mar. 25.

Same property. Louise B. Drexel, Philadelphia, Pa., to Anthony J. Drexel et al., trustees. 1-9 part. Mar. 25.

Same property. Elizabeth L. Drexel, Philadelphia, Pa., to same. 1-9 part. Mar. 25.

Bank st. No. 32, s s, 156 w Waverly pl, runs south 93 x west 19.10 x north 93 to Bank st, x east 19.6 with easements, &c., three-story brick dwell'g. Philip I. Ronk, Newburgh, to James H. Hall. Mort. \$6,000. Mar. 25. 13,750

Bleeker st. No. 125, n e s, 25 n w Wooster st, 25x100, four-story brick dwell'g. Charlotte E. Dilks, devisee T. H. Dilks, dec'd, to Elias Hyams. Mort. \$12,000. April —. 24,150

Bleeker st. No. 145, n s, 114.3 e Thompson st, 28.6x100, three-story brick store and tenem't. George G. Sickle to Emil G. Helbrung. Morts. \$17,000. Mar. 29. 23,000

Boulevard and 11th av, 90th st and 9'th st, 201.5 x325. Le Roy King et al., see 7th av, to Mary A. King, widow. Q. C. Mar. 23. nom

Broadway, Nos. 1340 and 1342, s e cor 40th st, 25.7x109.8x24.8x116.8, two three-story frame stores and dwell'gs on Broadway and two three-story frame dwell'gs with one store on 40th st. Simon and Maurice M. Sternberger, exrs. M. Sternberger, to William McMahon. Mar. 30. 63,750

Same property. Release dower. Henrietta Sternberger, widow, to same. Mar. 30. nom

Broome st. No. 235, s s, 75 e Ludlow st, 25x87.6, five-story brick store and tenem't. Isaac Schlesinger to Delia wife of Nathan Burnstine. Morts. \$17,500. Mar. 31. 27,000

Broome st. No. 274, n e cor Allen st, 21.10x75, two-story frame (brick front) store and dwelling on Broome st, and Nos. 90 and 92 Allen st, two two-story frame dwell'gs. Thomas Moore to P. Henry Dugro. Mort. \$7,700. Mar. 25. 17,000

Broome st. No. 584, n s, 105 e Hudson st, 22x84.4, three-story frame (brick front) dwell'g. Sarah E. wife of and George Stump to Jane E. wife of William H. Berrigan. April 1. 11,750

Columbia st. No. 73, w s, 20 n Rivington st, 20x49.4, five-story brick store and tenem't. Edward Schweyer and John E. Hasler to Daniel, Schwarz. Sub. to easements, light and air. April 1. 11,000

Clinton st. No. 66, e s, 78.10 n Rivington st, 21.2 x75, two-story brick dwell'g and new building projected. Meyer Cohen to Louis Schmitt and Margaretha his wife. Mort. \$5,000. April 1. 9,500

Cortlandt st. No. 12, n s, 123.1 w Broadway, 25x122.2x25x122.4, five-story stone front store. John H. H. Archibald P., E. H. James S., William F., E. Adeline and Gertrude R. Cushman, Angelica B. wife of Gustavus W. Faber Laura E. Smith, Ella M. Smith and Emilie A. Wilcoxson to John L. Cadwalader. Mar. 31. 81,250

Cherry st. Nos. 277 and 279, s s, 25 w Jefferson st, 50x— through to Water st, one-story brick shop on Cherry st and three-story brick factory on Water st. George Burnham, Jr., to Robert C. Maxwell and John M. Dempsey, of Maxwell & Dempsey. C. a. G. Morts. \$17,000. Mar. 27. nom

Same property. Robert C. Maxwell to George Burnham, Jr. Morts. 17,000. Mar. 26. nom

Chrystie st. No. 184, e s, 125 n Rivington st, 25x100, five-story brick store and tenem't. Michael Fay and William Stacom to Augusta Steffens. Mort. \$20,000. Mar. 30. 33,000

Delancey st. No. 107, s s, 70.11 w Essex st, 17.8x100.7x17.8x100.6, five-story brick store and tenem't. Friederich M. Kalb to Ludwig Heck and Katharina his wife. Mort. \$7,500. Mar. 31. 15,750

Essex st. No. 62, e s, 100 n Grand st, 25x100, three-story frame (brick front) store and dwell'g and three-story brick tenem't on rear. Jacob Finkelstein to Meyer Cohen. Morts. \$13,200. April 1. 18,500

Eldridge st. No. 73, w s, 100 n Hester st, 25x100, three-story frame (brick front) dwell'g and two two-story brick stables—new tenem't projected. Frederick Jenner to Solomon Jacobs. Mar. 31. 13,500

East Broadway, n s, 75.4 w Rutgers st, 25x— to New Canal st. Joseph L. O'Brien to Henry Klingenstein and Fisher Lewine. March 31. 24,000

East Broadway, No. 167, s s, 52.3 e Rutgers st, 26.1x100, five-story brick store and tenem't. David Korn to Isidor Goldstein. Mar. 31. 36,100

Front st. No. 363, s s, 150 w Jackson st, 50x70, } two-story brick stable.

South st, n s, 175 w Jackson st, 25x70, } vacant.

Thomas W. Pearsall and ano., exrs. and trustees T. W. Pearsall, to Hiram Duryea. Mar. 26. 10,500

Grand Circle, w s, 25.5 n 59th st, 25.8x—, being bounded on rear by line which prolonged intersects n s 59th st at point 34.3 w Grand Circle, one-story frame store. William Man, referee, to George W. Bryant. Mar. 18. 13,150

Grand st. No. 576, n e cor Goerck st, 25x75. No. 576 Grand and No. 2 Goerck st, one three-story and one four-story brick store and tenem't. Patrick Carragher, Jr., to Wilhelmine Drucker. Mort. \$12,000. Mar. 30. 22,800

Grand st. No. 24, n s, 70 e Sullivan st, 20x70, with use of alley, two-story frame (brick front) store and dwell'g and two-story frame dwell'g on rear. William M. Kingsland, Mt. Pleasant, N. Y., exr. and trustee D. C. Kingsland, and George L. Kingsland et al., exrs.

A. C. Kingsland, and George L. and Ambrose C. Kingsland individ., to Charles Simpson. Mar. 31. 10,500

Greenwich st. s w cor Cedar st, runs west 100 x south 56 x east 40 x north 25.10 x east 59 to Greenwich st, x north 25, two three-story brick stores and tenem'ts on Cedar st and three-story brick store and tenem't on Greenwich st. Adelaide Von Hagen, widow, and Adelaide wife of Herrmann Grafhofs to Patrick and Annie E. Turley. 1/2 part. March 31. 24,125

Same property. Ferdinand Jung or Yung and ano., exrs. Jno. F. Bucking, to same. March 31. 24,125

Greenwich st. No. 197, s e cor Fulton st, 34.9x69.6x33.8x81.4, four-story stone front building. Amos R. Eno to Van Wyck Brinckerhoff. Mar. 18. 65,000

Hague st. Nos. 1, 3, 5 and 7, n s, 55.1 w Pearl st, runs northeast 43.11 x northwest 21.7 x northeast 6 x northwest 39.11 x northeast 23.8 x southwest 12.9 x southwest 10 x southwest 95.3 to Hague st, x east 95.2, two four-story iron front factories. Henry Palmer and ano., exrs. L. R. Gamsey, Clifton Park, N. Y., to Jeremiah W. Dimick. Mort. \$25,000. February 2. 39,800

Same property. Esther L. wife of Emmor J. Caldwell, Clifton Park, N. Y., Lewis R. Garnsey, Schenectady, Nathan D., Wallace P. and Lillie L. Garnsey, Clifton Park, N. Y., heirs L. R. Garnsey, to same. C. a. G. Feb. 2. nom

Same property. Release dower. Augusta S. Garnsey, widow, to Jeremiah W. Dimick. Feb. 2. nom

Hester st. No. 32, s s, 75 w Norfolk st, 25x100, three-story brick store and tenem't and three-story brick tenem't on rear. Isidor Goldstein to Solomon Weinhandler. Mort. \$7,500. April 1. 19,020

John st. Nos. 33 and 35, n e cor Nassau st, 39.9 x57.7x39.10x51.10, two four-story brick factories. Emma L. wife of Charles H. Housman to George Ehret. Mort. \$55,000. Mar. 31. 135,000

Lewis st. No. 33, w s, 150 s Delancey st, 25x75, five-story brick store and tenem't. John Gesele to Samuel and David Geizler. Mort. \$7,000. Mar. 31. 16,500

Ludlow st. No. 134 1/2, e s, 40 n Rivington st, 40 x22.5, four-story brick store and tenem't. Louis Baraginsky to Thomas Green and Catharine his wife. Mort. \$2,500. Mar. 18. 7,775

Lewis st. No. 111, w s, 180 n Stanton st, 20x100, five-story brick store and tenem't and three-story brick tenem't on rear. Herman Eisenkramer and Rosanna his wife to Louis Bauer and Charles L. E. Wolf. Mar. 31. 14,750

Murray st. No. 4, s s, 25x75, lot 234 Church Farm, five-story stone front store. William M. Kingsland, exr. and trustee D. C. Kingsland, George L., A. C. and C. F. Kingsland, exrs. A. C. Kingsland, George L. Kingsland, Mt. Pleasant, N. Y., and Ambrose C. Kingsland to Adolph B. Ansbacher. Mar. 31. 56,000

Mott st. No. 79, w s, 75 s Canal st, 25x100.

Mott st. No. 81, w s, 25x75.

Martin E. Kingman, Brooklyn, to Levy Blumenthal. Feb. 17. 28,000

Madison st. No. 212, s s, 156.6 w Jefferson st, 26 x104, three-story brick dwell'g and four-story brick tenem't on rear. Joseph Staples to Solomon Chelimer. Mort. \$6,000 and P. M. Mort. \$1,000. Mar. 30. 16,100

Oliver st. No. 20, e s, 51.6 s Henry st, 25.9x91.8x25.2x91.10, four-story brick factory. Harriette C. wife of Frederick W. Armstrong to Jacob Korn. Mar. 25. 5,500

Perry st. No. 72, s s, 201.8 e Bleeker st, 20x94.10 x20x94.11, four-story stone front dwell'g. George F. Codington to Henry Heide. Mar. 29. 18,300

Pike st. Nos. 51 and 53, e s, runs east 40.3 x north 2 x east 14.8 x north 3 x east 31.1 x south 9 x west 35.2 x south 36.9 x west 50.4 to Pike st, x north 41.9, two two-story brick dwell'gs. George G. Sickle to Ascher Weinstein. Morts. \$10,000. April 1. 14,000

Rutgers st. No. 55, e s, 96.9 n Cherry st, 27.6x105x28x105, new tenem't projected. Joseph P. Payten to Charles H. Reed and Herman Hafker. Mar. 31. 11,000

Rivington st. No. 233, n s, 25 e Willett st, 25x100, three-story store and tenem't and two two-story frame dwell'gs on rear. Mary wife of Christian F. Hauff to Michael Fay and William Stacom. Mort. \$5,500. Mar. 31. 12,600

Suffolk st, e s, 84.6 s Delancey st, 23x100. Wolf Machof and Sarah wife of Bernard Liebgold to Charles, Jacob and Martin M. Lewis. Morts. \$8,100. Mar. 30. 11,450

South st. No. 383, n s, 150 w Jackson st, 25x75, two-story brick storehouse. Samuel Thorne, trustees Mary L. Pearsall, dec'd, to Hiram Duryea. Mar. 26. 3,500

South st, s s, 225 w Jackson st, runs east 125, with all water rights, &c. Edwin Thorne, Millbrook, N. Y., and Thomas W. Pearsall, to same. C. a. G. Mar. 26. 10,000

Same property. Release judgment. Paul C. Coffin to same. Mar. 26. nom

Stanton st. No. 175, 25x100, five-story brick store and tenem't. Contract. Jacob Strittmatter to Moses Mayer. Mar. 9. 22,400

Stanton st. No. 197, s s, 50 w Ridge st, 20x100, three-story brick store and dwell'g. John and Richard Davies, heirs Laura Davies, dec'd, to George H. Koch. Mar. 29. 8,500

St. Marks pl, Nos. 19 and 21, n s, 276 w 2d av, 52x112.11, four-story brick building with fixtures, furniture, pictures, &c. Contract.

The Arion Soc. to George Ehret. March 30. 65,250

Spring st. No. 8, s s, 50.6 e Elizabeth st, 25.3x102.4x24.4x108.6, five-story stone front store and tenem't. Henry Struckhausen to Peter Hess. Morts. \$15,229. Mar. 30. 30,450

Same property. Peter Hess, Brooklyn, to Peter Langsdorf. C. a. G. Morts. \$15,229. Mar. 31. nom

Spring st. Nos. 60 and 62, and Nos. 27-31 Marion st, begins Spring st, s e cor Marion st, 50.6x102.11x49.7x114.1, two four-story brick buildings and stores on Spring st and two two-story brick front houses on Marion st. R. Heber Bartow et al., trustees Maria R. Bartow, dec'd, to Frank, Edward and Mary McCoy. Mar. 20. 50,300

Water st. No. 87, s s, 23x86.3x22.9x86.3, six-story brick store. Peter A. Embury, admr. Uriah F. Carpenter, to William M. Leslie. C. a. G. Mar. 27. 25,000

Same property. Sarah E. Embury, Bay Shore, L. I., to William M. Leslie. Q. C. All title. Mar. 27. nom

Whitehall st to Moore st, and Water st to Pearl st—block, 107.9x92x107.6x76, Nos. 26-30 Pearl, two-story brick building. New York Produce Exchange to United States of America. Mar. 27. 250,000

Wooster st. No. 158, e s, 95 s Houston st, 25x100, two-story frame (brick front) dwell'g and three-story brick stable on rear. Charles Simpson to William W. Horton. March 27. 15,900

Watts st. No. 9, s s, 228.10 e Varick st, runs south 60 to alley, x east 5 x northeast 20.9 x north 52 to Watt st, x west 21.2, with use of alley, &c., three-story frame dwell'g. Emil Le Grand and Emma wife of Joseph Martin, heirs Cath. N. Le Grand, to John Siems. Morts. \$4,700. Mar. 27. 7,000

Watts st. No. 36, n s, 88 w Varick st, 21x80 to alley across rear, with use of same, three-story frame (brick front) dwell'g and two-story frame stable on rear. Alanson See to James O'Gara. April 1. 8,250

3d st. No. 51, n s, 120 e 2d av, 20x77.5, three-story brick dwell'g. Elizabeth wife Joseph Demmer to Robert Bley. Mort. \$2,000. Mar. 22. 13,000

4th st. No. 328, s s, 363.3 w Av D, 22.11x96, three-story brick dwell'g. Albert F. E. Krog, heir Bertha W. Krog, to Moses J. Saulpaugh. Mort. \$6,000. Mar. 30. 13,000

4th st. No. 62, s s, 227.5 e Bowery, 25x108.10, four-story brick store and tenem't. Hans R. Neukomm et al., exrs. M. Gasser, to Victor Eckstein. Mar. 17. 25,000

6th st. Nos. 337 and 339, n s, 125 w 1st av, 50x90.10, two five-story stores and tenem'ts. Philip Fisher to Christiane Zwinge. Mort. \$20,000. Mar. 30. 59,000

6th st. No. 707, n s, 127.11 e Av C, 22.5x90.10, four-story brick tenem't. Foreclos. Morris Byrne to Michael Wolbach. Mar. 29. 9,150

7th st. No. 102, s s, 187.11 e 1st av, 25x90.10, five-story brick tenem't. Siebrand Niewenhous to Sophia wife of Michael Bissert. Mar. 26. 29,500

8th st (Clinton pl), s s, 170.4 e 6th av, 48x158.9 x48x142; No. 120, three-story brick store and tenem't and four four-story brick tenem'ts on rear; No. 122, three-story brick store and tenem't and four three-story brick tenem'ts on rear. George E. Horne and W. C. Woods, exrs. and trustees D. Woods, to Frederick H. and William H. A. Rubino. Morts. \$15,000. Mar. 30. 42,500

10th st. No. 208. John Sherwood and Mary S. Murray, heirs S. Sherwood, to Eleanor N. Hodges, Laura Sherwood and Margaret Patterson, heirs Robt. H. Sherwood. Q. C. and release of all title. Mar. 3. nom

10th st. No. 270, s s, 275 e 1st av, 25x96.4, five-story brick dwell'g and three-story brick dwell'g on rear. Charles Wachenfeld to Elkan Kahn. Mar. 30. 27,500

14th st. No. 211, n s, 125 w 7th av, 25x120, four-story stone front dwell'g. Catharine L. Townsend, widow, to Jane G. Taylor, Brooklyn. April 1. 1882. 23,000

15th st. No. 258 W. Contract and receipt. Ellen See to Hugo L. M. Mertz. Mar. 20. 11,000

16th st. No. 352, s s, 150 e 9th av, 25x71.1x25x73.9, two-story brick store and dwell'g and three-story frame rear tenem't. Foreclos. George B. Morris to Ellen Brodie. Mar. 22. 5,900

16th st. Nos. 234 and 236, s s, 282.8 e 8th av, runs south 103.3 x east 57 x north 35.3 x west 3.3 x north 68 to street, x west 54.3, two five-story brick tenem'ts. Benjamin Gates and Robert Valentine, trustees Society of Shakers, Mt. Lebanon, N. Y., to Cecilia Kahn. Morts. \$46,000. Mar. 31. 80,000

18th st. No. 428, s s, 313.6 w 9th av, 20x92, three-story brick dwelling. James Boiles to William J. Ives and ano., exrs. and trustees J. Wilson. Mar. 27. 11,250

18th st. Party wall agreement. David and John P. Duncan with Oswald Otendorfer individ. and with others as trustees Anna Otendorfer, dec'd. Mar. 19.

19th st. Nos. 424-434, s s, 140 w Av A, 141.3x92, three and one-story brick iron works, &c. Emanuel Wolf to August C. Hassey and August Mietz. Mort. \$50,000. Mar. 25. 50,000

19th st. No. 38, s s, 209 e Broadway, 22x92, four-story stone front store and dwell'g. William P. Dixon to Thomas C. Sloane. Jan. 18. 32,000

19th st. No. 36, s s, 187 e Broadway, —x92x22 x92, four-story stone front store and dwell'g. Henry T. Gratacap to same. Mar. 17. 45,000

20th st. No. 303, n s, 90 e 2d av, 20x92, three-story brick dwell'g. Adelia Burr, widow,

- New Castle, N. Y., to Franklin Burr. Mar. 25. *nom*
- 20th st, Nos. 527 and 529, n s, 350 w 10th av, 50x91.11, two four-story brick tenem'ts. Foreclos. George B. Morris to Arthur M. and Cleveland H. Dodge and Edward Meigs. January 18. 1,500
- 21st st, No. 222, s s, 281.10 w 8th av, dimensions as per old map, 23.4x106x23.4x105.5, as per deed, 23.4x100, three-story brick dwell'g. William Brennan to Caroline F. wife of Frank C. Meehan. Mar. 30. 18,000
- 22d st, No. 34, s s, 295 e 6th av, runs south to centre line of block at point 396.6 e 6th av, x west 25 x north 98.9 to street, x east to beginning, three-story stone front dwell'g. Charlotte J. wife of and William H. Shelton to Jane E. Faintout. Mar. 30. 26,000
- 22d st, No. 454, s s, 275 e 10th av, 28.9x98.9, four-story brick dwell'g. Lucy A. Browne to Juliet A. Bosworth. Mort. \$14,500. April 1. 21,000
- 24th st, No. 142, s s, 262.6 e 7th av, 18.9x98.9, three-story brick dwell'g. John H. Henshaw to Mary A. Stiles. Mort. \$6,000. B. & S. and C. a. G. Mar. 31. 14,500
- 24th st, Nos. 102, 104 and 106, s s, 66 w 6th av, runs south 49.5 x west 2 x south 24.7 x west 17 x north 1 x west 40 x north 75 to 24th st, x east 59, three three-story brick stores and dwell'gs. James More to Alfred B. Darling. Mar. 30. 60,000
- 24th st, No. 451, n s, 183.4 e 10th av, 20.10x98.9, three-story brick dwell'g. Susannah Parr, widow, to Wilhelmina S. and John C. Schaeffer. Mort. \$4,000. Mar. 23. 11,400
- 26th st, Nos. 147, 147 1/2 and 149, n s, 170 w 3d av, 50x98.9, three three-story brick front and three three-story brick rear buildings. Partition. Benjamin Wright to Siebrand Nienwenhous. Sub. to mort. \$8,500. Mar. 25. 29,500
- 27th st, No. 148, s s, 19.5 w 3d av, 25x98.9, three-story brick dwell'g. Partition. Benjamin Wright to Mary E. Bowman, widow. Mar. 25. 15,000
- Same property. Henry J. Ruggles to same. C. a. G. Mar. 27. *nom*
- 27th st, No. 412, s s, 190 w 9th av, 14x98.9, three-story brick store and dwell'g. Ella and Andrew J. Donnelly, widow and son, heirs of A. Donnelly, to Sergeant & Cullingworth Co. Mar. 1. 6,500
- 27th st, Nos. 414 and 416, s s, 204 w 9th av, 46x98.9, two-story brick factory and one-story brick stable on rear. Lizzie A. wife of George W. Phillips to same. Mort. \$10,000. Mar. 30. 17,000
- 29th st, No. 249, n s, 200 e 8th av, 25x98.9, three-story frame dwell'g and three-story brick factory on rear. Franziska wife of and Joseph Orthaus to William Rankin. April 1. 11,000
- 29th st, No. 247, n s, 225 e 8th av, 25x98.9, four-story frame store and tenem't and two two-story brick and one three-story frame dwellings on rear. Joseph Orthaus to William Rankin. April 1. 11,000
- 31st st, n s, 433.4 w 8th av, 16.8x98.9. Joseph Freeman to Margaret Canning. Q. C. Mar. 9. *nom*
- 31st st, No. 217, n s, 200 w 7th av, 25x98.9, three-story frame store and dwell'g and three-story frame dwell'g on rear. Charles Harft to John T. Moneyenny. Morts. \$10,000. April 1. 13,300
- 32d st, s s, 375 w 8th av, 12.6x98.9. Jessie M. Prentiss, Brooklyn, as devisee S. N. Prentiss, to Helen M. Prentiss. 1/2 part. Mort. \$4,000. B. & S. Mar. 27. 100
- 32d st, s s, 387.6 w 8th av, 12.6x98.9. Helen W. Prentiss, Brooklyn, as devisee S. N. Prentiss, to Jessie M. Prentiss. 1/2 part. Mort. \$4,200. B. & S. Mar. 27. 100
- 32d st, No. 352, s s, 82.6 w 1st av, 17.6x49.6x17.6x49.4, four-story brick store and tenem't. Anton Braun and Crescentia his wife to Louis Kempe. Mort. \$4,500. Mar. 29. 6,700
- 32d st, No. 31, n s, 445 w 5th av, 25x98.9. Release dower. Isabel C. de Valls, Havana, Cuba, to Hattie W. Bliss. Mar. 30. *val. consid*
- 32d st, No. 360, s s, 283.4 e 9th av, 16.8x98.9, four-story stone front dwell'g. John M. Newton, exr. Alida McIntosh, to Friederick Bube and Caroline his wife. Mar. 18. 12,000
- 32d st, No. 443, n s, 500 w 9th av, runs northwest 56.6 x east 1.2 x north abt 42.3 x east abt 26.5 x south 98.9 to 32d st, x west 25, four-story brick store and tenem't. Michael Maguire, Brooklyn, to John D. Rover and Dora his wife. Mort. \$5,500. Mar. 31. 13,750
- 33d st, No. 318, s s, 200 e 2d av, 25x98.9, four-story brick store and tenem't. Gustav Zimmer and Agnes his wife to Henry Kortjohann. Mort. \$5,000. Mar. 31. 13,250
- 33d st, No. 303, n s, 100 w 8th av, 20x98.9, four-story stone front dwell'g. Mina Simon to William Sloane. Morts. \$10,000. Mar. 30. 16,500
- 37th st, n s, 350 w 9th av, 25x98.9. Patrick H. Power to Lorenzo Power. C. a. G. April 1. *nom*
- 38th st, No. 210, s s, 167.11 e 3d av, 18.3x101.6x18.3x100, three-story frame store and dwell'g. Bernard Conlon to Max Barnett. April 1. 7,750
- 38th st, No. 212, s s, 186.2 e 3d av, 18.3x103x18.3x101.6, three-story frame store and dwell'g. John Dempsey, Tuckahoe, N. Y., to same. Mort. \$2,000. Feb. 13. 8,000
- 39th st, No. 105, n s, 113.4 e 4th av, 16.8x98.9, four-story stone front dwell'g. Katharine R. Whiting, widow, to Emmeline F. C. wife of Wilson Peterson. Mar. 24. 25,000
- 39th st, No. 416, s s, 225 w 9th av, 25x98.9, two-story frame store and dwell'g and three-story brick tenem't on rear. Catharina wife of and Carl Salsmann to Elizabeth Hahl. Mort. \$2,600. Mar. 27. 9,000
- 40th st, s s, 225 w 6th av, 25x98.9. Patrick H. Power to Robert Power. C. a. G. Mort. \$5,000. April 1. *nom*
- 41st st, No. 224, s s, 500 e 8th av, 24x98.9, three-story brick dwell'g. George P. Gifford to Sarah A. Nutt. Mort. \$6,000. Mar. 10. *nom*
- 41st st, No. 453, s s, 116.8 e 10th av, 16.8x98.9, four-story brick store and tenem't. Philip Holland to Treumund T. Reinhardt. Mar. 3. 7,200
- 41st st, No. 339, n s, 400 e 2d av, 16.8x98.9, three-story stone front dwell'g. Robert L. Cutting, exr. Gertrude Cutting, to Thomas Monaghan. Mar. 25. 8,000
- 41st st, n s, 366.8 e 2d av, 50x98.9. Sarah Hirshwald, widow, formerly Levy, to Robert L. Cutting, exr. Gertrude Cutting. Q. C. Mar. 24. *nom*
- 42d st, No. 360, s s, 65 e 9th av, 17x98.8, three-story stone front dwell'g. Henry A. Gildersleeve, exr. and trustee Edward White, to Pamela E. White. Mar. 3. *nom*
- 42d st, No. 410, s s, 175 w 9th av, 24.9x98.9, five-story brick store and dwell'g. Robert Campbell and Elizabeth his wife to Mary wife of Robert C. Cashin. Mar. 30. 13,000
- 43d st, No. 13, n s, 111.8 w Madison av, 22x100.5, four-story stone front dwell'g. Henry E. Klugh to Emmet R. Olcott. Mar. 30. 34,500
- Same property. Emmet R. Olcott to Bridey Blakeman. Mar. 31. 35,500
- Same property. Nicolasa de Escoriaza to Emmet R. Olcott. Mar. 13. *nom*
- Same property. Euripides de Escoriaza, exr. Rosa H. de Escoriaza, to same. Mar. 13. *val. consid*
- Same property. Roberto G. Marzo, individ. and as exr. and trustee Angela M. de Escoriaza or Marzo, to same. Oct. 27. *nom*
- 43d st, n s, 250 e 1st av, 100x100.5, two two-story brick buildings.
- 44th st, s s, 250 e 1st av, 100x100.5, two two-story brick slaughter houses and three-story brick rendering and boiler house, known as East River Chemical Works.
- Ambrose K. Ely to Daniel B. Fayerweather and Harvey S. Ladew. Mar. 20. Corrects error in last issue. 56,000
- 44th st, No. 30, s s, 450 w 5th av, 25x100.5, one-story brick factory and three-story frame dwell'g on rear. Phebe Pearsall, trustee for Mary Bradhurst, to Charles C. Bradhurst et al., trustees for Phebe P. Lahens. Mar. 29. *nom*
- 44th st, Nos. 317 and 319, n s, 225 w 8th av, 50x100.4, two-story brick factory and three-story building on rear. Phebe Pearsall, extrx. and trustee of Frances Pearsall, dec'd, for Mary Bradhurst, to Charles C. Bradhurst et al. trustee for Phebe P. Lahens. Mar. 29. *nom*
- 46th st, No. 12, s s, 225 e 5th av, 25x100.5, four-story stone front dwell'g. Robert White to Louisa M. wife of Walter Watson. Mar. 19. 50,000
- 46th st, No. 451, n s, 527.6 w 9th av, 24.2x100.4, five-story brick store and tenem't. Mareta W. wife of and Frederick S. Howard to George Fluri. Mar. 1. 16,600
- 46th st, No. 238, s s, 150 w 2d av, 25x100.5, four-story brick store and tenem't and four-story brick tenem't on rear. Mary wife of William Bertsche to Albertine wife of Seydel Mackiewicz. Morts. \$11,000. Mar. 31. 16,000
- 47th st, No. 418, s s, 200 w 9th av, 25x100.5, five-story stone front flat. Daniel D. Lawson, New York, and Charles J. Carew, Norwich, Conn., to Mathias J. Palm. Mort. \$16,500. Dec. 29. 28,750
- 47th st, No. 341, n s, 500 w 8th av, 25x100.4, four-story brick building. John Rankin to Bernard Thies. Mort. \$16,000. Feb. 1. 23,000
- 47th st, No. 553, n s, 137 e 9th av, 27x100.5, five-story brick flat. Charles Gahren to Edward Davis. Mort. \$17,000. Mar. 31. 33,000
- 47th st, No. 427, n s, 463.9 e 10th av, 18.9x100.5, three-story stone front dwell'g. Theodore F. Beebe to Israel Kaufman. Morts. \$8,000. Mar. 29. 13,600
- 49th st, No. 213, n s, 156.2 e 3d av, runs east 24.4 x north 74 x east 97.6 x north 32.8 x north-west 108.4 x west 44.3 x south along centre old road 72.10 x east 3 x south abt 37.3 x south 14, three-story stone front dwell'g and three-story brick shop on rear. Foreclos. William B. Rankin to Ellen M. Hennessy. Mar. 29. 26,000
- 49th st, No. 215, n s, 180.6 e 3d av, 19.6x74, two-story stone front dwell'g. Foreclos. Same to same. Mar. 29. 10,900
- 49th st, No. 223, n s, 258.6 e 3d av, 19.6x74, two-story stone front dwell'g. Foreclos. Same to same. Mar. 29. 11,100
- 49th st, No. 118, s s, 250 w 6th av, 25x100.5, four-story stone front dwell'g. Phebe Pearsall, trustee for Mary Bradhurst, to Charles C. Bradhurst et al., trustees for Phebe P. Lahens. Mar. 29. *nom*
- 49th st, No. 343, n s, 187.6 w 1st av, 18.9x100.5, three-story brick dwell'g. Abraham Straus to Arthur Krueger and Friederick his wife. Mar. 29. 9,000
- 49th st, No. 247, n s, 116 w 2d av, 18x100.5, three-story stone front dwell'g. Elizabeth Daly, widow, to George Klim. Mar. 26. 13,500
- 49th st, No. 308, s s, 125 e 2d av, 25x100.5, four-story brick store and tenem't. John McKenzie and Duncan McPherson to Charles Whitlock. Mort. \$12,000. Mar. 31. 1,300
- 50th st, No. 410, s s, 175 w 9th av, 25x100.5, five-story brick tenem't. Martin Karl to Joseph Kucher. Mort. \$8,000. April 1. 28,500
- 50th st. Party wall agreement. John W. Fink to Martin Karl. Dec. 15, 1884. *nom*
- 50th st, No. 335, n s, 273 w 1st av, 16x100.5, four-story stone front dwell'g. Marcus H. Talbot, exr. F. H. Palmer, to Joseph F. Blaut. Mar. 29. 9,550
- Same property. Joseph F. Blaut to Fanny and Bertha Blaut, joint tenants. C. a. G. Mar. 29. 10,000
- 50th st, No. 518, s s, 275 w 10th av, 25x100.5, five-story brick tenem't. Eleanor P. wife of Wellesley W. Gage to George Cowen. Feb. 6, 1886. *nom*
- 51st st, No. 125, n s, 340 w 6th av, 20x100.5, two-story brick stable. George R. Howell to David B. Iverson. Mar. 13. 19,000
- 51st st, No. 538, s s, 300 e 11th av, 25x100.5, three-story brick dwell'g. John Moore to Michael Donohoe. Mar. 26. 10,000
- 51st st, s s, 85 w 1st av, 20x100.5. Bella wife of Jacob Holzmann to Florestine Ullmann. Morts. \$11,000. April 1. 15,000
- 52d st, No. 203, n s, 74.4 w 7th av, 37.6x75.5, five-story stone front flat, "Adelphi." Foreclos. Edward S. Dakin to Amos F. Eno. April 1. 40,100
- 52d st, s s, from 7th av to Broadway, begins s w cor 52d st and 7th av, runs west 170.11 to Broadway, x south 40.5 x east 169.1 to 7th av, x north 40.5, seven-story brick and stone apartment house and stores, "Newport." Foreclos. Same to Amos R. Eno. April 1. 135,000
- 52d st, No. 259, n s, 156 e 8th av, 14x100.5, three-story stone front dwell'g. Binchen wife of and Simon Kupfer to Kate L. Laudy. Mort. \$6,000. April 1. 14,000
- 52d st, No. 311, n s, 164.6 e 2d av, 19.11x100.5, four-story stone front dwell'g. Karl M. Wallach to Samson Wallach. Mar. 20. 14,000
- 55th st, No. 113, n s, 127.6 e 4th av, 18.9x100.5, three-story stone front dwell'g. Louisa wife of and Joseph A. Henriques to James A. Mahony. Mar. 22. 18,400
- 55th st, No. 312, s s, 275 e 2d av, 12.6x100.5, four-story stone front dwell'g. Amelia wife of Peter O'Donnell to William Meyer et al., trustees St. Pauls German Meth. Epis. Church. Mort. \$2,000. Mar. 18. 7,000
- 55th st, No. 215, n s, 190 e 3d av, 20x100.5, three-story brick dwell'g. Susanna Kress, extrx. J. Kress to John Kress. April 1. 13,000
- 56th st, Nos. 430 and 432, s s, 325 e 10th av, 50x100.5, two five-story brick tenem'ts. Louis Bossert, Brooklyn, to Isaac J. Maccabe. Morts. \$30,000. April 1. 44,000
- 57th st, Nos. 439 and 441, n s, 315 e 10th av, 60x100.5, two five-story stone front flats. William Man, referee, to Isidor Cohnfeld. Mar. 18. 67,600
- Same property. Isidor Cohnfeld to Sigmund D. Rosenbaum. Morts. \$40,000. Mar. 18. 82,500
- 57th st, No. 429, s s, 250 w 9th av, 25x81.3 x southeast to point 250 w of 9th av and 84.11 s 57th st, x north 84.11, four-story brick school. Samuel Inslee to The Trustees of the Central Presbyterian Church, New York. March 29. *nom*
- 58th st, No. 116, s s, 239 w Lexington av, 19x100.5, three-story stone front dwell'g. Alethea A. Labagh to Maria L. Labagh, widow. C. a. G. Mar. 29. *gift*
- 59th st, n w cor Grand circle, 34.3x25.5x36.11x25.6, one-story frame stores. William Man, referee, to George W. Bryant. Mar. 18. 18,150
- 60th st, No. 328, s s, 230 e 9th av, 20x100.5, four-story stone front dwell'g. Mary Bruce, extrx. Margt. Boggs, to Richard Nelson. Morts. \$16,500. Mar. 29. 22,750
- Same property. Mary wife William Bruce, Agnes and Jeannie Bruce, Albany, N. Y., to same. Q. C. Mar. 29. *nom*
- 60th st, No. 537, n s, 275 e 11th av, 25x100.5, four-story brick store and tenem't. Leonard M. Thorn to Conde Raguet Thorn. Sub. to mort. Mar. 30. *nom*
- 60th st, Nos. 533 and 535, s s, 450 w 10th av, 50x100.5, two four-story brick tenem'ts with stores. Same to same. Sub. to mort. Mar. 30. *nom*
- 62d st, Nos. 239-243, n s, 155 w 2d av, 50x100.5, three two-story frame dwell'gs and one-story frame stable on rear. William L. Skidmore to The Trustees of the Presbytery, New York. B. & S. Mort. \$12,000. Mar. 22. 18,000
- 64th st, Nos. 302-310, s s, 100 e 2d av, 125x100.5, three-story brick stables. Second Av. R. Co. to Albert S. Odell. Mar. 23. 45,000
- 66th st, n s, 375 w 8th av, 50x100.5, two five-story stone front tenem'ts. Release mort. Sarah H. Powell to Silas M. Styles. Mar. 31. 11,000
- Same property. Release mort. Sarah H. Powell to same. Mar. 31. 12,000
- Same property. Silas M. Styles to Myron Fox, Brooklyn. All liens. April 1. *nom*
- Same property. Release mort. John M. Ruck to same. April 1. *nom*
- 67th st, No. 25, n s, 105 e Madison av, 20x100.5, four-story stone front dwell'g. Daniel Hennessy to David L. Newborg. Mort. \$4,000. April 1. 46,500
- 70th st, No. 231, n s, 72 w 2d av, 28x100.5, five-story stone front flat. Elizabeth Seitz, widow, to William Brennan and Nicholas J. Reville. All title. B. & S. and C. a. G. Mar. 27. *consid. omitted*
- 71st st, No. 259, n s, 64 w 2d av, 18.6x102.2, three-story stone front dwell'g. Margaretha Scheig, widow, to John Heim and Maria his wife. Mar. 31. 13,000
- 71st st, No. 535, n s, 415 e 11th av, 17x102.2, three-story stone front dwell'g. Elizabeth, wife of John H. Steinmetz to Samuel Wyant. Mort. \$12,000. Mar. 29. 18,000
- 71st st, No. 537, n s, 197 e 11th av, 18x102.2, three-story stone front dwell'g. John Tra-

geser to Augusta K. Werrick. Mort. \$12,500. Mar. 31. 19,000
 Same property. Augusta K. Werrick to Augusta Trageser. Mort. \$12,500. Mar. 31. 19,000
 72d st, s s, 60 e 2d av, 40x70. Raphael or Ralph Samuels to Rachel Samuels. Q. C. Mar. 27. nom
 72d st, s s, 413 e 1st av, 100x102.2, vacant. Edward C. Sterling to Charles A. Winter. April 1. 23,600
 Same property. Release morts. Nathaniel P. Rogers, Hyde Park, N. Y., to James L. Montgomery. April 1. 16,000
 72d st, No. 444, s s, 240 e 10th av, 20x102.2, four-story stone front dwell'g. George J. Hamilton to Jerome D. Gillett, Jersey City. Mort. \$28,000. April 1. 54,000
 73d st, No. 7, n s, 171 e 5th av, 21x102.2, four-story stone front dwell'g. Benjamin C. Wetmore, exr. Mary H. Drake, to Charles W. White. Morts. \$40,030. April 1. 45,250
 74th st, s s, 250 w 2d av, —x102.2x25x102.2. Caroline wife of and William F. Kuebler to Elise Betsch and Jacob her husband, joint tenants. Mort. \$8,000. Mar. 31. 17,050
 74th st, No. 209, n s, 135 e 3d av, 25x102.2, four-story stone front store and tenem't and three-story brick tenem't on rear. Catharine wife of Ralph Irvin to Edward B. Underhill. Mort. \$8,000. Mar. 31. 22,000
 74th st, No. 313, n s, 180 e 2d av, 20x102.2, four-story stone front tenem't. George Seeberger, Middle Village, L. I., to Peter Jaeger. Morts. \$10,000. Mar. 25. 13,000
 74th st, Nos. 226 and 228, s s, 275 w 2d av, 50x102.2, two five-story brick tenem'ts. James Rowe to Benedict A. Klein. Morts. \$18,000. Mar. 24. 31,000
 Same property. Benedict A. Klein to Jonas and Samuel Weil and Bernhard Mayer. Morts. \$15,000. Mar. 25. 31,000
 75th st, No. 241, n s, 105 w 2d av, 20x102.2, four-story brick dwell'g and three-story frame dwell'g on rear. Ernst Von Au, Brooklyn, to Simon Manges. Mar. 29. 9,500
 Same property. Charles or Chas. G. Kreppel to Ernst Von Au, Brooklyn. Correction deed. Q. C. Mar. 29. nom
 77th st, No. 406, s s, 104.4 e 1st av, 19.4x102.2, two-story brick stable. Mary wife of and Frederick Peters to Regine wife of Leopold Heuman. April 1. 8,200
 77th st, n s, 80 w 2d av, 25x100, five-story tenement projected. Ernst Conrades to Frederick R. Frech, New Dorp, S. I. Mar. 29. 7,500
 77th st, n s, 105 w 2d av, 25x102.2, five-story tenem't projected. Ursule A. Neuville, widow, to same. Mar. 29. 7,500
 79th st, No. 214, s s, 185 e 3d av, 20x102.2, three-story stone front dwell'g. Letitia wife of and Charles M. Fairbrother to Lewis Myers. Mar. 29. 18,000
 79th st, No. 171, n s, 235 w 3d av, 16x102.2, three-story stone front dwell'g. Oscar T. Marshall to Herman C. Strobel. Mort. \$8,000. Mar. 29. 14,250
 79th st, No. 140, s s, 20 w Lexington av, 18x84, four-story stone front dwell'g. James A. Frame to Simon Dessau. Mar. 31. 27,000
 79th st, No. 138, s s, 38 w Lexington av, 18x84, four-story stone front dwell'g. Same to Joseph R. Thomas. Mar. 31. 27,000
 81st st, No. 305, n s, 125 e 2d av, 25x102.2, five-story brick flat. Sophia wife of Susman Schuster to Christian Reiner. Mort. \$14,000. Mar. 30. 22,750
 81st st, No. 129, n s, 55 w Lexington av, 17x102.2, three-story stone front dwell'g. Thomas Gearty to Margaret A. Henry. Mort. \$14,500. Mar. 29. 19,250
 82d st, No. 540, s s, 191.4 w Av B, 13.4x102.2, two-story brick dwell'g. Julia Sullivan to David Angerman. Mort. \$1,000. April 1. 4,500
 83d st, n s, 225 e 10th av, 100x102.2, vacant. Newman Cowen to Annie E. Kelly. Sub. to encroachments. Mort. \$20,000. Mar. 20. 36,000
 84th st, No. 308, s s, 116.8 e 2d av, 16.8x102, two-story stone front dwell'g. Patrick Corbett to Hamilton Ewen. Mar. 30. 8,000
 84th st, n s, 117 e 11th av, 16x80, three-story brick dwell'g. George W. and Lillian Rogers to Alexander Lutz. Morts. \$11,700. Mar. 5. 15,000
 84th st, n s, 100.6 e 11th av, 16.6x80, three-story brick dwell'g. Same to same. Mort. \$10,000. Mar. 5. 15,500
 84th st, n s, 98 w Av B, 25x102.2, vacant. Louis and John Brandt and Susanna wife John M. Schmidt to Daniel E. Seybel. Mort. \$3,000. Mar. 24. 4,600
 84th st, No. 529, n s, 348 e Av A, 25x102.2, four-story stone front tenem't. Susanna wife of John M. Schmidt and Frank White to John Siemon. Mort. \$10,000. Feb. 3. 16,000
 84th st, No. 307, n s, 100 e 2d av, 25x102.2, five-story stone front store and tenem't. Frederick W. Sauer to Anna M. wife of Leonard Seib and Valentine Seib. Mort. \$15,000. Mar. 31. 26,000
 88th st, No. 420, s s, 156 e 1st av, 25x100.8, five-story brick tenem't. Alphonse Hogenauer to Otto Bossow and Louisa his wife. Mort. \$10,000. Mar. 31. 18,125
 88th st, No. 123, n s, 312.2 e 4th av, 23.7x100.8, five-story brick tenem't. Foreclos. J. Warren Lawton to Mary Toch. Mar. 29. 23,900
 88th st, s s, 225 e 4th av, 25x100. Elizabeth A. and Georgiana Gatter, Madison, N. J., heirs Eliz. A. Galter, to Terence Smith, April 1. 7,000
 89th st, n s, 75 e Lexington av, 25x100.8, vacant. Julia Rhineland to Serena Rhineland. Mar. 27. 9,000

91st st, No. 51, n s, 89 e 4th av, 16x100.8, three-story stone front dwell'g. Susan wife of John Sullivan to Samuel Goetz. Mort. \$9,500. Mar. 18. 15,000
 93d st, n s, 425 e 3d av, 25x100.8. Release dower. Sarah B. Brainerd, widow, to Lewis C. Tufts. Mar. 25. nom
 93th st, Nos. 135 and 137, n w cor Lexington av, 40x75.8, two two-story frame dwell'gs. James McCloud to Charles Gulden. April 1. 16,000
 96th st, s s, 40 w Lexington av, 125x100.8, vacant.
 95th st, n s, 40 w Lexington av, 125x100.8, vacant.
 Alexander I. Cotheal to Moss S. Phillips, Brooklyn. Subject to any claims of tenants or squatters. Mar. 15. 56,000
 96th st, s s, 200 e 9th av, 100x100.8, vacant.
 95th st, n s, 200 e 9th av, 100x100.8, vacant. }
 John B. Hillyer to Redmond Forrestal. Mar. 29. 54,000
 97th st, n s, 500 w 8th av, 53x100.11, three three-story brick dwell'gs. Franklin E. Robinson, Brooklyn, to Redmond Forrestal. Mar. 27. 54,000
 Same property. Redmond Forrestal to Franklin E. Robinson, Brooklyn. Mort. \$11,000. Mar. 30. 54,000
 97th st, No. 207, s s, 100 e 3d av, 27x100.11, four-story stone front tenem't. James Crowley to Thomas Hagan. Mort. \$10,000. Mar. 31. 12,550
 103d st, s s, 150 w 9th av, 42.10x100.11, vacant. Foreclos. James A. Patrick to William L. Strong, trustee. Mar. 24. 6,175
 Same property. William L. Strong, trustee, and Mary U. his wife to Anne M. King, Newport, R. I. Mar. 24. nom
 103d st, n s, 300 w 9th av, 116.9x111x112.2x100.11, vacant. Charles T. Barney to Redmond Forrestal. C. a. G. Mar. 31. 22,500
 Same property. Redmond Forrestal to George S. Miller. April 1. 22,500
 104th st, Nos. 341-343, n s, 150 w 1st av, 50x100.11, two four-story brick tenem'ts. Morris Eisler to Angelina Brauns. Morts. \$12,000. April 1. 20,000
 105th st, No. 251, n s, 94 w 2d av, runs north 24.5 x east 0.6 x north 76.6 x west 26.6 x south 100.11 to st, east 26, five-story brick store and tenem't. Isidor Hoffstadt to Frank L. Froment, trustee under will J. McKibben, dec'd. Mort. \$10,000. April 1. 20,000
 106th st, s s, 130 w 4th av, 87.6x100.11, three five-story brick tenem'ts. Catharine wife of Hugh McGillivray to James Kearney. B. & S. and C. a. G. Sub. to morts., cost of foreclos., &c. Mar. 25. nom
 107th st, n s, 100 e Madison av, 300x100.11, Release from covenants. William H. Gebhard and Charles Bailey to Thomas MacKellar. Mar. 31. nom
 107th st, n s, 116 e Lexington av, 17x100.11, four-story brown stone flat. The Manhattan Construction Co. to Anthony A. Hughes. Mort. \$8,000. Mar. 25. 12,000
 107th st, n s, 99 e Lexington av, 17x100.11, four-story brown stone flat. Homer D. Brookins to Sophia Schuster. Mort. \$8,000. Mar. 31. 11,250
 107th st, Nos. 103 and 104, s s, 30 e 4th av, 50x100.11, two four-story brown stone flats. William F. McEntee to Robert J. Armstrong. Morts. \$20,000. Mar. 29. 23,750
 108th st, Nos. 228-240, s s, 75 w 2d av, 175x100.11, seven four-story brick tenem'ts. Mary T. Constant et al., exrs. S. S. Constant, to Isaac L. Holmes, Brooklyn. Morts. \$53,500. Mar. 30. 75,000
 Same property. Release dower. Mary T. Constant, widow, to Isaac L. Holmes, Brooklyn. Mar. 30. nom
 111th st, No. 81, n s, 124.6 w 4th av, 15.3x100.11, three-story brick dwell'g. Herman T. Vulte, New Rochelle, to Mary E. wife Cornelius Ten Eick. Morts. \$7,750. April 1. 8,500
 111th st, s s, 75 e 2d av, 25x100.11. Release mort. Mary E. Miller, New Windsor, N. Y., to Patrick Cunningham and James Riley. Mar. 19. 2,500
 112th st, No. 130 E, s s, bet Lexington and 4th avs, 17.11x100.11, three-story stone front dwell'g. Contract. Isadore Rosenthal to Mary Matthews. Mort. \$5,000. Mar. 26. 7,875
 112th st, No. 72, s s, 26.3 w 4th av, 26.3x75.11, five-story stone front tenem't. Foreclos. George P. Smith to Thomas F. Gregg. Mar. 30. 14,900
 113th st, s s, 100 w 5th av, 70x100.11, vacant. Thomas S. Van Volkenburgh to George F. Johnson. Mort. \$5,000. Feb. 10. 14,300
 113th st, n s, 79 e 2d av, 1x20.11. Interior lot, 79 e of 2d av and 40.11 n 113th st, runs north 100 x east 1 x south 100 x west 1.
 Mary A. Manton and Clarissa Gladden, Newport, N. H., heirs John McCollom, to Jacob Oppenheimer. Q. C. Mar. 29. nom
 114th st, No. 137, n s, 555.9 w 3d av, 17.10x100.10, two-story frame dwell'g. George Weyh to Margaret wife of John Meehan. Mar. 29. 7,500
 115th st, No. 221, n s, 240.6 e 3d av, 16.6x100.1, three-story stone front dwell'g. Edward E. McBurney to Jacob Fibel. Mort. \$5,000. Mar. 31. 10,600
 116th st, No. 321, n s, 250 w 2d av, 20x100.10, three-story stone front dwell'g. Ignatius L. Lerner to Jonathan F. Lyon. Mort. \$10,000. Mar. 31. 13,750
 116th st, s s, 100 e 10th av, 100x100.11, vacant. David and David, Jr., King, Newport, R. I., to Dore Lyon. Feb. 24. nom

118th st, n s, 85 e 6th av, 50x100.11, vacant. Thomas Kenneally to Joseph M. De Venu and David J. Dean. April 1. 11,000
 118th st, n s, 244 e 1st av, runs north 60 x south-east 9 x north 47.4 to centre block, x east 31.6 x south 100.11 to 118th st x west 42.6. Israel Lilienthal to Adam Engel. Elizabeth wife of William F. Salter and Phillip J. Engel. Mort. \$5,000. Mar. 30. 25,750
 120th st, s s, 150 e 9th av, 150x100.11, vacant. Daniel Owen to A. Alonzo Teets. Morts. \$6,000. Mar. 18. 27,000
 122d st, s s, 100 w 7th av, 75x100.11, vacant. Daniel R. Kendall to Phebe wife of A. P. Smith. Mar. 23. 18,000
 123d st, No. 436, s s, 218.9 w Av A, 18.9x100, two-story frame dwell'g. Aaron S. Robbins, individ. and admr. of Serena Robbins, to Mary wife of Charles F. Rover. April 1. 3,750
 123d st, s s, 116 e 9th av, 64x100.11, four three-story dwell'gs. Joseph W. and A. Alonzo Teets to Oscar T. Brown. Mar. 15. 56,000
 123d st, s s, 100 e 9th av, 16x100.11, three-story dwell'g. Same to Victor H. Jackson. Mar. 15. 14,000
 123d st, No. 431, n s, 324.6 e 1st av, 16.8x100.11, three-story stone front dwell'g. Frank A. Gearon, Brooklyn, to Mary E. wife of Philip H. Reilly. Mort. \$4,500. Mar. 19. 6,700
 124th st, s e cor Lexington av, 1.8x100.11. Manly A. Ruland to Charles Mierisch. Mar. 18. 2,500
 124th st, No. 148, s s, 400.4 w 3d av, 18x100.11, two-story frame dwell'g. Emilie Richard to Charles Mierisch. April 1. 8,500
 125th st, No. 51, n s, 238.9 e 6th av, 18.9x99.11, three-story stone front dwell'g. John M. Pinkney to James M. Lowe. Mort. \$9,000. April 1. 18,500
 125th st, No. 4, s s, 85 w 5th av, 16.8x100.11, four-story stone front dwell'g. Morris Littman to Peter F. Meyer. Mort. \$15,000. Mar. 27. 22,250
 126th st, s s, 105 e 3d av, 30x99.11, two-story frame dwell'g. Marie J. Mayer, widow, to Justus Cooke. Mort. \$2,500. Mar. 31. 8,500
 126th st, No. 168, s s, 56 e 7th av, 18x80, four-story stone front dwell'g. Charles Batchelor to Catharine L. Colwell. Mort. \$15,500. Mar. 25. 27,000
 Same property. Release mort. William B. and Ernest H. Crosby, of Crosby & Hoffman, to Charles Batchelor. Mar. 24. nom
 127th st, No. 141, n e cor Lexington av, 20x63.11, three-story stone front dwell'g. Charles E. Van Tassel to James Ayer. Mort. \$6,000. Mar. 29. 9,500
 137th st, n s, 111.6 e Broadway, 28.6x78.9x25x92.5, two-story frame dwell'g. Mary A. Leahy to William H. Whitney, Thompsonville, Conn. Q. C. Mar. 30. nom
 131st st, No. 229, n s, 436 e 8th av, 16x99.11, three-story stone front dwell'g. William Reynolds to Jane Van B. wife of Ephraim S. Johnson. Mort. \$7,000. Mar. 27. 13,130
 131st st, s s, 225 e 13th av, 25x99.11, two-story frame dwell'g. Maria A. Schimpf, widow and extrx. and devisee A. Schimpf, to Anton Furst and Margaretha his wife. Mar. 25. 3,000
 131st st, No. 223, n s, 484 e 8th av, 16x99.11, three-story stone front dwell'g. William Reynolds to Sarah M. Le Count, New Rochelle. Mort. \$7,000. Mar. 31. 13,000
 132d st, No. 235, n s, 306 w 7th av, 16x99.11, three-story brick dwell'g. Isaac E. Wright to Mary F. wife of Joseph C. Robinson. Mort. \$9,000. Mar. 31. 13,000
 132d st, No. 231, n s, 275 w 7th av, 16x99.11, three-story brick dwell'g. Isaac E. Wright to Fannie wife of George B. Brown. Mort. \$9,000. Jan. 6. 13,000
 Same property. Fannie wife of George B. Brown to Ella wife of James E. Graybill. Mort. \$9,000. Mar. 27. 13,250
 132d st, No. 29, n s, 80 w Madison av, 20x99.11, three-story stone front dwell'g. Alexander Becker, Adolf and Emanuel Alexander to Clara Falck. Mort. \$7,000. April 1. 10,750
 132d st, No. 33, n s, 376.8 e 6th av, 16.8x99.11, two-story frame dwell'g. Edward Leavitt, Stamford, Conn., to Andrew C. Reid. Mort. \$2,575. April 1. 5,500
 134th st, No. 205, n s, 82.8 w 7th av, 17.4x71.9, three-story brick dwell'g. Charles H. Gwyer to Abraham Phillips. Mar. 29. 9,000
 134th st, No. 269, n s, 100 e 8th av, 16x99.11, four-story brick dwell'g. Edward H. M. Just to Henry P. De Voursney. Mort. \$8,000. Mar. 27. 12,000
 135th st, s w cor Madison av, 10x99.11. }
 134th st, s s, 215 w 4th av, 75x99.11. }
 David G. Yuengling, Jr., to William T. Ryonson. 1/2 part. C. a. G. Mar. 3. nom
 137th st, n s, 250 w 6th av, runs north 60.10 x southwest 99.4 to st, x east 78.3, vacant. Corliss L. Marshall, extrx. and trustee J. A. Marshall, to Smith Ely, Jr. April 1. 4,300
 144th st, s s, 350 e 8th av, 50x99.11, two-story frame dwell'g and frame stable on rear. Andrew Scherer to Henry G. Canfield. Mort. \$6,000. Mar. 29. 13,500
 147th st, n s, 200 w 7th av, 150x99.11, vacant. William C. Traphagen to Frederick W. White, Albany. Dec. 18, 1885. 15,500
 Same property. Frederick W. White, Albany, N. Y., to William W. Sha-pe. Dec. 26, 1885. 13,200
 175th st, s s, 150 w 10th av, 75x166.10x—x173.11. William Man, referee, to Mary A. wife of William Atkinson, Yonkers. Mar. 18. 4,500
 175th st, s s, 375 w 10th av, 100x143x—x152.3. William Man, referee, to William Van Wyck. Mar. 18. 4,100
 A new av, centre line, at about s s of what was formerly known as 177th st, 199x359.1 to east

- line of water grant Harlem River, x—x426.2 plot 180 R. F. Carman property, excepting portion taken for proposed improvement of Harlem River. John E. Cronly to Heman Clark. Mar. 29. 19,000
- Av A, No. 501, n e cor 84th st, 75x98, three-story frame dwell'g. John L. Brewster, Brooklyn, to John Schreiner. Mort. \$15,000. Mar. 27. 24,250
- Av A, No. 1620, e s, 76.10 n 85th st, 25.4x74.6, five-story brick tenem't. Henry Meinken and Claus Wilkens to Edward Kelly. Mort. \$9,000. April 1. 17,250
- Av B, Party wall agreement. Katharine wife of Justus H. Zimmerman with Maurice Levy. Mar. 9. nom
- Av C, No. 97, w s, 81.4 s 7th st, 20x83, four-story brick store and tenem't. Henrietta Ullmann, widow, and Harry Ullmann her son to Simon Hoffmann. 5-6 part. April 1. 10,916
- Same property. Joseph B. Ullmann, by Joseph B. Guttenberg, guard., to same. Infant's share. April 1. 2,184
- Same property. Release dower. Henrietta Ullmann, widow, to same. 298
- Av C, No. 107, n w cor 7th st, 20x63, three-story brick store and tenem't. Jacob Mayer to Gustav and Salomon Salomon. Mort. \$6,000. Mar. 31. 17,000
- Av C, w s, 81.4 s 7th st, 20x83. Fanny Gans, widow, New York, Sarah Shyer, of Thompson, Pa., Bertha Jacobson, Northampton, Mass., and Max Ullmann to Henrietta Ullmann. C. a. G. 4-6 part. April 17. nom
- Av C, No. 158, s e cor 10th st, runs south 23.4 x east 60 x south 0.4 x east 23 x north 23.9 to 10th st, x west 83, four-story brick store and tenem't. Charles R. Parfitt to John Flynn, Brooklyn. Mar. 16. 28,000
- Same property. John Flynn, Brooklyn, to Charles R. Parfitt. Mort. \$16,000. Mar. 27. nom
- Greenwich av, No. 17, w s, 51.2 s 10th st, 25x 90.6 x 25 x 86.3, three-story brick store and dwell'g. Charles P. Martin to John E. Kaughan. Mort. \$12,000. Mar. 31. 18,000
- Lexington av, No. 41, n e cor 24th st, 20.1x50, three-story brick store and dwell'g. William D. Fricke, New York, and Mary E. Jennings, widow, Bridgehampton, L. I., to John H. Fricke, all heirs of Wm. D. Fricke. C. a. G. Mar. 23. nom
- Lexington av, No. 316, w s, 22 n 38th st, 19x75, four-story stone front dwell'g. Annie M. wife of and James K. Place to Sarah J. wife of Asa Hull. April 1. 22,000
- Lexington av, No. 670 and 672, w s, 18.5 s 56th st, 37x90.6, four-story brick flat. Hannah L. wife of and William T. Bailey to David Kearr. Morts. \$44,000. April 1. 68,000
- Lexington av, No. 1709, e s, 84.3 s 108th st, 16.8 x 65, four-story stone front flat. William H. Leszynsky to Samuel H. Leszynsky. Mort. \$7,750. March 31. 12,000
- Same property. Samuel H. Leszynsky to Lucia O. Schupp. April 1. 12,000
- Same property. Release judgment. Michael Reilly to Charles R. Christy, trustee Elizabeth A. Chapin. Nov. 24, 1885. nom
- Lexington av, No. 1723, e s, 17.7 n 108th st, 16.8 65, four-story stone front flat. Terrance Gannon and Margaret Gannon to Minnie E. Paterson, Mt. Vernon, N. Y. Mort. \$8,300. Mar. 31. 11,500
- Madison av, s w cor 119th st, 100.11x100. }
119th st, s s, 100 e Madison av, 210x100.11. }
- Levi P. Morton to Edward Daly. C. a. G. Mar. 29. 78,000
- Same property. Party of second part to build at once twenty brown stone and brick dwellings, &c. Levi P. Morton to Edward Daly. Mar. 8. 78,000
- Madison av, e s, 76.7 n 80th st, 25.6x100, vacant. Elizabeth P., James, Charles, Isabel G., Clara F. and Bessie G. Stillman, widow, heirs, &c., of Charles Stillman to Edward Kilpatrick. Mar. 20. 20,000
- Madison av, e s, 76.8 s 81st, 25.6x100, vacant. Douglas Campbell, New York, and Joseph Bell, Albuquerque, New Mexico, to Edward Kilpatrick. Feb. 15. 18,000
- Madison av, No. 512, n w cor 53d st, 20.5x95, four-story stone front dwell'g. Amelia B. wife of and Frederick W. Lockwood, New Canaan, Conn., to Francis E. Doughty. February 27. 53,000
- Madison av, e s, extends from 58th st to 59th st, 200.10x150, brick panorama building, two-story brick building and store and part vacant. William Man, referee, to John D. Crimmins. Mort. \$15,000. Mar. 18. 249,650
- Madison av, No. 2101, centre line, n e cor 132d st, 19.11x120, three-story stone front dwell'g. Patrick H. Power to Robert Power. C. a. G. Mar. 1. nom
- South 5th av, No. 109, and No. 145 Prince st, being South 5th av, n e cor Prince st. John J. Siefke, Jersey City Heights, N. J., to Paul Schell. Conveys life estate. Mar. 29. 1,892
- St. Nicholas av, n w cor 113th st, 59.2x94.5x 50.5x125.5. Mary A. King, widow, et al., see 7th av, to George G. King. Q. C. March 23. nom
- St. Nicholas av, w s, 59.2 n 113th st, runs west 94.5 x south 50.5 to 113th st, x west 75 x north 100.11 x east 138.5 to St. Nicholas av, x south 59.2. Mary A. King, widow, et al., see 7th av, to Mary L. R. King. Q. C. Mar. 23. nom
- St. Nicholas av, e s, 339.4 n 141st st, 31.2x140x 34.6x128.3, vacant. John P. and James H. Pentz, trustees J. Pentz, dec'd, and trustees under deeds of trust, to William Thompson. Aug. 1, 1884. 2,100
- Seaman av, n w s, 275 s w Emerson st, 50x150. Release mort. Thomas Kenworthy and Darius G. Crosby to Joseph J. Potter. Jan. 2. 500
- Seaman av, n w cor Emerson st, 275x150. Release mort. John E. Lockwood, trustee C. A. Lockwood, dec'd, and Darius G. Crosby to Joseph J. Potter. Jan. 2. 1,500
- Seaman av, n w cor Emerson st, 325x150x322.7x 150. Joseph J. Potter to Samuel T. Knapp. Jan. 2, 1886. 3,550
- 1st av, No. 326, s e cor 19th st, 20x70, four-story brick store and tenem't. John Bunn to Elise July, widow. B. & S. Dec. 31, 1884. 20,000
- 1st av, No. 1099, w s, 25.5 n 60th st, 25x100, five-story brick tenem't with stores. Edward J. Krug to Sarah wife of Louis Lese. March 26. 21,000
- 1st av, e s, 24.8 s 29th st, 24.8x75, five-story brick store and tenem't. Frank Schreck to Edward R. Stehl. M. \$9,000. Mar. 31. 18,750
- 1st av, s e cor 59th st, 100.5x106.5, four four-story brick tenem'ts, three with stores on avenue and three four-story brick tenem'ts with one store on street. John D. Heins to Joseph Kleinschnittger. Mar. 30. 92,000
- 1st av, No. 1481, w s, 26.8 n 74th st, 25x74, five-story brick store and tenem't. Charles Schoolhouse to Cecilie Nast. Mort. \$12,000. Mar. 30. 22,500
- 1st av, No. 950, e s, 47 n 52d st, 25x60, five-story brick store and tenem't. Amalie wife of and Jonas Schuster to William H. Bly. Morts. \$11,000. Mar. 31. 18,000
- 1st av, No. 1338, e s, 21.2 s 73d st, 27x85, five-story stone front tenem't and stores. Fred. C. Bliss to Annie McG. wife John Flanagan and Annie G. wife Isaac O. Shumway. Morts. \$15,000. April 1. 26,000
- Same property. Release mort. Joanna wife of Alexander McSorley to Fred C. Bliss. March 31. 1,725
- Same property. Release mort. Frederic J. Middlebrook, Brooklyn, to same. April 1. 3,500
- 1st av, No. 1454, e s, 122 n 75th st, 20x78, four-story brick store and tenem't. Bridget wife of Lawrence A. Curry to Morris Weisskopf. Morts. \$5,000. Mar. 13. 12,300
- 1st av, Nos. 2360 and 2362, n e cor 121st st, 51x 74, two four-story brick stores and tenem'ts. Patrick Sheridan, Elizabeth, N. J., to John Eichler. April 1. 43,000
- 2d av, No. 1403, n w cor 73d st, 25.6x75, five-story brick store and tenem't. Henry Wiesen to Herman Wellbrock. Morts. \$11,000. April 1. 34,000
- 2d av, No. 1636, e s, 25 s 85th st, 25x88, four-story stone front store and tenem't. Charles Straenger to Jacob Bloch. Mort. \$8,000. April 1. 21,000
- 2d av, Nos. 2047-2053, n w cor 105th st, 100.9x 120, four five-story brick stores and tenem'ts on av and five-story brick store and tenem't on st. Amelia A. and George A. Gunther, exrs. and trustees C. G. Gunther, to David Frank and Meyer Goldsmith. Morts. 25,000. Feb. 26. nom
- 2d av, No. 188, e s, 20.8 s 12th st, 20.8x100, four-story brick dwell'g. Cord Mahnen to Adalrich Steinach. Morts. \$10,000. Mar. 31. 20,200
- 2d av, No. 773, e s, 74.3 s 43d st, 24.7x70, five-story brick iron front store and tenem't. Samuel Friedberg to Harman and George Bekhoff, joint tenants. Mort. \$9,000, and assessments. Mar. 31. 21,500
- 2d av, w s, 80.5 s 57th st, 20x60, four-story brick building. Matilda Aronson wife of Henry to Frederick A. Reiss. M. \$7,000. Mar. 31. 15,250
- 2d av, No. 1331, w s, 25.5 n 70th st, 25x72, five-story stone front store and tenem't. Julia wife of Julius Fleischmann to Abraham Rice. Mort. \$12,000. Mar. 30. 22,200
- 2d av, n e cor 113th st, 60.11x80, three four-story stone front store and tenem'ts. New York Life Ins. Co. to Jacob Oppenheimer. C. a. G. Mar. 31. 37,000
- Same property. Jacob Oppenheimer to William Bartels. Morts. \$30,000. Mar. 31. 43,000
- 2d av, No. 2416, e s, 20 s 124th st, 20x80, three-story stone front dwell'g. Margaret wife of and Thomas E. Sturgeon to Florence Gray. Mar. 31. 11,000
- 2d av, e s, 72.9 n 5th st, 24.3x100. Charles F. Kremer to Marie Kremer his wife. 1/2 part. Mar. 29. nom
- 2d av, No. 416, s e cor 24th st, 24.8x100, three-story brick store and dwell'g on av and four-story brick tenem't on st. John H. Fricke, N. Y., and Mary E. Jennings, Bridgehampton, L. I., to William D. Fricke, all heirs W. D. Fricke. C. a. G. Mar. 23. nom
- 2d av, s w cor 72d st, 102.2x100, one-story frame building. William L. Skidmore to The Trustees of the Presbytery of New York. B. & S. Mar. 22. nom
- 2d av, n w cor 105th st, 24.5x94. Isidor Hoffstadt to William Hubert. Sub. to mort. \$15,000 and encroachments. April 1. 35,000
- 2d av, No. 2171, w s, 83 s 112th st, 17.11x79, two-story frame dwell'g. Henry Wisendanger and Philippine his wife to William Hayes. April 1. 5,900
- 2d av, No. 2170, e s, 75.11 s 112th st, 25x75, four-story brick store and tenem't. Louis Lese to Pincus Lowenfeld. Mort. \$19,000. Mar. 30. 14,250
- 3d av, Nos. 167-177, n e cor 16th st, 115x100, six three-story brick stores and dwell'gs on av and three three-story brick stores and dwell'gs on st. Rutherford Stuyvesant to John P. Morgan. Mar. 23. 130,000
- 3d av, No. 1718, w s, 75.11 s 97th st, 25x80, five-story stone front store and tenem't. James A. Frame to Herman Kahrs. Mort. \$17,000. Mar. 31. 28,500
- 3d av, No. 1720, w s, 50.11 s 97th st, 25x80, five-story stone front store and tenem't. James A. Frame to Martin Martin. Mort. \$17,000. Mar. 31. 28,500
- 3d av, s w cor 112th st, 100.10x100, one, two and three-story frame and brick stores and dwell'gs on av and three two-story frame dwell'gs on st. Eliza Heaselden, widow, and Amanda wife of and Louis F. Voorhis, Jersey City, to Julius Abrahams. April 1. 76,000
- Same property. Julius Abrahams to Edward Hilson. Mort. \$60,000. April 1. 80,000
- 3d av, No. 1723, s e cor 96th st, 25.2x100, three-story frame store and tenem't and one-story frame stable on rear. Timothy Donovan to Michael Giblin. Mar. 16. 23,000
- 3d av, No. 2856, w s, 66.7 s 128th st, 16.3x100, three-story brick store and dwell'g. Tarrant Putnam to Lucia D. Haubner. Mar. 25. 19,200
- 3d av, No. 1655, e s, 50.4 s 93d st, 25.2x100, five-story brick store and tenem't. August Mietz to Mary A. Boyle. Mort. \$15,000. Mar. 31. 32,000
- 3d av, No. 2277, e s, 41.6 s 124th st, 25x100, three-story brick store and dwell'g. Frederick A. Phillips to John and Jacob Spies. Morts. \$18,000. Mar. 30. 29,000
- 4th av, e s, 64.11 s 117th st, 18x63.4, three-story brick store and dwell'g. William Archer to Sarah J. Firsson. Mort. \$2,000. March 1. val. consid
- 4th av, s w cor 135th st, 49.11x90. }
134th st, s s, 140 w 4th av, 75x99.11. }
- William T. Ryerson to David G. Yuengling, Jr. 1/2 part. C. a. G. Mar. 3. nom
- 4th av, n w cor 107th st, 100.11x100, vacant. }
107th st, n s, 100 w 4th av, 200x100.11, vacant. }
- William H. Gebhard to Thomas MacKellar. Mort. \$45,000. Mar. 31. val. consid
- 6th av, e s, 28.5 n 123d st, 20x75, three-story s'one front dwell'g. Abram B. Vandusen to Edwin H. Burr. Mort. \$15,500. Mar. 29. 25,000
- 6th av, No. 911, w s, 67.6 s 52d st, 22x80, four-story stone front store and tenem't. Siegmund and Albert Harris to Matilda W. White. Mar. 29. 31,500
- 6th av, w s, 24.11 s 136th st, 50x75, vacant. Anthony Smyth to Frederick Aldhous. Recorded. Mort. \$7,500. July 1, 1884. 10,750
- 7th av, No. 382, n w cor 31st st, 22x60, four-story brick store and tenem't. William Bennett to William Sperb, Jr. Mort. \$12,000. Mar. 29. 30,000
- 7th av, n e cor 113th st, 100.11x100. Mary A. King, widow, Le Roy and Mary Le R. and George G. King and Ethel Rhinelander, Newport, R. I., to Edith E. King. Q. C. Mar. 23. nom
- 8th av, No. 396, e s, 23.5 s 30th st, 20x60, four-story brick store and tenem't. Oscar C. Ferris to Marcus Franklin. Mar. 31. 19,000
- 8th av, w s, 75.8 s 91st st, 25x100, vacant. Eliza D. wife of William T. Walton to Charles G. Havens. Mort. \$6,000. Mar. 30. 15,000
- 8th av, No. 390, e s, 94.1 n 29th st, 20x100, four-story brick store and tenem't. George Kick to Richard Mock. M. \$15,000. Mar. 30. 28,000
- 8th av, e s, 18.7 s 26th st, 30.10x60x32.2x60. Raphael or Ralph Samuels to Rachel Samuels. Q. C. Mar. 27. nom
- 9th av, w s, 25.2 s 96th st, 25.2x100, vacant. John P. Betz, Philadelphia, to Charles G. Herbermann. Mar. 22. 7,500
- 9th av, s w cor 101st st, 100.11x100, six two-story frame dwell'gs. Alexander Roux to Alphonse P. Ramel and Louis Elleau. Trust deed. Feb. 1. nom
- 9th av, s e cor 118th st, runs east 225 x south 71.1 x southwest 25.10 x south 120 to 117th st, x west 75 to point 125 e 9th av, x north 99 x southwest 25.10 x north 54 x west 100 to 9th av, x north 50.5, vacant. Herman Hoefler to William J. Merritt. Mort. \$15,000. Jan. 28. 37,500
- 9th av, e s, 25.3 n 105th st, 0.5x100. Mary wife of Daniel Darmody to Oscar C. Ferris. Mar. 29. 25
- 10th av, e s, extd'g from 60th to 61st st, 200.10x 100, vacant. Amos R. Eno to Edward Oppenheimer and Isaac Metzger. Mar. 19. 82,500
- 10th av, No. 1220, e s, 158 n 73d st, 20.4x100, four-story stone front tenem't. William V. R. Smith, Brooklyn, to William E. Smith, Brooklyn. Mort. \$16,000. Mar. 26. gift
- Same property. Release judgment. Christopher Heiser to William E. Smith. Mar. 27. nom
- 10th av, w s, 25.5 n 107th st, 25.2x100, vacant. Isaac and Simon Bernheimer to Frederick W. Kruse. April 1. 7,000
- 10th av, n w cor 139th st, 99.11x100, vacant. }
139th st, n s, 100 w 10th av, 50x99.11, vacant. }
- 140th st, s s, 100 w 10th av, 50x99.11, vacant. }
Mary A. wife of John P. Sanborn, Port Huron, Mich., to Edward T. Wastell. Mort. \$9,800. Jan. 11. 8,000
- 10th av, No. 491, w s, 123.5 s 38th st, runs north 20.6 x west 75 x south 0.6 x west 25 x south 20 x east 100, four-story brick store and dwell'g and three-story brick dwell'g in rear. Gottlieb Wilhelm to Conrad W. Frey. Mar. 31. 21,800
- 10th av, w s, 104.4 n 74th st, 50x150, new buildings projected. Benjamin Bernard to Charles Lowen and Edward F. Halliday. Feb. 25. 20,250
- 10th av, e s, extends from 79th to 80th st, 202.2x 105, shanties. Henry F. Dimock to Augustus Merritt, Brooklyn. Mort. \$11,000. Mar. 20. 84,000
- 10th av, n e cor 79th st, 102.2x105. Release mort. The Mutual Life Ins. Co., New York, to Henry F. Dimock. Mar. 23. 25,000
- 10th av, s e cor 80th st, runs south 25.8 x east 100 x south 76.6 x east 5 x north 102.2 to 80th st, x west 105. Release mort. Henry S. Fear-

ing et al., trustees Amey R. Sheldon, to Henry F. Dimock. Mar. 5. nom
 11th av, No. 604, e s, 42.2 s 45th st, 19.7x70, four-story brick store and tenem't. Peter Murphy to Carl Salzmann and Kathrina his wife. Mort. \$4,500. Mar. 27. 12,000
 11th av, s w cor 58th st, 25.5x100, vacant. John D. Bode to Charles E. Appleby, Glencove, L. I. C. a. G. Mar. 25. 250
 11th av, n e cor 70th st, 100.5x100, new buildings projected. Andrew J. Skinner to Charles A. Fuller. Mort. \$17,000. Mar. 26. 38,000
 11th av, n e cor 70th st, 25.5x100, vacant. Jacob Halsted to Andrew J. Skinner. Dec. 5. 9,000
 11th av, s e cor 71st st, 100.5x100, new buildings projected. Andrew J. Skinner to Sarah E. Lowther and James S. Fonner. Mort. \$28,000. Mar. 30. 38,000
 11th av, n w cor 81st st, 102.2x100, shanty. William C. Traphagen to Redmond Forrestal. Mort. \$10,000. Feb. 24. 23,000
 Same property. Redmond Forrestal to William E. D. Stokes. Mort. \$17,000. March 26. 23,000
 11th av, e s, extends from 100th st to 101st st, 201.10x100, vacant. Samuel McMillan and Thomas C. Higgins to Frederick Deitz. 1/2 part. Sub. to mort. \$20,000. Mar. 25. 11,667
 11th av, No. 562, e s, 83.9 n 42d st, 16.8x82x16.8 x81.4, four-story brick store and tenem't. Leonard M. Thorn to Conde Raguett Thorn. Sub. to mort. Mar. 30. nom
 Interior lot, 50 w Manhattan av and 17.7 w 105th st, runs west 25 x north 16.8 x east 25 x south 16.8. Frank A. Seitz to Mary M. G. wife of Royal E. Deane. Mar. 1. 1,167
 Interior lot, 50 n 58th st and 100 w 1st av, runs north 0.2 x east 20 x south 0.2 x west 20. Elizabeth Bogert, Elizabeth Bancker, Jacob A. Lozier, Thomas H. Lozier, Eliza Brien and Frank H. Lawrence, devisees Caroline A. Lozier, and Mary I. Lawrence, dec'd, to George and John G. Schmeckenbecher. Q. C. Mar. 18. nom
 Interior lot, 75.5 s 52d st and 5 e Lexington av, runs east 54.1 x south 0.2 x west 54.1 x north 0.1, being a part of No. 589 Lexington av. Rudolph Bohm to Sophia Herman. March 26. 200
 Same property. Release mort. Leopold Haas. to same. Mar. 24. nom

MISCELLANEOUS.

All curtesy, &c., in estate of Sarah A. Ferry, dec'd. Release. J. Milton Ferry to William R. Ferry. Life annuity. Jan. 31, 1884. 240
 Exemplified copy of the last will and testament of Abraham Ensmenger and order of probate. Last will and testament of Anna M. Rosenbaum, dec'd.
 Last will and testament of Margaret W. Bruen, dec'd, wife of Jas. de H. Bruen, Gloucester, N. J.

23d and 24th WARDS.

Ernescliff pl, n s, 530 s w Grenada pl, 27.1x107.2 x25x117.7. William S. and Charles W. Opdyke to John J. Darcy. Mar. 8. 382
 Ernescliff pl, n s, 501.10 s w Grenada pl, 28.2x 117.7x25x105.7. William S. and Charles W. Opdyke to Denis Darcy. Feb. 23. 418
 Frederick st, e s, 350 n Bayard st, 50x175. Robert W. Bowyer to Mary T. Bowyer. Dec. 3, 1883. 600
 Jacob st, n e cor Frederick st, 25x100. Owen Toher to Nicholas Hoar. Mar. 15. 300
 Mott Haven Canal Docks, begins at s of 135th st and running north to within abt 100 s of 144th st, 23d Ward. William E. Rider to Francis I. Rider. Q. C. All title. Mar. 26. nom
 Same property. Francis J. Rider to Mott Haven Canal Docks. B. & S. Mar. 26. 75,000
 Mary st, n s, 150.3 e Morris av, runs north 200 to Melrose st, x west 90 to s e cor Terrace pl, x southwest 116.2 x south along Morris av 100.5 to Mary st, x east 150.3.
 Mary st, n s, 150.3 e Morris av, 100x100. Mary Ann Dunham, widow, to Joseph S. Wood. B. & S. Aug. 29, 1885. val. consid
 Suburban st, w s, abt 72 s Decatur st, 25x103.7x 25.9x110. The Twenty-fourth Ward Real Estate Assoc., New York, to Edward Ehrlich. Mar. 23. 750
 136th st, n s, 231.6 w Willis av, 25x100. Milton Robertson to The Suburban Rapid Transit. Taxes and assessm'ts. Mar. 17. nom
 146th st, n s, 275 e Willis av, 25x100. John Connolly to Charles L. Goeller. Mar. 27. 1,400
 164th st, s, 90 w North 3d av, 21x100. John Rae to George W. Connell. Mar. 31. 900
 Alexander av, w s, 50.2 n 139th st, 16.6x70. J. Boyce Smith to Henry W. A. Mathies, Brooklyn. Mort. \$4,500. Mar. 10. 7,500
 Cambreleng av, e s, 175 n Jacob st, 25x100. Robert W. Bowyer to Mary E. Corliss. Mar. 19. nom
 College av, e cor Powell pl, 105x95. Mary J. Shea, heir of Margaret Shea, dec'd, to Margaret, Elizabeth, Joseph, Agnes and John B. Shea and Bridget Berry. Q. C. Mar. 27. 2,500
 Locust av, east cor Walker st, 79x100. Michael A. Corrigan, Archbishop, &c., to Church of St. Augustine. C. a. G. Mar. 11. nom
 Madison av, e s, 25x104, lot 6 map Upper Morrisania. Eliza Reilly and Annie E. Shields, devisees of Ellen McKeon, dec'd, to John R. Ross. Mar. 26. 800
 Morse av, part lot 91 map Morrisania, 46.9x 156.11x49.5x149.
 Clinton st, part lot 91 map Morrisania, 90.9x 129.6x107.4x147.6.
 Catherine Slowey, Brooklyn, to Isaac Heller. Mort. \$2,000. Mar. 27. 3,200
 Mott av, e s, 125 s 150th st, 50x102.2x50x101.7, h

& l. Henry L. Morris to William P. Howell. Mort. \$5,000. Mar. 29. 11,000
 Marion av, w s, 796 n Kingsbridge road, 39.6x 212.6x37.6x202, h & l. Augusta wife of Albert N. Van Buren to Maria T. Moore. Mort. \$1,300. Mar. 20. 2,800
 Marion av, w s, indef't., 50x-50x203. Same to Eliza Neale. Mort. \$2,500. April 1. 4,800
 Robbins av, e s, 120 n 141st st, 40x100. Charles Greismeyer to David W. Miller. Mort. \$7,000. Mar. 26. 13,000
 Robbins av, s e s, 180 s w Westchester R. R. st, 25x230. John Miller to Caroline Hermann. Q. C. Mar. 23. nom
 Same property. Anton Hermann to John Miller. Q. C. Mar. 23. nom
 Sedgwick av, w s, part lot 21 map in possession of Lewis G. Morris, 16.8x100. Joseph H. Cain to Raymond L. Ward. Mort. \$1,500. Oct. 8, 1885. 3,150
 Stebbins av, e s, abt 176 s Freeman st, 50x110; also out-of-town property. Louis Beer to Melvin Brown, Brooklyn. Mar. 18. val. consid
 St. Ann's av, n w cor 134th st, 100x200. Mary E. Ames, widow, and Frederick F. and Emma L. Ames, heirs Jas. B. Ames, Jr., to Theodore G. Thomas. Mar. 11. 12,000
 Strong av, s s, 18.3 e Tinton av, 20.6x94.9. Fannie McCornack to John W. Decker. Release mort. April 1. 150
 Same property. Release mort. R. Clarence Dorsett to same. April 1. 168
 Same property. John W. Decker to Jacob J. Nicholas, Jr. and Jessie his wife. Mort. \$1,250. April 1. 2,780
 Tinton av, w s, 125 n Cedar st, 16.9x110, h & l. John W. Decker to Sophia wife of Cyrus J. Quick, Jr. Mort. \$1,100. Mar. 30. 2,500
 Same property. Release mort. R. Clarence Dorsett to John W. Decker. Mar. 30. 315
 Union av, w s, 101.6 n Strong av, 18.9x137.9. Release mort. R. Clarence Dorsett to John W. Decker. Mar. 25. 168
 Same property. Release mort. Fannie McCormack to same. Mar. 25. 150
 Washington av, w s, 177 s 169th st, 113.5x150. James L. Marshall to John Eichler. April 1. 11,200
 2d av, lots 157 and 158 parcel 16 map Woodlawn Heights, &c., 40x100. Nancy W. Boyd, widow, to Adelbert J. Howe. April 1. nom
 3d av, s e s, part of lots 9 to 10 map East Melrose, runs southeast abt 49 to Willis av, x north 24.8 x northwest abt 39 to 3d av, x southwest 22.8. Anna M. wife of James C. Anderson to Maria Knabe. Mort. \$1,600. Mar. 31. 6,000
 Fordham to West Farms road, s s, part lot 101 map South Belmont, 16.3x124x16x126.
 Jefferson av, easterly cor West Farms to Kingsbridge road runs northeast 180 x southeast 200 to Madison av, x southwest along av, 50x northwest 130 x southwest 147 to said road x northwest 72. This sub. to mort. \$5,900.
 Adams av, east cor Columbia av, 100x100. Mort. \$500.
 Madison av, north cor West Farms to Kingsbridge road, 178x60x164 to road x southeast 61.6.
 Lots 14 to 18 and north 1/2 of 19 map Oak Tree plot upper part G. Morris farm.
 Julius A., Edward T. and Mathilda C. Meyer, heirs A. Meyer, to Louise Meyer, widow. All title. Dec. 21, 1885. nom
 Westerly half lot 139 map Melrose South, 25x 100. William Ottmann to Mary E. Gelling. Mar. 31. 1,560

LEASEHOLD CONVEYANCES.

Byrd st, s s, bet 10th and 11th avs, 35 front. Assign. tax lease. Mary A. Leahy to William N. Whitney. nom
 Bowery, No. 21, e s, 99.7 s Bayard st. runs east 159 x south 62.4 x west 72.7 x north 33.11 x west 94.5 to Bowery, x north 29.6. Sydney J. Colford, Newport, R. I., to Moses Silberman. 20 years, from May 1, 1886, per year, taxes, and 3,600 and 4,000
 Greenwich st, Nos. 239-243. Leasehold. Mary E. wife of William P. Hale and widow of Andrew Little, and with others exrs. of A. Little, to Andrew Little et al., guards. of Elizabeth A. Little. 1/2 part. Mar. 25. nom
 Same property. Raymond Little, Brooklyn, to Robert W. Gilbert. C. a. G. 1-10 part. Mar. 25. 4,500
 Same property. 1-10 share in lease. Robert W. Gilbert to Andrew Little et al., guards. of Elizabeth A. Little. C. a. G. Mar. 25. 4,500
 Same property. Agnes L. wife of Henry W. Underwood, Brooklyn, to Jennie, Andrew and Raymond Little, testamentary guards. of Eliz. A. Little. C. a. G. 1/2 part. 5,625
 Greenwich st, No. 673. Assign. lease. Emma Southard, Peekskill, to Fannie E. Cooper. 600
 Hester st, No. 61. Assign. lease. Congregation Mishkau Israel L'Anshi Ratzki to Chochmos Adam from Plonsk Congregation and Bener Soc. 500
 Henry st, s s, 94 e Clinton st, 23.5x100. Assign. lease. William C. Fryer et al., exrs. J. Fryer, to Wolf Boroschek. 6,000
 Same property. Catharine A. Hedges to Wolf Boroschek. Lease. 12 years and 1 month, from April 1, 1886, per year, taxes and 275
 Houston st, n s, 281.8 e Av C, 20x78.4 to 2d st, x 20.2x75. Assign. lease. Louis Wertheimer to Henry Stein. 2,300
 Suffolk st, e s, 150 s Houston st, 25x100. George W. Folsom, committee of Margaret W. Folsom, to Charles Grimm. Lease. 21 years, from May 1, 1886, per year, taxes, and 550
 Union sq, No. 4. Assign. lease. Joseph H.

Fuhrmann and Charles Westphal to J. H. Madden. nom
 3d st, n s, 189 w Av C, 24.9x96.2. Assign. lease. Franziska Penker to Henry Arnold. 11,400
 5th st, n s, 200 e 2d av, 25x97. Assign. lease. William Britsch, individ. and exr. Maria Stark, and Philip and Henry Britsch, heirs Maria Stark, to Anton and Caroline Stark. nom
 5th st, n s, 225 e 2d av, 25x97. Assign. lease. Philip and Henry Britsch and Caroline wife of Anton Stark, heirs W. Britsch, to William Britsch. nom
 17th st, s s, 209 e 7th av, 24.3x92. Assign. lease. Rudolph Bohm to Francis Geis. 21,000
 17th st, s s, 233.3 e 7th av, 24.2x92.1x28.1x92. Assign. lease. Rudolph Bohm to Joseph Demmer and Elizabeth his wife. 22,500
 20th st, s s, 166 w 2d av, 64x92. John Foster to Clementine W. Arnoux. 21 years, from May 1, 1886, per year, taxes, &c., and. 1,700
 40th st, n s, 177.1 w 6th av, 22.11x98.9. Assign. lease. William H. Malcolm, Albany, N. Y., to William B. Riddle. 22,000
 46th st, n s, 300 e 5th av, 20x100.5. Assign. lease. James W. Ranney to Henrietta H. Ranney. 4,000
 46th st, n s, 280 e 5th av, 20x100.5. Assign. lease. James W. Ranney to Helen E. Ranney. 1,000
 46th st, No. 629 W. Horatio N. Terrett, Woodside, L. I., to Frederick S. Myers. 21 years, from May 1, 1885, per year, taxes, &c., and 250
 51st st, No. 421, n s, 255.4 w 9th av, 18.5x100.5. Eliza M. Sloane, Sands Point, L. I., to Louisa Derry. Life lease, per year, nom
 55th st, s s, 445 w 8th av, 20x100.5. Assign. lease. Christian Blum, Jr., to Henry Miller. 6,200
 55th st, s s, 84 e 9th av, 16x75.3. Assign. lease. Sarah wife of and William Fowler to Helene A. Hambleton. 7,350
 60th st, No. 175, n s, 55 w 3d av, building on leasehold premises. William Lippman to Robert and Ogden Goelet. Bill of sale. 9,000
 60th st, No. 173, n s, 75 w 3d av, building on leasehold premises. Same to same. Bill of sale. 9,000
 3d av, No. 1010, n w cor 60th st, the building on leasehold premises. Adolph Tscheppe and Carl Schur to Robert and Ogden Goelet. Bill of sale. 13,000
 3d av, No. 1018, w s, 30.5 n 60th st, the building only. Mary C. Offinger to same. Bill of sale. 9,000
 3d av, No. 1016, w s, 60.5 n 60th st, the building on leasehold property. John Hiscox to same. Bill of sale. 9,800
 3d av, No. 1012, w s, 20.5 n 60th st, building on leasehold premises. John N. Hauser to same. Bill of sale. 10,500
 3d av, No. 1014, w s, 40.5 n 60th st, building on leasehold premises. Frederick W. Beinhauer to same. Bill of sale. 10,500
 3d av, e s, 80.5 n 60th st, 20x95. Assign. lease. Barbara A. wife of Philip J. Seiter to Isaac Mayer. 17,750
 3d av, No. 45. Assign. lease. Charles Duppler to George Ehret. nom
 6th av, Nos. 391 and 393, n w cor 24th st, 29.4x 52. Joseph Morette and Judson G. Wells to Joseph O'Donnell. 19 years, 11 months and 25 days, from May 1, 1886, per year, taxes, &c., and 4,000 to 5,500
 7th av, w s, 24.11 n 131st st, 25x75. Julia A. wife of James D. Meagher, Salt Lake City, Utah, to James Meagher. Lease, 21 years, from 1873, per year, 100

KINGS COUNTY.

MARCH 26, 27, 29, 30, 31.

Ainslie st, n s, 150 w Ewen st, 25x119.7x25.4x 123.8. Mary R. and John W. Dubuar, Jersey City, and James Dubuar, Northville, Mich., heirs Mary Dubuar, to Charles E. Valentine. \$3,100
 Bainbridge st, No. 309, n s, 335 e Patchen av, 20x100, h & l. Marion Brown to Sarah E. Savidge. Sub. to mort. 1,800
 Bainbridge st, No. 307, n s, 315 e Patchen av, 20x100, h & l. Marion Brown to Mary A. Hull. Sub. to mort. 1,800
 Bergen st, n s, 275 e Rockaway av, 50x107.2, East New York. Emma E. Sondern to Rosanna wife of Nicholas McCormack. 1,000
 Bergen st, n s, 337.6 w Nevins st, 18.9x100. Allena B. Pearsall, Charles B. T. Benton, Hattie B. wife of John M. Uhler, heirs Eliza Benton, to Chester W. Hale. Mort. \$4,000. 4,600
 Same property. Lillian J. Benton, by W. T. Lane, guard., to Chester W. Hale. 1/4 part. Sub. to mort. \$4,000. 150
 Bergen st, n s, 337.6 w Nevins st, 18.9x100. Chester W. Hale to Catharine Donigan. Mort. \$4,000. 4,850
 Bergen st. Party wall agreement. James M. Leavitt to B. H. Adams.
 Broadway, s w s, 28.4 s e Lynch st, 22.7x81x 22x-; also
 Boerum st, s e cor Leonard st, 22x75. Release mort. William P. Mulry to Solomon Alter. 1,500
 Broadway, n e cor Madison st, 52.6x100, East New York. Thomas J. Atkins to Everet Albart. 550
 Blecker st, e s, 425 n Evergreen av, 25x100. Sarah wife of Alexander Steel, Jamaica, L. I., to Carl Mayer. 700
 Butler st, s s, 200 w Franklin av, 25x131. The Mutual Life Ins. Co., New York, to Patrick Ivers. C. a. G. 600
 Court st, n e cor Livingston st, 36x28.8x35.8x 29.5, h & l. Henry A. Mott, New York, to James B. Healy. C. a. G. 19,000

Same property. Bernard P. A. McCarty to Catharine McCarty. Mort. \$350. 1,500
 Cumberland st, e s, 196.8 s Fulton st, 22x100. George S. Gelston to Bernard P. A. McCarty. Taxes and assmts. and sales for same. 900
 Carroll st, n s, 165 w Court st, 22x100. Emily F. wife of Asa L. Rogers to Michael Halpin. C. a. G. Mort. \$5,500. 7,000
 Carroll st, s s, 167 e Henry st, runs south 100 x west 75 x north 39 x east 5 x north 61 x east 70, h & l. Hannah wife of David Hall to Peter H. McNulty. Mort. \$10,000. 11,400
 Chestnut st, w s, 925 n 4th st, 25x150 to East New York. Frederick Cobb to Joseph Thibedeau. 225
 Chestnut st, w s, 1,175 n 4th st, 75x150, New Lots. Frederick Cobb to Robert Hazelle and Frances J. his wife. Taxes from May, 1884. 675
 Chestnut st, w s, 900 n 4th st, 25x150, East New York. Frederick Cobb to William Elliott. 225
 Decatur st, s s, 100 e Sumner av, 150x100. Benjamin Wright to John C. Busfield. 24,000
 Decatur st, s s, 150 e Stuyvesant av, 16.6x100, h & l. Sarah J. wife of Elbert D. Howes to Isabella Feltman, Newtown, L. I. Mort. \$4,700, taxes, &c. 6,789
 Douglass st, s s, 225 e Utica av, 40x112.7x40x112.9. Solomon Styler to Mary wife of Jacob Hertlin. 2,500
 Douglass st, s s, 185 e Utica av, runs south 112.9 x west 74.7 x northwest to Douglass boulevard x east 98.2. Solomon Styler to Jacob Hertlin. 5,000
 Duryea st, n w s, 194 n e Broadway, 72x100. }
 Duryea st, n w s, 302 n e Broadway, 18x100. }
 Release mort. Alfred J. Pouch to Mary W. Trowbridge. 2,070
 Same property. Release mort. Cornelia M. Covert to Mary W. wife of Benjamin A. Trowbridge. 1,260
 Dean st, n s, 300 e Franklin av, 100x100. James W. Chisholm to George H. Cook. 8,750
 Same property. Release mort. Amasa W. Salatus to James W. Chisholm. nom
 Eldert st, n w s, 207.8 n e Broadway, 18x100, h & l. Annie E. wife of Joshua W. Powell to Bridget wife of George Lawes. Mort. \$2,500. nom
 Same property. Bridget wife of George Lawes to James McCormick. nom
 Ewen st, s w cor Powers st, 25.5x74.6, h & l. Elizabeth W. wife of De Witt C. Weeks to Robert Stewart. 6,500
 Fleet pl, w s, 96 s Willoughby st, runs south 19.1 to Fleet st, x southwest 2.2 x west — x north 21 x east 90. Catharine O. wife of Anthony T. Jennings, Minneapolis, Minn., to Elizabeth F. Blake and ano., exrs. G. Blake. Mort., &c. val. consid. and 100 2,400
 Floyd st, s s, 201 w Murray av, 75x100. Emma Spitzer to Carl A. Mertz. 2,400
 Freeman st, n s, 300 e Manhattan av, 25x100, h & l. Adam H. Ward, New York, to Albert Stearns. 3,000
 Fulton st, n s, 69.2 e Saratoga av, runs east 175 x north 53.8 x again north 53.6 to Hull st, x west 175 x south 34.1 x again south 34.2. Elizabeth W. Aldrich, widow, to Emeline R. Terbert. 13,125
 Fulton st, s s, 200 w Rockaway av, 20x100, h & l.
 Fulton st, s s, 280 w Rockaway av, 19.6x100, h & l.
 George R. Brown to Francis McMahon. 20,500
 Fulton st, s s, 280 w Rockaway av, 20x100. }
 Release mort.
 Fulton st, s s, 200 w Rockaway av, 20x100. }
 Elizabeth W. Aldrich, New York, to George R. Brown. 9,000
 Fulton st, s s, 231.3 w Schenectady av, 18.9x100, h & l. John O. Adams to James C. Bergen. C. a. G. 1881. nom
 Fulton st, s s, 231.3 w Schenectady av, 18.9x100, h & l. James C. Bergen to Francis Halstead. C. a. G. nom
 Fulton st, s s, 79.8 w Bedford av, 60x78.8x61.4x65.11. James D. Lynch, New York, to Thirza wife of Nicholas Mooney, Rahway, N. J. Mort. \$7,500. 13,000
 Fulton st, s w s, 78 n w Clinton av, runs northwest 20 x southwest 80 x south 27.8 x east 9.7 x northeast 101.6, h & l. Henry A. Cram and ano., exrs. and trustees G. C. Cram, to William W. Goodrich. C. a. G. 10,000
 Fulton st, s w s, 58 n w Clinton av, runs northwest 20 x southwest 101.6 x east 21.11 x northeast 92.7, h & l. Same to same as last. C. a. G. 10,000
 Fulton st, s w s, 33 n w Clinton av, runs northwest 20 x southwest 92.7 x east 21.11 x northeast 83.8, h & l. Same to same. C. a. G. 10,000
 Fulton st, s w s, 33 n w Clinton av, runs northwest 60 x southwest 80 x south 27.8 x east 53.5 x northeast 83.3, h & l. William W. Goodrich to Louis Liebmann. Mort. \$21,750. 33,000
 Garfield pl late Macomb st, s w s, 93.4 s e 7th av, 19.6x100, h & l. Edwin Packard to William J. Wright. Mort. \$6,500. \$11,000
 Graham st, e s, 225 s Myrtle av, 25x82.10. John Andrews, guard. of John, Hannah, Annie and William Devlin to Patrick Dempsey, infant's share. 825
 Same property. Patrick Dempsey to John H. Steenwerth. nom
 Same property. John H. Steenwerth to Patrick Dempsey and Elizabeth his wife. nom
 Graham st, e s, 168 s De Kalb av, 18x91.5, h & l. Louise A. Kennedy wife of Francis M. to Mary A. McDonald. Mort. \$2,000. 4,000
 George st, n w s, 125 s w Knickerbocker av, 25x140 to Flushing av, x east 27.8 x southeast 127.9. John Haas to Jacob H. Bernkopf. C. a. G. Mort. \$500. nom

Same property. Jacob H. Bernkopf to Mary Haas. C. a. G. Mort. \$500. nom
 Hanson pl, s s, 153 w Fort Greene pl, 20x100, h & l. William Harkness to Anna J. wife of Jacob W. Lockwood. C. a. G. nom
 Hewes st, s e s, 187 6 n e Lee av, 20.10x100, h & l. Eliza Ross to Sarah S. wife of Charles J. Fox. 10,000
 Hicks st, e s, 323 n State st, 50x175 to Garden st. Mary E. Gulick to Guillaume Reusens. 20,000
 Halsey st, s s, 120 e Tompkins av, 20x100, h & l. Harry C. More to Bernard Levino. Mort. \$2,500. 5,000
 Halsey st, s s, 239.2 w Marcy av, 19.2 x 100. John S. Frost to Mary S. wife of James C. Peck. Mort. \$5,000. 10,500
 Henry st, n w cor Carroll st, runs northeast 50 x northwest 104 x northeast 50 x northwest 25 x southwest 100 to Carroll st, x southeast 129. John Hegarty to Mary E. Hegarty. Mort. \$16,000. 16,000
 Henry st, e s, 86 n Luquer st, 21x77. Therese A. Pitt, Newark, N. J., to Robert E. Topping. 825
 Herkimer st, n s, 175 e Schenectady av, 25x100. John J. Cosgrove to Mary A. King. Taxes, assessments, &c. 900
 Herkimer st, s s, 47 e Columbus pl, 44x98. Adam Dietz to Stephan Karl. 6,000
 Hooper st late 11th st, s w cor South 1st st, 45x72.8, h & l. Mary Side, widow, and Fanny Coy to Henry C. Hearms. 4,500
 Same property. Henry C. Hearms to John Brown. Mort. \$2,000. 4,100
 Hooper st, n s, 105 w Harrison av, runs west 20 x north 87 x southeast 28.9 x south 73.1, h & l. Joseph C. Cabbie and Phoebe L. his wife to Matilda H. wife Frederick H. Uhlendorf, New York. Mort. \$3,500. 6,250
 Hull st, s w cor Stone av, 20x80, h & l. Henry C. Baker to Isaac Militscher. M. \$3,500. 6,500
 Hope st late North 1st st, n e s, 125 s e 10th st, 25x100. Maria S. Schmelzter, extr. Sophia Schmelzter, to Louis Krause and Bertha his wife. 1,850
 Hopkins st, s e cor Tompkins av, 50x100. Susannah Guillaume, widow, to Charles C. Grau and Conrad Hartmann. Q. C. nom
 Huron st, s s, 158 w Manhattan av late Union av, 25x—x25x145. Release mort. Frances Angevine, New York, to Levi Angevine. nom
 Ivy st, e s, 290 s Evergreen av, 40x100. Adrian M. Suydam to Andrew Walker. 2,000
 Jefferson st, n s, 150 e Bedford av, 100x100. Julia H. Grenelle to Henry E. Wells. Correction deed. nom
 Jefferson st, No. 146, s s, 400 w Nostrand av, 20 x100, h & l. Ella B. wife of Raymond L. Donnell and Elizabeth L. Donnell to Charles Feltman, New York. Mort. \$8,000, int. and taxes, 1885. 11,000
 Jefferson st, s s, 380 w Nostrand av, 20x100, h & l. Same to same. Mort. \$8,000, int. from Nov., 1885, and taxes, 1885. 10,000
 Jefferson st, s e s, 175 s w Hamburg st late Johnson av, 25x100. Anna wife of John G. Goldfurs to Wolfgang Dannhardt. All liens. nom
 Same property. Wolfgang Dannhardt to Anna wife of and John G. Goldfurs, joint tenants. nom
 Jefferson st, e s, 60 n Baltic av, 20x60, h & l., East New York. Harriet A. Bowman, William A. and James M. Bowman, Eliza H. Lenfesty, wife of Charles E., widow and heirs of George W. Bowman, to Charles O. Johnson. 750
 Jefferson st or av, s s, 250 w Marcy av, 20x100, h & l. Hermon Phillips to John E. Volck. Mort. \$7,500. 12,350
 John st, e s, 100 n Baltic av, 25x100, East New York. Fredericka wife Christian Schwicker to Johanna wife of Herman Fromm. 475
 Keap st, n s, 202.4 w Bedford av, 19.4x100, h & l. Margaret wife of and George F. Simpson to Wilson G. H. Randolph and Josephine L. his wife, joint tenants. 7,000
 Kent st, No. 126, s s, 430 e Franklin st, 25x95, h & l. Charles R. Ogden to Sophia Schoenfeld, Newtown, L. I. 6,000
 Lynch st, s e s, 183.8 s w Marcy av, 25.10x100, h & l. Margaret wife of Nicholas Mulvihill to William H. Cronk. Mort. \$3,000. 6,500
 Leonard st, e s, 34 n Norman av, 16x60, h & l. John J. Randall, Freeport, L. I., to Martin Elbert. 3,400
 Madison st, s s, 240 w Stuyvesant av, 20x100, h & l. James W. Stewart to Frederick P. Bellamy. Mort. \$4,000, taxes, &c. 2,000
 Madison st, s s, 300 e Reid av, 100x100. George H. Smith to Isabella Boyd. 19,000
 Madison st, s s, 300 e Reid av, 100x100. Isabella Boyd to A. Stewart Walsh. Mort. \$19,000. nom
 McKibbin st, n s, 200 w White st, 150x114.9x151.9x6.3. Louis Heidt to Philip Stark. Re-recorded. 1,750
 McKibbin st, s s, 125 w Morrell st, 25x100. Sarah E. wife of Phillip Worth to George Luppertshausser. Mort. \$1,000. 1,650
 Macon st, n s, 135 w Lewis av, 40x100, h & l. John C. Brown to Sarah M. wife of Howard L. Higgins. 6,000
 Macon st, s s, 158.4 w Reid av, 16.8x100, h & l. James B. Pendleton, New York, to John J. Graham. Mort. \$3,500. 5,100
 Macon st, n s, 480 e Saratoga av, 116.8x137.3x29.6x100. John G. Porter to Mary J. Phelan. Q. C. nom
 McDougal st, n s, 150 w Stone av, 160x100. Samuel R. Hooker to Thomas Quinn. 6,000
 McDonough st, s s, 76.3 w Lewis av, 18.9x100, h & l. James B. Pendleton, New York, to Freling H. Smith. Mort. \$3,700. 6,200

Meserole st, n s, 200 w Waterbury st, 25x100. John M. Schleich to Frank J. Friesing. Mort. \$1,400. 2,800
 Monroe st, w s, lots 20 and 21 on old map L. Green property, 25x191x25.3x189, now constituting a gore lot on St. Marks av, s s, beginning abt 25 w Clason av. Phebe A. Copeland, widow, to Albert Woodruff. 625
 Monroe st, s s, 20 e Sumner av, 19x100. David S. Beasley to Addie Schaufele. Mort. \$3,500. 7,200
 Monroe st, s s, 197.9 w Throop av, 19.3x100, h & l. John F. Ryan to Margaret W. Smith. Mort. \$4,400. 7,500
 Monroe st, w s, 125 n Liberty av, 25x90, East New York. Mary A. wife of Henry J. Harrigan to Philip Weeks. gift
 Monroe st, n s, 250 w Sumner av, 20x100, h & l. Daniel B. Norris to Sarah E. Swift. 6,500
 Monroe st, s s, 58 e Sumner av, 19x100, h & l. David S. Beasley to Esther E. Griffiths. 7,000
 Myrtle st, s s, 155 w Evergreen av, runs south 95 x west 17 to Myrtle av, x west 3.6 x north 93.2 to Myrtle st, x east 20, h & l. Release dower. Ellen Tweeddale, widow, to Alfred Townshend and Cath. M. his wife. nom
 Same property. Release. Alice W. and William G. Tweeddale, children and devisees of Jno. Tweeddale, dec'd, to same. 547
 Same property. John J., Annie L., Thomas H., Edward S., and Maria F. Tweeddale by Ellen Tweeddale, guard., to same. 24-33 parts. 1,265
 North Oxford st, w s, 162.3 s Park av, 25x100. Frank R. Waite, Sparkill, N. Y., to Joseph McKeage. 3,100
 Ocean Parkway, w s, 265 s West av, 100x100, Gravesend. Henry Hamilton to Michael O'Keefe and Martin E. Doyle. 1885. 4,000
 Ocean Parkway, n w cor Kings highway, runs southwest and north along highway to a lane, x north 457.8 x west 265.5 to Shell road, x north 358.6 x east 1,426.11 to Parkway, x south to beginning, excepting plots on Shell road, 318.6x157x362.9x158, Gravesend, h & land. Mary D. Sanford, individ., and as extr. and trustee E. S. Sanford, to Catherine wife of James Burrell. 30,000
 Palmetto st, n w s, 225 s w Irving av, 50x100, h & l. Jacob Hertlin to Solomon Styler. Mort. \$4,500. 12,000
 Plank road, s s, abt 181 e Yates av now Sumner av, 146.1 x north 83 x west 146.1 x south 33. The Jamaica & Brooklyn Plank Road Co. to Jane Webb. Sub. to taxes and assessments and sales for same. 438
 Prospect st, s e cor Green lane, 25x100. Christina wife of Lorenz Bommer to Edmund E. Price, New York. Mort. \$2,000. 3,600
 Penn st, s s, 110 e Wythe av, 180x100x—x100. Alvah A. Burrage, Boston, Mass., to Thomas B. Saddington. 11,250
 Same property. Contract. A. A. Burrage to Thomas B. Saddington. 11,250
 President st, s s, 171.10 e 4th av, 20x100. John D. Muller to Gustavos A. Schuck. 700
 Pulaski st, n s, 302.3 w Marcy av, 17.5x100, two-and-a-half-story frame dwell'g. Josephine A. Bennett, New York, to Mary wife of William Robinson. Mort. \$2,500. 4,687
 Pacific st, s s, 113 e Clason av, 75x110, h & l. Samuel W. Judson to Mary L. wife of George W. Clark. Mort. \$3,000. 6,000
 Pacific st, s w s, 247 s e Clason av, 39x110, h & l. Agnes A. O'Conner to John Richter. Mort. \$2,800. 5,100
 Quincy st, n s, 190 w Patchen av, 20x100. George H. Smith to Samuel Riker. 6,500
 Quincy st, s s, 51.6 e Patchen av, 16x90. Kennard Buxton to Andrew Lindgren and Angeline H. his wife. 4,500
 Quincy st, n s, 244 w Patchen av, 18.4x100. George H. Smith to Catharine wife of Jacob Zahn. Mort. \$4,000. 6,800
 Quincy st, s s, 140 w Nostrand av, 20x100, h & l. Hannah T. Horton to William Ziegler. Mort. \$4,000. 6,000
 Raymond st, w s, 53 s Fulton st, 20x100.6. Charles Wood to Elmira W. wife of Gabriel Davis. 6,500
 Raymond st, w s, 248.4 n Fulton st, 19.11x100.6. Barbara wife of George F. Miller to Margaret A. DeVanny. Mort. \$4,000. 7,000
 Ryerson st, w s, 84.10 s Flushing av, 70x100. James A. Heydrick, of Carleton, Pa., to James H. Watson. Q. C. Correction deed. nom
 Ryerson st, e s, 156.8 s Willoughby av, 33.4x103, h & l. John H. Kirk to Leander Gordon. 7,000
 Rutledge st, s e s, 230 s w Bedford av, 20x100. Samuel Dorman to David W. Quimby. 1,250
 Rutledge st, s s, 153.1 w Bedford av, 18.5x100. Richard Healy to Mary E. wife of William C. Dunn. Mort. \$3,000. 5,800
 Sackett st, n s, 185 w Hoyt st, 20x100, h & l. Continental Ins. Co., New York, to Albert Meislahn, New York. 1881. 6,000
 Seigel st, n s, 200 w Leonard st, 25x100, h & l. Herman Gehling to Jacob Zippel. nom
 Same property. Jacob Zippel to Margaretha wife of Herman Gehling. nom
 Stagg st, n s, 80.4 e Waterbury st, runs north 100.1 to Meadow st, x east 75 x south 114.6 to Stagg st, x west 75. Mary S. wife of Charles R. Baker, formerly Schenck, heir Chas. Schenck, to Magdalena wife of Jacob Schneider. 2,700
 Stewart st, s e s, 125 s w Bushwick av Boulevard, runs southeast 100 x southwest 204 to Manhattan Beach R. R., x north 111.6 to st, x northeast 150. Henry Weil to Ezekiel R. Davison. 6,000

Same property. Ezekiel R. Davison to Henry A. Rice. Mort. \$2,750. 6,100
 St. Felix st, No. 6, w s, 40 s De Kalb av, 20x76.4x20.2x72.6, h & l. Phenja wife of Henry J. Kendrick to Bertha E. wife of Cornelius J. Whigam. Mort. \$4,800. 5,700
 Suydam st, n w s, 100 n e Broadway, 20x126.1x20x126.5. Moses J. Lewis to Theresia wife of Frank Schumann. 4,150
 Suydam st, s s, 100 e Irving av, 325x100.
 Elm st, n s, 100 e Irving av, 300x100.
 Suydam st, s s, 475 e Irving av, 215.3 to Wyckoff av, x south 200 to Elm st, x west 181.4 x north 100 x west 25 x north 100.
 Charlotte C. Clarke, Yonkers, widow, and Harriet L. wife of Frank Livermore to Michael W. Nolan. All title. val. consid
 Same property. Charlotte C. Clarke, Yonkers, as trustee of Wedworth W. Clarke, dec'd. All title. nom
 Schermerhorn st, n s, 362.6 e Bond st, 20x100.9. Mary A. E. wife of Duncan McKenzie to Robert Lavery, New York. Mort. \$4,000. 8,300
 Scholes st, n s, 225 w Waterbury st, 25x100. Amelia Hesse, widow, to Peter Herbst and Elizabeth his wife. Mort. \$1,500. 5,950
 South Elliott pl, e s, 510.10 s De Kalb av, 20x100, h & l. Thomas Lamb to Mary E. wife of Alfred G. Lockitt. 9,500
 Smith st, es, 83.4 n Degraw st, 16.8x100. Owen McGreevy to Louise K. Goetz. Mort. \$4,000. 5,800
 Troutman st, n s, 140 w Hamburg av, 30x100. George Krebs to Franziska wife of Louis Madn. 978
 Union st, n s, 212 e 7th av, 21x95, h & l. John Magilligan to Sarah F. wife of Archibald Arthur. Mort. \$7,000. 14,000
 Van Voorhis st, n w s, 220 n e Evergreen av, 230 x 150 x south 31.5 x southwest 100 x southeast 70. Benjamin Collins, New York, to Thomas A. Watson. 5,250
 Willow st, w s, 102.8 n Middagh st, 24x76, h & l. Ernest Hebersmith, Paterson, Putnam Co., N. Y., to John McDonald, New York. Mort. \$5,000, and taxes and assessments. 11,000
 Wyckoff st, s s, 340 e Bond st, 20x100. Sarah M. Mygatt and ano., trustees J. A. Robertson, to Jacob Brenner. 3,750
 Walworth st, w s, 290 s Willoughby av, 20x100. Elsey C. wife of John C. Cook to Sarah B. wife of William W. Tolley. M. \$2,300. 2,700
 Walworth st, w s, 390 s Willoughby av, 20x100. Christopher Wray to Emma H. Bogart. 2,750
 Warren st, n s, 115.3 w Clinton st, 21x80. Mary C. Shea, widow, to Bernard Gier and Magdalena his wife. Mort. \$3,500. 6,700
 Weirfield st, s e s, 240 n e Bushwick av, 20x100. James Gascoine to Joseph W. Welsh. Mort. \$300. 525
 Woodbine st, s s, 210 e Broadway, 20x100, h & l. George W. Jackson to Nelson Parker and Caroline L. his wife. Mort. \$2,200. 4,650
 1st st, n s, 16.5 e 7th av, 32.1x100. Release mort. Edwin Packard, committee of Henry U. Perry, to William B. Martin and Patrick J. Lee. nom
 1st st, n e cor 7th av, 16.5x100. }
 1st st, n s, 32.6 e 7th av, 16.1x100. }
 Release mort. Same to same. nom
 South 1st st, n s, 129.2 e 1st st, 50x100. Henry McCaddin, Jr., to Susannah wife of Bernhard Vath. 4,500
 1st st, s s, 280 w 6th av, 324x100. Edward H. Moubray to Edward Hartung. 1/2 part. nom
 Mort. \$21,700.
 North 2d st, s s, 125 e 8th st, 25x100. James Atkinson, Paterson, N. J., to Charles Kinken. 1,700
 4th st, n e s, 80 n w 6th av, 34.11x95, hs & ls. Sarah J. wife of Evert Bergen to Joseph B. Brown. Mort. \$12,000. 14,000
 North 7th st, n s, 219 e 7th st, 22x100. James Hobbs to Hubert Conboy. 700
 North 7th st, n e s, 125 n w 4th st, 25x100. Foreclos. Charles B. Farley to Patrick F. Fitzgerald. 2,250
 9th st, n s, 307.10 e 6th av, 80x80; also all title in courtyard. Jane M. Goodnow, widow, and Abel F., Frank J. and Henry R. Goodnow, heirs Abel F. Goodnow, to Calvin Burr. C. a. G. 8,000
 Same property. Henry R. Goodnow and ano., exrs. A. F. Goodnow, to same. 8,000
 10th st, n e s, 387.6 e 6th av, 18.9x100, h & l. Louise A. S. Allen to H. Jasper and Emily F. Holt. Sub. to mort. \$4,300. 5,800
 12th st, n e s, 208.2 n w 7th av, 16.4x100. Asa W. Parker to Sampson B. Oulton. Q. C. and release morts. nom
 Same property. Sampson B. Oulton to Charles Hummel and Bertha his wife, joint tenants. Mort. \$4,000. 5,500
 13th st, s s, 172.10 e 6th av, 25x100. Julia A. Mills, widow, Woodbridge, N. J., to Sarah J. and Emma L. Mills. Woodbridge, N. J. 200
 13th st, s w s, 439.6 s e 4th av, 16.8x100, h & l. Sarah A. Robinson, widow, to Mary A. McManus. 3,000
 14th st, s s, 281.2 w 6th av, 16.8x100, h & l. Mary A. McCormick to Carl Vollmann. Mort. \$1,600. 3,000
 15th st, s w s, 269.8 n w 5th av, 25x75x25x175.5, h & l. Joanna B. Barkeloo to Harriet J. Barkeloo. Q. C. nom
 15th st, s w s, 244.8 n w 5th av, 25x175.5x25x175.11, h & l. Harriet J. Barkeloo to Joanna B. Barkeloo. Q. C. nom
 16th st, s s, 141 w 3d av, 22x109.4x22x112.6. David Taylor to Thurlow Weed. 4,000
 18th st, s w s, 275.5 s e 7th av, 24.7x100. Release mort. Jennie L. Walberg to Carl Dieckmann. nom
 28th st, n e s, 180 s e 3d av, 20x100. Matilda

and John P. M. Goodwin to Sarah J. Campbell. Mort. \$1,500. 3,400
 East 29th st, w s, 100 n Vernon av, runs north 195.1 x west 45.8 to e s Lawrence st, x south 194.9 x east 51.4.
 Butler st, n s, 100 w Nostrand av, 151.1x108.8 x147.10x108.2.
 Vernon av, n s, 25 e East 29th st, 25x100.
 East 29th st, e s, 125 n Vernon av, runs east 100 x north 270.10 x west 25 x south 100 x west 75 to East 29th st, x south 170.4.
 Prospect st, w cor Union st, 63x200, Flatbush. John Z. Lott to John Lefferts. nom
 49th st, n s, 260 e 3d av, 20x100.2. Edward T. Hunt, exr. and trustee T. Hunt, to L. Oscar Nordstrom. nom
 Atlantic av, n s, 318.8 w Clason av, 20x100. Henry E. Nesmith, exr. A. Child, to William H. McCord. 2,650
 Atlantic av, n s, 20 e Miller av, 50x107.3x20x107.7, h & l, New Lots. Joseph Buehler, New York, to Richard Ralph and Mary his wife. Mort. \$2,000. 4,000
 Atlantic av, n s, 137.6 w Nevins st, 37.6x90. Ann Harris to Alfred H. Olena. 8,500
 Albany av, w s, 137.9 s Degraw st, 25x75.5x25.7 x82. Bernard Brady to William E. Ball. 800
 Albany av, w s, 112.9 s Degraw st, 25x82x25.7x87.3. William P. Hartigan to William E. Ball. Taxes, &c. 800
 Bay av, n s, 25 w Smith av, 25x100, East New York. Catherine wife of John Maguire, New York, to John W. Van Siclen. nom
 Buffalo av, w s, 77.9 n Butler st, 25x100. Edwin C. Mott, New York, to Anna Graf and Joseph her husband, joint tenants. 250
 Bedford av, late 4th st, es, 20 s South 2d st, runs south 38 x east 83.6 x south 38 x east 20 x north 96 to South 2d st, x west 20 x south 20 x west 83.6. Brainard G. Latimer and Marie A. his wife to Marie A. wife of Alfred D. Partridge. 9,500
 Baltic av, s s, 50 w Smith av, 50x100, East New York. Agnes wife of Andreas Hess to Charles E. Christ. nom
 Same property. Charles E. Christ to Andreas Hess and Agnes his wife. nom
 Bushwick av, w s, 125 s Withers st, runs west 95 x north 25 x west 25 x south 100 to Jackson st, x east 70 x northeast along av 84.10, h & l. Joseph Nicke to Elizabeth Loeffler. 5,000
 Bushwick av, e s, 158.6 s Devoe st, runs east 100 x north 0.8 x west 100 to Bushwick av, x south 0.8. Salome Schick, widow, to John Stolz. nom
 Central av, s e cor Myrtle st, 25x100, h & l. Henry M. Kalb to August Sedlmeir. Q. C. nom
 Same property. August Sedlmeir to Brune Queen, New York. 8,600
 Carlton av, w s, 116.11 n Park av, runs west 89.5 x northeast 1.1 x west 10.7 x north 23.9 x east 100 to avenue, x south 24.4, h & l. Alethea A. Labagh to Maria L. Labagh, widow. C. a. G. gift
 Carlton av, e s, 23.8 n Willoughby av, 21x100. Thomas Ellison to Horace F. Burroughs. Mort. \$6,000. 10,000
 Clinton av, s w s, 150 n w Hamilton av, 25x122x25x122.3, New Utrecht. Caroline Brackin, widow, and Mary F. and Thomas W. Brackin, heirs T. W. Brackin, to James T. Sampson. C. a. G. 120
 Clason av, e s, 184.10 n Flushing av, 13.4x70.10x15.3x70.6, h & l. Foreclos. Peter W. Ostrander to William Caldwell. 1,500
 Clermont av. Party wall agreement. Susan C. Sanford with Ada F. Packard, of Winthrop, Me. nom
 Clermont av, e s, 471.6 s Greene av, 20x100, h & l. David B. Young to Thomas B. Young. 7,000
 De Kalb av, n w cor Clermont av, 74.10x12.11 x 73.4 x 127.10. Release from covenants. Jeremiah V. Spader and Jeremiah S. Storms to Gustav A. Frietsche. nom
 De Kalb av, n s, 272 e Marcy av, right of way over 3 foot strip, with easements, &c. Michael J. McLaughlin to Elizabeth Walsh. nom
 De Kalb av, n s, 250 e Marcy av, 22x100, h & l. Michael J. McLaughlin to Elizabeth Walsh. 5,250
 Division av, s s, 70.2 w 10th st, 15.2x38. Eliza Simonson to Frank Dean. Mort. \$3,300. 4,100
 Division av, s s, 99.2 w 3d st, 20x38.5x38.3 to Rush st, x 23x72.3. Jonathan U. Van Wicklen to William O. Sumner. Mort. \$2,500. 5,000
 Evergreen av, n s, 28.6 w Grove st, 18.4x73.7x18x70. Jacob A. S. Simonson to Minnie L. Cooper. Mort. \$2,500. 4,500
 Evergreen av, n s, 46.11 w Grove st, 18.4x77.2x18x73.7. Same to same as last. Mort. \$2,150. 4,500
 Flatbush av, s w s, 7.10 s e Nevins st, runs southwest 25 to Nevins st, x southwest 56.9 x southeast 42.9 x southwest 35 x southeast 33.4 x southwest 0.5 x southeast 25 x northwest 22.10 x northeast 60.7 to av, x northwest 106.9. Martha J. Codwise, Cornelia P., Randolph and Mary M. Turner, Harriet I. Rickett and Elizabeth G. Calvert to Oliver Johnston. Re-recorded. 35,000
 Flushing av, s s, 100 e Marcy av, 25x100. Partition. John B. Byrne to Patrick W. English. 3,300
 Flushing av, e cor Garden st, 85.10x44.7x44.7 to Garden st, x 85.10.
 Garden st, s s, 335 e Flushing av, 80x100.
 Garden st, s s, 155 e Flushing av, runs east 140 x south 100 x west 40 x south 100 to Beaver st, x west 20 x north 100 x west 60 x north 3.8 x west 20 x north 96.4 to beginning. The Williamsburgh Savings Bank to James S. Schneider. Mort. \$10,964. 13,464
 Flushing av, s e s, adj land of late Anne Onderdonk and being partly in Brooklyn and partly

in Newtown, runs southwest along av 187 to centre Covert av, x southeast 925.7 to centre of Myrtle st, if continued into Queens Co. x northeast 186.5 x northwest 928.8. John G. Jenkins to Peter Wyckoff. 11,500
 Franklin av, e s, 60 s Atlantic av, 20x51.1. William T. Cummings to Hannah wife of Philip Sullivan. Mort. \$700. 100
 Furman av, n cor Broadway, runs northeast 180 x northwest 100 x southwest 80 x southeast 40 x southwest 100 to Broadway, x southeast 60, hs & ls. Elizabeth wife of Frederick Breitenstein to John Schaffner and Henry Meyer. 14,000
 Graham av, w s, 80 s Conselyea st, 20x50, h & l. John Mortimer to Catharine McCrum. 2,100
 Grand av, e s, 35 n Dean st, 20x100. Alethea A. Labagh to Maria L. Labagh, widow. C. a. G. gift
 Gates av, s s, 178.4 w Franklin av, 20.10x115. John Gibb to Evelyn S. Ridgway. Mort. \$9,000. 18,000
 Georgia av, w s, 150 n South Carolina av, 50x200 to Alabama av, East New York. Julia H. wife of Daniel C. Leavenworth, and Cordelia M. Hill, heirs of Sarah and Mary A. Judson, to Samuel W. Judson, heir of same. 1/2 part. nom
 Same property. Samuel W. Judson, an heir of Sarah and Mary A. Judson, dec'd, to Mary L. wife of George W. Clark. 2,600
 Georgia av, w s, 100 n South Carolina av, 50x100, East New York. Samuel W. Judson, an heir of Sarah and Mary A. Judson, to Julia H. wife of Daniel C. Leavenworth, and Cordelia M. Hill, also heirs of same. 1/2 part. nom
 Same property. Aaron S. Hill to Julia H. Leavenworth and Cordelia M. Hill. Q. C. nom
 Greene av, n s, 125 w Stuyvesant av, 16.4x100, h & l. Henry A. Rice to Florence E. Hyde. 6,500
 Hopkinson av, n w cor Somers st, runs north 102.1 x southwest 301.6 x south 67.7 to Fulton st, x east 303.9 to Somers st, x east 13.6. Elizabeth W. wife of Herman D. Aldrich to Emeline R. Herbert. 26,500
 Hudson av, e s, 56.7 n York st, 18.6x50. Foreclos. Lewis W. Y. McCroskey to William D. Dickey. 1,575
 Kingsland av, w s, 50 n Frost st, 25x100. William Lace to Thaddeus Curran and Mary E. his wife. 400
 Lexington av, s s, 110 e Stuyvesant av, 40x100. Partition. John B. Byrne to Alois Lazansky. 8,070
 Lexington av, s s, 300 e Nostrand av, 40x100. Annie E. wife of Edward T. Rutan to Albert Morton. Mort. \$3,000. 5,000
 Lewis av, s w cor Van Buren st, 20x100, h & l. Foreclos. Augustus M. Price to Annie E. Powell. 4,500
 Locust av, s e s, 321.8 n e Coney Island plank road, 100x100, Gravesend. Horace K. Thurber, New York, to John Flanagan. 225
 Lafayette av, s s, 147.10 e Throop av, 15.9x100, h & l. John K. Bulmer to Samuel L. Willard. 5,100
 Lafayette av, s s, 116.3 e Throop av, 15.9x100, h & l. Same to same. 5,100
 Lafayette av, s s, 163.7 e Throop av, 16x100, h & l. John K. Bulmer to Benjamin S. Bowlby. 5,300
 Lafayette av, s s, 130 w Reid av, 20x100, h & l. Louise S. wife of Thomas M. K. Mills to Elizabeth B. Sickles. Mort. \$3,800. 4,300
 Lafayette av, s s, 100 e Throop av, 16.3x100, h & l. John K. Bulmer to Julius H. Goetze, New York. 5,150
 Lafayette av, s s, 132 e Throop av, 15.9x100, h & l. John K. Bulmer to Marie L. Taylor. 5,300
 Marcy av, w s, 60 s Rutledge st, 20x80. Annie E. Lincoln, Cohasset, Mass., to Margaret A. Hamilton. Mort. \$2,500. 5,000
 Montrose av, s s, 150 e Lorimer st, 25x100. Theodore F. Jackson and Joseph A. Burr, Jr., to John W. Weber. Mort. \$2,500. 4,000
 Nostrand av, n e cor Degraw st, runs north 232.7 to centre line old road from Bedford to Flatbush or Clove road, x southerly along road to Degraw st, x west 165.4. Paulina Haviland, widow, Sarah E. wife of Richard Nelson, Lyman P. Haviland, Anna P. wife of David Hunt, William S. and Edgar F. Haviland to John Heyzer. Q. C. 1885. nom
 Same property. Paulina Haviland et al., exrs. L. Haviland, to same. 3,825
 Ocean av, w s, adj land of Prot. Dutch Church, 320.9x543.6x292.6x669.7, Flatbush. Abraham, John Z. and Jeremiah Lott, Abby L. Wells and Maria J. Livingston to Richard Ficken. 13,500
 Park av, n s, 240 e Marcy av, 20x100, h & l. Louise wife of and Henry Groth to Leonhard and Christina Ludwig, New York. 3,150
 Park av, n s, 275 w Marcy av, 100x100. Release mort. Albert B. Darby and George Harper to Catharina Straub. 5,000
 Patchen av, w s, 70 n Quincy st, 30x100. Release mort. Henry DREW to Maria Coulthard. 1,250
 Same property. Maria wife of John Coulthard to Jessie J. wife of Edward E. Bartlett. 1,800
 Putnam av, s s, 175 e Tompkins av, 20x100. Mary A. Cantrell to Anne Harnickell, New York. Mort. \$4,500. 8,750
 Ralph av, n e cor Herkimer st, 80x75. Francis J. Quinlan, New Orleans, La., to Lloyd I. Seaman, New York. 3,100
 Rochester av, e s, 27.9 s Prospect pl, 25x100. Thomas Gibbons to Frederick Plander. 425
 Rogers av, w s, 64.6 s Prospect pl, 16.1x80. John Muller to Frank E. McElroy. nom
 Same property. Frank E. McElroy to Eliza S. G. Muller. nom

Smith av, e s, 125 n Bay av, 25x100, New Lots. Andreas Hess to Charles J. Holzer. Mort. \$600. 1,425

Smith av, e s 225 n Division av, 25x100, h & l, East New York. James McGuigan to Peter A. and Wilhelmine Wolgemuth. 2,900

Sumner av, n w cor Lexington av, 60x75, hs & ls. Charles H. Dilley, New York, to Mary J. Quin. C. a. G. 30,000

Sumner av, w s, 20 s Hart st, 17.9x82. William H. Biersds to Sarah A. Wine. M. \$4,000. 5,500

Stuyvesant av, n e cor Quincy st, 20x38. Partition. John B. Byrne to Alois Lazansky. 4,910

St. Marks av, s s, 179 n New York av, 40x 125.3. Contract. Ida M. Addams to Anna V. W. Holt. 4,250

Throop av, w s, 25 n Stockton st, 25x100. Reinhard Stephan to Daniel Donges and Anna M. his wife. 6,000

Utica av, n w cor Park pl, 25x100. Margaret M. Barnswell, Stonington, Conn., to Samuel S. Thornell, New York. 350

Van Siclen av, e s, 158 s Atlantic av, 25x100, New Lots. James McGuigan to Erastus T. and Ella E. Whiton. 2,850

Vermont av, s e cor Baltic av, 26x106, East New York. Foreclos. M. L. Towns to Catharine Lipsius. 2,750

Voorhies av, s s, abt 155.7 w of highway from Sheephead Bay to Voorhies lane, 41x—, Sheephead Bay. Mary wife of Samuel Greenwood to Samuel C. Greenwood, Jr. 1,500

Washington av, e s, 130 n Park av, 20x100. Partition. John B. Byrne to Thomas Colligan. 2,700

Washington av, w s, 250 n Broadway, 37x—x 23.6x100, New Lots. Philip Schwartz, New York, to Theodore Kiendl. 300

Washington av, w s, 35.8 n Lafayette av, 20x 89.10. Jane C. Duryea to Ida A. wife of James A. Babcock. nom

Wyckoff av, e s, 125 n Fulton av, 50x100, hs & ls, New Lots. Christian W. C. Dreher to Arved Passarge. Mort. \$1,200. 2,600

Williamson av, e s, 230 s Rapalye av, 20x100, New Lots. Michael Cowan to Thomas Prescott. 225

Willoughby av, n s, 32 e Bedford av, 18x60. Hannah E. Ketcham to Ann M. wife of Horace F. Burroughs. Morts. \$5,600. 5,600

Same property. Ann M. wife of Horace F. Burroughs to Thomas Ellson. Mort. \$3,000. 5,000

3d av, n e cor 36th st, 40.2x100. John Gallagher, Port Washington, L. I., to Charles Hart. 3,500

3d av, n cor 53d st, 40.2x100. Lefferts L. Bergen and Catharine M. Wyckoff to George H. Parshall. val. consid

4th av, s w cor 41st st, runs southwest 200.4 to 42d st, x northwest 560 x northeast 100.2 x southeast 20 x northeast 100.2 to 41st st, x southeast 540. Joseph M. Greenwood to R. Fulton Cutting, New York. 25,000

5th av, w s, 34 n 13th st, 16x60. Charles Vollmann to James Gray. 6,000

5th av, e s, 20 s 11th st, 20x88.3x20x88.4. Henry L. Clarke to Charles L. R. Fritschler and Frank A. Selle. 3,750

5th av, w s, 6th av, centre line. New York, Bay Ridge and Jamaica R. R. and heirs L. Bergen, Bay Ridge, Jacob M. Bergen, et al., exrs. M. Bergen, to Austin Corbin, trustee. 3,300

6th av, n e cor 14th st, 20.2x30.10. Foreclos. Charles B. Farley to Edward H. Coffin. Sub. to mort. \$3,500 and interest, also insurance and sub. with other property to mort. \$14,000. 1,700

7th av, n w s, 61 n e St. Johns pl, 19.6x100, h & l. Martha A. wife of and Edward O. Lanison to Emil H. Frank. Mort. \$9,000. 15,500

8th av, w s, 60 s Berkeley pl, 20x100, h & l. William Gubbins to Thomas A. Nelson. 18,500

15th av, s e s, 50 s 82d st, 25x100, New Utrecht. Cornelia E. Voorhees to Georgie A. Voorhies. 100

18th av, w s, 642 n Bath av, 58x96.8. New Utrecht. Thomas Rutherford to Emma Ball. 900

Flatlands to Flatlands Neck and Canarsie road, e s, lot 7 Commissioners map partition Emmons, et al., 1 168-1,000 acres. Av K, centre line, and centre line East 49th st, 14 627-1,000 acres. East 84th st, centre line, lot 30 same map as above, 1 223-1,000 acres. Parcel of Salt meadow, 2 27-1,000 acres, Flatlands. Andrew Napier, Del Rio, Texas, to Charles C. Napier, Jamaica, L. I. 4,500

Lot 3, map United Freeman's Land Association, South Greenfield. Alfred C. Chapin to John R. Van Vleck. Tax deed. 22

Lots 3 to 10 inclusive, block G map of May et al. property, New Utrecht. William Man, referee, to Mary A. wife of Anthony McNeely. 400

Lots 1 to 16 and 25 to 42 inclusive, block E same map as above. Same to same. 775

Lots 13 to 18 inclusive, block 1, and 11 to 16 block G same map. Same to Arthur G. Richman. 465

Lots 28 to 31 inclusive, block G, same map. Same to Sarah M. wife of James T. Simpson. 170

Lots 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26 block G map of property of May et al., New Utrecht. William Man, referee, to John M. Holder. 275

Lots 1 to 7 inclusive and 16 to 24 inclusive block D map of property of May et al., New Utrecht. Same to same. 470

Lots 10 to 15 inclusive block D same map as last. Same to same. 375

Lots 17 to 24 inclusive block E same map. Same to same. 520

Lots 3 to 10 inclusive block G and 1 to 16 and 25 to 41 block E and lot 42 adj block E map of property of May et al., New Utrecht. Mary A. wife Anthony McNeely to Arthur G. Richman. 1,410

Old Coney Island plank road, s e cor of Prospect Park and Coney Island R. R., 10.6x 200.11x10.4x201, Coney Island. Joseph L. Conrad to Prospect Park and Coney Island R. R. 400

Old Brooklyn to Jamaica road, s s, 60 n w Furman av, runs northeast to n s of old road, x east to n w s of Furman av, x southwest to s of old road, x west to beginning. City of Brooklyn to Elizabeth Brenitenstein. Q. C. nom

Plot 20x25, being part of Old Coney Island plank road. Also a small gore adj Sarah Mublenhoff and C. Van Siclens, Coney Island. Court Van Siclen to Prospect Park and Coney Island R. R. 35

Road to Kimball's Landing, centre line, 1617.9 from centre of road, through Ann E. Voorhees property, &c., 1244-1000 acres, Flatlands. Charlotte D. Robertson, widow, Morrinstown, N. J., to Ferdinand T. Coleman. C. a. G. 3,000

Strips of land lying along either side of The Prospect Park and Coney Island R. R. and extending away from old Coney Island plank road to meadows, one contains 3,240 square feet and the other 3,567 square feet, Coney Island. Abraham Van Sicken to The Prospect Park and Coney Island R. R. 700

Exemplified copy of the last will and testament of Mary J. Russell, dec'd.

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.

MARCH 26, 27, 29, 30, 31, APRIL 1.

Arnold, Henry, to Franziska Penker. 3d st, n s, 189 w Av C, 24.9x96.2. Lease. Mar. 29, due April 1, 1889, 5%. \$3,000

Abrahams, Julius, to Eliza Heaselden and Amanda Voorhis, Jersey City. 112th st, 3d av. P. M. April 1, 2 years or sooner, 5%. 60,000

Atkinson, Mary A., wife of William, Yonkers, N. Y., to William H. Irvins, Chamberlain of New York City. Lots 153, 154 and 155 estate R. F. Carman. P. M. Mar. 18, 3 yrs. 2,700

Barnett, Max, to Mary L. Dempsey. 38th st. P. M. April 1, 1 year, 5%. 5,000

Bauer, Louis, to THE GERMAN SAVINGS BANK, New York. 35th st, n s, 189.8 w 7th av, 20.10 x98.9. Mar. 30, due Mar. 31, 1887. 2,000

Benda, George, to Edward Kaysel. 24th st, No. 355, n s, 171 e 9th av, 20.6x98.9. April 1, 3 years, 5%. 2,000

Berrigan, Jane E., to Sarah E. Stump. Broome st, No. 584. P. M. April 1, 2 years, 5%. 1,750

Betsch, Jacob and Elise, to Caroline Kuebler. 74th st. P. M. Mar. 31, due April 1, 1891, 5%. 5,000

Bischoff, Henry, to THE EAST RIVER SAVINGS INST. 4th av, e s, 22.2 s s 78th st, 80x50. Mar. 30, 1 year, 5%. 25,000

Boroschek, Wolf, to William C. Fryer et al., exrs. J. Fryer. Henry st. Lease. P. M. Mar. 27, 3 years, 5%. 2,500

Bosworth, Juliet A., wife H. Sylvester, to John Boyd and ano., exrs. R. Campbell. 9th av, No. 455, w s, 49.11 n 35th st, 24.1x100x24x 100. April 1, 3 years, 5%. 7,500

Bowman, Mary E., widow, to THE GREENWICH SAVINGS BANK. 27th st, No. 143. P. M. Mar. 25, due May 1, 1891, 4 1/2%. 7,000

Brown, Oscar T., to William H. Morgan. 123d st, 4 lots, each 16x100.11. P. M. 4 morts., each \$10,000. April 1, due Mar. 1, 1889, 5%. 40,000

Bube, Friedrich, to Charles Braunes. 32d st, No. 360. P. M. Mar. 29, 5 years, 5%. 7,000

Same to William J. Amend. Same property. P. M. Mar. 29, due Dec. 29, 1888. 1,000

Blaut, Joseph F., to Dorothea Wolff. 50th st. P. M. Mar. 29, installs, 5%. gold, 7,500

Brennan, William, and Nicholas J. Reville to Estelle Asch et al., exrs. Jacob Asch. 70th st, No. 231, n s, 72 w 2d av, 28x100.5. Mar. 29, 5 years, 5%. 18,500

Brinckerhoff, Van Wyck, to William H. Hoople. Greenwich st, s e cor Fulton st, 34.9x69.6x33.8x81.4. P. M. Mar. 18, due April 1, 1891, 4%. 40,000

Bryant, George W., to William H. Gebhard, exr. F. C. Gebhard. Grand Circle, 59th st. P. M. Mar. 18, 3 years, 5%. 20,000

Burns, Margaret L., wife of William, to THE MUTUAL LIFE INS. CO., New York. 15th st, s s, 143 w 9th av, 18.10x103.1. Mar. 26, due Mar. 30, 1887. 5,000

Bissert, Sophia, wife of and Michael, to Thomas P. I. Goddard et al., trustees J. C. Brown, dec'd. 7th st. P. M. Mar. 26, 3 years, 5%. 15,000

Blass, Phillip, to Louis Blass, (Girardville, Pa. Union av. P. M. Mar. 25, 5 years, 5%. 1,000

Britsch, William, to Philip Britsch. 5th st, n s, 225 e 2d av, 25x97. Lease. Mar. 25, due July 1, 1867. 5,000

Brodie, Ellen, to Charles P. Anderson and ano., exrs. C. Van Ness. 16th st. See Conveys. Mar. 22, 2 years. 5,000

Bartels, William, to Richard M. Nichols. 3d av, e s, 21 s 79th st, 20.3x85. Mar. 31, due April 1, 1891, or at any time after 3 years, 5%. 10,000

Bley, Robert, to Elizabeth Demmer. 3d st. P. M. Mar. 27, due Aug. 31, 1886, 5%. 5,000

Blumenthal, Levy, to Martin E. Kingman, Brooklyn. Mott st, w s, 75 s Canal st. P. M. Feb. 17, installs, 5%. 10,000

Same to same. Mott st, No. 81. P. M. Feb. 17, installs, 5%. 10,000

Bohm, Rudolph, to Henry H. Davis, Brooklyn. Clinton st, w s, 100 s Stanton st, 50x100. Mar. 30, 6 months. 3,500

Brady, James B., and Eliza his wife, to Richard S. Newcombe. Oliver st, No. 52, 25x100. Mar. 22, note. 5,000

Crimmins, John D., to THE UNION TRUST CO., New York. Madison av, 58th st. P. M. Mar. 18, due Mar. 31, 1889, 4 1/2%. 150,000

Cambeis, Mary, to THE NEW YORK LIFE INS. CO. 33d st, n s, 140 w 7th av, 20x98.9. Mar. 11, 1 year. 1,000

Coleman, Meyer, to Charles B. Curtis et al., exrs. and trustees Peter C. Cornell. 26th st, n s, 387 w 7th av, 24.10x98.9. Mar. 25, 3 years, 4 1/2%. 7,000

Crawford, Jessie, wife of Thomas, to John B. Hillyer et al., trustees J. B. Hillyer. 123d st, s s, 143 w 4th av, 18.9x100.11. Mar. 24, due April 1, 1889, 4 1/2%. gold, 5,000

Campbell, James, and John D. Phyfe, mortgagors, with John J. Jones. Agreement as to priority of mortgage. 64,000

Carroll, Sarah J. P., widow, to Isaac M. Halldeman. 32d st, s s, 155 e Lexington av, 15x 62.2. Mar. 29, due June 24, 1887. 500

Cashin, Mary, wife of Robert C., to THE UNION DIME SAVINGS INST., New York. 42d st. P. M. Mar. 30, due May 1, 1889, 5%. 6,000

Cunningham, Patrick, and James Riley to Edward Winslow, East Orange, N. J. 2d av, e s, 50.11 n 110th st, 4 lots, each 25x100. 4 morts., each \$16,000. Mar. 24, due Mar. 1, 1891, 5%. 64,000

Same to Alexander G. and Edward Harmon, trustees of P. Harmon, dec'd. 2d av, e s, 25.11 s 11th st, 25x100. Mar. 25, 5 years, 5%. 16,000

Same to same. 2d av, s e cor 11th st, 25.11x 100. Mar. 25, 5 years, 5%. 20,000

Same to Phillips Phoenix and ano., trustees S. Whitney, dec'd. 2d av, n e cor 110th st, 25.11x100. Mar. 25, 5 years, 5%. 20,000

Same to The Presbyterian Hospital, New York. 2d av, e s, 25.11 n 110th st, 25x100. Mar. 25, 5 years, 5%. 16,000

Cadwalader, John L., to Archibald F., James S. and E. Holbrook Cushman. Cortlandt st, No. 12. P. M. Mar. 31, due Jan. 1, 1887, 4 1/2%. 25,000

Clark, Heman, to John E. Cronly. A new av. P. M. Mar. 29, 3 years, 5%. 15,000

Caughlan, Emily K., to Crescentia T. Friedmann, widow. Willis av, w s, 57 s 140th st, 18x66. Mar. 31, due April 1, 1888, 5%. 3,000

Chelimer, Solomon, to Amelie R. Vigouroux, extrx. Madison st. P. M. Mar. 30, 5 years, 5%. 4,000

Same to Joseph Staples. Same property. Mar. 30, 1 year or sooner, 5%. 1,000

Cohnfeld, Isidor, to Thomas P. I. Goddard et al., trustees under will J. C. Brown. 57th st. P. M. Mar. 18, 3 years, 4 1/2%. 10,000

Daly, Edward, to Levi P. Morton. Madison av, 119th st. P. M. April 1, 2 years, 5%. 78,000

Same to same. Same property. Building loans. April 1, 2 years, 5%. 130,000

Daly, Cornelius, to Edmund A. Saunders and Thomas F. Pollard, of E. A. Saunders & Co. 34th st, s s, 63 e 11th av, 75x98.9. Lease. April 1. Secures payment of future purchases and present indebtedness of 6,500

Davies, David T., to Joseph W. Hawkes, Brooklyn. 134th st, n s, 111.4 w Brown pl, 16.8x 100. Mar. 31, due April 1, 1887. 1,000

De Veau, Joseph M., and David J. Dean to Thomas Kenneally. 118th st. P. M. April 1, 1 year, 5%. 5,500

Dessau, Simon, to THE U. S. LIFE INS. CO., New York. 79th st, No. 140. P. M. Mar. 31, due April 1, 1889, 5%. 19,000

Droge, Jane E., to John P. Schuchmann. Lexington av, s w cor 66th st, 20.5x70. April 1, 3 years, 5%. 5,000

Doying, Sarah J., wife of Ira E., Summit, N. J., to James J. Bergen, Somerville, N. J. 7th av, n e cor 121st st, 25.11x92. Mar. 26, 1 year. 7,000

Donohoe, Michael, to John Moore. 51st st. P. M. Mar. 26, 3 years, 5%. 7,000

Dempsey, Catherine, to Samuel Huntington, guard. D. T. Huntington. 3d av, w s, 89 s 39th st, runs west 100 x south to old Susan st, x southeast 101.2 to 3d av, x north 25.3. Mar. 30, due Mar. 1, 1889, 5%. 500

Dickinson, Henri D., to Thomas R. A. and William H. Hall, of Wm. Hall's Sons. Monroe av, n e cor Gray st, 75x100. Building loan. Mar. 29, due Sept. 1, 1886. 5,000

Dimick, Jeremiah W., to Augusta S. Garnsey and ano., exrs. H. Palmer. Hague st. 2-5 part. See Conveys. Mar. 27, due Sept. 18, 1887, 5%. 3,000

Doughty, Francis E., to Charles B. Curtis et al., exrs. and trustees P. C. Cornell. Madison av.

P. M. Feb. 27, due April 1, 1891, or any time after April 1, 1889, 4 1/2 % 30,000
 Eekhoff, Harman and George, to Samuel Friedberg. 2d av. P. M. Mar. 31, due Feb. 13, 1887, or sooner, 5 % 5,000
 Engel, Adam, and Phillip J., and Elizabeth wife of William F. Salter to Israel Lilienthal. 118th st. P. M. Mar. 30, due Mar. 31, 1891, 5 % 5,000
 Ewen, Hamilton, to Patrick Corbitt. 84th st. P. M. Mar. 30, due April 1, 1889, 5 % 5,500
 Eisenstein, Julius D., to Leopold Haas. East Broadway, No. 57, s s, 25x75. March 29, 1 year. 2,500
 Fox, Myron, Brooklyn, to John T. Terry et al., trustees under will E. D. Morgan. 66th st, No. 37. P. M. April 1, 3 years, 5 % 22,500
 Same to same. 66th st, No. 39. P. M. April 1, 3 years, 5 % 22,500
 Same to John M. Ruck. Same property. April 1, 1 year. 2,000
 Same to same. 66th st, n s, 375 w 8th av, 25x100.5. April 1, 1 year. 2,000
 Falck, Clara, to Alexander Becker. 132d st. P. M. April 1, 4 years or sooner, 5 % 2,250
 Eckstein, Victor, to Moses B. Abraham. 4th st. No. 62. P. M. Mar. 17, due April 1, 1889, 5 % 15,000
 Same to George Ehret. Same property. P. M. Sub. to mort. \$15,000. Mar. 17, 1 year. 10,000
 Fluri, George, to Maretta W. Howard. 46th st. P. M. Mar. 1, 1 year, 5 % 10,600
 Forrestal, Redmond, to John B. Hillyer. 95th st. P. M. Mar. 29, 2 years or sooner, 5 % 20,000
 Same to same. 96th st. P. M. Mar. 29, 2 years or sooner, 5 % 24,000
 Same to William C. Traphagen. 11th av, n w cor 81st st. P. M. Feb. 24, 2 years or sooner, 5 % 7,000
 Same to Mary L. Walton et al., trustees of Mary C. Brown, Bayonne City, N. J. 97th st, 247 e 9th av. P. M. Mar. 27, 3 years, 5 % 10,000
 Same to Mary L. Walton, Bayonne City. 97th st, 282 e 9th av. P. M. Mar. 27, 3 years, 5 % 11,000
 Same to same. 97th st, 264 e 9th av. P. M. Mar. 27, 3 years, 5 % 11,000
 Frech Frederick R., New Dorp, S. I., to Ernst Conrades. 77th st. P. M. Mar. 29, due April 1, 1887, 5 % 6,000
 Falk, Louis, to Henrietta G. and Fannie H. Youngs, trustees Alice E. Nash. 164th st, s w s, 90 n w Washington av, original line, 15x100. Mar. 27, 5 years, 5 % 2,000
 Same to same. 164th st, s w s, 120 n w Washington av, original line, 15x100. Mar. 27, 5 years, 5 % 2,000
 Same to Alice E. Nash. 164th st, s w s, 135 n w Washington av, original line, 15x100. Mar. 27, 5 years, 5 % 2,000
 Same to same. 164th st, s w s, 105 n w Washington av, original line, 15x100. Mar. 27, 5 years, 5 % 2,000
 Fuller, Charles A., to Andrew J. Skinner. 11th av, n e cor 70th st, 100.5x100. Mar. 26, due Oct. 1, 1886, or sooner. 34,000
 Same to same. Same property. Sub. to three mortg. Mar. 26, due Oct. 1, 1886. 15,000
 Flynn, John, to James J. Phelan, trustee W. Stevenson, dec'd. Av C, 10th st. P. M. Mar. 16, 3 years, 5 % 15,000
 Frey, Conrad W., to Gottlieb Wilhelm. 10th av. P. M. Mar. 31, installs, 5 % 15,000
 Foutoute, Jane E., to James B. Williams et al., exrs. and trustees C. Williams. 23d st, No. 34, s s, 370 e 6th av, —x98.9x25x98.9. April 1, 3 years, 4 1/2 % 16,000
 Field, Laura B., to Benjamin D. Silliman, Brooklyn. Gramercy Park, No. 23, begins 20th st, s s, 312 w 3d av, 27x92; also lot adj same in rear, 27x13, with interest in park. Mar. 31, due April 1, 1889, 5 % 25,000
 Ferguson, Alexander, to Isabella Cochrane. 156th st, n s, 199.5 w Courtlandt av, 25x100.3x25x100.2. Dec. 1, 1885, 1 year, 5 % 1,350
 Flood, James, to Mary Mullen. 55th st, n s, 100 w 1st av, 21.4x100.5. April 1, 3 yrs, 5 % 10,000
 Gano, Vienna D., wife of and James M., to MUTUAL RESERVE FUND LIFE ASSOC. 45th st, No. 126, s s, 194.8 e Broadway, 20x100.5. April 1, 5 years, 4 % 16,000
 Goeller, Emily B., with Isaac Hochster. Certificates as to validity of mortgage, &c., on premises No. 235 East 6th st. Mar. 15.
 Gillett, Jerome D., Jersey City, to George J. Hamilton. 72d st, No. 444. P. M. April 1, 1 year. 10,000
 Gunning, Thomas B., to Frances M. Britton. 21st st, s s, 273.5 e Broadway, 25x92. April 1, 1 year, 5 % 25,000
 Giblin, Michael, to Timothy Donovan. 3d av, 96th st. P. M. Mar. 16, due Mar. 18, 1888, 5 % 20,000
 Gregg, Thomas F., to Laura H. Curtis. 112th st, s s, 26.3 w 4th av, 26.3x75.11. P. M., &c. Mar. 30, 3 years. 15,000
 Griessman, Emma, to Jacob Bookman. 114th st, No. 111, n s, 82 e 4th av, 16x100.11. Surety for first year's rent of 3d av, s w cor 61st st. Mar. 29. 5,000
 Geib, Adam, mortgagor, with Ambrose C. Kingsland and ano., trustees Kath. A. Kingsland. Extension mortgage. Mar. 26.
 Gillespie, Hannah M., wife of John N., to Edward Wood and ano., exrs. and trustees Charlotte L. Fox. Westchester av, n s, 43 w Tiffany st, 25x78.9x10.9x25x abt 3x71. Mar. 26, 5 years. 1,800
 Gunther, Charles, to Charles Bauer. 81st st, s s, 228.9 e 3d av, 25.5x102.2. Mar. 27, 3 years, 5 % 14,000

Gennerich, Christian, to Charles Pletz. 44th st, n s, 250 w 9th av, 25x100.4. Mar. 30, due April 1, 1889, 4 1/2 % 8,000
 Goldstein, Isidor, to THE UNITED STATES TRUST Co., New York. East Broadway. P. M. Mar. 31, due April 1, 1891, 4 1/2 % 20,000
 Gross, August and Katharine, to Valentine Yehling. 1st av, w s, 61 n 54th st, 20x80. Mar. 1, 2 years, 5 % 1,200
 Hardy, Thomas, to Isabel B. Cox. 8th av, w s, 74.1 s 39th st, 24.8x100. Mar. 29, 5 years, 4 1/2 % 26,000
 Holmes, Isaac L., Brooklyn, to Mary T. Constant et al., exrs. Saml. S. Constant. 108th st, s s, 75 w 2d av. P. M. Mar. 30, due Mar. 31, 1887. 1,750
 Same to same. 108th st, s s, 100 w 2d av. P. M. Mar. 30, due Mar. 31, 1887. 3,400
 Same to same. 108th st, s s, 125 w 2d av. P. M. Mar. 30, due Mar. 31, 1887. 1,400
 Same to same. 108th st, s s, 150 w 2d av. P. M. Mar. 30, due Mar. 31, 1887. 1,400
 Same to same. 108th st, s s, 175 w 2d av. P. M. Mar. 30, due Mar. 31, 1887. 400
 Same to same. 108th st, s s, 200 w 2d av. P. M. Mar. 30, due Mar. 31, 1887. 400
 Same to same. 108th st, s s, 225 w 2d av. P. M. Mar. 30, due Mar. 31, 1887. 3,400
 Harrison, Anna M., to CITIZENS' NAT. BANK, Yonkers. New st or Diagonal av, bet 10th av and Boulevard and 140th st. P. M. Mar. 19, due Mar. 20, 1888, 5 % 15,000
 Harper, Mary A., wife of and Wesley, to Frank A. Otis and ano., exrs. and trustees U. J. Smith. Courtlandt st, No. 13-17, s s, 106 w Broadway, runs south 105.8 x west 33 x south 18 x west 33.10 x north 17 x east 13 x north 100 to Courtlandt st, x east 65, the Smith building. 1/8 part. Mar. 26, due May 1, 1888. 3,500
 Heinecke, Christian, to THE GERMAN SAVINGS BANK, city New York. 51st st, s s, 19 e 1st av, 18x100.5. Mar. 25, due Mar. 27, 1887. 5,000
 Heller, Isaac, to Catherine Slowey, Brooklyn. Morse av, Clinton st. P. M. Mar. 27, demand, 5 % 2,000
 Hughes, Anthony A., to The Home Material Co. 10th av, s e cor 64th st, 75.5x100. Feb. 23, due Sept. 1, 1886. 2,606
 Haubner, Lucia D., widow, to Ada wife of Tarrant Putnam. 3d av. P. M. Mar. 25, due April 1, 1887, 5 % 4,000
 Hellrung, Emil G., to George G. Sickles. Bleecker st, No. 145. See Conveys. Mar. 29, due April 1, 1889, 5 % if prompt, otherwise 6 % 7,000
 Horton, William W., to Charles Simpson. Wooster st. P. M. Mar. 27, due Mar. 29, 1891. 10,900
 Howell, William P., to Henry L. Morris. Mott av. P. M. Mar. 29, due April 1, 1891, 5 % 2,000
 Same to same. Mott av. P. M. Mar. 29, due April 1, 1891, 5 % 2,000
 Haberman, Simon, Belleville, N. J., to Frederic J. Middlebrook, Brooklyn. 4th av, s e cor 118th st, 50.5x90.6. April 1, 1 month. 10,000
 Heide, Henry, to Abraham Jacobi. Perry st. P. M. Mar. 31, due April 1, 1889, 4 1/2 % 8,000
 Heim, John, and Maria his wife, to Margaretha Scheig. 71st st. P. M. Mar. 31, due July 1, 1891, or installs, 5 % 9,500
 Heuman, Regine, wife of Leopold, to Frederick Peters. 77th st. P. M. April 1, 5 years, 5 % 5,000
 Hoffmann, Simon, to Henrietta Ullmann, widow. Av C. P. M. April 1, installs, 5 % 7,000
 Haas, Simon, to Charles Rothschild. 91st st, n s, 115.4 w 4th av, 18x100.8. Re-recorded. May 12, 1885, 5 years, 5 % 10,000
 Hoffstadt, Isidor, to THE GERMANIA LIFE INS. Co., New York. 2d av, n w cor 105th st, 24.5 x94. April 1, due Nov. 30, 1888, 5 % 15,000
 Same to same. 2d av, w s, 24.5 n 105th st, two parcels, 25x93.6. 2 mortg., each \$16,000. April 1, due Nov. 30, 1888, 5 1/2 % 32,000
 Same to same. 2d av, w s, 74.5 n 105th st, 26.4 x93.6. April 1, due Nov. 30, 1888, 5 1/2 % 17,000
 Same to same. 105th st, n s, 94 w 2d av, runs north 24.5 x east 0.6 x north 76.4 x west 26.6 x south 100.9 to st, x east 26. April 1, due Nov. 30, 1888, 5 % 10,000
 Same to Julius A. Candee. 2d av, w s, 74.5 n 105th st, 26.4x93.6. April 1, 6 months. 2,450
 Same to George C. Currier. 2d av, w s, 24.5 n 105th st, 25x94. Sub. to mort. \$16,000. April 1, due July 30, 1886. 3,000
 Same to same. 2d av, w s, 49.5 n 105th st, 25x94. Sub. to mort. \$16,000. April 1, due July 30, 1886. 3,000
 Howe, Adelbert J., to Nancy W. Boyd. 2d av, 24th Ward. P. M. April 1, 3 yrs or sooner. 1,000
 Hughes, Henry, to Mary Harrison. 3d av, w s, 20.9 s 88th st, 19.9x78. Mar. 31, 5 years or 3 years, 5 % 9,000
 Hyams, Elias, to Charlotte E. Dilks. Bleecker st, No. 125. P. M. April 1, 3 years, 5 % 12,000
 Jackson, Victor H., to William H. Morgan. 123d st. P. M. April 1, due Mar. 1, 1889, 5 % 10,000
 Jacobs, Solomon, to Mary W. Kirkland, Utica, N. Y. Eldridge st, No. 73. P. M. Mar. 31, due April 1, 1887, 5 % 8,500
 Johnson, George F., to Maria H. Crane. 113th st. P. M. Feb. 10, due April 1, 1887, or sooner. 8,500
 Jacques, Zachariah, to THE BOWERY SAVINGS BANK. Broad st, e s, indeft., 23.6x47.8; State st, indeft., 23.10x36.9x23.10x36; South st, n e cor Broad st, 23.5x36.9x23.5x36.3; the three parcels taken together forming the northeast cor of Broad and South st, and known as Nos. 127 and 129 Broad st and 15 and 16

South st, 60.9x58.6x47.8x48.3. Mar. 30, 1 year, 4 1/2 % 25,000
 Jarvis, Nathan S., to Elizabeth V. Cockroft. 123d st, n s, 100 e 3d av, runs east 14.9 x north 100.11 x west — x south 50.11 x west 5 x south 50. Mar. 24, due Mar. 27, 1888, 5 % 2,000
 Kahn, Elkan, to Charles Wachenfeld. 10th st. P. M. Mar. 30, due Jan. 1, 1890, 5 % 15,000
 Kempe, Louis, to Morris Kempe. 32d st. P. M. Mar. 29, 5 years, 5 % 3,000
 Kenny, Martin, to George C. Currier. 100th st, s s, 180 w 2d av, 75x100.7. Sub. to mortg. \$31,000. Mar. 22, 6 months, collateral. 5,689
 Klee, Catharine, mortgagor, with Mary wife of Tranggott L. Gruner. Extension of mort. Mar. 29. nom
 Kleinschnittger, Joseph, to John D. Heins. 59th st, 86.5 e 1st av. P. M. Mar. 30, due April 1, 1889, 5 % 6,500
 Same to same. 59th st, 66.5 e 1st av. P. M. Mar. 30, due April 1, 1889, 5 % 6,500
 Same to same. 1st av, s e cor 59th st. P. M. Mar. 30, due April 1, 1889, 5 % 17,000
 Same to same. 1st av, 74.5 s 59th st. P. M. Mar. 30, due April 1, 1889, 5 % 12,500
 Same to same. 1st av, 48.5 s 59th st. P. M. Mar. 30, due April 1, 1889, 5 % 12,500
 Same to same. 1st av, 22.5 s 59th st. P. M. Mar. 30, due April 1, 1891, 5 % 12,000
 Klemens, Sophia M., wife of and Charles A., to John and Pauline H. Guth. 11th st, s s, 75.6 e Av A, runs south 80 x east 20 x north 5 x west 1 x north 75 to 11th st, x west 19. P. M. 2d mort. Re-recorded. Nov. 3, 1885, due Dec. 31, 1887, 5 % 2,000
 Koch, George H., to Richard and John Davies. Stanton st, s s. P. M. Mar. 30, due in Mar., 1891, 5 % 5,500
 Krekeler, Thomas, Brooklyn, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. 11th st, s s, 370 w Av A, 24x94.8x25x—. Mar. 30, 1 year. 4,500
 Krueger, Arthur, and Friedericke his wife, to Adolph Werner. 49th st. P. M. Mar. 29, 5 years, 5 % 3,000
 Kechele, Marie, to Bernheimer & Schmid. 19th st; No. 231 W. Lease and fixtures. Mar. 27, demand. 300
 Kelly, Annie E., to Newman Cowen. 83d st, 225 e 10th av. P. M. Mar. 20, due April 1, 1886. 16,000
 Same to same. Same property. Mar. 24, due Nov. 1, 1886, or sooner. 36,000
 Kilpatrick, Edward, to Antony Wallach. Madison av. P. M. Mar. 15, 1 year, 5 % 25,000
 Klim, George, to John B. Hillyer et al., trustee J. B. Hillyer, dec'd. 49th st. P. M. Mar. 26, due April 1, 1889, 5 % 10,500
 Knox, John A., to Mary Hewlett, Great Neck, L. I. Bathgate av, w s, 126.8 s 172d st, 16.8x120. Jan. 2, 3 years. 1,800
 Same to same. Bathgate av, w s, 143.4 s 172d st, 16.8x120. Jan. 2, 3 years. 1,800
 Same to same. Bathgate av, w s, 110 s 172d st, 16.8x120. Jan. 2, 3 years. 1,800
 Karst, John D., Jr., to THE UNITED STATES TRUST Co., New York. 3d av, w s, 25.2 s 106th st, 3 lots, each 25.3x100. 3 mortg., each \$22,000. Mar. 31, due April 1, '87, 4 1/2 % 66,000
 Same to Jacob Korn. Same property. Mar. 31, due April 1, 1887, 4 1/2 % 9,000
 Klingenstein, Henry, and Fisher Lewine to Joseph L. O'Brien. Canal st or Division st, East Broadway. P. M. March 31, 5 years, 5 % 18,000
 Knabe, Maria, wife of Hermann, to Anna M. wife of James C. Anderson. 3d av. P. M. Mar. 31, due April 1, 1887, 5 % 2,400
 Kahn, Cecilia, to Benjamin Gates and R. Valentine, trustees Soc. of Shakers, Mt. Lebanon, N. Y. 16th st, s s, 282.8 e 8th av. P. M. Mar. 31, \$1,500 3 months and \$8,000 3 years or sooner. 9,500
 Same to same. 16th st, s s, 309.9 e 8th av. P. M. Mar. 31, \$1,500 3 months and \$8,000 3 years or sooner. 9,500
 Kruse, Frederick W., to Isaac and Simon Bernheimer. 10th av. P. M. April 1, 5 years. 5,000
 Kress, John, to Susanna Kress, exrx. J. Kress. 55th st. P. M. April 1, 5 years or installs, 5 % 12,000
 Lawson, Manning F., to THE GREENWICH SAVINGS BANK. Hudson, n w cor Christopher st, 26.7x72x50x74.9. Mar. 25, due April 1, 1887, 4 1/2 % 16,000
 Loehr, George, to Frederick Neubauer. 55th st, s s, 375 w 11th av, 50x100.11. Lease. Mar. 29, due Jan. 1, 1887. 450
 Lowe, James M., to John M. Pinkney. 125th st. P. M. April 1, demand. 5,500
 Lowenfeld, Pincus, to Louis Lese. 2d av. P. M. Mar. 30, due April 1, 1887. 1,000
 Lese, Sarah, wife of and Louis, to Arthur Simonson, Brooklyn. 1st av, No. 1699. P. M. Mar. 26, due April 1, 1891, 5 % 15,000
 Lesley, Mary, wife of Alexander M., to George M. Scott, Salt Lake City. 21st st. P. M. Mar. 17, demand. 1,500
 Leslie, William M., to Peter A. Embury, admr. U. F. Carpenter, dec'd. Water st, No. 87. P. M. Mar. 27, 5 years, 5 % 10,000
 Lipman, Henry, to Ernest Siech. 5th av, e s, 52.2 n 77th st, 50x100. Mar. 26, demand. 3,000
 Lowen, Charles, and Edward F. Holliday to Benjamin Bernard. 10th av, 104.4 n 74th st. P. M. Feb. 25, due April 1, 1886. 20,225
 Same to Newman Cowen. Same property. Mar. 25, due Sept. 1, 1886, or sooner. 16,000
 Luyster, Cornelius W., to THE GERMANIA LIFE INS. Co., New York. 72d st, s s, 525 w 8th av, 4 lots, each 25x102.2. 4 mortg., each \$35,000. Mar. 26, due May 30, 1888, 5 % 140,000
 Lyon, Dore, to David King, Newport, R. I.

116th st. P. M. Feb. 24, due Mar. 30, 1889, 3 years or sooner, 5% 8,000
 Langsdorf, Peter, to Louis E. Neuman. Spring st, No. 6, s s, 75.9 e Elizabeth st, 25.3x96.1x 24.4x102.4. Mar. 30, due April 1, 1889, 5% 15,000
 Lowenstein, Regina, wife of and Mayer, to THE SEAMEN'S BANK FOR SAVINGS, City New York. 2d av, w s, 80.5 n 51st st, 20x70. Mar. 29, 1 year, 4 1/2 % 6,000
 Lowther, Sarah E., wife of John R., and James S. Fonner to Andrew J. Skinner. 11th av, s e cor 71st st, 100.5x100. Sub. to mort. \$34,000. Mar. 30, due Oct. 15, 1886, or sooner. 15,000
 Same to same. 11th av, s e cor 71st st, 100.5x 100. Mar. 30, due Oct. 15, 1886, or sooner. 35,000
 Manges, Simon, to Ernst Von Au. Brooklyn. 75th st. P. M. Mar. 29, due April 1, 1891, or installs, 5% 6,500
 Meehan, Margaret, to Ernst L. Duncker. 114th st. P. M. Mar. 29, due Mar. 30, 1891, 5% 4,000
 Miller, Morris S., to THE MUTUAL LIFE INS. Co., New York. 26th st, s s, 160 e 4th av, 20 98.9. Mar. 30, 1 year, 5% 5,000
 Macklin, Walter J., to Nellie C. Van Reypen. Mulberry st, No. 279, w s, 25.92x22.6x85.5. All title. Mar. 27, due May 1, 1889. 375
 Mathies Henry W. A., Brooklyn, to I. Boyce Smith. Alexander av. P. M. Mar. 10, in- stalls, 5% 1,500
 Merritt, Augustus, Brooklyn, to Henry F. Dimock. 10th av, 79th st, 80th st. P. M. 2d mort. Mar. 20, 1 year, installs. 35,000
 Same to same. 10th av, n e cor 79th st, 102.2x 105. P. M. 1st mort. Mar. 20, 1 year or sooner. 30,000
 McCoy, Frank Edward and Mary, to Charles B. Curtis et al., exrs. and trustees P. C. Cor- nell. Spring st, Marion st. P. M. Mar. 20, 5 years, 4 1/2 % 30,000
 Merritt, William J., to Herman Hoefler. 9th av. 118th st. P. M. Jan. 28, due June 1, 1887, or sooner, 5% 17,500
 Moore, Thomas H., to P. H. and F. A. Dugro, trustees Anthony Dugro, dec'd. Broome st, n e cor Allen st, 21.10x75. P. M. Mar. 25, demand, 5% 7,700
 Mayer, Isaac, to Barbara A. Seiter. 3d av, e s, 80.5 n 60th st, 20x95. Lease. Mar. 29, 3 years, 5% 4,000
 Meehan, Caroline F., to Nathan Necarsulmer. 21st st, No. 222. P. M. Mar. 30, 5 years or sooner, 5% gold, 7,000
 Moya, Hermann H., mortgagor, with Caroline D. Langlois, extr. Margaret Langlois. Agreement extending mortgage. Mar. 25
 Muller, Anton, to The Irish Emigrant Soc. 10th av, w s, 69 n 19th st, 22.10x100. Mar. 29, 1 year, 4 1/2 % 6,000
 Myers, Lewis, to The Irish Emigrant Soc., New York. 79th st. P. M. Mar. 29, 1 year, 4 1/2 % 10,000
 Same to Letitia wife of Charles M. Fairbrother. Same property. P. M. 2d mort. Mar. 19, 2 years or sooner, 5% 2,000
 McOwen, Anthony to James McCormick, 134th st, n s, 62.6 w Brown pl, 16.4x85. Mar. 31, due April 1, 1887. 1,000
 Maccabe, Isaac J., to Sylvanus T. Cannon. Goerck st, w s, 75 s Delancey st, 25x100; Goerck st, w s, 100 s Delancey st, 75x100. Mar. 31, due Oct. 1, 1886. 5,000
 Same to Louis Bossert, Brooklyn. 56th st. P. M. April 1, 2 years or sooner, installs. 8,500
 Miller, George S., to THE MUTUAL LIFE INS. Co., New York. 103d st. P. M. April 1, 1 year. 12,000
 Same to Charles T. Barney. Same property. P. M. Sub. to mort. \$12,000. April 1, 6 months. 7,500
 Mierisch, Charles, to Aaron J. Vanderpoel and ano., exrs. and trustees O. Charlick. 124th st, s s, 400.4 w 3d av, 19.8x100.11. April 1, 3 years, 5% 5,000
 Meyer, Siegmund T., to Cornelia L. Marshall, extr. J. A. Marshall. 3d av, s w cor 77th st, 25.8x100, lease; 3d av, w s, 25.8 s 77th st, 25.6x100, lease; 3d av, w s, 51.2 s 77th st, 25.6 x100, lease; 3d av, w s, 76.8 s 77th st, 25.6x100, lease; 77th st, s s, 100 w 3d av, 25x102.2, lease. April 1, 8 years, installs. 28,000
 Muller, George J., Hoboken, N. J., to Benjamin Russak et al., exrs. and trustees under will H. Harris. Liberty st, No. 22, s s, 25.6x 76.10x23.4x80. Mar. 24, due April 1, 1891, 4 1/2 % 20,000
 Neus, Henry, to Joseph E. Thayer, Flushing, L. I. 150th st, s s, 275 e 2d av, 25x100.11. Mar. 27, due May 1, 1886. 2,000
 Odell, Albert S., New York, to William C. Renwick, Owego, N. Y., et al., exrs. and trustees w. R. Renwick. 64th st, s s, 100 e 2d av. 5 lots. P. M. 5 mort., each \$7,000. Mar. 25, 3 years. 35,000
 Oppenheimer, Jacob, to Harry P. Pike, trustee for Sophie and Adele Pike. 2d av, 20.11 n 113th st. P. M. Mar. 31, 5 years, 5% 8,500
 Same to same. 2d av, 113th st. P. M. Mar. 31, 5 years, 5% 13,000
 Same to same, as guard. of Emma Benrimo. 2d av, 40.11 n 113th st. P. M. Mar. 31, 5 years, 5% 8,500
 O'Brien, Annie E., wife of David O'Brien, to Robert Winthrop. Lexington av, s w cor 57th st, 25.5x22.6. Mar. 31, 3 years, 5% 10,000
 O'Donnell, Joseph, to Emma D. Van Vleck and ano., trustees under will P. Dickie. 20th st, n s, 301.2 e 7th av, 22.6x92. April 1, 3 years, 4% 9,000
 O'Gara, James, to Alanson See. Watts st. P. M. April 1, 5 years or sooner, 5% 4,750
 Oppenheimer, Edward and Isaac Metzger, to

Amos R. Eno. 10th av, 60th st, 61st st. Mar. 19, due Oct. 1, 1887, or sooner, 5% 72,500
 Philips, Anna E., widow, Ida P. wife of Frank C. La Forge, Edward, Jr., and Eugene H. Philips to Emma R. Ashley. Allen st, No. 137, w s, 80 s Rivington st, 20x70. Mar. 30, due April 1, 1889. 1,500
 Pfeiffer, George, Brooklyn, to Christian Bren- nemann. Eldridge st, No. 11, w s, 200 s Canal st, 25x100. Mar. 27, 3 years, 5% 16,000
 Same to Ernest Von Au. Same property. Sub. to mort. \$16,000. Mar. 27, 3 years, 5% 8,000
 Prince, Eliza G., to Joseph G. Harrison. Assigns mort., also life insurance and cash in trust. nom
 Phillips, Moss S., Brooklyn, to Alexander I. Cotheal. 96th st. P. M. Mar. 15, 2 years, 5 1/2 % 50,000
 Phillips, Abraham, to Mary A. Terry. 134th st, No. 205 W. See Conveys. Mar. 29, 3 years, 5% 6,000
 Same to Charles H. Gwyer. Same property. Mar. 29, 1 year. 1,000
 Pilgrim, John G. W., to Frederick Voss, guard. F. Voss, Jr. 4th st, No. 81 E., n s, 150 w 2d av, 25x96.2. Mar. 29, 5 years, 4 1/2 % 16,000
 Quick, Sophia, wife of Cyrus J., Jr., to John W. Decker. Tinton av. P. M. Mar. 30, in- stalls. 1,000
 Rankin, William, to Joseph Orthaus. 29th st. P. M. April 1, due Oct. 1, 1888, or sooner, 5% 18,000
 Richey, David, to Alfred J. Taylor. 13th st, n s, 200 w 7th av, 20.10x75. April 1, installs, 3,500
 Reichenberger, Aaron, to Selig P. Voislawsky. Av C, e s, 36.10 n 5th st, 17.4x75.3. April 1, 3 years. 1,500
 Rossow, Otto, and Louisa his wife, to Alphonse Hogenauer. 88th st. P. M. Mar. 31, due April 1, 1888, 5% 3,000
 Rover, Mary, wife of Charles F. Rover, to Aaron S. Robbins, admr. Serena Robbins. 123d st. P. M. April 1, 3 years or sooner, 5% 2,250
 Reiner, Christian, to Sophia wife of Susman Schuster. 81st st. P. M. Mar. 30, due Jan. 1, 1890, installs. 3,750
 Reinhardt, Treumund T., to THE MUTUAL LIFE INS. Co., New York. 41st st, s s, 116.8 e 10th av, 16.8x98.9. Mar. 30, 1 year, 5% 4,000
 Reilly, Mary E., wife of Philip H., to Frank A. Gearon, Brooklyn. 123d st, No. 431. P. M. Mar. 19, installs. 1,149
 Rider, Francis J., to Timothy Cornwell, Brook- lyn. Mott Haven Canal Docks. See Con- veys. Mar. 26, 5 years, 5% 50,000
 Ross, John R., to Eliza Reilly and Annie E. Sheilds. Madison av, 24th Ward. P. M. Mar. 26, due Sept. 27, 1887. 500
 Rinaldo, Marks, to THE EAST RIVER SAVINGS INST. 33d st, n s, 81 e 3d av, 4 lots, each 24.9 x107.6. 4 mort., each \$17,500. Mar. 29, 5 years, or installs, 5% 80,000
 Robinson, Mary F., wife of and Joseph C., to Susan C. Steers. 132d st. P. M. Mar. 31, 2 years. 2,500
 Stehl, Edward R., to Frank Schreck. 1st av. P. M. Mar. 31, installs, 5% 4,250
 Steinach, Adelrich, to Cord Mahnken. 2d av. P. M. Mar. 31, due April 1, 1889. 3,000
 Stuyvesant, Rutherford, to THE INST. FOR SAV- INGS OF MERCHANTS' CLERKS. 3d av, n w cor 15th st, 103x100. Mar. 31, due Feb. 15, 1891, 4 1/2 % 40,000
 Salzmann, Carl, and Kathrina his wife, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 11th av. P. M. Mar. 27, 1 year. 1,500
 Seebeck, Nicholas P., to Edgar Whitlock, Brooklyn. 47th st, s s, 175 w 9th av, 25x100.5. Mar. 30, due May 1, 1889, 5% 15,000
 Shea, Mary J., Margaret, Elizabeth, Joseph and John B., and Bridget wife of Richard A. Berry, New York, and Agnes Shea, Memphis, Tenn., heirs Margaret Shea, dec'd, to John Schneider. College av, e cor Powell pl, 105x x95. Mar. 27, 3 years, 5 1/2 % 5,000
 Steiwh, Henrietta, wife of Frank, to Anna M. Pfarr. Courtlandt av, s w cor Findlay st, 25x 100. Mar. 27, due April 1, 1889, 5 1/2 % 750
 Stilson, Henry B., to THE WESTCHESTER FIRE INS. Co. Highbridge av, n w s, 70 n e Devos st, 50x125. Mar. 30, 2 years. 3,000
 Scallon, Mary A., to Mary F. Pearce, of Sutton, Mass. 2d av, s w cor 46th st, 25.5x75. Mar. 26, 3 years, 5% 3,000
 Skinner, Andrew J., to Jacob Halstead. 11th av, 70th st. P. M. Dec. 5, 1885, 2 years, 9,000
 Smith, Phebe, wife of A. P., to Daniel R. Ken- dall. 122d st. P. M. Mar. 23, 6 months, 17,500
 Stark, Anton and Caroline, to Henry Britsch. 5th st, n s, 200 e 2d av, 25x97. Lease. Mar. 25, due July 1, 1887. 5,000
 Schweinfurth, Philip J., to George Steinbrecher. Av A, n e cor 4th st, 24x100. Lease. All title. Mar. 31, due April 1, 1888, 5% 5,000
 Scrymser, Leila S., wife of and Clarence H., to Anne and Kate Warner. 111th st, n s, 245 e 5th av, 40.1x106.9x74.8x100.11. Mar. 31, due May 1, 1889, 5% 5,500
 Sharpe, William W., to Joseph O. Brown, trustee, and Frank Seymour. 147th st. P. M. Dec. 26, 1885, 3 years, 5% 6,000
 Steffens, Augusta, to Mary Conally. Chrystie st. P. M. Mar. 30, due April 1, 1889. 4,500
 Sterling, Edward C., to Walter F. and Frank J. Kilpatrick. 96th st, n s, 150 w 3d av, 75x100.11. Sub. to mort. \$12,500. Mar. 30, due Oct. 1, 1886. 1,500
 Schupp, Lucia O., to Samuel H. Leszynsky. Lexington av, No. 1709. P. M. April 1, due July 15, 1886, 5% 5,000
 Schmitt, Louis and Margaretha his wife to George J. Schamberger. Clinton st. P. M. April 1, 4 years. 6,500

Schwarz, Daniel, to George Ague. Columbia st. P. M. April 1, due July 1, 1889, or installs, 5% 4,000
 Smith, Terence, to Georgiana Gatter, Madison, N. J. 88th st, s s, 210 e 4th av, 25.7x100.8. April 1, 3 years, 5% 3,000
 Same to same. 88th st. P. M. April 1, 5 years, 5% 3,500
 Ten Bick, Mary E., to Herman T. Vulte, New Rochelle, N. Y. 111th st, No. 81, n s, 124.6 w 4th av, 15.3x100.11. April —, due Oct. 1, 1891, installs, 5% 2,750
 Thomas, Joseph R., to THE QUEENS COUNTY SAVINGS BANK. 79th st. P. M. April 1, 3 years, 5% 15,000
 Troeller, Heinrich, to William Boland. 158th st, n s, 275 w Elton av, 25x100. Mar. 29, 3 years. 1,200
 THE EQUITABLE LIFE ASSUR. SOC. of the U. S., mortgagee, consents to hold the several parts of mortgaged premises now under suit for partition, subject to a proportionate share of mort., &c., Mar. 6. John T. Martin con- sents to hold premises responsible as above. Mar. 13.
 Teets, A. Alonzo, to Daniel Owen. 120th st. P. M. Mar. 18, 1 year. 19,000
 The Knickerbocker Apartment Co., New York, with THE BANK FOR SAVINGS, City New York. Agreement changing terms of mort. Mar. 15.
 Toch, Mary, widow, to Albert Hendricks. 88th st. P. M. Mar. 29, 3 years, 5% 15,000
 Todd, Louis L., mortgagor, with Charles E. Strong, trustee Edward M. Warden. Exten- sion of mort. Nov. 20, 1885. nom
 Thies, Bernard, to William Rankin. 47th st. P. M. Feb. 1, due Jan. 1, 1888, installs. 4,000
 Turley, Patrick, and Annie E. his wife, to Jo- seph E. Gay and ano., trustees for Sam- uel H., Emily D. and Maria D. Rickard. Greenwich st, Cedar st. P. M. Mar. 31, due May 1, 1891, 5% 15,000
 Same to Francis H. Weeks. Cedar st, 60 w Greenwich st. P. M. Mar. 31, due May 1, 1891, 5% 15,000
 Same to same. Greenwich st, Cedar st. P. M. Mar. 31, due May 1, 1889. 4,000
 Van Wyck, William, to William M. Ivins, Chamberlain New York City. 175th st. P. M. Mar. 18, 3 years. 2,460
 Volzing, Frederick, to Marie Heine. 3d av, e s, 76.7 n 73d st, 25.6x80. Mar. 29, installs. 5% 5,000
 Weaver, John G., Jr., and Frank M. Coleman to Charles H. Kerner. 4th av, n w cor 17th st, runs west 127.6 x north 109 x east 49 x north 33 x east 78.6 to av, x south 142. Lease. April 1, installs, 5% 35,000
 Weinhandler, Solomon, to Antony Wallach. Clinton st, No. 185, w s, 100 n Hester st, 25x 100.5. April 1, 3 years, 5% gold, 15,000
 Weinstein, Ascher, to George G. Sickles. Pike st, No. 51. P. M. April 1, 3 years, 5% 5,000
 Same to same. Pike st, No. 53. P. M. Mar. 1, due April 1, 1889, 5% 5,000
 Welling, William M., to UNION TRUST Co., New York. 74th st, n s, 200 e 5th av, 20x102.2. Mar. 31, due April 1, 1891, 4 1/2 % 30,000
 Williams, Nathaniel D., to John Boyd and ano., exrs. R. Campbell. 90th st, n s, 337.6 w 3d av, 12.6x100.8. April 1, 2 years, 5% 2,500
 Winter, Charles A., to Nathaniel P. Rogers. Hyde Park, N. Y. 72d st. P. M. April 1, 2 years, 5% 14,000
 Weinstein, Ascher, and Rachel Richman to Helen S. Schaff. Catharine st, e s, 24.2 s East Broadway, 24.2 x 92.8 x 24 x 95.2. March 30, 3 years. 3,000
 Watson, Louisa M., wife of and Walter, to Clement J. Trowbridge et al., exrs. and trustees C. J. Osborne. 46th st, s s, 225 e 5th av, 25x100.5. Mar. 27, \$5,000 due in 1 year, \$30,000 in 3 years and at 4 1/2 % 35,000
 Wallach, Samson, to Charles B. Curtis et al., exrs., &c., P. C. Cornell. 52d st. P. M. Mar. 20, due April 1, 1891, 4 1/2 % 7,500
 Wildberger, Caroline, wife of and Christian, to THE EMIGRANT INDUS. SAVINGS BANK. 2d av, No. 88, n e cor 5th st, 25x75. Mar. 29, 1 year. 12,000
 Same to same. 5th st, No. 303, n s, 75 e 2d av, 25x48.6. Mar. 29, 1 year. 5,000
 Walbach, Michael, to District Number One of the Independent Order of Benai Berith. 6th st, No. 707. P. M. Mar. 29, due April 1, 1889, 4 1/2 % 5,000
 Wolfe, George, to Anna M. Pfarr. Bristow st, n w cor Jennings st, 25x87.3. Mar. 29, due April 1, 1889, 5 1/2 % 500
 Zwingo, Christiane, to THE METROPOLITAN SAVINGS BANK. 1st av, w s, 127 s 3d st, 25x 100. Mar. 30, 1 year, 5% 10,000
 Same to same. 1st av, w s, 102 s 3d st, 25x100. Mar. 30, 1 year, 5% 10,000

KINGS COUNTY.

MARCH 26, 27, 29, 30, 31.

Atkins, David, to John Englis, Sr. Norman av, n e cor. Diamond st, 68x95. Mar. 26, 1 year. \$1,000
 Albert, Everet, to Thomas J. Atkins, Middle- town, Conn. Broadway, n e cor Madison st, 52.6x100. Feb. 3, due Jan. 15, 1889. 400
 Bergner, Adam, to The German Savings Bank, Brooklyn. Flushing av, s s, 50 e Bremen st, 25x81.9x25x81.8. Mar. 30, due June 1, 1887, 5% 2,500
 Boyd, Isabella, to Elizabeth V. Wintringham. Madison st, s s, 300 e Reid av, 16.8x100. Mar. 27, 1 year, 5% 3,000

Same to Jeremiah Wintringham. Madison st, s s, 316.8 e Reid av, 16.8x100. Mar. 27, 3 years, 5%. 3,200

Same to Charles Griffen and ano., exrs. P. S. Titus. Madison st, s s, 353.4 e Reid av, 16.8x100. Mar. 27, 3 years, 5%. 3,200

Same to same. Madison st, s s, 350 e Reid av, 19.8x100. Mar. 27, 3 years, 5%. 3,200

Same to William R. Farrington, Poughkeepsie, N. Y. Madison st, s s, 366.8 e Reid av, 16.8x100. Mar. 27, 3 years, 5%. 3,200

Same to Henry T. Willets, North Hempstead, L. I. Madison st, s s, 363.4 e Reid av, 16.8x100. Mar. 27, 3 years, 5%. 3,200

Burtis, Nathaniel W., to Henry Ginnel. Van Buren st. P. M. Mar. 15, 1 year, 5%. 1,000

Bushfield, John C., to Samuel H. Vandewater, N. Y. Decatur st, s s, 100 e Sumner av, 150x100. Mar. 25, due April 10, 1886. 32,000

Byrnes, Thomas F., to John Quigley. Montgomery st, s w cor. Franklin av, 78x114.3x32.6x91.3. Mar. 26, due Jan. 1, 1897, 5%. 1,800

Baker, Charles R., to Harriette W. Barker. Staggs st, s s, 175 w Waterbury st, 50x100. July 1, due Jan. 1, 1887, 5%. 4,000

Baker, Henry C., to Charles D. King. Hull st, s s, 52.6 w Stone av, 32.6x80. March 22, 1 year. 1,500

Batzing, Justus, to Friedrich Hardrich. Baltic av, n s, 50 w Barbey st, 25x100. Mar. 29, 3 years. 600

Beilmann, Jacob, to Jacob Zimmer. Powers st, s s, 132.7 e Olive st, 50x52.3x50.10x61.4. Mar. 17, due July 1, 1888, 5%. 1,000

Bellamy, Frederick P., to James W. Stewart. Madison st. P. M. Mar. 3, 1 year. 200

Berretts, Joseph, to Conrad Kranz and Mary his wife. Flatbush road, n s, 99.2 w Rockaway av late Paca' av, 50x93.11 to Warren st, x50x63.5. Mar. 29, due April 1, 1889, 5%. 300

Bossert, Jacob, to The German Savings Bank, Brooklyn. Middleton st, n w s, 80 w Marcy av, 9 lots, each 25x100. 9 morts., each \$2,850. Mar. 1, due June 1, 1887, 5%. 25,650

Bowlby, Benjamin S., to John K. Bulmer. Lafayette av. P. M. March 29, 5 years, 5%. 3,300

Brenner, Jacob, to S. M. Mygatt et al., trustee J. D. Robertson. Wyckoff st. P. M. Mar. 1, due May 1, 1887, 5%. 2,000

Carpenter, Charlotte M., to The Long Island Ins. Co. Fulton st, n s, 185.8 w Nostrand av, 20x70. Mar. 29, 1 year. 1,500

Coleman, Ferdinand T., to Charlotte D. Robertson. Road to Kimball's Landing. P. M. Mar. 24, installs. 1,500

Cosby, James, to John, John, Jr., William F. and Charles M. Englis. Greene st, s s, 395 e Franklin st, 50x100. Also plot at s e cor of above, being centre line block bet Greene and Huron sts at point 445 e Franklin st, runs north 37.11 x southeast 41.10 x west 17.9. Also all tools, machinery, etc. Mar. 24, 5 years. 4,500

Cameron, Elisabeth, wife of Daniel, to John F. Ryan. Monroe st. P. M. Mar. 4, installs. 1,500

Chapman, Albion K., to Charles E. Thomas, exr. T. P. Huestis. Aberdeen st, n w s, 181.8 n e Bushwick av, 61.3x100. Mar. 29. 500

Chambers, Jared J., to Esther A. Thomas, widow. Quincy st, s s, 240 w Patchen av, 20x100. Mar. 30, due April 1, 1889, 5%. 4,000

Same to same. Quincy st, s s, 260 w Patchen av, 20x100. Mar. 30, due April 1, 1889, 5%. 4,000

Same to Wm. C. Selden. Quincy st, s s, 280 w Patchen av, 20x100. Mar. 30, due April 1, 1889, 5%. 4,000

Cooper, Mary, wife of Augustus, to Mary A. H. Welsh. Oakland st, e s, 25 n Dupont st, 50x100. Mar. 27, due July 1, 1888. 2,200

Dieckmann, Carl, and Jennie L. Wallberg to Alida Hillyer. 18th st, s s, 275.5 e 7th av, 24.7x100x25x50x0.5x50. Mar. 27, due April 1, 1891. 3,500

Dreher, Christian W. C., to Julius Muller. Wyckoff av, e s, 175 n Fulton av, 25x100. Mar. 1, 3 years. 700

Davis, Elmira W., wife of and Gabriel, to Alexander H. Anderson. Raymond st. P. M. Mar. 29, 3 years, 5%. 4,000

Davison, Ezekiel, to Henry Weil. Stewart st. P. M. Mar. 26, 2 years. 2,700

Dunn, Mary E., to Richard Healy. Rutledge st. P. M. Mar. 27, 2 years, 5%. 1,800

Donges, Daniel, to Reinhard Stephan. Throop av. P. M. Mar. 27, 5 years, 5%. 3,000

Same to Jacob Frick. Throop av. P. M. Mar. 27, 5 years, 4%. 1,000

Edwards, Lucy E., widow, to The Dime Savings Bank, Brooklyn. Decatur st, n s, 485 e Throop av, 5 lots, each 20x100. 5 morts., each \$3,250. Mar. 26, 1 year, 5%. 16,250

Elliott, William, to John Elliott. Chestnut st. P. M. Feb. 20, 1 year, 5%. 250

English, Patrick W., to John B. Byrne, as referee. Flushing av. P. M. Mar. 31, due April 1, 1889, 5%. 1,980

Fitzgerald, Patrick F., to Thomas C. Harden. North 7th st. P. M. Mar. 11, due April 1, 1888, 5%. 1,000

Fox, Sarah S., wife of Charles J., to Eliza Ross. Hewes st. P. M. Mar. 29, due April 1, 1889, 5%. 7,000

Flood, Elizabeth G., wife of Peter F., to Silas Ludlam. Hancock st, s s, 330 w Marcy av, 20x100. Mar. 30, due May 1, 1887, 5%. 8,000

Eyring, William P., to Ernest and Christina Henken. Bay av, s s, 50 e John st, 25x100. Mar. 26, due April 1, 1891. 600

Ficken, Richard, to Anna A. and Adeline Garrison. Ocean av. P. M. Mar. 28, 1884, due May 28, 1887, 5%. 5,000

Finley, John, Jr., to The Brooklyn Savings Bank. Park av, n w cor Hall st, 24.1x36.9x

44.9x16.3 to Hall st, x 85.7. Mar. 27, 1 year, 5%. 3,000

Folk, Edgar M., and Harriet E. Brady to Theodore S. Lowndes. 9th st, e s, 80 n South 2d st, 20x90x—x82.2. Mar. 25, 1 year. 500

Fougera, Charles E., to Caroline B. Wheeler. 8th st, n s, 147.10 w 6th av, 275x100. Mar. 25, 3 years. 12,000

Franklin, Eleanor E., wife of and Benjamin, to Grace T. Turnbull, guard. T. Smith. Halsey st, n s, 350 e Bedford av, 20x100. Mar. 27, 3 years, 5%. 6,000

Fleckenstein, Joseph, to Mary E. Balz. Marion st, n s, 300 e Ralph av, 25x100. Mar. 27, installs. 250

Friesing, Frank J., to Henry Roth. Meserole st. P. M. Mar. 27, installs, 5%. 700

Goldfuss, George, and Anna his wife, to Carl J. Dewald. Melrose st, s e s, 100 n e Hamburg av, 25x100. Mar. 29, due April 1, 1889, 5%. 3,000

Goodrich, William W., to Henry A. Cram and ano., exrs., &c., G. C. Cram. Fulton st. P. M. 31 morts., each \$7,250. Mar. 30, due Mar. 31, 1889, 5%. 21,750

Gormley, William, and John O'Donoghue, to Candia & Kane. Rockaway av, w s, 17 s Hull st, 16.8x75. March 15, due Sept. 13, 1886. 478

Grass, Andrew, to Kessler & Co. Livingston st, s w s, 58.4 n w Boerum pl. 19x65.8. Mar. 25, note. 263

Grau, Charles C., and Conrad Hartmann to Susannah Guillaume and ano., exrs. N. Guillaume. Hopkins st, Tompkins av. P. M. Mar. 26, 1 year. 2,500

Goure, Margaret T., to William Caine. Talman st, n s, 146.10 w Bridge st, 26x51.2. Mar. 31, 3 years. 800

Gray, James, to Charles Vollmann. 5th av. P. M. Mar. 31, due April 1, 1891, 5%. 6,000

Griffiths, Esther E., widow, to Thomas S. Strong. Monroe st. P. M. Mar. 18, 1 year, 5%. 750

Greenwood, Samuel C., Jr., to Edwin S. Chapin. Voorhies av, s s, abt 155.7 w highway from Shephead bay to Voorhies lane, 41x—. Mar. 30, due April 1, 1891. 1,200

Hallmeier, Esther, wife of nd Maax, to George Gomer. Myrtle av, Central av and Cedar st, the block. Mar. 25. 375

Herbert, Emeline R., to Elizabeth W. Aldrich. Somer st, Hopkinson av. P. M. Mar. 1, demand. 26,500

Same to same. Fulton st. P. M. Mar. 1, demand. 13,125

Herms, Henry C., to Mary Side and Fannie Coy. South 1st st. P. M. Mar. 26, due July 1, 1889, 5%. 2,000

Halstead, Francis, to Mary H. McCord. Fulton st, s s, 231.3 w Schenectady av, 18.9x100. Mar. 26, 3 years. 2,500

Haly, James B., to The Dime Savings Bank, Brooklyn. Court st, Livingston st. P. M. Mar. 30, 1 year, 5%. 9,000

Hazelette, Robert, to Frederick Cobb. Chestnut st. P. M. Mar. 15, due Oct. 1, 1888. 300

Hertlin, Jacob, to Solomon Styler. Douglass st, Boulevard, s s, 87 e Utica av, 98x—x74.7x112.9. Mar. 26, due Nov. 1, 1888. 1,000

Hertlin, Mary, to Lukas Britenstein. McDougal st, n s, 350 e Saratoga av, 25x100. Mar. 27, 1 year. 2,500

Hevzer, John, to P. Haviland et al., exrs. L. Haviland. Nostrand av. P. M. Nov. 30, 3 years, 5%. 2,395

Hogg, Eliza A., to The Lafayette Fire Ins. Co. Clinton av, e s, 146 s Fulton st, 33.4x120. Mar. 30, 1 year. 1,500

Holt, H. Jasper and Emily F., to Rosa P. Atwater. 10th st. P. M. Mar. 25, 5 years, 5%. 3,000

Same to Louise A. S. Allen. Same property. Mar. 25, 3 years. 1,300

Hopkins, Maria, wife of and Joseph, to Jane C. Coursen. 6th av, e s, 50 n 23d st, 75x100. Mar. 27, 2 months. 1,300

Horsfield, Timothy N., to Margaret T. Johnson. Wyckoff av, e s, 150 s Division av, 50x100. P. M. Oct. 30, 1 year. 500

Howell, Mary S., to Cornelia B. Remsen, Flushing, L. I. State st, n s, 256.3 w Hoyt st, 18.9x100. Mar. 30, due May 1, 1887, 5%. 560

Hamilton, Henry, to Michael O'Keefe and Martin Doyle. North 5th st, n w cor Bedford av, 55x100. Mar. 5, 1 year, 5%. 8,000

Hall, G. J. L., to Sarah A. Johnson, extr. of Mary Johnson. Warren st, s s, 125 e Hoyt st, 25x100. Mar. 30, 4 years. 1,500

Hoff, Franz C. J., to Elizabeth and A. E. Hamilton, as committee of Isabella Apel. 18th st, s s, 200 w 7th av, 25x155.9x25x153.9. Mar. 25, 3 years. 3,000

Same to Thomas E. Pearsall. Same property. Mar. 31, 2 years. 1,000

Same to Stephen Hoff. Same property. Mar. 31, 5 years. 1,700

Hyde, Florence, to Henry Weil. Greene av. P. M. Mar. 26, 2 years. 1,300

Jackson, George W., to Henry J. Wills. Woodbine st, s s, 210 e Broadway, 20x100. Mar. 27, 2 years, 5%. 2,200

Johnson, Charles O., to Harriet A. Bowman. Jefferson st. P. M. Mar. 29, due Sept. 1, 1886. 450

Jordan, George, to Ellen McCauley. Utica av. P. M. Feb. 11, 1 year. 125

Same to same. Utica av. P. M. Mar. 11, 1 year. 125

Kotz, Barbara, to Harriet F. Post, Quogue, L. I. Graham av, w s, 75 n Frost st, 25x100. Mar. 27, 3 years, 5%. 500

Krause, Louis, to Bernhard Koch. Hope st, n s, 150 e 10th st, 25x100. Mar. 26, due April 1, 1891, 5%. 1,900

Karl, Stephan, to Adam Dietz. Herkimer st. P. M. Mar. 11, 5 years, 5%. 5,000

Kookogey, Elizabeth M., to Edwin M. Fox, as trustee Wm. Forgay, dec'd. Van Buren st, n s, 205 w Sumner av, 20x100. Mar. 23, 3 years. 1,000

Liebmann, Lewis, to William W. Goodrich. Fulton st. P. M. 3 morts, each \$1,875. Mar. 30, due Mar. 31, 1889, 5%. 5,625

Lugrin, Henry A., to Samuel M. Meeker. Linden st. P. M. Mar. 22, 2 years, 5%. 3,000

Lawes, Bridget, wife of and George, to Joshua W. Powell. Eldert st, n w s, 27.8 n e Broadway, 18x100. Mar. 1, 3 years. 2,000

Lazansky, Alois, to John B. Byrne, referee. Lexington av. P. M. Mar. 26, due April 1, 1889, 5%. 2,421

Same to same. Lexington av. P. M. Mar. 26, due April 1, 1889, 5%. 2,421

Same to same. Stuyvesant av. Quincy st. P. M. Mar. 26, due April 1, 1887, 5%. 2,946

Lewis, Cynthia M., to The Lafayette Fire Ins. Co. Dean st, s s, 283.4 e Lafayette st, 20.10x100. Mar. 23, 1 year. 2,500

Lindgren, Andrew, and Angeline H. his wife, to Kennard Buxton. Quincy st. P. M. Mar. 25, 3 years. 2,500

Lingke, Elizabeth, widow, to The Williamsburgh Savings Bank. Grand st, s s, 175 e Union av, 33x100. Mar. 27, 1 year, 5%. 4,000

McCormack, Rosanna, wife of and Nicholas, to Lucy F. Ronyon, exr. A. Ronyon. Bergen st, n s, 291.8 e Rockaway av, 16.8x107.2. Mar. 25, 3 years. 1,600

Same to same. Bergen st, n s, 308.4 e Rockaway av, 16.8x107.2. Mar. 25, 3 years. 1,600

Same to same. Bergen st, n s, 275 e Rockaway av, 16.8x107.2. Mar. 25, 3 years. 1,600

McMahon, Francis T., to Stephen B. M. Cornell. Fulton st. P. M. Mar. 26, due May 1, 1889. 5,000

Same to same. Fulton st. P. M. Mar. 26, due May 1, 1889. 5,000

Same to Elizabeth W. Aldrich. Fulton st. P. M. Mar. 26, 1 year. 1,250

Same to same. Fulton st. P. M. Mar. 26, 1 year. 1,250

Same to Wilton G. Berry, guard. of Sophia Berry. 5th av, w s, 40 s Douglass st, 20x70. Mar. 12, 3 years. 7,000

Same to same. 5th av, w s, 60 s Douglass st, 20x70. Mar. 12, 3 years. 6,962

Moll, John, to East New York Savings Bank. Brooklyn and Jamaica plank road, s w cor Schenck av, 53.7x109. Mar. 20, 1 year. 1,500

Maben, Marie A., wife of and Wilbur B., to Elizabeth Hermann, Bergen Point, N. J. Monroe st, s s, 485 e Bedford av, 26x73.6x20x73.6. Mar. 30, due May 1, 1888, 5%. 3,500

Macdonald, Mary A., to Louise A. Kennedy. Graham st. P. M. Mar. 26, installs. 1,050

Madn, Franziska, wife of Louis, to George Krebs. Troutman st. P. M. Mar. 29, due Jan. 1, 1887. 750

Martin, William B., and Patrick J. Lee to Elizabeth Hutchinson. 1st st, n s, 32.6 e 7th av, 16.1x100. Mar. 23, due May 1, 1889, 5%. 5,500

Same to Edwin Packard. Garfield pl, 7th av. P. M. Mar. 15, 1 year, 5%. 4,600

Mason, Edwin, to Hewlett T. McCoun, Glen Head, L. I. Pacific st, s s, 100 w Stone av, 75x107.2. Mar. 31, due April 1, 1889. 2,000

McCord, William H., to Nicholas R. Stillwell. Atlantic av, n s, 318.8 w Clason av, 20x100. Mar. 31, 3 years, 5%. 2,600

Nelson, Thomas A., to William Gubbins. 8th av. P. M. Mar. 31, 5 years, 5%. 10,000

Same to same. Same property. P. M. Mar. 31, installs, 5%. 6,000

Norris, Daniel B., to Elbert Hegeman, Jr. Madison st, s s, 155 e Sumner av, 100x100. Mar. 31, due April 1, 1889, 5%. 3,000

Nolan, Patrick, to Benjamin Dearing, Wyoming, N. J. Jefferson st, s s, 594 e Throop av, 17.6x100. Dec. 24, due July 1, 1886. 500

Same to same. Jefferson st, s s, 576.6 e Throop av, 17.6x100. Dec. 24, due July 1, 1886. 500

Olena, Alfred H., to Ann Harris, widow. Atlantic av. P. M. Mar. 5, 3 years, 5%. 2,500

Same to same. Atlantic av. P. M. Mar. 5, 3 years, 5%. 2,500

Parshall, George H., to Catharine M. Wyckoff. 3d av. P. M. Mar. 27, 3 years, 5%. 700

Peck, Mary S., wife of James C., to John S. Frost. Halsey st. P. M. Mar. 29, due April 1, 1889, 5%. 3,500

Same to same. Same property. Mar. 29, due Jan. 1, 1887, 5%. 500

Powell, Annie E., wife of and Joshua W., to Ada B. Vanderveer. Lewis av, Van Buren st. P. M. Mar. 27, 3 years, 5%. 4,000

Quin, Mary J., to Alrick H. Man, trustee of Maria M. C. Wetmore. Sumner av, w s, 20 n Lexington av, 20x75. Mar. 8, due May 1, 1887, 5%. 7,000

Same to Albon P. and William Man, trustee. Sumner av, w s, 40 n Lexington n av, 20x75. Mar. 8, due Mar. 1, 1887. 7,000

Same to Charles H. Dille. Sumner av, n w cor Lexington av, 20x75. Mar. 8, due May 1, 1887, 5%. 9,000

Same to same. Same property. Mar. 8, due May 8, 1887, 5%. 2,500

Same to same. Sumner av, w s, 40 n Lexington av, 20x75. Mar. 8, due Mar. 1, 1887. 1,500

Same to same. Sumner av, w s, 20 n Lexington av, 20x75. Mar. 8, due May 1, 1887, 5%. 1,500

Quinn, Thomas, to Samuel R. Hooker. McDougall st. P. M. Mar. 29, 3 years, 5%. 3,500

Queern, Brune, to August Sedlmeir. Central av, Myrtle st. P. M. Mar. 29, due April 1, 1891, 5%. 5,500

Ralph, Richard, to Joseph Buehler. Atlantic av. P. M. Mar. 30, installs. 1,600
 Riker, Samuel, to George H. Smith. Quincy st. P. M. Mar. 27, installs. 1,500
 Richman, Arthur G., to Mary A. McNeely. Plot at New Utrecht. P. M. Mar. 27, 5 years, 5%. 1,100
 Rampfen, Jane, wife of and Francis A., to Louise K. Conrady. State st, s s, 104 w Court st, 18.6x80. Mar. 26, due Oct. 1, 1886. 300
 Rattenbury, Sarah, wife of and John, to Susan W. wife of T. De Witt Talmage. Nassau st, n s, 26 w Adams st, 26x80. Mar. 27, 3 years, 5%. 5,000
 Schneider, James S., to The Williamsburgh Savings Bank. Flushing av, Garden st, &c. P. M. Mar. 20, 1 year, 5%. 10,964
 Shea, James, and Patrick Hayes to George B. Goldschmidt. Ralph av, s e cor Madison st, 20x100. Mar. 20, 3 years. 5,000
 Same to same. Same property. Mar. 20, 3 years. 2,000
 Strack, John, to Annie C. Van Winkle. Gates av, s e cor Nostrand av, 20x100. Mar. 24, 2 years, 5%. 3,000
 Saddington, Thomas B., to Alvah A. Burrage. Boston, Mass. Penn st. P. M. Mar. 19, due April 1, 1889, 5%. 7,875
 Schaffner, John, and Henry Meyer to Elizabeth Breitenstein. Broadway. P. M. Mar. 1, 5 years, 5%. 10,000
 Smith, Evaline C., wife of and Joseph L., to William B. C. Carpenter. Dean st, s s, 80 e Bond st, 20x95. Feb. 23, installs. 400
 Sutton, Margaret E., wife of and Theodore W., to John S. Williamson. St. Marks av, s s, 66 e Rogers av, 16.6x95. Mar. 29, due May 1, 1888, 5%. 2,000
 Spangler, Abigail, wife of Wm. H., to Frederick W. Von Stade and ano., trustees Samuel B. H. Judah. McDonough st, n s, 360 w Stuyvesant av, 20x100. Mar. 24, due Oct. 1, 1888, 5%. 1,200
 Stark, Philip, to Louis Neidt. McKibben st. P. M. Re-recorded. Oct. 16, 1885, due May 1, 1886. 1,650
 Swift, Sarah E., wife of and James, to Mary E. Dill. Monroe st, n s, 250 w Sumner av, 20x100. Mar. 25, 3 years, 5%. 4,000
 Same to Daniel B. Norris. Same property. P. M. Sub. to above mort. Mar. 25, 3 years. 500
 Taylor, Marie L., wife of and Edward, to John K. Bulmer. Lafayette av. P. M. Mar. 29, 5 years, 5%. 3,000
 The New England Congregational Soc., Williamsburg, to The Williamsburgh Savings Bank. South 9th st, n s, 106.6 e Driggs st, 93.6 x118. Mar. 29, 1 year, 5%. 3,000
 Thornell, Samuel S., to Margaret M. Barnswell. Park pl. P. M. Nov. 28, 2 years. 250
 Tolley, Sarah B., wife of and William W., to Elsey C. Cook. Walworth st. P. M. Mar. 29, installs. 2,300
 Tromm, Johanna, to Fredericka Schweickert. John st. P. M. Mar. 27, 1 year. 400
 Topping, Robert E., to Theres A. Pitt. Henry st. P. M. Mar. 15, 1 year, 5 1/2%. 375
 Trowbridge, Mary W., wife of and Benjamin A., to Edwin A. Sweet. Duryea st, n w s, 302 n e Broadway, 18x100. Mar. 25, due Mar. 1, 1889. 2,750
 Same to Ralph H. Tiebout. Duryea st, n w s, 212 n e Broadway, 18x100. Mar. 25, due July 1, 1889. 2,500
 Same to Clement & Stockwell. Duryea st, n w s, 230 n e Broadway, 18x100. Mar. 25, due Mar. 1, 1889. 2,750
 Same to L. W. Stockwell, exr. of F. L. Raymond. Duryea st, n w s, 243 n e Broadway, 18x100. Mar. 25, due Mar. 1, 1889. 2,750
 Valentine, Charles E., to David Engel. Ainslie st, n s, 150 w Ewen st, 25x119.7x25.4x123.8. Mar. 26, 2 years, 5%. 1,500
 Vogler, Michael, to Abraham Underhill. Centre st, lot 104 map 262 lots East New York. Mar. 27, installs. 400
 Walker, Andrew, to Adrian M. Suydam. Ivy st. P. M. Mar. 27, 5 years, 5%. 600
 Weed, Thurlow, to William W. Sammis. Huntington, L. I. 16th st. P. M. Mar. 29, due April 1, 1889. 2,800
 Wells, Henry E., to Maria C. Robbins. Jefferson st, n s, 150 e Bedford av, 5 lots, each 16.8x100. 5 morts., each \$5,500. Mar. 26, 5 years, 5%. 27,500
 Same to Samuel Dean. Jefferson st, n s, 216.8 e Bedford av, 16.8x100. 2d mort. Mar. 26, 1 year, 5%. 2,800
 Whiton, Erastus, to Marshall J. Corbett. Van Stelen av. P. M. Mar. 27, 5 years. 2,000
 Willard, Samuel L., to John K. Bulmer. Lafayette av. P. M. Mar. 29, 5 years, 4 1/2%. 2,000
 Same to same. Lafayette av. P. M. Mar. 29, 5 years, 4 1/2%. 2,000
 Wolgemuth, Peter A., to James McGuigan. Smith av. P. M. Mar. 30, 3 years. 1,500
 Washburn, Thomas J., to The Dime Savings Bank, Williamsburgh. Bedford av, e s, 20 s Putnam av, 4 lots, each 20x79. 4 morts., each \$5,000. Mar. 25, 1 year, 5%. 20,000
 Watson, Thomas A., to Benjamin Collins. Van Voorhis st. P. M. Mar. 25, 2 years, 5%. 2,250
 Williamson, James, to John T. Barnard. Halsey st, n s, 475 e Reid av, 75x100. Mar. 26, 1 year. 100
 Wright, William J., to Edwin Packard. Garfield pl. P. M. Mar. 24, 2 years, 5%. 1,500
 Welsh, Joseph W., to Anna E. wife of John G. Cozine. Weirfield st. P. M. Mar. 30, 1 year. 330
 Woldmann, Wilhelm, to Andreas Meth. Wallabout st, s s, 125 e Harrison av, 25x100. Mar. 29, due April 1, 1889, 5%. 2,500

MORTGAGES --- ASSIGNMENTS

NEW YORK CITY.

MARCH 26 TO APRIL 1—INCLUSIVE.

Arnold, William S., to Mary E. Bleecker. \$3,500
 Bach, Louisa, to Catherine Newschafer. 2,000
 Bleecker, Mary E., to Laura C. Crane. 3,500
 Blinn, Christian, to The German Mission House Soc. 12,000
 Boynton, Sylvanus C., to Joseph Pool. nom
 Brennan, Margaret, to Edward and Catharine Brennan. 4,000
 Betts, Beverly R., exr. W. Betts, to Beverly R. Betts, Jamaica, L. I. nom
 Same to Caroline Robinson, Whitehall, N. Y. nom
 Bohm, Rudolph, to Leopold Haas. 1,500
 Clark, Alfred C., of Cooperstown, N. Y., to James Meehan. 4,046
 Same to same. 1,011
 Conover, James S. and William E., Hugh Young and Samuel A. Bristol to Alonzo E. Conover. nom
 Cushman, John H. H., et al., exrs. Don A. Cushman, to James S. Cushman. 19,053
 Decker, John W., to R. Clarence Dorsett. 200
 De Forest, William H., to Effingham Townsend. nom
 Davis, Henry H., to Leopold Haas. 3,500
 Danziger, Max, to William H. Nolte. 3,065
 Demmer, Elizabeth, to Rudolph Bohm. 5,000
 Engel, Philip J., et al., admrs. A. Engel, to Israel Lilienthal. 6,000
 Fibel, Jacob, to Morris Kuttner and Jacob Fibel, of Kuttner & Fibel. 5,500
 Franklin, James S., guard. Lillian I. and Mary E. Franklin, to Edward Wood and ano., exrs. and trustees Charlotte L. Fox. 8,000
 Forrester, George, exr. Z. Taylor, to Fannie Bowen, widow. 5,000
 Freeman, Martin, to Nathan H. Hall, Sr. 5,000
 Gage, Eleanor P., to Fannie L. Korn. 2,610
 Haar, Lina, wife of John H., to Laura Le Couteux de Caumont et al., trustees Laura L. La Montague. nom
 Hagemeyer, Francis E., Long Island City, trustee for Alwina A. C. Hagedorn, to George M. Smith. 8,000
 Hays, William H., to Mary C. Tompkins, widow. nom
 Hoffmann, Simon, to Joseph B. Guttenberg, guard. of Joseph B. Ullmann. 2,025
 Irving Savings Inst. to The New York Produce Exchange. 50,000
 Jacobs, Samuel, to Gottschalk Cohn. 1,000
 Jordan, Mary A., to Eleanor P. Gage. nom
 Kahn, Joseph, to Thomas E. Cooper, Perth Amboy. 850
 Kirwin, Andrew J., to George S. Hall. 3,000
 Kingsland, George L. and Ambrose C., trustees for Henry P. Kingsland, to Henry P. Kingsland. nom
 Same to same. nom
 Kaufmann, Sigismund, Brooklyn, to Hetty B. wife of John C. Beatty, Morristown, N. J. nom
 Kaufmann, Ernst, to Cecilia H. Pohle. 5,000
 Leszynsky, Samuel H., to Sarah E. Troup. 5,000
 Lindemann, Louis, to Ernst Kaufmann. 5,000
 Labagh, Alethea A., to Maria L. Labagh, widow. gift
 Low, Julia A., to John J. Duff. 8,000
 Middlebrook, Frederic J., Brooklyn, to Samuel S. Sands, exr. Jos. L. Gaillard. 3,514
 Mortimer, William Y., exr. and trustee J. Mortimer, Jr., to The United States Trust Co. 6 assignments. nom
 Niemann, Ferdinand J., to Edwin A. Bradley and George C. Currier, of Bradley & Currier. 2,500
 Pearsall, Thomas W., and ano., trustees Thos. W. Pearsall, dec'd, to John L. Jewett, trustee Julia A. Eveleth, dec'd. 10,000
 Pearsall, Pebebe, extr. and trustee Frances Pearsall, for Mary Bradhurst, to Frances P. Field. 4 assignments. nom
 Same to Thomas C. P. Bradhurst. 3 assignments. nom
 Same to Augusta C. Field. 2 assignments. nom
 Same to Henry C. de Rivera and ano., trustees for Phebe P. Lahens. 3 assignments. nom
 Same to Mary E. Jackson. 2 assignments. nom
 Rosenthal, Adolph, to John Behrens. nom
 Regua, Henry M., and ano., exrs. J. H. Dyckman, to Susan Dyckman. 1880. nom
 Rossow, Otto, to Alphonse Hogenauer. 3,250
 Schuchmann, Philipp, to Carsten and J. Martin Droge. 5,000
 Styles, Samuel D., to Alexander Cash. 8,000
 Sutphen, William, to Henry C. de Rivera. 4,500
 Samuels, Raphael, to Rachel Samuels. nom
 Schenck, Abraham, and G. D. McCarty, admrs. J. Schenck, to Martin Lederer. 3,052
 Schoenfeld, Sophie, to John T. Lord, trustee. 3,500
 Schwickert, William, to Merritt Trimble. 1882. 2,400
 Simons, Arthur, Brooklyn, to Mary J. Edwards et al., exrs. J. Edwards. 15,000
 Sullivan, John J. and Daniel J., exrs. of Cath. Sullivan, to John Gates. 6,135
 The Home Material Co. to August C. Hasey. 2,606
 The United States Trust Co., New York, substituted trustee Frances Hendricks, dec'd, to Mary A. Jordan. 2,610
 Tompkins, Mary C., widow, to Jacob Hays. 20,000
 Traphagen, William C., to Edward G. Burgess, Montclair, N. J. 7,000
 Trimble, Merritt, to Emil A. July. 550

Tucker, Anna E., to Ambrose K. Ely. 9,000
 Trunk, Anton, to Ursula A. Spahr, Hoboken, N. J. 20,000
 United States Trust Co., New York, to The Bank for Savings, City New York. 500,000
 Widmayer, George A., et al., exrs. G. Widmayer, to Julia M. Ebbinghausen. 7,000
 Same to George H. Ebbinghausen. 6,000
 Same to Nicholas F. Monjo, trustee for Ferd. Monjo. 17,500
 Same to Henry E. Widmayer. 15,000
 Wiener, Lewis, Philadelphia, Pa., to Frederick S. Howard. 1881. 4,146
 Willson, Charles H., and Charles L. Adams, of Willson & Adams, to R. Clarence Dorsett. nom
 Waldron, Robert H., to Erastus F. Brown and ano., trustees J. S. Kenyon. 1,225
 Wenzel, Elizabeth E., extr. H. Wenzel, to Zacheus Bergen et al., exrs. R. A. Robertson. 7,000
 Wiggin, Frederick H., and ano., trustees for Cath. Lawrence et al., to Sarah Myers. 3,500

KINGS COUNTY.

MARCH 26 TO 30TH—INCLUSIVE.

Archer, W. C., to George E. Marsh. nom
 Berry, Mary L., to Diantha B. Harris. 1,000
 Biersds, William H., to Alois Lazansky. 950
 Boetticher, Max A., exr. C. Praef, to Daniel B. Thompson. 750
 Same to same. 750
 Cauty, Daniel, to Mary E. Dill. 2,000
 Covert, Margaretta, admrx. of Frost T. Covert, to Margaretta Covert. nom
 Same to same. nom
 Same, admrx. Harriet Covert, to Margaretta Covert, admrx. of Frost T. Covert. nom
 Crane, Sarah H., and Zella K. Napier to Rachel E. Howard. 600
 Douglass, James, to Harriet Provost. 700
 Dunne, Desmond J., to Mary J. Kimberly. 1,400
 Eisemann, Maurice, to Michael Goodman. 700
 Goddard, Charles, to William H. Biersds. 2,000
 Goldschmidt, Ellen C., to John Van Cott. 2,713
 Hall, Daniel K., et al., exrs. Daniel K. Hall, to Daniel K. Hall. 6,000
 Keenan, Patrick, to Delia A. Finnigan. 500
 Same to same. 1,200
 Labagh, Althea A., to Maria L. Labagh. nom
 Same to same. nom
 Molloy, Catharine, to Mary J. Wadsworth. 450
 Murphy, Henry C., to Frederick F. Thompson. 955
 Potter, Charles, Jr., Horace W. Fish and Joseph M. Titsworth to Henry A. V. Post. 900
 Rankin, Edwin, to Bernard Murray. 550
 Robbins, Thomas H., to Susan V. Ackley. 600
 Samuel, Wallace W., as admr. Charles Samuel, to Frederick F. Thompson. 1,500
 Squires, Herbert A., to Lydia Willets. 2,500
 Thornton, David, and Thomas J. Washburn to George G. Reynolds. 3,000
 Van Reypen, Nellie C., to Remington Ver-nam. 950
 Same to Elizabeth Horton, exr. Wm. B. Horton. 500
 Same to Samuel A. Bunker. 500
 Walker, Andrew, to Adrian M. Suydam. 300
 Wells, James E., to William H. Biersds. 1,557
 Whalen, J., to Joseph T. Green. 1,600
 Same to Cornelia J. Carll. 1,600
 Same to Katherine A. Carll. 1,600
 Widmayer, George A., et al., exrs. G. Widmayer, to Henry E. Widmayer. 3,000
 Wils, Andrew, to Mathias Neger. 2,000

CHATTELS.

NOTE.—The first name, alphabetically arranged, is that of the Mortgagee, or party who gives the Mortgage. The "R" means Renewal Mortgage.

NEW YORK CITY.

MARCH 26 TO APRIL 1—INCLUSIVE.

SALOON FIXTURES.

Baeppler, L. 121 Water... Bernheimer & S. (R) \$2,500
 Same. 128 W. 24th... Same. Restaurant. 500
 Barker, W. 457 6th av... J. W. Rourke. Restaurant. 1,000
 Beiseley, B. M. 321 E. 115th... Bernheimer & S. 250
 Bender, G. A. 112 W. Houston... W. Peter. security 250
 Berndt, L. 210 5th... G. Ehret. Bar and Restaurant. (R) 7,000
 Blake, W. H. 9th av, bet 62d and 63d sts... W. H. Griffith & Co. Pool Table. 225
 Blum, W. 101 Hester... A. Jackson. 400
 Bugle, J. 512 E. 6th... G. Ehret. (R) 300
 Bachmann, F. 424 E. 5th... S. Liebmann's Sons. (R) 250
 Braun, C. 343 6th... G. Ringler & Co. (R) 230
 Cahn, M. 95 Av C... G. Ringler & Co. (R) 500
 Chatant, J. 117 Bleecker... C. Boland. 674
 Connolly, M. 642d av... T. C. Lyman & Co. 500
 Cloter, Mary. 1145 1st av... D. Lyons. 350
 Cahill, J. J. 159 E. 110th... J. Everard. 240
 Covert, M. J. 5 New st... T. Stevens. Restaurant. 165
 Cronhardt, A. F. Av C. and 12th st... P. Buckel. Pool Table. 1
 Culbertson, J. 755 9th av... D. G. Yuengling, Jr. (R) 318
 Cummiskey, J. B. Assoc. 211 E. 36th... W. H. Griffith & Co. Pool Table. 225
 Davis, D. & G. P. 21 Howard... J. Cannon. Restaurant. 200
 Donnelly, F. 362-460 8th av... P. Ballantine & Sons. 3,000
 Eigner, C. J. 654 9th av... P. Gratz. 700
 Emrich, G. 85 Chrystie... P. Buckel. Ice House. 1,000
 Ess, B. 116 3d av... Mrs. E. Bethune. (R) 1,000

Mayer, F. J. 153 Chrystie... C. Beuki. Butcher Fixtures. 171
 McLarnon, T. 64 2d av... H. Van Brunt. Horses, &c. 5,000
 Moore, M. 153 E. 113th... D. B. Dunham. Coaches. 789
 Nickerson, A. 217 6th av... S. Nickerson. Dental Fixtures, Furniture, &c. 900
 O'Connor, J. J. 230 8th av... S. Armour. Fish Market. 60
 Ochs, G. 2314 8th av... A. D. Puffer & Sons Mfg. Co. Soda Water Fixtures. 120
 O'Reilly, J. 302 W. 55th... E. Burger. Truck. Osterhoudt, W. H. 542 W. 41st... C. O. Bailey. Horses, Truck, &c. 280
 Pepe, S. City... A. Schwaab. Barber Fixtures. (R) 56
 Promenzano, J. 665 Broadway... Archer Mfg. Co. Barber Fixtures. 33
 Reed, J. P. 103 Elm... U. Ellis. Machinery for Turning Bone, &c. (R) 1,200
 Reilly, J. 232 1/2 E. 20th... Elizabeth S. Reilly. Horses, Carriages, &c. 600
 Riordan, W. J. 36 Montgomery... Cunningham Son & Co. Hearses, Coach, &c. (R) 575
 Rogers, S... G. Dempf. Machine. 200
 Rosenthal, I. 222 Broome... Rose Mayer. Barber Fixtures, &c. 100
 Rigby, B. 31 Union sq... A. J. Steers. Fixtures, &c. 118
 Savage, A. City... J. Savage. Horses, Coaches, &c. 3,000
 Schlobohm, H. City... G. Dessecker. Coach. 70
 Siggins, J. J. 127 E. 10th and 233 E. 9th... A. A. Bouschur. Furniture, Horse, Carriage. 1,800
 Skelly, W. 66th st, bet 10th and 11th avs... T. E. Crimmins. Horses, Trucks, &c. 200
 Stolba, J. City... G. Dessecker. Coach. 177
 Smith, M. 341 E. 21st... Cunningham Son & Co. Carriage. (R) 167
 Stern, I. Attorney st... E. File. Horses. 80
 Teschner, H. 246 Canal... Marvin Safe Co. Safe. 100
 Tuch, M. 194 2d... E. Burger. Wagon. 75
 Turner, W. 179 Reade... Marie A. Kessler. Printing Fixtures. 700
 The Brighton Gas Light Co... American Loan and Trust Co. Buildings, Fixtures, &c. (R) 50,000
 The Putnam County Chemical Works, Highlands Station... Leber & Bernhard. Tubes. 12,318
 Van Arsdale, Margaret A. and A. 155 W. 30th... Mary E. Van Arsdale. Milk Fixtures, Horses, Wagons, &c. 250
 Vett, H. 818 Courtlandt av... J. Weiss. Barber Fixtures. 70
 Weaver & Coleman. 17th st and 4th av... C. H. Kerner. Everett House Furniture, Fixtures, &c. 35,000
 Weller, H. S. and Mary E. 712 Greenwich... London & Johnson. Store Fixtures. 30
 Wakefield, R. 491 N. 3d av... Eliza Orr. Store Fixtures Stock, &c. 400
 Walsh, M. 13 Frankfort... C. Chambers, Jr. Machines. 2,639
 West, A. W. 140 W. 30th... J. R. West. Horses, Coupe, &c. 443
 Winn, W. H. 41 Broad... Mosler, Bowen & Co. Safe. 130

BILLS OF SALE.

Aguais, Auguste. City... Josephine Grivauc. Furniture. 100
 Bauscher, G. W. 102 Wall... C. Sloate. Safe. 40
 Berkowitz, H. 122 West... H. Gold. Store Fixtures. 450
 Berl & Block. 1048 1st av and 401 E. 57th... E. McCormack. Saloon. 225
 Brown, J. W. 325 E. 121st... Mrs. M. A. Williams. Horses, Wagon, Fixtures, &c. 100
 Carmichael, J. R. 155 Broadway... Rosa E. Carmichael. Office Fixtures. 75
 Connolly, J. 51st st, near Broadway... C. Healy. Horse, Wagon, Milk Fixtures, &c. 160
 Coyle, F. 216 Spring... P. Coyle. Restaurant. 3,000
 Dunkel, L. and Mary. 3d av and 119th st... G. Seifert. Florist Fixtures. 125
 Gill, Ida. 102 E. 107th... Hannah Eckert. Piano. 75
 Hackmann, F. 542 3d av... H. Siemerling. Saloon. 1/2 part. 5,875
 Haug, J. City... C. Schlosser. Horse. 60
 Lang, Catharine. 723 E. 9th... A. Spielmann. Saloon. 600
 Nesselhauf, J. 208 Eldridge... C. T. Matthews. Saloon. 1,500
 Proeffriedt, W. 140 Attorney... J. Schneider. Shop Fixtures. 150
 Rushmore, J. H. City... C. H. Basley. Wagon, &c. 109
 Sheridan, T. W. and C. B. 49 John... Margaret F. Carroll. Book Bindery, Machinery, &c. 240
 Smidt, A. L. Stewart Building... S. Carson. Safe. 55
 Smith, Maggie. City... Elida Cannon. Furniture on Storage. 500
 Stelling, H. H. 1507 Broadway... W. Christoffers. Store Fixtures. 4,000
 Wirth, C. City... Wilhelmina Weber. Horse, Wagon, &c. 250

N. Y. ASSIGNMENTS OF CHATTEL MORTGAGES.

Goetz, C. to J. M. Rowel. (Tillie Myers, Mar. 15, 1886.) 1
 Maguire, H. D. to Jennie E. Wall. (L. A. Fraser, Mar. 30, 1885.) 1
 Wall, J. E. to J. Hetherington. (L. A. Fraser, Mar. 30, 1885.) 212

KINGS COUNTY.

SALOON FIXTURES.

Bonner, Wm. 277 Myrtle av... Budweiser Brewing Co. 1,000
 Campbell, J. T. 992 Fulton st... D. O'Connell. 350
 Clark, W. J. 75 and 77 Flatbush av... F. E. Pouch. 800
 Curley, J. J. 495 Marcy av... G. Malcom. 1,675
 Doran, M. J. 430 5th av... Budweiser Brewing Co. (R) 200
 Grady, J. J. 83 and 85 Hamilton av... J. Wallace. (R) 350
 Garrety, T. 234 Grand st... Mary Garrety. 450
 Kaner, G. J. Atlantic Dock... H. Wilkens. 800
 Kleinbut, G. 462 2d st... Obermeyer & L. (R) 50
 Lewis, T. H. 386 Atlantic av... A. F. Lewis. 400
 Maybury, E. 12 Hoyt st... G. E. Hret. (R) 600
 McAleer, J. 9 Fulton st... S. Liebmann's Sons. (R) 1,800
 McDermott, A. 233 Gold st... J. Murtaugh. 365
 McGoldrick, Wm. 238 6th st... Budweiser Brewing Co. 450

Reuss, Geo. 172 Johnson av... Williamsburgh Brewing Co. 400
 Stapleton, E. J. 1246 Myrtle av... Danenberg & Coles. 226
 Tracey, L. 195 Clifton pl... E. Ochs. 200
 Vibbard, D. W. 19 Conover st... G. W. Martin. 600
 Waeldin, H. C. 127 Grand st... F. Munch. 1,100

HOUSEHOLD FURNITURE.

Arapian, E. J. 976 Lafayette av... F. G. Smith. Pinao. 275
 Benedict, C. H. 235 11th st... F. G. Smith. Piano. 450
 Black, Charlotte. 251 Clifton pl... F. G. Smith. Piano. 247
 Burke, Ella and John. 700 Monroe st... E. A. Hathaway & Co. 350
 Bergen, Chas. 141 N. Portland av... I. Mason. 123
 Bridge, C. L. F., and Marietta. 147 Chauncey st... Mary P. Griffin. 200
 Cox, C. N. 504 Greene av... First National Bank of Hightstown. 400
 Considine, J. H. 32 4th pl... Whalen Bros. 287
 Cross, Mrs. J. 712 Gates av... J. Mullins. 133
 Campbell, Mary A. 61 Flatbush av... Jane E. Croft. (R) 700
 Dalton, W. H. 190 South 4th st... G. Fennell & Co. (R) 323
 Dohler, Elise. 292 Wyckoff st... M. Schulz & Bro. (R) 237
 Dooley, Sarah. 31 Flint st... I. Mason. 108
 Fogarty, T. B. 103-107 W. 23d st, New York... E. J. Post. 365
 Garrey, Ann S. 369 Bridge st... W. B. Vanderpool. 100
 Glennon, Rose F. 242 Sackett st... F. G. Smith. Piano. 125
 Growtage, Mary. 223 Monroe st... L. V. D. Hardenberg. 109
 Gardner, N. B. 51 3d pl... J. McGabie. 186
 Hanley, Mary. 471 Park av... I. Mason. 174
 Hauser, Sophie. 132 Dean st... M. Schulz & Bro. (R) 180
 Hewitt, E. 522 8th av... F. G. Smith. Piano. 100
 Holmes, T. 263 Park av... Ellen M. Creegan. 197
 Ireland, Alice. Park av... Delehanty & McG. Klingensmidt, V. 164 27th st... Epstein Kantrowitz & Co. 178
 Kelly, Mrs. J. M. 151 Lawrence st... J. E. Murray & Co. 606
 Lorwill, A. L. 519 De Kalb av... F. G. Smith. Piano. 125
 Lutkins, Mary L. 155 St. Marks pl... F. G. Smith. Piano. 350
 Leonard, M. E. 286 Putnam av... G. Fennell & Co. (R) 152
 McKnight, Miss. 554 Grand av... Whalen Bros. 140
 Morehouse, G. K. 695 Fulton st... A. J. Steers. 345
 McGee, Margaret. 304 11th st... T. Jennings. 138
 Mott, W. H. 200 Lexington av... M. Schulz & Bro. 163
 Olsen, O. C. 94 Waverly av... F. G. Smith. Piano. 300
 Parsons, Alice G. 47 Concord st... J. Mullins. (R) 415
 Pearsall, Annie. 6 Willow st... J. F. Manges. (R) 227
 Pendleton, Sarah J. 67 S. 9th st... Mary P. Griffin. 100
 Peters, P. 64 Beaver st... G. Reubel. 114
 Reid, S. 292 1st st... I. Mason. 333
 Ryan, Agnes B. 19 Clinton st... F. G. Smith. Piano. 275
 Sheffield, Clara. 194 Kosciusko st... F. G. Smith. Piano. 75
 Smith, H. 104 Duffield st... J. Mullins. 132
 Sheppard, W. W. 426 9th st... A. J. Steers. 465
 Stillwell, Maria E. 177 Schermerhorn st... C. A. Silver. (R) 700
 Smith, W. A. 157 President st... E. H. Morrey. Piano. 130
 Vasbinder, Margt. A. 208 Washington st... Barbara A. Walker. 624
 Van Hovenberg, Mrs. K. S. 164 Ryerson st... E. D. Phelps. Piano. 141
 Weddick, F. 82 Sandford st... Whalen Bros. 140
 Whiting, H. 90 Washington av... D. O'Farrell and J. J. Herbert. 136
 Witkov, Asa. 373 Nostrand av... E. D. Phelps. Piano. 100

MISCELLANEOUS.

Bertelsen, W. 781 Myrtle av... C. K. Olsen. Horse. 100
 Brielmann, Emil, Jr. 22 Locust st... A. & J. Wolf. Horse, Wagon, &c. 120
 Brown, J. C. 66 and 68 John st... Mosler, Bowen & Co. Safe. 90
 Campbell, T. W. 204 Manhattan av... H. C. Fitch. Fixtures, &c. 600
 Carroll, J. 28 Wallabout Market... F. S. McFarland. Restaurant, &c. 400
 Cogswell, Wm. 122 Grove st... J. Deis. Horse and Wagon. 30
 Conley, J. 552 Myrtle av... J. Cunningham Son & Co. Carriages. (R) 214
 Comfort, W. R., & J. Jenkins... P. Barrett. Truck, &c. 625
 Carr & Seaman. 581 Vanderbilt av... Marvin Safe Co. Safe. 57
 Connor, Patrick... M. L. Bradley. Horses and Trucks. (R) 500
 Dancer & Dusenbury. 71 William st, New York... E. J. Piper. Ruling Machine. 275
 Deininger, M. F. 1774 Fulton st. J. Cunningham Son & Co. Coach. (R) 71
 Dietz, F. E. 834 Fulton st... Mosler, Bowen & Co. Safe. 55
 Duffy, F. Fort Hamilton... J. F. Heinbockel. Hotel Fixtures, &c. (R) 240
 Dunn, W. C. 26 Vandewater st, New York... J. Henshaw. Type, &c. notes
 Eibee, C. 576 and 578 Hamilton av... Sarah M. Bergen. Engine, Boiler, &c. 300
 Freund, J. Elm st... A. & J. Wolf. Horse and Cart. 112
 Felch, O. S. 60 Greenpoint av... J. English. Horses. 264
 Fleischauer, F. W... A. D. Puffer & Sons. Soda Water Apparatus. 115
 Fyler, A. C... J. W. Tufts. Soda Water Apparatus. 135
 Frazer, Alex. 741 Bedford av... Marvin Safe Co. Safe. 175
 Gnad, W. F. 419 Carlton av... Archer Mfg. Co. Barber Shop. 116
 Hober, Ella. 459 7th av... G. Daiker. Butcher Shop. 350
 Hagerly, Wm. 257 Atlantic av... Mosler, Bowen & Co. Safe. 50
 Hennecke, T. 171 Franklin st... Archer Mfg. Co. Barber Chairs. 98
 Henry, W. D. 14 Myrtle av... Ellen Tweeddale. Printing Press. (R) 138

Hunter & Beach. 37 West 14th st... Campbell Printing Press and Mfg. Co. Presses, &c. (R) 5,000
 Kreamer, J. 81 North 7th st... W. E. Williamsburgh. Barber Shop. 100
 Kneff, M. J. 57 Meserole st... Archer Mfg. Co. Barber Chair. 21
 Lestrangle, Wm. 497 President st... J. Wachter. Horses and Carts. 600
 Lippman, J. & G... P. Barrett. Wagons. 140
 Lorch, H. 63 Grand st... Marvin Safe Co. Safe. 75
 Miller, L. 777 3d av... J. Rappold. Wagon. 100
 Martin, J. 267 Oakland st... Mosler, Bowen & Co. Safe. 60
 Mahady, W. 200 Tillary st... J. Cunningham Son & Co. Carriage. (R) 22
 McEntee, P. 20 Ralph av... Mosler, Bowen & Co. Safe. 50
 Morrison, J. J. 54 Flatbush av... W. Spence. Drug Store. (R) 90
 O'Keefe, F. 131 Greenpoint av... Marvin Safe Co. Safe. 75
 Petrie, F., and J. J. Millin, Jr. 96 and 98 Fulton st, New York... J. J. Millin. Presses, &c. 1,000
 Pieterkowsky, Esther D. 38 Myrtle av... J. Weiss. Barber Shop. 74
 Law, C. H. 131 Park av... Mosler, Bowen & Co. Safe. 60
 Remson, J. S. 233 Graham av... Hall's Safe & Lock Co. Safe. 125
 Reynolds, Louis. 178 Greenpoint av... Mosler, Bowen & Co. Safe. 75
 Schnerderhan, F. 69 Carroll st... C. Reineck. Horse, Wagon, &c. 400
 Sexton, S. M. Coney Island... David Stone. (See Bills of Sale.) Filly Dizzy Brunette. 1,500
 Shanley, John. Mosler, Bower & Co. Safe. 93
 Smith, G. 87 Withers st... J. F. Hiney. Store Fixtures, &c. 300
 Smith, R. 825 Myrtle av... Susan J. Forsberg. Organ. 233
 Snedecker, G. V. D. 74 Washington av... P. N. Snedecker. Horse, Truck, &c. 325
 Snyder, J. C. A. 19 Powers st... J. Cunningham Son & Co. Carriage. (R) 229
 Spizzola, G. 109 Fulton st... A. Schwaab. Barber Chairs. 85
 Steinhaus, D. 565 Vanderbilt av... I. Bernstein. Bakery. 380
 Sweeney, B. 230 Park av... Mosler, Bowen & Co. Safe. 65
 Sprague, D. J. Seacor Broadway and 23d st... Ellen M. Pike. Furniture, Fixtures, &c. (Dated Sept. 26, 1884.) secures rent
 Soper, W. E. Cor Quay and West sts... Marvin Safe Co. Safe. 75
 Tegge & Everding. 407 Flushing av... J. Rupert. Wagon. 200
 Temme, J. 298 1/2 Bedford av... Eliz. Temme. Barber Shop. 105
 The Brighton Gas Light Co... American Loan & Trust Co. Franchises, Buildings, &c. (R) 50,000
 Wiedmaier, H. 119 McKibben st... Cath. Grubel. Horse, Wagon, &c. 200
 Wrightington, F. 54 Franklin st... Mosler, Bowen & Co. Safe. 65
 Weber, J. 247 Smith st... H. F. Risch. Butcher Shop. (R) 200
 Wedel, L. C. 1930 Fulton st... Mosler, Bowen & Co. Safe. 52
 Whitney, J. H. Cor Washington and York sts... Phebe L. Mumford. Sewing Machines. 180
 York, F. J. 343 Union st... Henry Killam & Co. Carriages. (R) 319
 Zewalthoff, D. 54 Flatbush av... W. Spence. Drug Store. 450

BILLS OF SALE.

Bonner, Peter, to William Bonner. Saloon, 277 Myrtle av. 1,000
 Connell, Thomas, exr. of, to Joseph J. Connell. Saloon, 316 Franklin av. 1,800
 Eggerking, Frederick W., to Henry Schneider. Grocery Store, 669 Park av. 800
 Frey, George, to Max Frey. Bakery, 41 Van Cort av. 1,000
 Gates, George, to Samuel M. Sexton. Filly Dizzy Brunette. 325
 Hahn, Max, to Gabriel Isaacs. Butcher Shop, 919 Broadway. 350
 Leroy, Andrew, to Chas. W. Readyoff. Saloon, 18 High st. 450
 Pitts, Anna M., to Robert J. Boyd. Shoe Store, 435 Court st. 1,200
 Readyhough, Charles, to Andrew Leroy. Saloon, 18 High st. 350
 Schumacher, Henry, to Henry A. Schumacher. Horse and Wagon, 273 North 2d st. 225
 Vendig, Feny, to Philip Metzger. Fancy Goods Store, 436 Bushwick av. 65

JUDGMENTS.

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

NEW YORK CITY.

Mar. and April.
 27 Agresta, Angelo P.—F. P. Osborn... \$402 45
 30 Asher, Philip—J. G. Libby... 25 77
 30 the same—Samuel Colgate... 24 73
 31 Avery, Washington Irving—H. C. Muller... 48 88
 1 Asay, Julia — Michael Frank, as guard... costs 97 40
 1 Arxe, Miguel D.—John Falk... 206 97
 2 Atwood, Othniel T.—D. E. Manton... 569 09
 2 Asher, Philip—Brush Electric Illuminating Co., N. Y... 30 50
 26 Barker, William H.—Robert Milliken... 430 99
 27 Bliss, Darius M.—Hamilton Wallis... costs. 87 89
 27 Borland, Robert B.—J. B. Wattson... 1,929 22
 27 Bier, David—J. A. Engelhart... 202 80
 27 Bolger, Thomas—Mary L. McKenna, as temporary admr... 3,021 49
 29 Butler, Emma S. } G. C. Brown... 4,151 23
 Butler, Harriet S. }

29 Bischoff, Frederick—Albertus Bielenberg..... 324 09
 29 Bult, Susan—H. B. Kirk..... 226 18
 29 Bissell, Washington—the same..... 138 00
 29 Baldwin, Townsend Burnet—Sarah J. Dillon..... costs 36 99
 29 Bough, John—Charles Kuhn, Jr..... 727 69
 30* the same—C. H. Evans..... 89 65
 30 Berry, Kennedy—G. E. Hyatt, as receiver..... 104 74
 Birdsall, Elias G. } A. M. Collignon
 30*+Bonnell, Ira } 70 58
 30 Buchanan, Mary—W. L. Murray... 59 50
 30 Burkett, Henry D.—B. T. Babbitt... 84 53
 31 Bernstein, Lipman—Jeannette Williams..... 75 57
 31 the same—R. L. Harrison as exr..... 105 21
 31 Black, Loring M.—Henry Vogel..... 73 40
 31 Buchanan, Isaac—J. E. Cronly..... 573 68
 1 Barker, Daniel F.—F. B. Thurber... 279 32
 1 Ball, Michael—G. G. Cooper..... 457 00
 2 Barclay, Albert E.—C. D. Adams... 2,355 97
 2 Butler, John H.—Norwich Lock Mfg. Co..... 347 54
 2 the same—W. F. Wendt..... 719 11
 2 Brown, Thomas—T. G. Corvan..... 85 21
 2 Baumgarten, Gustave—William Baumgarten..... 1,359 53
 2 Brown, John L.—E. Howe. (Correct judgment of March 13)..... 243 20
 26 Clair, Henry—Robert Milliken..... 430 99
 27 Cohen, Joseph—Simon Epstein..... 31 06
 27 Connelly, Delia—Health Dep't, City N. Y..... 59 50
 27 Campbell, Henry C.—C. M. Vandervoort..... costs 76 69
 29 Comstock, Frederick—Mary J. Day 100 97
 29*+Coggins, William—Valentine Goetz 35 39
 30 Cokely, Patrick J.—Dennis Harrington..... 46 09
 30 Cummings, Ellen—A. C. Littell..... 105 24
 30 Canavan, Martin—Mayer Neuburger, as assignee..... 284 76
 30 Chapman, Ida V., otherwise known as Ida V. Cooper—A. M. Jacobus 78 86
 31 Crane, Edward—H. L. Hotchkiss... 666 30
 31 Cohn, Leopold—P. J. Goodhart..... 565 47
 31 Cryder, Helen C.—H. O. Ditis, as assessor..... 187 90
 1 Campbell, James—E. B. Bruce..... 219 55
 2 Constant, John C.—Norwich Lock Mfg. Co..... 347 54
 2 the same—W. F. Wendt..... 719 11
 2 Corrigan, Mary L.—Susan A. Rumpf..... 60 27
 2 Colligan, Patrick—J. J. Reid..... 113 55
 2 Clarke, Charles E.—F. G. Brown... 296 10
 26 Davidson, Adolph—Simon Dessau... 205 00
 27 Decker, Samuel W. M.—H. J. Ewing..... 225 46
 27 Dwyer, John—H. S. Mack, as assignee..... 192 42
 27 Del Gaizo, Pasquale—Samuel Colgate..... 160 80
 29 Denman, Richard N.—William McShane..... 308 81
 29 Donnelly, Annie V.—The Mayor, &c..... 105 10
 29 Dossy, Addison—T. E. Wansbrough 101 19
 30 Davis, Jacob—C. V. Fornes..... 206 56
 30 Davidson, Frank E.—J. R. Husson... 45 62
 31 Del Gaizo Pasquale—F. B. Thurber... 484 79
 31 Davis, John B.—Charles Frazier... 609 82
 31*+Duffy, Edward—E. B. Bruce..... 199 43
 1 De Pass, John—G. E. Hyatt, as receiver..... 263 29
 2 Dillon, Daniel—J. J. Reed..... 619 63
 27 Escobar, Angel M.—Kilian Strohhoefer..... 75 77
 27 Erskine, George E.—W. H. Peck... 172 99
 30 England, Benjamin L.—Max Freund costs 72 18
 31 Elton, Charles—James Loucheim... 295 55
 31 Ebert Roman—G. W. Spaulding... 88 92
 1 Eadie, James—J. W. Boyle..... 237 52
 2 Eurich, John H.—Joseph Ullmann... 681 99
 2 the same—the same..... 794 52
 2 the same—the same..... 794 29
 2 the same—the same..... 675 20
 2 Erwin, Robert C.—R. C. Peters..... 37 23
 27 Frankenthaler, Simon—Frida Marx. costs 2,523 63
 27 Fay, Michael—Rudolph Bohm..... 112 47
 27 Flagler, John H.—R. S. Newcombe... 523 36
 27 Frank, Gustav, as assignee of Charles Bouton—Moritz Block..... costs 66 08
 27 Fairbanks, Leland, Jr.—Wintthrop Sargent, as exr..... costs 103 75
 29 Folz, Frederick—Elizabeth L. Petrie 1,695 56
 29 Fogler, John—Henry Meyers..... 109 72
 30 Fischer, Frederick—Henry Polye... 162 70
 30 Foster, Lela L.—Stevenson Hume... 63 50
 1 Freedman, Joseph—Les Successeurs d'Arles Dufour & Cie (Societe Anonyme)..... 5,152 82
 2 Frohman, Charles—George Green... 99 69
 2 Fuhrmann, Joseph—Christian Glimm 455 82
 2 Fischer, Frederick—J. F. Betz..... 642 76
 2 Freeman, Walter K.—Electrical Supply Co..... 93 35
 27 Grady, Thomas F.—J. W. Cox..... 75 00
 27 Gliddon, Burton—Ellen A. F. Tillman..... 204 20
 27 Gessner, William J.—Newell Universal Mill Co..... 2,087 73
 29 Gerdes, John C.—Bernard Dreyfuss 745 31
 30 Grant, Louis J.—J. H. Fish..... 190 86
 30 Gibbons, Sallie J.—Commercial Advertiser Assoc..... 21 45
 30 Grant, Dorcas A.—T. F. Hayes..... 2,484 96
 30 the same—Thomas Emberson... 1,040 96
 30 Greenfield, George—Caroline Hasbrouch..... 239 85
 31 Grieme, John—Sophia Klusmeyer... 140 78

1 Geoghegan, William—George Bechtel..... 275 10
 1*Greve, Gustav—L. E. Neuman.... 1,089 87
 1 Gray, Edgar—John McDermott... 107 75
 1 the same—S. H. Williamson... 94 66
 2 Gregory, Douglas W.—D. E. Martin 569 09
 2 Guidone, Ruffaale—Michelo Caputo 165 90
 2 Geoghegan, Edward—Joseph Levy... 346 88
 2 Griswold, Wayne—W. S. Nichols... 781 33
 2 Granbery, David W.—Nat. Park Bank, New York..... 2,244 57
 2 Greebe, Charles—F. W. Palmer.... 203 56
 27 Hastings, William—Edward Burke 281 04
 27 Hynes, Daniel H.—H. S. Mack, as assignee..... 113 82
 27 Hackett, Hugh—Emanuel Eising... 109 37
 27 Horton, Charles G.—Merchants' Bank of Canada..... 746 22
 29 Hyndman, Cunningham—James Taggart..... 85 95
 29 Harcourt, Mary Ann—O. M. Benedict..... 137 90
 29 Hampe, Adolph—William Clark... 3,775 32
 29 Henn, Albert A.—Horace Ingersoll 840 59
 29 Helen, Stephen } G. W. Venable
 29 Howard, Patrick J. } 74 71
 29 Harrison, James—Bernard Dreyfuss 745 31
 30 Hoagland, Edgar M.—C. H. Evans... 89 65
 30 Hibbard, John B., Jr.—J. R. Husson 45 62
 30 Hughes, William—Annie Hickey... 184 88
 30 Hauck, Louis T., Jr.—J. W. Hoey... 70 20
 30 Howard, Patrick J.—Thomas Stokes 141 13
 30 Hart, William T. A.—William McConnell..... costs 91 82
 31 Healey, Maurice—Anton Brogle... 128 18
 31 Houseman, Emma—Richard Arnold..... 247 72
 1 Hickey, Sylvester M.—Ann Hickey 4,898 07
 1 Heusner, C. Louis—C. F. R. Anken 146 77
 1 the same—J. G. Gerber..... 178 83
 1 Halle, John—Richard Arnold..... 110 39
 1 Hargrove, Richard—Edward Marscheider..... 146 71
 1 Hine, Charles S.—New York Elevated R. R. Co..... costs 379 15
 2 Hardenbrook, William F.—F. S. Gordon..... 63 87
 2 Haerter, Hugo—William Baumgarten..... 9,351 53
 2 Hall, Bolton—Nat. Park Bank, New York..... 2,244 57
 2 Holmes, Daniel W.—Anthony Myer 68 00
 2 Howlett, Andrew J.—W. H. Dunlap..... 327 75
 1 Ingraham, Arnold A.—Bernard Kelly..... 39 50
 27 Jones, David H.—Frederick Blake... 7,171 30
 27 Juch, Wilhelmine—R. L. Reade, as exr..... (D) 182 93
 27 the same—Meredith Howland, as trustee..... (D) 182 33
 James, Edward F.
 James, Edward F.
 27 James, Ella E., as exr. } Maria Reis.. 209 00
 and extrx. of Edward D. James }
 27 Jaffe, Moses—Simon Epstein..... 28 84
 30 Jerome, Walter C.—R. H. Derby... 16 59
 27 Knox, Leonard—J. L. Truslow... 208 18
 27 Keller, Frederick—E. W. Tabor... 8,961 74
 27 Keller, Emil—C. G. Grantz..... 95 14
 27 Ketellas, John S.—T. C. Cronin... 2,609 57
 27 Krum, Franklin, Jr.—First Nat. Bank, City N. Y..... 2,939 26
 29 Kirby, John—C. F. White..... 16 50
 29 Koch, Adam—John Blesch, Jr..... 46 47
 30 Kellogg, Charles M.—W. L. Murray 59 50
 31 Kirby, Martin—Caroline Hartfield... 37 50
 1 Kuhn, George—H. E. Cleveland... 322 48
 1 Koeber, Philip—H. S. Mack, as assignee..... 183 36
 1 Kramer, William—Board of Commissioners of Excise..... 52 21
 1 Kearns, Thomas—F. E. Smith, as treasurer..... 253 95
 2 Katz, Paul } Alfred Brumme.. 193 35
 2 Katz, Samuel }
 2 Kennedy, Joseph—E. S. Jaffray... 487 16
 26 Lebowitz, Isreal—Louis Werner, as receiver..... 183 91
 27 La Place, Joseph—Robert Edwards... 183 02
 27 Levins, Joshua—H. S. Mack, as assignee..... 215 62
 27 Lawrence, William H.—W. A. Evans 1,066 73
 27 Levy, Louis—Charles Jackson..... 208 50
 29 Lawler, Edward P.—G. W. Venable 74 71
 30 Lesser, Herman—Levi Spiegelberg... 200 30
 30 Ledoux, Frances X.—Christopher Meyer..... 30 50
 30 Lewis, Samuel—G. M. Miller..... costs 879 73
 30 Laura, Gioranni—Lingi Pasquali... 177 50
 30*Lawler, Edward P.—Thomas Stokes 141 13
 31 Lichtenstein, William—Henry Hirsch 2,901 96
 1 Levy, Ellis—G. G. Cooper..... 457 00
 1 Lenz, Henry J.—John Regan... bal 11 63
 2 Lewis, Thomas C. } E. S. Jaffray... 487 16
 2 Lewis, James }
 27 Morris, Nathan—Simon Epstein... 76 75
 27 Mayer, Ferdinand—Moritz Meyer... 1,110 82
 27 Mayer, Benjamin—the same... 3,813 43
 29 May, Gustave—E. A. Newell..... 185 00
 29 Moorhouse, Stephen—Bernard Dreyfuss..... 745 31
 29 Marks, Isaac—Peter Lang..... 267 50
 29 Murphy, Sylvester, Sr. } Abraham Steers.. 518 40
 29 Murphy, Sylvester, Jr. }
 30 Murphy, Michael J. } Henry Bradley 520 23
 30 Murphy, Patrick }
 30 Melville, Charles—L. B. Bangs... 172 88
 31 Murphy, Daniel—Thomas Green... 358 83
 1 Morgan, James Appleton—W. E. Morton..... 206 58
 1 Mayers, George W.—Richard Arnold..... 594 01

Morrison, Annie J. }
 1*+Morrison, Lena } F. E. Boss... 270 48
 *Morrison, Sophia P. }
 1 Moeller, Rudolph—Lewis Newgass... 2,032 77
 1 Maginn, Patrick F.—T. J. Daly... 42 27
 2 Middleton, Henry A.—B. P. Middleton..... 1,505 50
 2 Malany, Anna—N. P. Chipman.... 319 15
 27 McMullin, Joseph—Augustus Taber 53 95
 27 McCabe, Lawrence—Ellen A. F. Tillman..... 204 20
 27 McArdle, Henry—Health Dept. city N. Y..... 59 50
 27 McMahan, Dennis—H. G. Atwater... 224 02
 29 McCarthy, Eugene—John Suhr... 102 59
 30 McAleer, Joseph } Ernst Stradtman.
 30*+McAleer, Frank } 100 47
 30*+McLaughlin, Charles W.—S. E. Bernheimer..... 136 70
 30 McClennon, Charles—H. A. Toler... 82 87
 31 McBride, David—F. B. Whitney... 301 64
 31 McLaughlin, Thomas J.—A. J. Koehler..... 194 68
 1 McQueen, Daniel P.—Richard Arnold..... 594 01
 1 McConky, Edward D.—W. H. Daily 1,336 49
 27 Nolan, Richard—G. A. Rogers..... 250 52
 27 McNider, James—T. J. Pope..... 111 87
 29 Nold, John—Horace Ingersoll... 840 56
 30 Nash, Harvey B.—Edward Swager 138 40
 31 Nassauer, Julius—Henry Rogers... 73 35
 1 Nichols, Ross W.—F. B. Thurber... 279 32
 2 Nason, Nehemiah H.—F. G. Brown 296 10
 2 Neaffe, Sarah M.—J. S. Willey... 81 00
 29 Osann, Bernhard—Albertus Bielenberg..... 324 09
 29*+Oliver, Samuel L.—H. B. Kirk... 138 00
 31 Ossenbrunner, Charles—Leopold Rothschild..... 1,851 63
 1 Olmsted, Benjamin F.—J. W. Jacobus..... costs 78 01
 2 Oppenheim, Fanny M.—Murray Hill Bank, City N. Y..... 1,420 22
 27 Piggot, Mary E.—S. E. Bernheimer 48 50
 30 Pollock, William—John Sloane... 104 65
 1 Peck, William D.—Stephen Price... 615 84
 1*Perina, Augusta M. } John Burrows...
 1 Perina, Frederick L. } 117 08
 2 Parsons, Samuel B.—Newark City Nat. Bank..... 2,880 97
 27*+Quinn, Nettie F.—W. H. Peck... 172 99
 27 Rosenbough, Isaac—F. A. de Montibello..... 137 77
 2 Radde, Louis E. G.—Mary L. Tyler 713 63
 29 Rowe, Anthony O.—William McShane..... 308 81
 29 Randall, Samuel H.—Jacob Van Wagenan..... costs 228 06
 29 Ryan, John T.—Henry Van Beil... 259 97
 30 Rea, Thomas H.—H. B. Grombers... 96 81
 30 Richmond, Henry—D. M. Shaw... 300 42
 31 Rosenbaum, Abraham—D. L. Newborg..... 573 21
 31 Reilly, Edward A.—Henry Peetsch 612 90
 1 Rounds, Walter B.—Mills & Oates Co..... 182 31
 1 the same—Moses Michaelis... 74 80
 1 the same—Herman Regershard 185 84
 1 Richards, Leah—John O'Connell..... costs 29 78
 1 Roberts, Thomas—Caroline D. Ely... 640 09
 26 Sprague, Daniel J.—Richard Bullymore..... 204 61
 26 the same—W. F. Lewis..... 386 91
 27 Schwartz, Samuel—Paula Aranson... 317 00
 27 Sloman, Selina—S. A. Cohen..... 305 95
 27 Schlesinger, Isaac—Julius Feldheim 288 24
 27 Sprague, Daniel J.—W. H. Glenny... 80 85
 27 Sauerbrey, Peter—G. M. Miller... 125 52
 27 Schuster, Samuel—Maria Reis... 209 00
 27 Stern, Nathan—Simon Epstein... 34 10
 27 Spinks, Henry J.—Louis Dujardin... 1,136 54
 27 Steinweg, Samuel—Friederika Goldstein..... 1,108 96
 27 Schloz, Henry—George Schmitt... 130 62
 27 Streeter, William H.—J. W. Bell... 223 53
 27 Sands, James } People of
 27 Sullivan, Timothy D. } State N. Y. 500 00
 27 Stacom, William—Rudolph Bohm... costs 112 47
 29 Schafer, Adam—John Blesch, Jr... 46 47
 29 Shannon, William P.—A. D. Farmer 2,388 24
 30 Spiegel, Louis—Gustav Amsinck... 1,347 89
 30 Solomon, Nellie, otherwise known as Lillian Russel—Morris Bernstein... 144 50
 30 Schneider, Hugo C.—Oscar Schneider..... 72 75
 30 Stahl, Fred.—Gustav Salomon... 162 79
 30 Stevens, John A.—R. F. Gillen... 3,811 78
 30 Simpson, John—Emil Schultze... 109 68
 31 Streeter, James P.—C. M. Whitney 226 96
 31 Sharp, Mary M.—W. D. Miller... 69 42
 31 Spiegel, Louis—Marie A. Bellot... 2,319 81
 31 Sulzberger, Solomon—Henry Hirsch 2,901 96
 31 Scharman, Louis W.—T. C. Lyman... 59 50
 31 Stanton, John C.—E. B. Dickinson... 28 92
 1 Sieger, Louise E.—Cyprien Gousset 96 57
 1 Steinfeld, Edward—G. G. Cooper... 407 85
 1 Schachtel, George A.—Selina L. Schachtel..... costs 55 85
 1 Steigerwald, Louis } Levi Samuels.
 1 Steigerwald, David } 140 28
 1 Schnaars, Frederick—J. E. Nichols 82 34
 1 Silverstein, Solomon } Michaelis
 1 Shevelsohn, Isaac L. } Borchardt... 179 65
 1 Surbrug, John W.—L. E. Neuman... 1,089 87
 2 Sichelmann, Ignatz—Alfred Brumme 193 35
 2 Sternfels, B. M.—Bernard Goodkind 223 49
 2 Sternfels, Thomas S. } Newark City
 2 Sternfels, Charles H. } Nat. Bank. 528 01
 27 Smith, John B.—John Bell..... 87 85
 27 Tobenfeigel, Max—Simon Epstein... 47 10

Table listing names and amounts for Kings County, including entries like Tremper, Anna-G. K. Davis, Tallon, Lawrence-David Jones Co., etc.

KINGS COUNTY.

Mar. and April.

Table listing names and amounts for Kings County, including entries like Allen, George W.-A. Blomquist, Abbott, Warren G.-M. Hallanan, etc.

Table listing names and amounts for Kings County, including entries like the same-same, Keteltas, John S.-T. C. Cronin, Kane, R. E.-Metropolitan Brewing Co., etc.

SATISFIED JUDGMENTS.

NEW YORK.

March 27 to April 2-inclusive.

Table listing names and amounts for Satisfied Judgments, including entries like Anderson, David I.-Antonio Schiaffino, Bateman, Arthur E.-Henry Piepgras, etc.

Table listing names and amounts for Kings County, including entries like Houghton, John F., Henry T. and George A., Irving, James-People of State N. Y., etc.

KINGS COUNTY.

March 27 to April 2-inclusive.

Table listing names and amounts for Kings County, including entries like Bossert, Charles-Cross, Austin & Co., Bunker, Edward S.-I. Knee, Jr., etc.

MECHANICS' LIENS.

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

NEW YORK CITY.

Table listing names and amounts for New York City, including entries like Washington av, se cor 177th st, 50x50, Manchester & Philbrick agt George W. Hojer, etc.

maker, contractor, and Albert Schreiner, owner.....	57 00
29 One Hundred and Sixteenth st, n s, 100 w New av, 60x10.5. Frank Leslie agt Howard D. Hamm, owner and contractor.....	300 00
29 Washington av, s e cor Tremont av, 36x75. John Bell & Sons agt George W. Hojer, owner, John J. Hoffman, sub-contractor, and George Nonamaker, contractor.....	117 67
29 Twentieth st, No. 404 E., s s, 100 e 1st av, 23.6x100. Behrens & Link agt Martin E. Deegan and Christopher Beecher, debtors, and Arno Heerwagen, owner.....	410 00
29 Warren st, No. 72, n s.....	
College pl, No. 28, w s.....	
James Fay agt Phibip B. Parker, owner and debtor.....	528 81
30 Eighty-third st, s s, 355 e 10th av, 80.3 ft. front, five houses. Mahoney & Watson agt Mary J. Coar, owner and debtor.....	1,317 00
30 Seventh av, n e cor 122d st, eight houses. Henry Ahr agt John W. Smith, owner and debtor.....	550 70
31 Eighty-third st, s s, bet 8th and 9th avs, 175 x100. Allen B. Muir agt Wm. Noble, owner, and N. Y. Wood Working and Cabinet Co., and Moses and A. J. Long, contractors.....	39 00
31 Same property. J. P. Mahoney agt same.....	36 00
31 Same property. J. S. O'Brien agt same.....	28 50
31 Same property. George Vane agt same.....	23 75
1 Twentieth st, No. 404 E., s s, 96 e 1st av, 23.6 x92. David R. De Wolf agt E. C. and Arno Heerwagen owners, and Deegan & Beecher, contractors.....	67 30
1 Seventh av, n e cor 122d st, 8 houses. J. S. Conover & Co., agt John W. Smith.....	853 00
2 Eighty-seventh st, No. 431 to 443 W., n s, 275 w 9th av, 100x100.8. Joseph W. Durvee agt Charles L. Guillaume, owner and contractor.....	2,179 16
2 Eighty-fourth st, No. 529 and 531 E., n s, 348 e Av A, 50 ft. front. The Bradley & Currier Co. (Limited) agt Susanna Schmidt and Frank White, reputed owners and contractors.....	2,985 00

KINGS COUNTY.

Mar.	
29 Dean st, s s, 250 e Rockaway av, 25x107.9 1/2. John Riley agt Sarah G. O'Donoghue and Mrs. Gormley, owners and contractors.....	66 00
29 Degraw st, No. 74, s s, bet Van Brunt and Columbia sts. John Herlihy agt Silas A. McGuinnis, owner and contractor.....	15 00

SATISFIED MECHANICS' LIENS.

Mar.	NEW YORK CITY.
+31 East Broadway, No. 167, e s, 25x100. Canda & Kane agt John J. Mahoney, John J. Kierst and David Korn. (Lien filed Sept. 15, 1884).....	\$411 15
*31 Lexington av, No. 1723, e s, 17 n 108th st, 16.8x65. Patrick H. Lydon agt Terence Gannon, owner and debtor. (Mar. 31, 1886).....	100 00
27 1/2 Fulton st, No. 214, s s, 21.9x34.8. Robt. Wells agt Israel Minor. (Mar. 25).....	17 00
27 1/2 Park av, Nos. 1637 and 1639, e s, 32 n 91st st, 32x100. George K. Gates agt Daniel Sullivan and Michael Kelly. (Mar. 8).....	58 50
April	
1 Second av, n w cor 105th st, 100x100. The Franci, T. Witte Hardware Co. agt Isidore Hoffstadt. (Mar. 10, 1886).....	329 71
1 Same property. George A. Haggerty agt Bella Hoffstadt. (Mar. 3, 1886).....	846 00
1 Same property. Maher & Leamy agt Isidore Hoffstadt. (Jan. 30, 1886).....	183 86
1 Same property. John S. Scott agt same. (Mar. 1, 1886).....	500 00
1 One Hundred and Twenty-first st, No. 402 E., n s.....	
W. J. O'Brien agt Patrick Sheridan. (Feb. 4, 1886).....	349 23
1 Same property. Same agt same. (Feb. 8).....	349 22
1 One Hundred and Sixth st, s s, 158.3 w 4th av, 56.6 ft front. John Grant agt Catharine and Hugh McGillivray. (Nov. 30, '85).....	135 00
1 One Hundred and Sixth st, s s, 130 w 4th av, 28.3 ft front. John Henry agt same. (November 30, 1885).....	95 00
1 Sixth av, No. 408, e s. Richard Chidwick agt Jennie H. Stokes. (Oct. 30, 1885).....	1,456 00
1 Same property. Brennan & Sullivan agt same. (Oct. 30).....	
1 Same property. L. H. Broome agt same. (Nov. 9).....	192 00
1 Same property. Owen McGuinnis agt same. (Nov. 9).....	193 20

† Discharged by order of court. * Discharged by depositing amount of lien and interest with County Clerk.

KINGS COUNTY.

March 27 to April 2—inclusive.

Prospect av, s w cor 6th av, 180x100. Geo. N. Buchanea agt Jas. N. Darrow. (Aug. 29, 1885).....	\$500 00
Pulaski st, n s, 150 e Sumner av, 100x100. John Mannerschmidt agt Thos. J. Moore and Jno. G. Price. (Dec. 11, 1885).....	811 13

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.

Greenwich st, Nos. 376 and 378, six-story brick stores and storage house, 50x100 and 80, tin

roof; cost, \$40,000; Trinity Church Corporation, lessee, Max Ams, 319 West 57th st; ar't, William Graul. Plan 500.

Prince st, n e cor Marion st, five-story brick store and lofts, 76.11x99.9x63.10x72.5, tin or patent roofing; cost, \$70,000; O. G. Walbridge, 71 Downing st, Brooklyn; b'r, A. C. Walbridge. Plan 491.

Rutgers st, No. 55, five-story brick tenem't, 27x 85, tin roof; cost, \$18,000; Charles H. Reed, 300 East 69th st; ar't, Charles Rentz; b'rs, Hafker & Hollwedel. Plan 514.

4th st, No. 306 W. five-story brick tenem't, 28x 70, rear 29, tin roof; cost, \$18,000; Charles Frank, 192 East Houston st; ar't, Charles Rentz. Plan 515.

Av. A, No. 208, s e cor 13th st, five-story brick tenem't, 26x92, tin roof; cost, \$20,000; William N. Sternkopf, 177 Rivington st; ar't, William Graul. Plan 507.

BETWEEN 14TH AND 59TH STS.

30th st, No. 14 E., four-story and basement brick dwell'g, 22.2x65, flat roof tinned, mansard, fire-proof and slated; cost, \$30,000; Sarah J. Zabriskie, 12 East 30th st; ar't, G. E. Harney; b'rs, J. J. Tucker and Steele & Costigan. Plan 489.

43d st, s s, 200 e 9th av, five-story brick industrial school, 125x50, with chapel in rear, 52.8x73, and connecting corridor 9 ft. wide, tin and slate roof; cost, \$60,000; Sisters of Charity of St. Vincent de Paul, Mt. St. Vincent-on-the-Hudson; ar't, William Schichel. Plan 527.

52d st, n s, 200 w 9th av, two five-story brick tenem'ts with stores, 25x84, tin roofs; cost, each, \$30,000; John M. Ruck, 910 9th av; ar't, Thom & Wilson. Plan 502.

52d st, n s, 300 w 9th av, two five-story brick tenem'ts with stores, 25x84, tin roofs; cost, each, \$20,000; o'w'r and ar'ts, same as last. Plan 503.

55th st, No. 505 W., open shed, 16x70, gravel roof; cost, \$125; Henry Bradley, 503 West 55th st; b'r, William Blanchard. Plan 484.

11th av, Nos. 425-431, five-story brick factory, 98.7x100x irreg, tin roof; cost, abt \$40,000; James G. Batterson, Hartford, Conn.; lessee, G. L. Fanchore & Co.; ar'ts, F. H. Kimball and ano.; m'n, R. L. Darragh; b'r, O. T. Mackey. Plan 501.

11th av, Nos. 463 and 465, two five-story brick tenem'ts, 24.8x52, cellar and first story 100 feet deep, tin roofs; cost, each, \$13,000; Mary Sweeny, 459 West 43d st; ar't J. W. Cole. Plan 530.

10th st, No. 353 E., three and two-story brick cigar factory, 20x85, tin roofs; cost, \$6,000; John Foster, 203 East 19th st; ar'ts, Berger & Baylies. Plan 493.

21st st, Nos. 352 and 354 W., two three-story and basement brick dwell'gs, total 34.4x52, tin roofs; cost, each, abt \$10,000; James S. Cushman, 170 9th av; ar't, Wm. Pistor; b'rs, W. A. & F. E. Conover and W. A. Hankinson. Plan 494.

49th st, n s, 100 e 9th av, two five-story brick (stone front) tenem'ts, 25x96 and 25x87, tin roofs; cost, each, \$20,000; Edward D. Bertine, 323 West 47th st; ar't, R. Rosenstock. Plan 495.

49th st, s s, 200 e 9th av, rear, four-story brick s'op and stable, 46x33x47.4x23.3, tin roof; cost, \$6,000; William Rankin, 253 West 51st st; ar't, R. Rosenstock. Plan 483.

52d st, Nos. 220 and 222 E., two five-story brick tenem'ts, 25 and 15 x 85 and 86, tin roofs; cost, total, \$35,000; James G. Wallace and William Smith, 148 East 52d st; ar'ts, Wirz & Nickel. Plan 517.

55th st, n s and s s, 80 e Av A, seven (four on n s and three on s s) five-story brick flats, 25x65, tin roofs; cost, each, abt \$12,000; Owen Donohue, 453 West 63d st; ar't, D. T. Atwood; b'rs, Donohue & Gault. Plan 490.

BETWEEN 59TH AND 125TH STREETS, EAST OF 5TH AVENUE.

70th st, n s, 223 e Av A, four-story brick factory, 40x60, tin or felt and gravel roof; cost, \$18,000; Jennie S. Macdonald, 1532 Park av; ar't, John Brandt. Plan 496.

75th st, No. 418 E., one-story brick stable, 18 9 x47.9, tin roof; cost, \$2,500; J. G. Nuding, 241 East 75th st; ar't, Henry Haab. Plan 512.

113th st, Nos. 219-229 E., platform for coal-yard; cost, abt \$600; Francis Murphy, 210 East 113th st; ar't, Andrew Spence. Plan 516.

83d st, No. 329 E., five-story brick (stone front) flat, 25x66, tin roof; cost, \$13,000; C. D. Bergmann, on premises; ar't, John Brandt. Plan 522.

84th st, n s, 73 w Av B, five-story brick (stone front) flat, 20x65, tin roof; cost, \$11,000; Louis Lochmann, 1618 1st av; ar't, John Brandt. Plan 523.

90th st, n s, 85.7 w 4th av, eight three-story and basement brick (stone front) dwell'gs, 19.6, 19 and 18.6x50, tin roofs; cost, each, abt \$11,000; Walter Reid, 123 East 32d st; ar't, J. C. Cady & Co. Plan 499.

93d st, s s, 145 n Madison av, two five-story brick (stone front) flats, 22 and 28x87, tin roofs; cost, total, \$40,000; Mathias H. Schneider, 165 East 105th st; ar't, John Brandt. Plan 524.

109th st, s s, 60 w 3d av, five story brick tenem't with store, 20x60, tin roof; cost, \$10,000; James Saxton, 831 Lexington av; ar't, John Sexton. Plan 525.

Av A, w s, bet 78th and 79th sts, and 79th st, s s, w Av A, nine (eight on av and one on st) five-story brick (stone front) flats, 25, 29.4 and 19x75, 94 and 79.4, tin roofs; cost, total, \$150,000. Francis J. Schnugg, 433 East 86th st; ar'ts, Herter Bros. Plan 531.

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

104th st, s s, 375 w 9th av, rear, one-story brick

carriage-house, 22x16, gravel roof; cost, \$1,000; Ella M. Brown, 141 West 47th st; ar't, E. Outwater; b'rs, Outwater & Felter. Plan 510.

New av, n e cor 105th st, seven three-story and basement brick (stone front) dwell'gs, tin and slate roofs; cost, each, abt \$12,000; John Brown, 424 Bloomfield st, Hoboken, N. J.; ar't, C. P. H. Gilbert; b'rs, J. Pettit and Harvey Murdeck. Plan 513.

105th st, n s, 69 e New av, three three-story and basement brick (stone front) dwell'gs, tin and slate roofs; cost, each, abt \$12,000; o'w'r, ar't and b'rs, same as last. Plan 519.

9th av, s w cor 78th st, five-story brick flat with store, 25.8x102, tin roof; cost, \$35,000; Charles H. Bliss, ar'ts, Thom & Wilson. Plan 504.

100th st, n s, 150 w 8th av, two five-story brick tenem'ts with stores, 25x74, tin roof; cost each, \$12,000; George W. Eggers, 301 West 99th st; ar't, John Brandt. Plan 532.

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

123d st, No. 251 W., five-story brick (stone front) flat, 25x82, tin roof; cost, \$17,000; Catherine Lowe, 251 West 123d st; ar't, F. R. Usher; b'rs, not selected. Plan 488.

122d st, s s, 100 w 6th av, seven three-story brick (stone front) dwell'gs, 17 and 18x55, tin roofs; cost, each, \$18,000; John and George Ruddell, 242 and 244 East 63d st; ar'ts, Thom & Wilson; b'rs, Ruddell Bros. Plan 505.

124th st, No. 74 W., one-story brick stable, 18.6 x35, tin roof; cost, \$600; Coffin & Slawson, on premises; ar't, A. Spence; b'r, not selected. Plan 528.

125th st, s s, 175 w 7th av, two-story brick stores with club rooms above, 87.6x100.7, tin roof with slated turret; cost, \$40.0 0; Henry Morgenthau, 135 East 74th st; ar'ts, Schwarzmann and Buchman. Plan 533.

NORTH OF 125TH STREET.

171st st, s s, 175 e 11th av, two-story and basement brick (blue stone front) dwell'g, 25x35, shingle roof; cost, \$10,000; Willmena Lober, 160th st, bet 10th and Edgcomb avs; ar't, W. P. Anderson; b'rs, not selected. Plan 497.

Prescott av, e s, abt 40 s 210th st, one-story frame building, 11x25; cost, \$85; R. H. Slack, Inwood; b'r, M. McQuade. Plan 485.

125th st, n s, 250 w 1st av, five-story brick tenem't, 26x90, tin roof; cost, \$15,000; Frederick A. Kerker, 331 E. 125th st; ar't, J. H. Valentine. Plan 520.

23D AND 24TH WARDS.

153d st, No. 656 E., rear, one-story frame stable, 10x12, gravel roof; cost, \$100; Jacob Diehl, 656 East 153d st; ar't, A. Arctander. Plan 509.

167th st, n s, 88.6 w 3d av, two four-story brick tenem'ts, 26x96, tin roofs; cost, each, \$19,000; John Eichler, Fulton av and 169th st; ar'ts, A. Pfund & Son. Plan 483.

Columbia av, n s, 50 e Jefferson av, two-story frame dwell'g, 22x44, tin roof; cost, \$2,000; Jennie L. Glockman, 341 Willis av; ar't and b'r, T. S. Crosby. Plan 487.

157th st, n s, 375 w Elton av, two-story and basement frame dwell'g, 24.6x36, tin roof; cost, abt \$2,000; Catharina Rehbock, 959 East 157th st; agent, William Rehbock. Plan 513.

Honeywell av, n s, 430 s Samuel st, two-and-a-half-story frame dwell'g, 18x30, shingle roof; cost, \$1,500; usan M. Dennelein, 608 Eagle av; ar't, Andrew Spence. Plan 486.

North 3d av, w s, 75 s 150th st, frame and glass hot-house, 16x30; cost, \$400; J. W. Wakeling, 967 Union av; b'r, not selected. Plan 492.

Washington av, w s, 25 n 166th st, two two-story frame buildings, one dwell'g and tenem't with stores, 16x32.6 and 31x40, tin roofs; cost, each, \$3,800; George Lauer, 226 West 41st st; ar't and b'r, William Kusche. Plan 511.

Abt 200 e Madison av, 100 s Williamsbridge road and 75 w Bronx River, two-story frame barn, 26x16, tin roof; cost, \$500; Caroline Lazari, Williamsbridge; b'rs, Emery & Forsyth. Plan 508.

139th st, n s, 70 w Alexander av, two two-story and basement brick dwell'gs, 15x45, tin roofs; cost, each, \$4,000; Annie Arctander, 373 Willis av; ar't, Arthur Arctander. Plan 521.

151st st, n s, 150 w Courtlandt av, one-and-a-half-story frame stable and one open shed, each 12x50; cost, \$450 and \$150; Hasbrouck Dubois, 503 East 145th st; ar't and b'r, J. J. Barnes. Plan 498.

Av A, e s, 250 n 5th st (South Fordham), two-story and attic frame dwell'g, 21x42, rear 25 and extension, shingle roof; cost, abt \$3,000; Anna Gross, South Fordham; ar't, Co-operative Building Plan Assoc. Plan 526.

Hull av, n s, 231 e Southern Boulevard (Bedford Park), three-story brick and frame dwell'g, 29x45, rear 31, slate roof; cost, abt \$8,000; agent for o'w'rs, John T. Dunn, 111 Broadway; ar'ts, R. Robertson and W. M. Grinnell. Plan 506.

Macomb st, n s, 200 e Broadway, two-story frame dwell'g, 18x30, tin roof; cost, \$1,000; Peter Murray, Kingsbridge; ar't, T. W. Murray. Plan 529.

KINGS COUNTY.

Plan 441—Grand st, s w cor Graham av, one four-story brick store and dwell'g, 25x72, tin roof, galvanized iron cornice; cost, \$15,000; Frederick Ring, Newtown, L. I.; ar't, Th. Englehardt; m'n, S. J. Burrows; c'r, Jno. Fallon.

442—Myrtle st, n s, 200 w Knickerbocker av, one two-story frame stable, 100x30, gravel roof;

cost, \$2,500; James Gillen, 289 Clifton pl.; ar't, Th. Englehardt; c'r, M. C. Rush. #4
443—Hopkins st, Nos. 132 and 134, one two-story brick store and stable, 50x25, tin roof, galvanized iron cornice; cost, \$4,500; Chas. Froeb, cor Tompkins av and Hopkins st; ar't, Th. Englehardt; m'n, W. Maske; c'r, Geo. Ross.
444—19th st, n s, 275 e 6th av, one two-story frame stable, 25x20, tin roof; cost, \$250; ow'r, ar't and b'r, F. D. Webster, 332 18th st.
445—3d st, No. 410, e s, 75 s North 10th st, one four-story frame (brick filled) store and tenem't, 25x54, tin roof; cost, \$6,000; Mr. Ring, 474 1st st; ar't, A. Herbert; b'rs, not selected.
446—53d st, s s, 330 e 4th av, one two-story frame dwell'g, 20x34, tin roof; cost, \$1,900; Frank Koehler, 124 11th st; ar'ts and c'rs, Spence Bros.
447—De Kalb av, n s, 250 e Broadway, one one and two stories frame shop, 21x70 and 30, gravel roof; cost, \$850; A. Dennill, Madison st; ar't, F. Holmberg; b'r, Fred. Stenler.
448—Newell st, w s, 145 n Norman av, one three-story frame (brick filled) dwell'g, 20x35, tin roof; cost, \$2,700; Miss Mary Murphy, 1501 Broadway, New York; ar't and c'r, S. M. Randall; m'ns, I. and J. Van Ripper.
449—Rapeye st, n s, 100 e Hicks st, one three-story and basement brick and stone dwell'g, 25x42, mansard tin and slate roof, galvanized iron cornice; cost, \$10,000; Sisters of St. Dominic, cor Montrose and Graham avs; ar't, Wm. Schickel, New York; m's, J. Ashfield, & Sons.
450—Wyckoff st, No. 94, s s, 200 e Smith st, one four-story double brick tenem't, 25x56, tin roof, wooden cornice; cost, \$8,500; Wm. F. Moller, 147 East 44th st, New York; ar't, F. Jezek; b'rs, not selected.
451—Decatur st, s s, 100 e Sumner av, eight three-story and basement brown stone dwell'gs, 18.9x45 each, tin roofs, wooden cornices; cost, each, \$7,000; ow'r and ar't, John C. Bushfield, 593 Herkimer st.
452—3d av, e s, 50 n 49th st, four three-story brick stores and dwell'gs, 18.9x45, tin roofs, wooden cornices; cost, each, \$3,375; ow'r and b'r, John Curran, 87 37th st; ar't, Francis Ryan.
453—Sands st, s s, 100 e Bridge st, one five-story brick and terra cotta factory and office, 53.4x93.4, flat fire-proof roof, terra cotta cornice; cost, \$40,000; Chas. Adams, 77 Murray st, New York; ar't, Chas. I. Marvin, New York.
454—Palmetto st, n s, 275 e Central av, five two-story frame (brick filled) dwell'gs, 20x48 each, tin roofs; total cost, \$10,000; ow'r and b'r, William Nichols, 218 Reid av; ar't, John E. Dwyer.
455—Magnolia st, s s, 275 e Central av, six two-story frame (brick filled) dwell'gs, 20x48 each, tin roofs; total cost, \$12,000; ow'r, ar't and b'r, same as last.
456—20th st, n s, 350 e 6th av, one two-story frame dwell'g, 20x40, tin roof; cost, \$1,100; Thos. Connors, 176 Hudson av.
457—19th st, s s, 125 e 6th av, one two-story frame dwell'g, 20x36, tin roof; cost, \$2,000; Richard Byres, 312 19th st; ar't, W. Wirth.
458—Prince st, w s, No. 40, 165 n Tillary st, one four-story brick store and dwell'g, 22x36, tin roof, wooden cornice; cost, \$3,500; M. Carberry, 197 Tillary st; ar't, M. J. Morrill.
459—26th st, s s, 100 w 3d av, one-story brick office, 25x43, tin roof, wooden cornice; cost, \$1,500; C. E. Reynolds & Co., foot of 26th st; m'n, W. Thompson, c'r, Dan'l Ryan.
460—11th st, n s, 156 w 3d av, two three-story frame dwell'gs, 22x40 each, tin roofs; cost, each, \$4,000; M. A. McCormick, 104 15th st; ar't, T. McCormick; c'r, O. Christianson.
461—17th st, s s, 190 e 9th av, one two-story and basement frame dwell'g, 20x35, tin roof; cost, \$2,200; F. Connall, 354 12th st; b'r, M. McCadden.
462—North 7th st, No. 150, s s, w of Bedford av, one four-story frame (brick filled) tenem't, 25x55, tin roof; cost, \$6,150; Jno. Brown, on premises; ar't, Th. Englehardt; b'r, Jno. Fallon.
463—Rutledge st, No. 100, s s, two-story brick stable, 20x40, gravel roof, wooden cornice; cost, \$1,700; D. M. Quimby, Hooper st, near Bedford av; m'ns, Gately & Smith; c'rs, Newton & Hulise.
464—George st, s e cor Hamburg av (on rear), two-story frame stable, 16x16, tin roof; cost, \$225; Jno. Klein, Newtown, L. I.; c'r, Jno. Kaiser; ar'ts, Platte & Acker.
465—Broadway, e s, 120 n Grove st, two three-story brick stores and dwell'gs, one 24.5x60, one 30x60, tin roofs and cornices; cost, each, \$7,000; Chas. Brick, on premises; ar'ts, Platte & Acker; u'n, Geo. Doering; c'r, Geo. Ross.
466—Pearl st, No. 187, 150 n Nassau st, one four-story brick tenem't, 22.3x81, tin roof, brick cornice; cost, \$12,500; W. P. Denslow, Poughkeepsie, N. Y.; ar't, Mercein Thomas; m'n, Owen Nolan; c'r, Jno. Lee.
467—White st, n w cor McKibben st, one-story frame glass factory, 60x57 and 50, two-story extension 21x29, one-story extension 67x32 and one 20x91, gravel roof; cost, \$7,500; Louis Heidt, Bartlett st, near Throop av; ar'ts, Platte & Acker.
468—McKibben st, n s, 350 w White st, one two-story frame (brick filled) stable, 30x90, tin roof; cost, \$2,000; Mr. Starck, on premises; b'r, Jno. H. Appel; ar't, H. Vollweiler.
469—Bushwick av, e s, 28 n Myrtle av, one three-story frame (brick filled) store and dwell'g, 29 x irreg, tin roof; cost, \$5,000; Otto Abendroth, 112 Graham av; ar't, H. Vollweiler.
470—Lexington av, n s, 200 w Reid av, six three-story brick and marble dwell'gs, 20x48 each, tin roofs, wooden cornices; cost, \$30,000; Thos. Ellison, 1134 Lafayette av; ar't, H. Vollweiler.
471—Luquer st, n s, 55 w Smith st, one three-story brick stable and dwell'g, 20x31, gravel roof; cost, \$2,300; ow'r, ar't and b'r, Wm. Taylor, 83 3d pl.
471—Atlantic av, No. 189 and 191, one five-story

brick terra cotta and stone apartment house, 50x 62.6, tin roof, galvanized iron cornice; cost, \$25,000; Joseph O'Brien, 139 Atlantic av; ar'ts, Parfitt Bros.; m'n, R. J. Carlin; c'rs, Martin & Lee.
472—Bleecker st, s s, 435 e Evergreen av, one two-story frame (brick filled) dwell'g, 22x40, tin roof; cost, \$2,500; Carl Mayer, 203 Palmetto st; ar't, C. Bandtlow.
473—Oakland st, w s, 92.6 n Van Cott av, two three-story frame (brick filled) dwell'gs, 16.3x56x 12.6 each, gravel roof; cost, each, \$3,000; Rorden & Kohlman, Van Cott av; ar't, F. Weber.
474—8th st, n s, 97.10 w 8th av, eighteen three-story and basement brown stone dwell'gs, 17x42 each, wooden and tin roofs and cornices; cost, each, \$6,000; Charles Long, 299 7th av; c'r, J. F. Wood.
475—Magnolia st, s e cor Irving av, three four-story frame (brick filled) stores and dwell'gs, 25.8 x34 and 45, gravel roof; cost, total, \$10,500; M. Brown; ar't, F. Weber.
476—7th av, e s, bet 19th and 20th sts, one-story frame car shed, 58x201, gravel roof; cost, \$6,000; Atlantic Av. R. Co., cor 3d and Atlantic avs; c'r, Edw. Smith; ar't, J. V. Smith.
477—Schenectady av, e s, 50 s Park pl, two two-story frame sheds, each 20x40; cost, each, \$125; ow'r and c'r, Alfred Moore, Schenectady av.
478—Partition st, w s, 135 e Conover st, one four-story frame tenem't, 20x53, tin roof, cost, \$4,500; A. Anderson, 250 Conover st; ar't and b'r, C. M. Detlefsen.
479—Grand av, n e cor Clifton pl, one three-story brown stone store and dwell'g, 19x54, tin roof, wooden cornice; cost, \$8,000; Jeremiah O'Mahoney, 1007 3d av; ar't, Wm. H. Wirth.
480—Clifton pl, eight on the n s, 19.6 e Grand av, and one on Grand av, 82 e Clifton pl, two story and basement brown stone dwell'gs, 16x45 each, tin roofs, wooden cornices; cost, each, \$5,000; ow'r and b'r, Jeremiah O'Mahoney, 1007 3d av; ar't, Wm. H. Wirth.
481—12th st, s s, 97.10 w 7th av, one two-story brick stable, 16x38, tin roof, wooden cornice; cost, \$800; C. A. Wicks, cor 10th st and 7th av.
482—13th st, s s, 100 w 2d av, two one-story frame sheds, one 13x60, one 20x40; cost for both, \$150; S. Roebuck, 175 17th st.
483—24th st, s s, 375 e 3d av, one three-story frame brick filled) dwell'g, 22x40, tin roof; cost, \$3,150; H. Buekhaber, cor 3d av and 24th st; b'rs, Pfirrmann & Seifried; ar't, W. H. Wirth.
484—44th st, s s, 322 e 3d av, one three-story frame dwell'g, 18x32, with extension, 10x12, tin roof; cost, \$2,400; Jno. Healy, 1053 3d av; c'rs, Spence Bros.
485—Maujer st, No. 138, one two-story frame (brick filled) shop, 25x30, tin roof; cost, \$650; Jacob Stein, 44 Meeker av; c'r, Jno. Rueger.
486—Dean st, n s, 40 e Troy av, one one-story frame dwell'g, 17x20, gravel roof; cost, \$250; Ellen Cornell, 1455 Dean st; b'r, M. Cornell.

ALTERATIONS NEW YORK CITY.

Plan 595—14th st, Nos. 710-724 E., walls carried up to sustain water tank; cost, \$700; Samuel Kraus, 249 East 78th st; ar't, W. Harkness.
596—North 3d av, No. 1091, raised one story and three-story frame extension, 4x24, tin roof; cost, \$1,500; John Meckel, on premises; ar't, M. J. Garvin; b'r, not selected.
597—21st st, Nos. 510 and 512 W., cost, \$2,700; F. C. Laurence; b'r, J. G. McMurray.
598—6th av, No. 451; cost, \$500; S. Diefenthaler; ar't, J. M. Dunn; b'rs, Terrell & Vroom.
599—27th st, No. 122 W.; cost, \$600; Mary O'Neil.
600—36th st, No. 149 W., raised one story; cost, \$2,000; E. M. Benjamin, 17 East 33d st; b'r, S. J. Joyce; ar't, W. Farrell.
601—2d av, No. 2169; cost, \$600; William Hayes; ar't, A. Spence.
602—Mercer st, No. 225, new store front; cost, \$214; Goelet estate, 591 and 608 5th av; b'rs, J. Fitzpatrick and C. Lehmann.
603—43d st, Nos. 204-210 E., buildings connected; cost, \$60; O'Reilly Bros.; b'rs, Brennan & Sullivan.
604—16th st, No. 211 W., one and four-story brick extension, 20x26.6, tin roof; cost, \$3,000; Henry Schlobohm, 167 West Houston st; ar't, C. Sturtzkober.
605—North 3d av, No. 648, three-story frame extension, 14x8, tin roof; cost, \$350; Christian Stark, on premises; ar't and b'r, E. Stichter.
606—8th av, Nos. 574 and 576, one-story brick extension, 26x23; cost, \$4,500; Herman Gottlieb, 560 8th av; ar't, M. L. Ungrich; built by day's work.
607—On st running from Courtlandt av to Melrose depot, n s, one-story frame extension, 16x12; cost, \$500; Carl Schramm, Teller pl, near Courtlandt av; ar't and b'r, E. Stichter.
608—Mott st, No. 198, internal alteration; cost, \$50; Catarina Frocarile, on premises; ar't, T. Hayden; b'rs, Hayden & Berkorutz.
609—36th st, No. 158 W., wall changed; cost, \$1,000; T. F. Golding, on premises; ar't, W. H. Smith; b'r, not selected.
610—2d av, No. 2329, new store front; cost, \$150; Emil Michel, 197 3d av; b'r, J. Lanzer.
611—3d av, No. 470; cost, \$1,200; James Nugent.
612—Hudson st, No. 498, store altered; cost, \$1,000; Frederick Meyer, 33 Dominick st; b'r, D. Wilkie.
613—1st av, No. 811, new store front; cost, \$275; Mary A. Oeters, 108 East 123d st; ar'ts, J. Bookell & Son; b'r, F. Bernet.
614—8th av, w s, 75 s 94th st, two five-story brick extensions, 17x12, tin roofs; cost, each, \$2,000; Charles Griesmeyer, 81 Rivington st; ar't, E. Vorthmann; b'rs, Spears Bros. and Thompson.
615—Fulton st, No. 127, store front ornamented; cost, abt \$150; lessee, G. A. Moore.

616—Broadway, No. 207, front alteration; cost, \$250; Charles Schlang, 360 Bowery; ar't, F. Wandell; b'r, J. J. Kierst.
617—Fulton av, No. 1131, mansard leveled; cost, \$300; Louisa T. Milman, 880 Lexington av; ar't and b'r, A. Weir.
618—Broadway, n e cor Worth st; cost, \$100; W. T. Lett; ar't, D. T. Atwood.
619—84th st, No. 3 E., raised one story and five-story and basement brick extension, 15x29, tin roof; cost, \$15,000; Augustin Walsh, on premises; ar't, W. Schickel.
620—81st st, No. 206 E.; cost, \$400; N. L. Niver; b'r, H. Schiffer.
621—24th st, No. 453 W., roof raised; cost, \$1,000; Catharine Fletcher, 234 West 16th st; ar't and b'r, J. N. Emlich.
622—18th st, No. 428 W., internal alteration, new metal cornice and pitch of roof changed; cost, —; W. C. Kimball, 42 West 23d st, and ano., exrs.; b'rs, S. Brush and McKenney & Scrafford.
623—6th av, Nos. 945 and 947, internal alterations and new store front on street; cost, \$2,500; William Cleary, 228 West 58th st; ar't, J. B. Franklin.
624—1st av, No. 1439, new show windows; cost, \$435; Anna Schill, on premises; b'r, D. Olmstedt.
625—1st av, No. 1441, new show windows; cost, \$435; John Schill, on premises; b'r, D. Olmstedt.
626—17th st, Nos. 222 and 224 W., tenem'ts; cost, \$8,000; Mary J. Lasala; ar't, J. F. Miller.
627—Lexington av, No. 722, cost, \$1,100; Theresa Cohn; ar't, C. B. Snyder; b'rs, Jones, Archer & Co.
628—77th st, No. 202 E.; cost, \$75; Anna Farrell; ar't, W. Stauffer.
629—4th st, No. 239 W., internal alterations; cost, \$1,000; George Jeremiah, 251 West 11th st; b'r, J. B. Doyle.
630—18th st, No. 449 W.; cost, \$1,500; Sophia Carpenter; b'r, W. H. Hart.
631—137th st, s s, 375 w 6th av, building moved; cost, \$150; Henry Wittingfeld, 137th st, n s, 300 w 6th av; ar't and b'r, J. O'Brien.
632—86th st, No. 160 E., arbor; cost, \$15; O. Netz.
633—9th av, No. 771, new weather boards; cost, \$25; Mary Kempf, on premises.
634—Christie st, No. 163; cost, \$2,200; lessee, Bernhard Meyer; ar't, F. Wandett.
635—West st, No. 118, new show window; cost, \$75; lessee, Godfrey Haas, 454 West 50th st; b'rs, Howland & Lein.
636—6th av, No. 817, oven built; cost, \$485; lessee, J. E. Cushman, on premises; b'r, J. Allen.
637—John st, No. 24, opening cut in party wall; cost, \$300; lessee, C. W. Schuman; b'r, J. D. Murphy.
638—4th st, No. 8 W., attic raised to full story and one-story brick extension, 21x12, tin roof; cost, \$2,000; lessee, Leopold Eisemann, 17 West 4th st; ar't, A. I. Finkle; b'r, J. D. Karst, Jr.
639—169th st, n w cor 3d av, new store front, &c.; cost, \$350; John Paul, 107th st and Elton av; ar't, A. Pfeiffer; b'r, not selected.
640—6th av, No. 153, attic raised to full story; cost, \$1,200; Mathias Sperling, 315 1/2 Floyd st, Brooklyn; b'rs, S. J. Acken and C. S. Morrell.
641—Bowery, No. 137, internal alterations and new show windows; cost, \$1,200. C. V. Kuehman, 214 East 33d st; ar't, W. Graul; b'r, H. Bruggen.
642—Thompson st, Nos. 127 and 129, attic raised to full story; cost, \$1,500; Charles Koch, on premises; ar't, C. Sturtzkober.
643—8th st, No. 147, galleries extended; cost, abt \$600; lessee, J. F. Poole, 329 West 31st st; b'r, J. C. Denham.
644—3d av, e s 25 n 91st st, opening in wall; cost, \$300; Jacob Ruppert, 93d st and 3d av; ar't, J. Knustner.
645—Marion av, w s, 275 n Kingsbridge road, addition raised one story; cost, \$300; Martin Walter, 177th st and Railroad av; ar't, A. Aretander.
646—2d av, No. 1429, new show windows; cost, \$300; Michael Kaerfer, on premises; b'r, H. Bauer.
647—Bowery, No. 173, new show window and floor in store; cost, \$400; Maria Sherman; b'r, D. Wilkie.
648—28th st, No. 117 W.; cost, \$300; A. J. Garvey; b'r, P. A. Ryan.
649—Bleecker st, s e cor South 5th av, internal and front alterations; cost, \$16,000; Slevin & Kelly; ar't, W. C. Frohne; b'r, G. Sieburg.
650—28th st, No. 121 W.; cost, \$5,000; J. B. Smith; ar't, J. Stroud.
651—35th st, No. 209 E., front alteration; cost, \$2,000; ow'r, ar't and b'r, C. Germond, 431 Lexington av.
652—Peck slip, No. 36, internal alterations; cost, \$300; H. C. Humphrey, 36 East 62d st; ar't and b'r, N. J. Revilla.
653—6th av, No. 381; cost, \$10,000; H. P. Stewart; ar't and b'r, J. S. Miller.
654—7th av, No. 182, show windows altered; cost, \$50; Thomas Muir, 238 West 21st st.
655—94th st, s s, 250 e 9th av, building moved 15 feet east; cost, \$100; William McGlone.
656—2d av, No. 1416, new store front; cost, \$300; lessee, John Stich, 997 2d av; b'rs, Peter Loonams' Sons.
657—Duane st, No. 95, and Nos. 307 and 309 Broadway, openings cut in wall; cost, \$100; lessee, C. F. F. Holtz, 95 Duane st; b'rs, R. L. Darragh & Co.
658—Norfolk st, No. 48, rear, two-story brick extension, 25x15, tin roof; cost, \$2,000; Charles Ruff, 18 Hester st; ar't, C. Rentz.
659—29th st, No. 155 W., raised one story; cost, \$1,500; W. H. Bowden, 155 West 29th st;

Table of property listings in Essex County, New Jersey, including names like R. Kennedy, Joseph Cabus, Jr., and various street addresses and lot numbers.

Table of property listings in Hudson County, New Jersey, including names like Curtis, S B-C W Griggs, Main st, Bloomfield, and various street addresses.

Table of property listings in Hudson County, New Jersey, including names like Rowe, L L-R A Cross, Summer av, and various street addresses.

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.

Table of property listings in Essex County, New Jersey, including names like Ayers, L S-C Clark, Lafayette st, and various street addresses.

MORTGAGES.

Table of property listings in Essex County, New Jersey, including names like Ahbe, Christian-F Wolfram, 13th av, and various street addresses.

CHATTEL MORTGAGES.

Table of chattel mortgages in Hudson County, New Jersey, including names like Aaron, Henrietta, 111 Springfield-G Krueger, and various street addresses.

JUDGMENTS.

Table of judgments in Hudson County, New Jersey, including names like Broemel, Guido-O Seifert, and various street addresses.

HUDSON COUNTY.

CONVEYANCES.

Table of property listings in Hudson County, New Jersey, including names like Audibat, Phelias-Ann Thompson, Bayonne, and various street addresses.

MORTGAGES.

Table of property listings in Hudson County, New Jersey, including names like Beaumont, W C-P Manahan, Bayonne, 1 year, and various street addresses.

Dickinson, J W—Mary L Gurnee, West Hoboken, 3 years.....	1,500
Dwyer, E J—Harriet Pratt, J City, 10 years.....	1,200
Gardner, John—exr of E Deas, North Bergen, 4 years.....	3,500
Gibbons, J A—D F Reed, J City, 3 years.....	1,200
Hamburger, M W—J Wauters, J City, 5 years.....	4,000
Heggans, James—G R Mckenzie, J City, 3 years.....	2,000
Hogan, Matthew—The Bayonne Building Assoc No 2, Bayonne, installs.....	1,000
Kernan or McKiernan, John—W H Danielson, Union, 5 years.....	1,550
Kraft, Caroline M—Henrietta Marks, Hoboken, 3 years.....	1,000
McGowan, John—J A Skinner, Kearney, 1 year.....	300
Merseles, T F, Jr—C P Vreeland, J City, 1 year.....	1,000
Miner, F D—W Keeney, J City.....	1,000
Molloy, A C—S Westervelt, Kearney, 1 year.....	300
Noble, R H—T Butts, Weehawken, 5 years.....	2,000
O'Reilly, T F—The American Ins Co, Harrison, 1 year.....	1,000
O'Sullivan, Mary A—exr C G Sisson, 5 years.....	6,500
Rabe, Mathilda—The Bayonne Building Assoc No 2, Bayonne, installs.....	2,000
Roake, C J—W H Walters, Bayonne, 1 year.....	1,375
Smith, Edmund—The Peoples' Building and Loan Assoc, Kearney, installs.....	1,400
St Augustine Roman Catholic Church of Union—J G Morgan, Union, 3 years.....	2,250
Stevenson, James—J A Skinner, Kearney, installs.....	400
Sullivan, Ann, Jeremiah, Minnie, Owen and J J—The Monticello Mutual Building and Loan Assoc, installs.....	4,400
Sutherland, Hugh—H Sullivan, 1 year.....	300
Templeton, Florence N—D W Oliver, Bayonne, 5 years.....	561
Van Emburgh, S R—J Van Emburgh, Kearney, 1 year.....	1,000
Van Vorst, Cornelius—Leticia Ward, West Hoboken, 1 year.....	800
Wolfel, John—Marie Zahn, Union, 4 years.....	1,000

CHATEL MORTGAGES.

Behnken, Martin, Bayonne—C Feigenspan, saloon.....	200
Bosenburg, C F J, Hoboken—Huser Bro, horses, wagons and grocery store.....	350
Fonda, E S—The S S White Dental Manufacturing Co, dental chair, cabinet, engine, &c.....	126
Kruse, Franz, Hoboken—Rubsam & H, saloon, and lodge-room furniture.....	1,200
Lauer, Conrad—F Schoetzan, barber shop.....	300
Leisinger, Henry—M B Ficken, grocery, horse, wagon, &c.....	1,000
Nelson, A M—F & M Schaefer Brewing Co, saloon.....	150
Osborne, Sarah F—J Mullins & Co, furniture.....	313
Peck, H A, Red Bank—S Baumann, furniture.....	204
Post, B S—J & J Eager, horses, wagon and harness.....	275
Purdy, Ida L—Emma J Davis, furniture.....	650
Wright, Thomas—J C Long, blacksmith shop.....	225

BILL OF SALE.

Van Keuren, Henry—CH Van Keuren, 1/2 interest in schooner Franklin Bell.....	1,000
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JUDGMENTS.

Barthold, George—W R Clarkson & Co.....	459
Cassidy, James, Jr—W H Beadleston et al.....	272
Holmes, D M—Logan & Stephens.....	495
The Mayor and Council of the City of Hoboken—P Londrigan, for use of F W Posthoff.....	1,949
Walsh, M J—H Blardemanneke.....	248

MECHANICS' LIEN.

Petre, Charles—S Van Winkle et a.....	928
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WILSON'S Rolling Venetian Blind,
Rolls from above or below as easily as an ordinary shade, and is a protection against thieves. (Any kind of wood.) Handsomely finished.
Wilson's 'English' VENETIAN BLINDS, to pul up with cord. See cut.
Wilson's Rolling STEEL SHUTTERS, fire and burglar proof. Send for illustrated catalogue.
J. G. WILSON,
550 & 552 W. 25th St., New York.
Mention this paper.

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Steam Marble Works,
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LIMMER ASPHALT MASTIC.
BAETJER & MEYERSTEIN,
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RED LEAD AND LITHARGE
PURE LINSEED OIL,
Raw, Refined and Boiled.
ROBERT COLGATE & CO.,
287 PEARL STREET, NEW YORK.

BUILDING MATERIAL PRICES.

Our figures are based upon cargo or wholesale valuations in the main. Due allowance must therefore be made for the natural additions on jobbing and retail parcels.

BRICK.		Cargo afloat	
Pale.....	\$ M. \$4 00	@ 4 25	
Jerseys.....	6 75	@ 7 50	
Up Rivers.....	7 00	@ 7 50	
Haverstraw.....	7 50	@ 8 00	
Choice cargoes.....		@	
FRONTS.			
Croton and Croton P'ts—Brown	\$ M. \$11 00	@ 14 00	
Croton do do—Dark.....	12 00	@ 15 00	
Croton do do—Red.....	12 00	@ 15 00	
Wilmington.....	22 00	@	
Philadelphia, alongside pier.....	24 00	@ 25 00	
Trenton, do.....	24 00	@ 25 00	
Baltimore, on pier.....	37 00	@ 41 00	
Baltimore, moulded.....	50 00	@ 50 00	
Yard prices 50c. per M. higher, or, with delivery added, \$2 per M. for Hard and \$3 per M. for North River front Brick. For delivery add \$5 on Philadelphia, Trenton, and \$5 on Baltimore.			
FIRE BRICK.			
Welsh.....	\$24 50	@ 30 00	
English.....	22 00	@ 23 00	
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.....	80 00	@ 85 00	
American No. 2.....	25 00	@ 30 00	
CEMENT.			
Rosendale.....	\$ bbl \$1 00	@ 1 10	
Portland, English, general run.....	2 30	@ 2 60	
Portland, German, general run.....	2 30	@ 2 60	
Roman.....	2 75	@ 3 25	
Keene's coarse.....	4 50	@ 6 00	
Keene's fine.....	9 00	@ 10 00	
The following special quotations are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figures given:			
Portland Burham.....	2 40	@ 2 50	
Portland, K., B. & S.....	2 50	@ 2 65	
Lafarge.....	2 90	@ 3 25	
Stettin (German) Portland.....	2 40	@ 2 75	
Portland, J. B. White & Bro.....	2 45	@ 2 95	
Portland, Saylor's American.....	2 15	@ 2 45	
Portland, Dyckerhoff.....	2 75	@ 3 40	
Portland, Gibbs & Co.....	2 60	@ 2 85	
Portland, Lagerdorfer.....	2 45	@ 2 65	
Rosendale, Snyders, Bridge brand.....	1 00	@	
Windsor Hydraulic.....	1 00	@ 1 10	
Standard Hydraulic.....	1 35	@ 1 50	
Cable Portland.....	2 15	@ 2 40	
Portland "Hanover".....	2 55	@ 2 80	

DOORS, WINDOWS AND BLINDS.

DOORS, RAISED PANELS, TWO SIDES.		
2. 0x6.0.....	1 3/4 in.	\$ 91
2. 6x6.6.....	1 3/4	1 20
2. 6x6.8.....	1 3/4	1 24
2. 8x6.8.....	1 3/4	1 32

(Continued on Page x)

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A Fire-proof Deadening Material.
The best covering for Steam and water-pipes. In walls, floors and partitions prevents passage of all kinds of vermin, keeps in heat and deadens sound.
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100,000 ft. RUBBER HOSE,
FROM 6c. PER FOOT UP.
Goodvear's Old House, of 3d Av. and 120th St., City.

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NOVELTIES in
CARPETINGS
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PHOLSTERY GOODS
—FOR THE—
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Church, Office and Bank Furniture,
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Fine Interior Fittings in Hardwoods a Specialty.
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MOULDING. CEILING. SPRUCE
SASHES, BLINDS SIDING. FLOORING, &c.
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Trim, Wainscoting, Etc.,
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SPANISH GLAZED WAINSCOT TILES,
Laid in the Bath-Rooms, Kitchens and Laundries of many of the finest and best houses. Not affected by grease, smoke, moisture or gases. A great variety of attractive patterns at moderate prices. Inspection invited. Send for estimates and samples.
237 Broadway, N. Y. (Broadway Bank Building)

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Table with columns: Size, DOORS, MOULDED, 1 1/4 in., 1 1/2 in., 1 3/4 in. Rows include 2.0x6.0, 2.0x6.8, 2.6x6.8, etc.

Table with columns: Per lineal foot, up to 2.10 wide, up to 3.1 wide, up to 3.4 wide.

Table with columns: Per lineal foot, 4 folds, Pine, Ash or Chestnut, Cherry or Butternut, Black Walnut.

Table with columns: FOREIGN WOODS, Cedar - Small, Medium, Large, Mahogany - Small, Medium, Extra Large, Rosewood, Lignumvite, other sizes.

GLASS. Window Glass, Prices Current per Box of 50 feet.

Table with columns: Sizes, SINGLE, 1st, 2d, 3d, 4th. Rows include 6x 8-10x15, 11x14-16x24, etc.

Table with columns: DOUBLE, 6x 8-10x15, 11x 4-16x24, 13x 2-20x30, etc.

Sizes above - \$15 per box extra for every 5 inches. An additional 10 per cent. will be charged for all glass more than 40 inches wide.

Discount 80@80 and 10 per cent. single thick on ranch; 70@75 and 10 per cent. on American.

Per square foot, net cash.

Table with columns: GREENHOUSE, SKYLIGHT AND FLOOR GLASS, 1/8 Fluted plate, 1-16 Fluted plate, etc.

HAIR - Duty free. Cattle, 21@25 bushel of 7 lbs. Goat, 30@35

Table with columns: IRON, Pig Scotch, Coltless, Scotch, Glengarnock, etc.

BAR IRON FROM STORE.

Table with columns: Common Iron, Refined Iron, 3/4 to 1 in. round and square, 1 to 6 in. x 3/4 to 1 in., etc.

Table with columns: Sheet, Common American, R. G. American, Nos. 10 to 16, Nos. 17 to 20, etc.

Table with columns: Galvanized, 10 to 20, 21 to 24, 25 to 26, 27, 28, Patent planished, Russia, Rails, American steel.

Table with columns: LABOR, Ordinary, per day, Masons, Plasterers, Carpenters, Plumbers, Painters, Stone-setters.

Table with columns: LIME, Rockland, common, Rockland, finishing, State, common, cargo rate, State, finishing, Ground.

LATH - Cargo rate, \$ M 2 00 @ 2 25 (Continued on page X)

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MISCELLANEOUS.

HILL'S PATENT SLIDING WINDOW BLINDS.



These blinds require no hinges, and all trimmings are supplied. They do not interfere with curtains or window ornaments, and are so constructed that light and air can be admitted from any part of the window. Being easily and rapidly operated they neither rattle nor get out of order. They economize space by doing away with pockets and the necessity of furring out, and can be removed and replaced instantly without even drawing a screw. They require no special frame as they can be attached with equal facility to any window. For workmanship or style these blinds are not excelled by any in the market. Call and see them, or send for circular.

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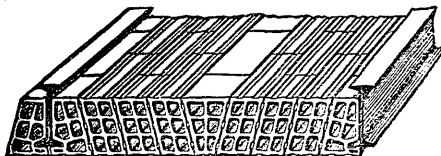
Prices for yard delivery, average run of stock. Allowance must be made on one side for special contracts, and on the other for extra selection.

Pine tub plank 3/4 M ft.	\$75 00	@	80 00
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, coramon box.	18 00	@	20 00
Pine, common box, 5/8.	16 00	@	18 00
Pine, tally plank, 1 1/4, 10in., dress'd ea.	44	@	50
Pine, tally plank, 1 1/4, 2d quality.	35	@	40
Pine, tally plank, 1 1/4, 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 1/4 inch, each.	28	@	30
Spruce plank, 2 inch, each.	38	@	40
Spruce plank, 1 1/4 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 1/4, 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, 5x5.	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, 18 in.	22 00	@	24 00
Shingles, heart, cypress, 2 1/2x7.	—	@	14 00
Shingles, heart, cypress, 2x6.	—	@	14 00

PLASTER PARIS.			
Calcined, ordinary city.	1 30	@	1 35
Calcined, city casting.	1 40	@	1 50
Calcined, city superfine.	1 65	@	1 75
Calcined, 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, gilders, &c.	60	@	65
Whiting, common.	37 1/2	@	42 1/2
Paris White, English.	95	@	1 25
Lead, white, American, dry.	45 1/2	@	6
Lead, white, American, in oil pure.	6 1/2	@	8 1/2
Lead, English, B. B. in oil.	8 1/2	@	8 1/2
Lead, red, American.	5 1/2	@	5 1/2
Litharge.	5	@	5
Ochre, French, dry.	1 1/2	@	1 1/2
Venetian, red, American.	1	@	1 1/2
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
Carmine, American, No. 40.	8 15	@	3 25
Orange Mineral.	7 1/2	@	11 1/2
Paris green.	15	@	20
Sienna, lump.	3	@	3 1/2
Sienna, powdered.	5	@	5 1/2
Umber, Amer. raw and powdered.	1 1/4	@	1 1/4
Umber, Turkey, lump.	3	@	3
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

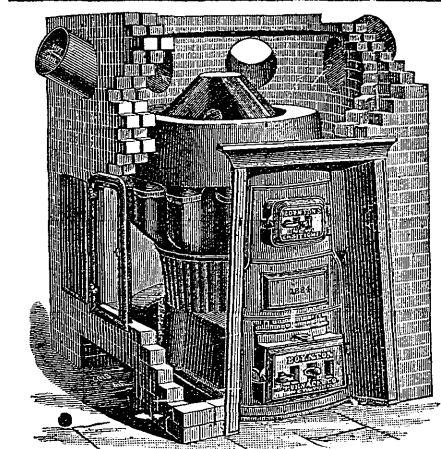
SLATE.				
Purple roofing slate.	Delivered at New York.	\$6 00	@	7 00
Green slate.	6 00	@	7 00	
Red slate.	—	@	15 00	
Black slate, Pennsylvania (at Jersey City).	4 50	@	5 00	
STONE—Cargo rates, delivered at New York.				
Amherst freestone, in rough, 3/4 C ft	No. 1	\$5 95	@	1 00
Amherst do do	No. 2	75	@	85
Berlin freestone, in rough.	75	@	1 00	
Berea freestone, in rough.	—	@	—	
Brown stone, Portland, Ct.	1 00	@	1 35	
Brown stone, Belleville, N. J.	1 00	@	1 35	
Granite, rough.	45	@	1 25	
Granite, Scotch, 3/4 ft.	1 00	@	1 05	
NATIVE STONE.				
Common building stone.	2 00	@	3 00	
Base stone, 2 1/2 ft. in length, 3/4 in. 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 1/4	@	14 1/2	
Extra.	12 1/4	@	13 1/2	
No. 1.	11 1/4	@	12	
No. 2.	11 1/4	@	11 1/2	
TIN PLATES.				
I. C. Charcoal, 10x14.	55 00	@	7 50	
I. C. coke, 10x14.	4 65	@	4 75	
I. X. charcoal, 10x14.	6 25	@	9 25	
I. X. charcoal, 20x28.	10 25	@	15 25	
I. C. charcoal, 14x20.	6 25	@	9 25	
I. X. charcoal, 14x20.	4 65	@	4 75	
I. C. coke, 14x20.	6 8 1/2	@	7 00	
I. C. coke, terme, 14x20.	4 75	@	7 00	
ZINC.				
Sheet, oak.	5 1/2	@	5 1/2	
Sheet, open.	5 1/2	@	5 1/2	

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