

## THE RECORD AND GUIDE,

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J. T. LINDSEY, Business Manager.

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The business situation has improved very decidedly during the past week. This is shown by several circumstances, but more particularly by the improved tone of the stock market. Investors see that the railroads are determined upon peace, the maintenance of rates, and the securing of a fair profit upon railway securities. The cut in passenger rates by the Baltimore & Ohio Company has turned out to have had no important consequences. It follows that the \$6,000,000,000 (face value \$8,000,000,000) of railway securities are not going to be of any less value because of disagreement between the great trunk lines. This in itself is sufficient to give stability to the great material interests of the country. The labor troubles are all of a kind which shows improving business and the more profitable employment of capital. The real estate interest, also, has nothing to complain of, for the building movement shows no signs of abatement in any of the larger cities of the country. Unless some unexpected catastrophe occurs, the coming spring business will be reasonably satisfactory to all interested.

Mr. John H. Sherwood gives his reasons, in a communication published elsewhere, why a horse-car road should be built on Fifth avenue. This is a surprising position for a large Fifth avenue property holder to assume, but our correspondent gives some weighty arguments to sustain the ground he takes. He wants the property holders themselves to secure the franchise, and run a line of cars more luxurious than any which now traverses the streets of New York. Mr. Sherwood thinks the Broadway owners of realty stood in their own light in not favoring a horse-car line twenty years ago. They might have secured the franchise for little or nothing and saved the city the painful scandals connected with the construction of Jake Sharp's road. So far as the Broadway road is concerned we agree with Mr. Sherwood, but doubt very much whether the Fifth avenue property holders or our citizens generally will reconcile themselves to horse-car tracks on that fashionable thoroughfare. It does seem as if one avenue should be sacred from travel of this kind. The omnibuses which have recently appeared on Fifth avenue are uncouth, lumbering affairs, and are more objectionable than would be the luxurious cars suggested by our correspondent. We agree, however, to the proposition that if eventually there must be horse-cars on Fifth avenue they should be owned by and be under the control of its property holders rather than by speculators, who would have no interest in that thoroughfare except to make money out of what may become a public nuisance in time.

Peter B. Sweeney has come to the front as an authority upon the *status* of our municipal sinking fund. He holds that as the debt is paid the bond it represents should be regarded as non-existent. In view of his past record, Mr. Sweeney's opinion on that or any other subject does not carry much weight with the public; but, nevertheless, the view he takes is that always presented by this journal. It has always seemed to us absurd that an obligation which has been discharged in full should be still held as a part of the permanent debt of the city. Mayor Grace, the Corporation Council, Judge Daly, Governor Hill and the lawyers have all muddled this very plain matter. Our real debt is \$92,000,000, but by counting the paid-up bonds it is made to be \$34,000,000 more.

There are serious practical embarrassments in so regarding the city debt. We need new school houses and docks, while many streets require opening for immediate improvement. The wants of the city also call for a great municipal building, a portion of which should be fire-proof to hold the City Records, now in danger of being destroyed by fire. Then there is always a liability that the paid-up bonds may be reissued, as were the paid coupons by Carroll in the Comptroller's Department some years back. To make confusion worse confounded, Governor Hill proposes, with the consent of some city officers, that the surplus bonds in the sinking fund in excess of our actual debt should be reissued, so as to build docks, school houses, and give us the new municipal building—which everyone concedes should be commenced right away.

But why take this roundabout method of making these improvements, when, by regarding the paid-up bonds as dead, new obligations can be issued for needed improvements; the face value of which can be kept within the constitutional limit of ten per cent. of the assessed valuation of city realty.

We must not allow ourselves to estimate at more than its value the action of the New Jersey Legislature in reference to bridges across Staten Island Sound. On account of the fact that certain legislative privileges touching navigation have been conceded by Congress to the States, there has grown up an impression that there is a sort of concurrent jurisdiction between the Federal government and the State legislatures. But nothing can be further from the truth. Since the adoption of the Federal constitution with its clause giving to Congress power to regulate commerce between States, and between the United States and foreign countries, the decisions of the United States Supreme Court on this subject are most uniform. They deny to the States any jurisdiction over questions of navigation except such as may be exercised while the power of Congress lies dormant. The moment Congress acts, any State law affecting navigable streams becomes null and void. Were the State of New Jersey to oppose the building of a railroad bridge across Staten Island Sound because it would kill the fish it might have a cause; but the moment it bases its opposition on a desire to protect navigation it is seeking to encroach on powers especially delegated to the Federal government. General railroad laws and Congressional consent will bridge any navigable channel in the Union.

## The Monetary Policy of Germany.

William Henry Hurlbert keeps writing letters and telegraphing to the New York *Sun* from London, to the effect that Germany is on the point of remonetizing silver. This we do not believe, though we would like to do so. Undoubtedly the adoption of the gold standard was the cause of innumerable woes for the German people. It created a panic in prices, added to the burdens of debtors, impoverished the farming community, and crippled the finances of the empire. Prince Bismarck admitted to Congressman William D. Kelley that he made a mistake. He blamed the *doctrinaires*, and the professors of political economy in the universities, for putting him on the wrong track. This conversation, however, took place five years ago; but up to this time there is no evidence that Germany will go back to the double standard for measuring values. Nor is the reason for this determination difficult to account for. Germany is a creditor nation. Its national and municipal debts are very light, while its people are frugal, hard working, and their pecuniary obligations are not heavy. The increased value of the gold unit enables the Germans to get all they purchase at the lowest rates, while they can manufacture much more cheaply than their continental rivals—France, Belgium, Holland and Austria—which use silver and paper. It is true the gold unit has been a terrible curse to the agricultural community; but the dream of Bismarck is to convert Fatherland into a great manufacturing community; hence low wages and low prices have stimulated the production of all manner of manufactured goods. Germany to-day, for the first time, is a competitor with England. She is sending her goods to all parts of the earth. France in the race is handicapped by her enormous national debt and the extent of her municipal obligations. German cities are all growing, while the French centres of population are under a cloud. The lower prices do not cause much suffering in Germany, for government there is a gigantic employer. Every city in the empire is the scene of great building operations, undertaken by the central government or by the municipalities, under the inspiration of the imperial administration at Berlin.

*Appropos* of the *Sun* and the silver question, what a curious blunder that paper makes in assuming that the unequal production of gold and silver necessarily makes a change in the values of the money coined from these precious metals. By consulting any standard work on the subject the *Sun* will find that for the seventy-five years previous to 1871 there was no change in the relative value of the gold and silver coin of continental Europe. Yet, early in the century the production of silver was largely in excess of gold, while for the ten years succeeding 1849 the gold production was vastly greater than the silver. Of course it seems that silver coins ought to be cheaper when there is an excess of silver, and *vice versa*; but then the slightest study of the facts of the monetary history of the world shows that this is a mistake. The sun seems to rise in the East, but it doesn't. The government stamp has not the extraordinary value which the *fiat* money people attribute to it, but it has a great effect in equalizing values nevertheless. The *Sun* is also mistaken in supposing that if we got on a silver basis there would be a rise in prices. The demonetizing of over \$600,000,000 of gold would cause a fearful contraction in values. The commerce of the country could not go on with a basis of less than \$300,000,000 silver coins, which is all we have counting the dollars and the subsidiary coinage. Exclusively silver communities, such as

those of Asia and South America, are noted for their low prices, and the same is true of gold mono-metallic countries. The editor of the *Sun* ought to read up before airing his unacquaintance with the relations of gold to silver and prices.

### Sea-coast Fortifications and Internal Improvements.

The really vital questions now before Congress are not the tariff or the silver questions. Any alteration of or amendments to our import duties cannot be radical, or calculated to make any revolutionary changes in the foreign commerce of the country. Then the silver question is practically settled. There will be no stoppage of the coinage of the silver dollar. If anything is done in this matter it will be to make greater use of our gold and silver reserves in the retail trade of the country, which can be readily affected by withdrawing national greenbacks and bank notes of the denomination of five dollars and under. This would leave a currency vacuum in the retail trade of the country, which would result in some \$250,000,000 gold and silver coins making their appearance wherever goods were bought or sold in any part of the Union.

The really important matters calling for the action of Congress will be the appropriations for our sea-coast defenses and internal improvements. Ex-President Arthur gained a great deal of cheap and undeserved credit for his veto of the River and Harbor Bill, which appropriated something over \$18,000,000 for needed public improvements. The best and purest men in Congress voted for this bill, but a cry of fraud was raised in the press and an insane and indiscriminating clamor was directed against those who voted for those entirely justifiable and necessary appropriations. The following year there was no appropriation made for the most needed works, and the country has been suffering for want of them ever since. Had the government made liberal appropriations for productive and necessary improvements year by year, it would have alleviated the business depression we have since suffered from by stimulating many important industries. The improvements called for by the National Board of Engineers will all be made in time; but, as a nation, we should have acted as individuals would have done, and taken advantage of the lower prices of material and labor, instead of waiting till there was a revival of industry and higher prices.

The Board of Fortifications have made their report to Congress, showing the absolute defenselessness of our rich sea-board cities, and recommending that work be at once commenced, so that with an expenditure of \$126,000,000 we can in six years afford some protection to the now exposed cities on our sea-coast. All they ask this year is an appropriation of \$21,000,000, the bulk of which is to be spent for the plant of two establishments—one at Troy the other at Washington—where great ordnance can be cast. It seems to us that this is a mistaken policy. The provision for two great gun factories is all right, but why wait six years before having any defenses worth mentioning? Why not spend fifty or sixty million at once to purchase Krupp and other foreign guns, so as to have them placed in position on our coast before the close of the present year. The real estate owners of New York city ought to take measures to bring home to Congress the perilous position we are in. Europe is all ready for a great contest, and any of the warring nations which has an iron-clad fleet could easily take four or five hundred million of dollars from us, by threatening the great cities on the Atlantic coast. This matter ought to be taken up by our exchanges, and by all interested in the vast property interests of our coast line, so as to bring this matter home to the members of Congress of the interior States.

The times are propitious for doing this. The people who are interested in the commerce of the lakes, the Mississippi and our internal waterways are all anxious for government help to make improvements which are imperatively needed for the domestic commerce of the nation. New York can well afford to regard with complacency every public work which helps the trade of the interior, as it is a direct as well as indirect addition to the business of the metropolis. It should be easy to come to an understanding with those who wish to improve the Mississippi or construct the Hennepin Canal. *Apropos* of this subject, we call the reader's attention to an article from the Chicago *Inter-Ocean* on the demands from the West and South in the matter of internal improvements. It does not seem that there is any difficulty in the way as far as President Cleveland is concerned. The following despatch, which seems to have been overlooked by our daily press, is very important:

WASHINGTON, January 22.—The delegation from the South Atlantic Improvement Convention, which met in Savannah in November last, with representatives from seven Southern States, called on President Cleveland this afternoon, and was cordially received. The President expressed much interest in the object of the convention, and said his views had changed much since, as Governor of New York, he expressed his ideas regarding the transportation question. He is now, he said, profoundly impressed with the importance of developing the natural waterways of the country, and believes that public money judiciously expended upon such improvements is wisely expended. The reason why he had not treated the subject in his message was not because he underestimated its importance, but

because he did not have time to give it that close and careful study without which he was reluctant to commit himself to recommendations upon any point of public policy. He said he hoped to see the commercial facilities of every part of the country improved and developed as rapidly as consistent with wise and economical expenditure of public funds.

In a former interview with the President the delegates had reminded him that he had failed in his message to recommend appropriations for the Hennepin Canal and other internal improvements. He replied that he had not forgotten the subject, but he had been unable, in the preparation of his message, to devote that attention to it that its magnitude and importance required.

As sea-coast States demand fortifications and harbor improvements, and, as the West and South are equally desirous of government help for great public works, there ought not be much difficulty in the different sections of the country coming to an understanding, especially in the view of the new attitude of President Cleveland. There is plenty of money in the Treasury to commence these works and fortifications. It would not be unwise, in view of our unequalled credit, to borrow two or three hundred million, to be spent on our coasts and internal waterways. Could this be done, there would be a decided revival in all the industries of the country. Labor would be in demand, materials would advance in price, and the flush times of 1879 and 1881 would be repeated. If the present Congress should fail to undertake these improvements and should spend its time in barren discussions, it will go hard with the Democratic party at the next congressional election.

The full significance of the vote by which the Salisbury Tory Cabinet was turned out of office does not seem to have been appreciated by our metropolitan press. We have been hearing all along that the Radicals—that is, those who followed Joseph Chamberlain's agrarian programme—were a comparatively small faction of the Liberal party; yet we find that a majority of over seventy of the House of Commons favors a proposition to enable agricultural laborers to secure a stake in the soil at the expense of the landlords. This, in effect, is the "three acres and a cow" which the Tories sneeringly said was Chamberlain's panacea to make the peasants of England contented with their lot. The Whig revolt against this Radical proposition, judged by the vote, was anything but formidable. It is evident that the landlords are in a minority in the British House of Commons, and have lost their grip in the domestic politics of the Empire, probably for ever.

But this is not all. A Member of Parliament telegraphs to the New York *Herald* that—

A bill has been brought in by Messrs. Bradlaugh, Labouchere, Arch and Burt, making it a misdemeanor for any person to hold land more than one hundred acres in extent in a waste or uncultivated state unless devoted to public uses or enjoyment. This saving clause perhaps protects gentlemen's parks if open to the public. Compulsory powers of ejectment are to be conferred upon commissioners. The owner is to receive compensation calculated upon the average annual value of the actual produce of said lands—in other words, nothing. The lands are then to be divided among small holders by the commissioners. No allotment is to exceed forty acres. This bill is not likely to pass in its present shape, but indicates the line of future legislation and the tone of radical thought. Something of the kind will be done before many years are over.

This would seem chimerical were it not for the vote which ousted the Tory Ministry. Of course, back of that vote was the discontent with the attitude of the Tories on the Irish question. Still it looks as though the teachings of Henry George had more effect in England than in his own country.

Mr. William E. Gladstone will, in all probability, soon be at the head of a new Liberal Cabinet in which the Radicals will be the controlling wing. But Mr. Parnell is master of the situation. It will be in his power at any time to turn the new Gladstone Cabinet out of office. It does not seem likely, even with Mr. Parnell's help, that the Ministry about to come into power will be able to give home rule to Ireland. The English race hatred of the Irish is so strong that as yet public opinion in that country has not been educated up to the point of doing entire justice to the people they have so long oppressed. The House of Lords, also, is in the way of any settlement of either the Irish or the land question. It looks as if there were stormy times ahead in the two English Houses of Parliament.

It is doubtful whether any parliament England might grant to Ireland would be entirely satisfactory. The land question lies at the root of Irish disaffection. If the landlords could be bought off, and the ownership of the soil handed over to those who actually worked it, there would then be some hope of satisfying the Irish people. Gladstone's land act was well meant, but the depression in the price of agricultural products since 1881 has made the judicial rents established by those land laws oppressive to the farming community. They cannot pay them.

Senator John Sherman's change of front on the silver issue settles the question (if there was any doubt before) that if there is any change in the national policy it will be to use more instead of less

of the white metal in our currency, and if possible to make the bullion value of the two metals come nearer the old bi-metallic ratio. It is true the Ohio Senator is desirous of putting a stop to the coining of the silver dollar, but he is willing that silver bullion to the value of \$4,000,000 per month should be utilized for the issuing of certificates, redeemable by the government in either gold or silver coin. The attempt to get up a silver scare in order to affect stocks has forced the heretofore anti-silver papers, such as the *Evening Post*, to admit there is not any—even the slightest danger of a large gold exportation, while the balance of trade remains in our favor, which it is likely to do for the coming year. An appreciation of this fact has had an excellent effect on the stock market and on the general business of the country.

### Our Prophetic Department.

EDITOR—The recent interview with Samuel Benner, which appeared in the *Financial Daily Record*, seemed to me to be sufficiently interesting to republish. Do you think the investing and speculative public have any curiosity in these forecasts of the future, such as Mr. Benner and yourself indulge in so often?

SIR ORACLE—I am aware that it looks presumptuous in a journal or individual to try to anticipate the course of prices in the leading markets of the world. But, after all, everyone who engages in business, from the man who starts a corner grocery to the capitalist who builds a great manufactory, does so on some theory as to the future value of the articles he deals in or offers to customers. Every investment in the way of purchase involves a theory, be it right or wrong, as to what the buyer can do with it in the future.

EDITOR—Take the great number of those who deal in the various exchanges in stocks, grain, cotton, petroleum, coffee, and what not, which do you think makes the most money; the one who buys and sells on some general theory, or the mere trader who tries to take advantage of the daily fluctuations without any reference to general conditions?

SIR O.—I judge that the great and successful speculators are those who form correct theories as to the future course of prices, and buy or sell accordingly. I do not think you can name a successful operator who made his money by hand to mouth trading. Jay Gould often got into difficulties in manipulating the market, but his sagacity was never or rarely at fault in forecasting the possibilities of certain systems of roads; hence the money he made in Union Pacific, Missouri Pacific, Western Union and Manhattan. His only serious blunder was in the Wabash system. The disastrous failure of the corn crop in 1881 made that really well planned enterprise come to grief.

EDITOR—But to return to Benner. What have you to say respecting the recent interview with him?

SIR O.—I think it ought to have weight with the business and speculative community. The little book he published in 1876 was certainly a very remarkable one. He told with substantial accuracy the price of iron, stocks, corn and hogs for several years ahead. It is quite true the iron boom culminated in 1880 instead of 1881, as he said it would do, but it was a pretty good forecast for a man to make in 1876 to come within a year of a crisis.

EDITOR—What have you to say of his theory of cycles?

SIR O.—He has himself furnished facts enough to show that there is a periodicity in prices. The facts of the monetary history of the country for fifty years seemed to warrant in a measure the laws he enunciates. But I think he depends too much upon his so-called cycles. The material world about us seems to be controlled by immutable laws, but the world of human affairs, while also subject to law, is constantly influenced or modified by the changing condition of things. Mr. Benner has come to grief several times in adhering too rigidly to a mathematical formula in forecasting prices and the yield of crops in certain years. He was mistaken about the corn crops of 1884 and 1885, and in the last edition of his prophecies there is no hint of the revival of business which began in the summer of 1885. In the interview just published he goes back upon his own cardinal principle, which is that an advance in pig iron always precedes a substantial revival in business. He has proclaimed over and over again that the price of iron is the key to the industrial situation; yet, notwithstanding the revival of our steel and iron interests and the advance in prices, Mr. Benner is bearish and predicts a downward course of prices until 1888. Then, he says, will come a great boom to culminate in a panic in 1889.

EDITOR—Do I understand you to take a different view? Are the times to grow better right along? Will we have a "boom" before 1888?

SIR O.—I do not pretend to forecast the future so many years ahead. While I accept, in a general way, Mr. Benner's theory of periodicity in prices, I try to make allowance for other factors which enter into this complicated problem of present and future market values. For years I have been saying that the depression in the markets of the world was due to the steadily increasing purchasing power of gold, which showed itself in the depression of

prices in all the articles it measured. Hence I can foresee no world-wide speculative era just ahead of us; yet, last summer I realized that the settlement of the railway difficulties would give us temporarily a better feeling in business circles. We had the silver coinage to help us, which gave us an advantage over gold monometallic England and Germany. I think this improvement in American trade will last until the crops are gathered in mid-summer next. A foreign war this spring would help our industries and trade, and injure none but the cotton growers.

EDITOR—I notice that cotton is quoted at the lowest prices known in its history. True, it sold for half a cent less after the failure of the Bank of Glasgow, but that was for only a day or two. What have you to say about cotton?

SIR O.—Its effect upon the business interests of the country emphasizes the point I have been trying to make against Mr. Benner. Cheap cotton is not a blessing to the people who raise it; but, with the better demand for cotton goods, it will make the manufacture of prints and domestic goods of all kinds unusually profitable. Raw cotton is nearly to two cents cheaper than it was last year. The consumptive demand for manufactured goods is greater, because of the better times, and, as a consequence for the time being, the mill-owners are doing very well indeed. Their operatives are already demanding better wages, which, after a struggle, will probably be conceded to them. I look before long for a revival in stock values, a continuance of the better feeling in real estate and a fair spring business; but I am not enthusiastic respecting the outlook for the close of 1886 or the beginning of 1887. No marked change for the better can take place unless the commercial world remonetizes silver.

The members of the New York Stock Exchange showed a great deal of self-restraint in declining to indorse any of the magnificent schemes in the way of building improvements suggested to them by their officers. From a real estate point of view we regret the decision of the Exchange, for the construction of a vast office building occupying all the ground north of the present site on Broad, Wall and New streets would have added very greatly to the architectural splendor of the metropolis. But, really, the Exchange ought to make some improvements and tear down, if they cannot add to and beautify the mean-looking entrance to their Exchange on Wall street.

In view of the want of enterprise shown by the Stock Exchange, why does not the Consolidated Stock and Petroleum Exchange erect a splendid structure with a Broadway front. It has the money, the members and the credit to do this. It seems to be a thriving institution and may become a formidable rival of the Stock Exchange, unless the latter should incorporate its membership and monopolize its business.

The *Herald* is not a wise, strong or sagacious paper, but it sometimes does good work for the public. Its exposure of the Florida land speculation is a case in point. For some time past the city papers have contained glowing advertisements, inviting people to buy choice lands in Florida. Some of the journals have editorially commended the tempting offers of the land speculators, but the *Herald* sent its commissioners to Florida, and their reports, if trustworthy, are anything but flattering to the promoters of the scheme advertised. We allude to this matter to call the attention of members of the Real Estate Exchange to the desirability of dealing in wild lands; in fact, in all lands outside of New York City. The public are now at the mercy of speculators, such as these Florida people. They have no means of knowing whether the representations made are in good faith. An advertisement by a member of the Exchange, as to farming or wild land in any part of the country, ought to have weight with purchasers, for fraudulent statements would lead to the prompt expulsion of any member who would undertake to deliberately deceive the public.

It is not to the credit of the Exchange that some of its members have not entered into this profitable field. There are fortunes to be made in legitimate dealings in farming and wild lands outside of New York City. Indeed, the time may come when the Exchange might itself have some machinery for investigating the truthfulness of the statements put forth by any of its members offering wild land for sale. New York is the natural metropolis of the country. It is in this city that purchasers should come for land investments west of the Alleghanies and south of the Ohio and the Potomac rivers. Our Real Estate Exchange is now fully organized, and its members should see to it that this immense field is fully occupied. It would advantage the Exchange also if it had a committee to keep track of these Florida and other schemes, so that the investing public should be warned in time. What an advertisement it would be to the Exchange if it did what the *Herald* has just done in the Florida matter.

S. R. Filley, president of the late Suburban Rapid Transit road, is quoted in one of the daily papers as saying that the time between

the South Ferry and the Harlem River will be reduced from forty-five to fifteen minutes by running through trains on the Second Avenue "L" track. This would be a very desirable thing to do, and would greatly advantage property in the Twenty-third Ward, east of the Harlem road. Great building activity, in that case, would soon develop itself from the Second Avenue bridge up to and beyond New Rochelle. This region would then become more attractive to new comers than is any part of Brooklyn to-day.

### Concerning Men and Things.

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The retirement of Pierre Lorillard from the turf is a notable circumstance. While running races have gained in popularity of late years, the fact cannot be disguised that the ownership of race-horses by bookmakers, gamblers, adventurers, and even jockeys, has not only repelled wealthy gentlemen from becoming patrons, but is alienating the old patrons of the turf who stand well in business and social circles. We have no aristocratic class in this country as they have in England to maintain the prestige of the race courses, and there is reason to apprehend from this fact that racing in this country will degenerate and not be as popular in the future as it has been in the past.

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There are, however, other fields in which our rich men can show their public spirit, and willingness to make pecuniary sacrifices besides the keeping of studs of horses for racing purposes. We have no government here to give subventions to art museums, public libraries, hospitals and theatres; hence the call on our wealthy citizens to give of their abundance, which is being responded to. We are to have a free public library. It is announced that Cornelius and William K. Vanderbilt intend to carry out their father's design of erecting a great museum or national gallery in this city. It is creditable to the Vanderbilts that they should undertake so useful a work. The public would readily be reconciled to the accumulation of great fortunes if their possessors regarded them as public trusts, to be employed not only productively in industrial enterprises, but also to endow hospitals, educational institutions, and resorts for the artistic recreation of the masses.

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The American opera at the Academy of Music has so far proved to be a pecuniary success, in spite of the shortcomings of many of the leading singers, as compared with the best Italian and German artists. But everyone is delighted with the orchestra, the chorus, the ballet and the *ensemble*. All that taste, management and money can do is not spared in the presentation of these operas. Our country is blessed with hundreds of fine and well-trained voices, and it is a pity that they have not somehow been secured to do justice to the higher *roles* in the operas given at the Academy. It has now been proved that New York can sustain, for a time at least, two opera companies; but why should not the managers on both sides agree not to have performances on the same evening. Both companies now appear on Mondays, Wednesdays and Fridays, as well as at the Saturday matinees. Why not alternate so as to have opera every night in the week, and thus lessen the competition?

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A new theatre, the Windsor, is shortly to be opened on the east side. It will be a well-appointed place of amusement and will seat 2,500 persons. Clara Morris will be the opening star. New York alone will soon have as many first-class places of amusement as had the whole country fifty years ago. Indeed, stars and combinations are now beginning to make regular tours of our city theatres as they used to do in visiting city after city outside of the metropolis. Each locality in New York seems to have its own patrons. The east side theatre-goers rarely go to the west side, and *vice versa*; while the central zone of the city, with their higher-priced places of amusement, attract audiences which are rarely seen at the minor and cheap west side resorts. It is a pity that our city theatres are not more specialized. We ought to have one splendid establishment for the legitimate drama, and another for first-class comedies—old and new. The patrons of the American opera are doing an educational work in encouraging a taste for high-classed musical entertainments. There ought also to be a sufficient number of wealthy public-spirited citizens to do for the legitimate drama what the patrons of the American opera are doing for the musical education of our people.

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The death of the great stock operator D. P. Morgan by diabetes, last week, calls attention to the fact that the victims of this disease are steadily increasing. Moses Taylor, Marshall O. Roberts, and President Rutter of the New York Central road, were taken off by this malady. Hundreds, if not thousands of persons, whose deaths are credited to heart disease, consumption and abscesses, are really the victims of diabetes, which enfeebles the system and leads to fatal results when an acute attack of any kind affects the vital organs. The origin of diabetes is unknown, but it is supposed to be primarily a disorder of the liver which secretes more sugar than the system can appropriate. It has been noticed that it is most prevalent among people of great nervous activity. Medicine seems useless in relieving the symptoms, and the only hope for the sufferer is abstinence from starch and sugar in his diet. A visit to Carlsbad, in Bohemia, will do much to alleviate the worst symptoms, but it is not settled that any case has ever been cured. A person with a good constitution may stand the disease for ten or fifteen years by careful dieting. Diabetes is a disease that will claim more victims as our civilization makes greater demands on the nervous system.

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What a queer muddle is this Miller family scandal. Joaquin Miller has had a hard life of it. His wife, Minnie Myrtle, the mother of this Maud who is creating the present trouble, made the poet of the Sierras very unhappy when she was alive. She had access to the press and humiliated him in

every possible way. When she at length became sick and unable to support herself, the poet overlooked her harsh treatment of him and cared for her tenderly until she died of consumption. Miller did what he could to care for his daughter, but she seems disposed to treat her father as did her mother when alive. The first husband of Miss Miller is the son of a somewhat eccentric mother. She was the daughter of Marcus Spring, who in his day was an enthusiastic socialist, and who constructed a huge building at Amboy in which to try social experiments. It was used once as a military school. But all of Mr. Spring's philanthropic schemes miscarried. After his daughter married and had borne two children, her husband conceived a passion for a friend of hers. Instead of becoming jealous or quarrelling with her wayward spouse, the lady in question consented to a dissolution to the marriage on the ground that she had no right to live with a husband who loved someone else. She subsequently married a Mr. Peet, but it is her son by her first marriage who was the first husband of Maud Miller. A queer lot, all of them.

### Home Decorative Notes.

—A baby-carriage robe can be made of white eider-down flannel. It should be finished around the edge with a deep hem; feather-stitch the hem with colored silk, then make a large bow of ribbon about four inches wide; tie this gracefully and lay on the centre of the robe.

—Wedding invitations are now engraved on rough surface paper.

—Charming bureau sets are of bolting cloth, on which are shown disks in soft yellow green, enclosed by embroidered outlines. In each disk is embroidered a purple and yellow pansy. Curtains of this material are delightful in effect for summer use. The cloth comes forty inches wide, and though of gossamer lightness, is very durable.

—The Mt. Desert birch bark umbrella or waste-paper holders are now decorated with grasses and cones.

—Iron was and is worked with great skill in India, still brass is the favorite material with the native workmen, and Benares is the headquarters of the industry. Theo. R. Starr, of 206 Fifth Avenue, is the extremely fortunate possessor of many capital examples of this interesting branch of metal work. There are jewel safes of fret-work and coffer in high relief, graceful forms of vases and salvers and trays of all sizes and shapes, incised and in *repoussé*.

—The most dangerous wall papers are those containing green, red, blue and brown, as these colors usually contain arsenic.

—Very beautiful portieres are made of heavy blankets, the ordinary army blanket is the best; these come in deep yellow, dark blue, gray or brown, and the borders are crossed with wide bands of plush, velveteen or cloth, embroidered or painted as desired. Lustra painting may be used with excellent effect on these bands. The sunflower design, executed on a band of maroon velvet, is very rich and showy.

—Toboggan shoes are novelties for match-holders.

—Unique sachets are made of Japanese crêpe paper mats lined with satin and tied with ribbon to correspond.

—Medieval furniture becomes more and more the fashionable preference.

—Textile fabrics of so many different kinds are now employed for wall decoration that there is room for wide choice amongst them, and every day some novel idea challenges criticism. Double faced portieres of silk chenille are among recent importations attracting much admiration. Very elegant velour curtains are in gold ground, and have the surface well covered in rich designs in several shades of color. A novelty in upholstery is corduroy, which is used for coverings of different kinds. French fashions in upholstery are again coming in, and the gilt and white frames for furniture are being covered with Louis XIV. brocades, which have a sumptuous effect in flower knots and bows of bright colors on light blue or cream satin ground, the figures richly embossed in satin, with cut and uncut velvet reliefs. The room in which the decorations are all of one color is not the most fashionable, for often three pieces of furniture in five are upholstered in different colors, all of which harmonize. Watson & Co., of No. 241 Fifth Avenue, are constantly introducing new ideas in upholstery and interior decoration.

### The Erie & Western Re-organization Scheme.

A committee of directors of the Lake Erie & Western Railroad Company presents, by its chairman, Mr. Frank C. Hollins, a plan for the re-organization of the road, which seems to have a merit, unusual in such cases, of equitably preserving the interests of all parties concerned. The committee's report advises immediate foreclosure under pending processes and the issue of new securities by a new corporation in the following manner: Holders of Lafayette, Bloomington & Muncie division first mortgage bonds to receive par and interest to February 1 in new six per cent. first mortgage bonds; holders of Lake Erie & Western first mortgage bonds to receive par and interest in new five per cent. first mortgage bonds and twenty per cent. in preferred stock for interest surrendered; holders of the Sandusky division first mortgage bonds to receive eighty per cent. and interest of the present bonds in new five per cent. bonds. The income bonds of all three divisions it is proposed to convert into new preferred stock in the following proportions: To holders of Lafayette, Bloomington & Muncie income bonds 150 per cent.; to holders of Lake Erie & Western incomes seventy-five per cent., and to holders of Sandusky division incomes forty per cent. The holders of common stock can preserve their right by paying an assessment of six per cent., which is to be applied to the extinguishment of the floating debt. It is claimed that with this plan perfected and carried out the road will be placed on a sound financial basis, the fixed charges under the plan being less than at present by reason of the scaling of the interest. If the holders of Lake Erie & Western security will hasten the adoption of this scheme by their approval, we think they will find the course profitable in the enhanced value of their bonds and stock.

### Legislative Committee of The Real Estate Exchange.

This committee met on Monday last, James M. Varnum in the chair. The other members present were Messrs. Buek, Levisness, Deeves, Lespinasse, C. S. Brown, W. H. Cruikshank, Lord, Burchell, Rutherford, Blakely, C. S. Clarkson, Orr, Roosevelt, Carpenter and Dugro.

It was resolved to amend the rules so as to make seven a quorum at the meetings.

The chairman then appointed the following committees:

**Executive**—Messrs. Jas. M. Varnum, Constant A. Andrews, Clinton W. Sweet, Albert Bellamy and George H. Scott.

**City Improvements**—Messrs. Frank S. Allen, Samuel Glover, Ambrose C. Kingsland, Leonard J. Carpenter and Morris Littman.

**City Finances**—Messrs. Jules E. Brugiere, Ferdinand Fish, William G. Hamilton and James E. Levisness.

**Taxation and Assessment**—Messrs. Edward A. Morrison, George F. Gantz, Hall J. How, Wm. P. Schermerhorn and Henry J. Burchell.

**Building and Mechanics' Lien Law**—Messrs. Charles Buek, Richard Deeves, Andrew J. Robinson, Francis M. Jencks and Henry Lewis Morris.

**Pending Legislation**—Messrs. P. Henry Dugro, Thomas F. Murtha, Arthur D. Weekes, Charles S. Brown and Elliott Roosevelt.

**Drafting and Amending Laws**—Messrs. William C. Orr, Robert W. de Forest, William P. Dixon, Franklin B. Lord and Francis M. Jencks.

**Federal Relations**—Messrs. Nathaniel P. Bailey, Arthur Mason Jones, L. M. Rutherford, Jr., C. L. Clarkson and Douglass Robinson.

The report of the special committee on the block and lot systems, which is in favor of the latter, was read and adopted, and is as follows:

*To the Committee on Legislation of The Real Estate Exchange and Auction Room (Limited) of the city of New York:*

The undersigned, a special committee appointed by resolution of the Real Estate Exchange and Auction Room (Limited) on the 30th of December, 1885, for the purpose of taking into special consideration the question of lot and block indexing, beg leave to report:

That they have held several meetings for the purpose of hearing and considering such arguments as might be advanced in favor of the two systems referred to in the resolution.

That the members of the commission appointed by the Governor under an act of the Legislature of the State passed May 21st, 1884, representing both the majority and minority reports of the said commission, appeared before the committee and explained the workings of their respective plans, and answered such inquiries as were made to them by your committee.

The only substantial difficulty experienced by the undersigned in coming to a conclusion in regard to the respective merits of the two systems proposed, was the possible embarrassment arising by reason of that portion of Section 6 of the act submitted by the majority of the commissioners, whereby the Land Register, at the request of any party offering for record an instrument, is required to index the said instrument against other lots than that or those clearly incorporated in the description contained in the instrument to be recorded.

It occurred to your committee that grantees or mortgagees, through extreme caution or timidity, might designate to the Land Register lots in regard to which it might be extremely difficult to discover the ground of such indexing. This difficulty will be more apparent in reference to easements of which the nature would not be easily ascertained by ordinary inquiry. It therefore occurred to your committee to suggest to the chairman of the commission that an amendment to the section in question might be incorporated with advantage whereby a party making such request to the Register would be required to state in his designation to the Register the grounds or reasons for which a designation not manifestly within the description contained in the instrument was recorded, was so requested to be made. This suggestion, with regard to easements especially, was accepted, and whether it is deemed better to amend the proposed bill or not in that respect must be decided by the commission.

Your committee, whether such amendment be adopted or not, is unanimously in favor of the lot system of indexing and recommends its adoption; not, however, without recognizing that the system of block indexing, as reported by Mr. Olmstead, contains very great advantages over the present system.

Your committee, however, thinks that by indexing under lot numbers the improvement over the present methods would be much more complete and nearer the final purposes of simplicity and saving of time which both of the proposed bills have in view.

CHAS. COUDERT, Chairman; JNO. DUER, WM. CRUIKSHANK, HORACE S. ELY, WM. REYNOLDS BROWN, WM. B. CHAMBERLIN, GEO. W. VAN SICLEN, E. R. ROBINSON, JACOB K. LOCKMAN, ANDREW H. SANDS.

Mr. Lespinasse moved that a committee of three be appointed to present the bills of the majority of the Land Transfer Reform Commissioners at Albany, and to follow the matter up. The motion was carried.

On motion, Mr. Buek was appointed first, and Mr. Andrews second, vice-chairman of the committee, and Mr. Scott secretary.

It was resolved that the bill as to County Clerk's searches, published in THE RECORD AND GUIDE last week, be taken personal charge of by the special committee and that they be requested, if necessary, to be present at Albany when the bill comes up before the Committee on Cities.

Mr. Buek then moved the following resolution:

*Whereas, the Board of Examiners of the Bureau of Buildings are now preparing amendments to the Building Law, and*

*Whereas it is desirable and proper that this Committee on Legislation should have an opportunity for presenting its views upon a subject so important to the real estate interests,*

*It is resolved that the clerk of the committee be instructed to communicate with the Board of Examiners with a view to arranging a conference with a committee of this body.*

The resolution was carried.

Mr. Brown, at the request of Mr. Cruikshank, brought up the subject of Croton Water Bills, and it was resolved that a committee of three be appointed to report as to the making out of the Croton Water Bills, and also to examine into the whole subject of the water meter question as now carried out by the Board of Works. The chair appointed Messrs. Brown, E. A. Cruikshank and Dugro of such committee, after which the meeting adjourned.

### A Large Property Holder Wants Horse Cars on Fifth Avenue.

Editor RECORD AND GUIDE:

SIR—As the owner of a large and costly piece of property on Fifth avenue, I desire, through the columns of your valuable paper, to express my views concerning the proposed railway thereon.

The Fifth avenue is the most central and direct line of communication through this island. It runs along what may be called the back-bone of the city and is one of its most busy and crowded thoroughfares. As all business vehicles and traffic from Sixth and Seventh avenues are entirely shut out from Central Park, the same are mostly turned into Fifth avenue at points below Fifty-ninth street, while above that street the avenue is really gorged with every conceivable kind of business drays and vehicles, making it one of the most rough, unsafe and uncomfortable drives for carriages in the city.

The most casual observer of the rapid changes and growths of this wonderful metropolis has only to visit Bowling Green, Park place, Bond street, Waverly place, Washington, Union and Madison squares, Fourteenth, Twenty-third and Forty-second streets, and lower Broadway and Fifth avenue to convince himself how thoroughly business interests and commercial demands have absorbed all these once famous and exclusive residential quarters of this city. Upper Fifth avenue is now undergoing these same changes at a rapid rate. Already the most noted and conspicuous section of this avenue at its junction with Central Park, the Plaza and Fifty-ninth and Sixtieth streets, is occupied with an immense hotel building, and also a spacious and costly warehouse for the sale of provisions, groceries, wines, etc., and soon the cluster of temporary buildings that disfigure that section must give place to business structures or buildings of a public character. No private dwellings are likely to be erected in this section hereafter.

At this time not more than two or three private dwellings are building on this avenue from Washington square to Mount Morris Park, and ten times that number now used as private residences will be changed to business soon. How different the condition of affairs on Madison avenue, where they have street cars. More than fifty first-class private dwellings are now building there north of Forty-second street. Now is a good time for Fifth avenue property owners to take an observation of the signs of the times. They may have their avenue thronged with pleasure and business seekers by giving them cheap and comfortable transit thereon, or they may shut them off and make the more room for the drays, carts and furniture vans that will take possession of all the vacant space left for them. Fifth avenue has lost its prestige as the one place *par excellence* for fashionable private residences, for property will sell and rent for more money there for business and commercial uses than the same will bring for private dwellings. That fact alone will govern its uses hereafter, as it has heretofore done in all the other fashionable quarters of this city. At no distant day it must and will have the best system of rapid transit along its whole length, and whoever attempts to obstruct or turn back this tide of business will soon learn how futile and useless such efforts are. The time has come when the public, as well as the property interests on this avenue, require that some well-regulated line of street cars shall be run on it. There is no other kind of conveyance or transit that will give the people as cheap, expeditious and comfortable accommodations.

Our largest and most fashionable hotels and clubs are located on this avenue, and the stores and shops that sell the richest and most costly merchandise and fabrics are constantly absorbing the largest and most costly private residences on it. These hotels, clubs, stores and shops must have the best and cheapest transit accommodation for their guests and customers, or business interests will seek other quarters and property and rentals will greatly depreciate here.

Some of our well-disposed people advocate the running of a line of stages again on this avenue, and have taken some steps to accomplish their desires in that direction. These amateur stage men may amuse themselves for a time in working a line of stages up and down this avenue once more. Their efforts, while harming none but those who put money in their scheme, will serve to demonstrate better than any other method the absolute necessity for a splendid line of street cars on the avenue having every comfort or luxury that can be devised.

Has it not been known for a long time that it takes two stages at least to do the work of one car, and will not two stages obstruct the avenue more than one car? They certainly will. It would be well for those who oppose cars on the avenue to keep count for one hour in the day of the various kinds of vehicles—ten times more objectionable and offensive than cars—that pass a given point on the avenue, and that are not and can not be restricted from or turned off it. They would soon convince themselves how impossible it is to retain this avenue in the future as a kind of parade for the pleasure of those residing thereon and able to drive in their own private equipages.

This popular roadway is, of all others in the city, for the uses and accommodations of the public at large. It is the great resort where everybody comes to see and to be seen. Here the cart and the private carriage meet on equal terms, the street car now claims its place among them. The streets and avenues of this city belong to the public; there can be no exclusive rights or privileges in their use for anyone. Wherever the public require a public convenience personal and individual claims must give way. I believe a sightly line of street cars on this avenue would add much to the pleasure and comfort of the residents and public, and help drive away from it twice their number of vehicles of traffic many times more offensive and objectionable.

There is not a foot of street or elevated railway in this city that has not had to fight its way against the most stubborn and bitter opposition, and there is not one foot of these roads to-day that the public or any considerable number of persons in this city would consent to have abandoned. The Fifth avenue property owners and residents must accept the situation of affairs as they find it.

The railroads over this city have added hundreds of thousands to its population and millions in money to its wealth. The opponents of this necessary transit on Fifth avenue should take a lesson from the unwise and prolonged opposition to the Broadway railway. That thoroughfare should have had a railway over it twenty years ago, and it should have been built and owned by the abutting property holders. It was a great public necessity. In its absence property fell off in value and the best class of tenants moved away to streets having car lines on them and paid twenty-five to fifty per cent. higher rents. And now, since the running of cars there, business has revived and stores and lofts are filling up with good tenants at enhanced rentals.

That Broadway franchise was worth millions of dollars, and could have been had by the property owners at one time for the mere asking. The railway was at last built by speculators and street grabbers who did not own one foot of land on the street. The property owners lost a great prize and a most valuable franchise, and committed a huge blunder. It would be a great blight to property values on Fifth avenue and an injustice to the public to delay the building of a railway there, as was done on Broadway.

Let us look at the condition of Madison avenue, which is 20 feet narrower than Fifth avenue, and which is virtually occupied for private residences, and learn if street cars are so damaging and objectionable there as was claimed by some they would be. From Twenty-third to Forty-second street there is no car line on it. There was a strenuous opposition to running

cars on this avenue north of Forty-second street. They were put on, however, as far north as Eighty-sixth street some ten years since. At that time but few buildings were on this portion of the avenue, while now it is virtually built up with many of the most spacious and costly residences in the city, and the same are owned and occupied by some of our most wealthy and respected citizens; and now this avenue, from Forty-second to Eighty-sixth street, is more desirable and valuable for private residences than the section south of Forty-second street where no cars run. Furthermore, the property owners and residents on the line of this avenue north of Eighty-sixth street, without a dissenting voice, asked for the extension of the line to Mott Haven and One Hundred and Thirty-eighth street, and the cars are running there now, and property on that portion of the avenue is worth ten to twenty per cent. more than it was before.

Almost the same condition of affairs has been repeated on the Grand Boulevard, from Fifty-ninth to One Hundred and Twenty-fifth street. A surface railway on Fifth avenue, from Canal street to Harlem River, and the Mott Haven depot at One Hundred and Thirty-eighth street, of the very best construction, with luxuriously equipped cars, together with land, stables, horses, etc., will cost not more than \$1,500,000. In the hands of the property owners of Fifth avenue it would be managed and operated so as to make it as sightly and quiet as any other method of transit, and of much greater convenience and comfort than any other kind of conveyance to those living on the avenue, as well as to those who resort there. This railway will be built at no distant day. Many of the residents on the line and the public require its use. If the abutting property owners are wise they will build, own and manage it themselves. If not, others will build and manage it for them.

JOHN H. SHERWOOD.  
NEW YORK, Jan. 20, 1886.

### A New Charter.

The Real Estate Exchange is about to apply for a new charter, and a bill has been drawn up for presentation to the Legislature, the provisions of which are as follows:

Section 1 provides for twenty-one directors, instead of thirteen, as at present, commencing at the next annual meeting in December of this year. These directors shall consist of three classes of seven each, the first to hold office for one year, the second for two years and the third for three years, so that the third part of the whole number shall be annually chosen. At each subsequent annual election seven directors shall be chosen for the full term of three years. In all such elections stockholders will be entitled to as many votes for each director as he holds shares.

Section 2 provides that the capital stock shall consist of five hundred shares of the par value of \$1,000 each, instead of 5,000 shares at \$100 each, as at present; holders of ten share certificates to receive in exchange therefor a one-share certificate of equal par value, no stockholder to be a member without election by the directors.

Section 3 provides that the directors may prescribe the rights and privileges of members, and elect, suspend or expel them.

Section 4 provides that such of the present members of the Exchange as may agree thereto, and all persons hereafter elected, may be assessed such sums as shall be prescribed in the by-laws, upon the death of any such member, the total assessment to be paid to the widow, children, next of kin or others dependent upon the deceased member. This shall not be applicable to any present stockholder not consenting thereto.

Section 5 provides for the election of an "Arbitration Committee," to consist of nine members, who shall hear and decide upon any controversy which may arise between the members, or any person claiming by, through, or under them, as may be voluntarily submitted for arbitration, such members to agree in writing to submit to the decision of this committee any such controversy which might be the subject of an action at law or in equity, except claims of title to real estate or any interest therein, and that a judgment of the Supreme Court shall be rendered upon the award made pursuant to such submission.

Section 6 deals with the action and power of the Arbitration Committee.

Section 7 provides that a quorum of the committee shall be not less than three, and that an award by a majority of those present shall be binding on the parties affected, the award to be filed in the office of the clerk of the Supreme Court, and judgment entered accordingly, from which there shall be no appeal or reversion.

Section 8 provides that the act shall take effect immediately.

### New Exchange Members.

The following gentlemen were elected as members of the Exchange, by the directors, on Tuesday last:

Stockholders—Messrs. Thomas H. Faile, Christian Sander, Harry W. Donald, Henry Remsen, Henry H. Elliott and E. C. Potter.

Annual—Messrs. John Q. Dudley, I. E. Sayre, Horatio Silas Brown, Silas H. Furman, Geo. Codling, T. Oliver Carter, John M. Gibson and James S. McQuillen.

One of the most prominent of our city builders writes us a justly indignant letter at the way in which the building and manufacturing interests of this city have been harassed by speculative lawyers. If any accident occurs to a workman, these lawyers are ready to bring suits for damages against the employer, without any money payments by the plaintiff, the lawyers being willing to run the risk of being recompensed out of the damages, if any, given by the jury. Our correspondent was a defendant in a suit of this kind, which he won, for there was really no case against him, but still he was put to the expense of hiring lawyers, hunting up witnesses, and besides had to lose his time. The lawyers who brought the suit, he alleges are in the pay of the city, being occupants of public offices. If this is so, he has a right to consider it a hardship that taxpayers are forced to pay for the services of city employes who use their position to harass business people. We may have occasion to say more on this topic next week, as the matter was not called to our attention until too late to thoroughly investigate it. Speculative suits should be prohibited in this as they are in other countries.

The contemplated bridge over the Harlem River at One Hundred and Eighty-first street is a very much-needed public improvement, and Mayor Grace does not do himself or the city justice in opposing its construction. The property holders on both sides of the river paid their assessments for this work in 1876, and it is a fraud upon them to delay the construction of the work any longer.

### The Brokers' Daily Meetings.

The meetings continue to be well attended, and are evidently proving profitable to those who are present daily. A meeting of some twenty members took place on Monday, at which, after some discussion, it was decided to withhold from publication the names of members offering and wanting property on and after February 1. The following are the principal parcels asked for by brokers during the week:

#### WANTED.

Private residence in Harlem, 120th to 130th st, 4th to 8th av; not over \$16,000. A single lot on the west side of the Boulevard, bet 135th and 155th sts. Three-story private dwell'gs, 20 feet wide, below 59th st, bet Lexington and 8th avs; not over \$20,000. F. R. Houghton.  
\$20,000 wanted, at 4½%, on Brooklyn houses, let for \$4,200 per year. C. S. Brown.  
50x100, bet 27th and 33d sts, and bet Madison and 5th, or Madison and 4th avs. Alden & Sterne.  
Building or lot on Water or Pearl st, bet Beekman and Broad sts. Two or three lots in 6th, 7th or 13th Wards. J. G. Folsom.  
To loan, any part of \$300,000, at 4½%, on improved city property. M. G. Wilkins.  
House suitable for three families on 30th st, bet 8th and 9th avs. Three or four-story dwell'g, 20 to 25 feet wide, bet 11th and 23d sts, 4th and 9th avs. Thos. Crawford.  
To rent, store and basement and two lofts or building, 25x100; location, from Liberty st to Park pl, Church to William st; rent \$5,000. E. A. Cruikshank & Co.  
Private house, bet 27th and 36th sts, 4th av and Broadway; \$30,000. Folsom Bros.  
On a ten years' lease, strong building, 24,000 to 30,000 square feet, in a cheap neighborhood; rent not to exceed \$3,000. Ruland & Whiting.  
A single flat paying good rental, \$20,000; also flats for investment, 6th and 9th avs, 10th and 50th sts; also property on Pearl, bet Beekman and Broad sts. E. Tucker.  
Country seat in first-class neighborhood on Sound, bet mouth of Bronx River and New Rochelle; \$20,000 to \$40,000. Phillips & Wells.  
Lot bet 6th and 8th avs, below 7th st. W. Reynolds Brown.  
House abt 20 feet wide, above 34th st, bet 5th and 6th avs; abt \$30,000. T. S. Clarkson.  
40 or 50 feet, bet 32d and 42d sts and 6th and 7th avs. Small plot, four or more lots on west side. S. F. Jayne.  
Four-story dwell'g below 23d st, bet 7th and Lexington avs, 22 to 25 feet wide; \$16,000 to \$35,000. Also two adjoining three-story dwell'gs; \$12,000 to \$15,000. S. H. Furman & Co.  
Property on Pearl or Water st, below Peck slip; \$16,000 to \$30,000. Also bet Canal and 14th sts, west of Allen st and 1st av, three lots. E. H. Martine.  
Three or four-story private house, bet 5th and 6th avs, 36th and 58th sts; \$30,000 to \$40,000. J. Davis.  
92d st, bet 8th and 10th avs, two lots adjoining. Barton & Whittemore.  
Horace S. Ely made a suggestion at one of the brokers' meetings this week to the effect that the Real Estate Exchange agent in the sale of property should receive the commission from his principal alone, and not by an arrangement with the other side. The commission, he said, would be no larger, and the relations between broker and client would thereby be of a more satisfactory and honorable character.

### Apartment House Tenants.

#### MORE TROUBLE FOR LANDLORDS.

Mr. Lawrence sued Mrs. Burrell for rent of a flat, Mrs. B. defended on the grounds stated in the following opinion of the court, and Mr. Lawrence lost his rent. Read and ponder! The decision was rendered, on appeal, by the General Term of the City Court of New York—Judges Browne, Hall and Hawes—Judge Browne writing the opinion. Mr. Geo. W. Stephens was the landlord's lawyer, Mr. Ira D. Warren the tenant's.

BROWNE, J.—The question arising upon this appeal is whether the facts urged by the defendant in her exoneration from liability for rent under the terms of the lease, in evidence, constitute a constructive eviction, and justified her in abandoning the premises.

A definition of eviction well applied to the case at bar is found in McAdam's "Landlord and Tenant," at page 478, where it is said that "an eviction is where there has been an obstruction to the beneficial enjoyment of the premises, and a diminution of the consideration of the contract, by the acts of the landlord, or with his permission, or by paramount title, although these acts do not amount to a physical eviction, if they are so illegal and monstrous as to be equivalent to it."

The defendant established on the trial that the heating apparatus in the premises occupied by her, and in fact throughout the entire building, was inadequate for the purposes of supplying sufficient warmth to the inmates; that it became necessary in addition to build grate fires to heat the rooms, but that the flues and chimneys were defective or so constructed that they reversed the laws of nature, and instead of carrying the smoke and gases from the grate fires skyward to commingle with the outer atmosphere, caused them to descend into the apartments occupied by the defendant; that her rooms were frequently filled with smoke not only from her own fires, but from those maintained by other tenants in the house; that by reason of the density of the smoke it was sometimes found impossible to distinguish objects across the room, and often in the coldest and most inclement weather it became necessary to throw open the windows to permit the smoke to leave the rooms, rendering her occupancy very trying, an annoyance and a nuisance.

It was also contended by the defendant that the elevator service was inefficient, and that she was frequently deprived of the use of the elevator in carrying her to and from her apartments on the fourth floor of the building.

The questions were litigated between the parties, and the facts submitted to the jury, and their finding in favor of the defendant affirmatively established the facts that the steam heat agreed by the landlord to be supplied was inadequate; that additional heat became essential to a proper enjoyment of the premises; that the flues and chimneys were defective or improperly constructed; that her apartments were often filled with dense smoke, as she contended, and that the elevator service was inefficient. All these questions were properly presented to the jury as questions of fact, and their finding in defendant's favor is conclusive as to them.

We are of opinion, from an examination of the evidence, that the jury could not well have found otherwise, as the proof was ample.

The question that remains is whether these grievances were an obstruction to the beneficial enjoyment of the premises. We think they were. Apartment houses, represented to contain upon one floor all the conveniences of the usual and ordinary dwelling houses, are assumed to be constructed in a manner calculated to conduce to the comfort and enjoyment of the inmates in the same manner as the more commodious dwelling houses, and the existence of any such unlooked for discomforts as shown to have existed here, seriously interfering with and affecting the tenant's beneficial enjoyment of the demised premises, would justify the tenant's abandonment and amount to a constructive eviction.

Judgment affirmed, with costs to respondent.

### A New Theatre.

The great and increasing interest in amateur theatricals in this city, especially among the leaders of "best society," has resulted in the project of erecting a fine theatre exclusively for their use. The leaders of the movement, among whom are Mrs. James Brown Potter, J. Hart Lyon and Edward Coward, have resolved to form an incorporated company for this purpose with a capital of \$125,000, which will consist of bonds issued at a low rate of interest. Three of the wealthiest of our citizens, who for the present withhold their names, have agreed to subscribe for them. Those interested have already secured the option of leasing two parcels of land, 75 x 125, both on the east side of Fourth avenue, one between Twenty-fourth and Twenty-fifth streets, and the other between Twenty-fifth and Twenty-sixth streets. Five architects in this city are now drawing competing plans, as are also the firm of Messrs. Corney Brothers, of London, the architects of the Empire Theatre of that city, after which it will be modelled. The latter's plans will, in all probability, be accepted. The structure will be absolutely fire-proof, and will have a pressed brick front of a somewhat plain design. The interior, however, will be of an elaborate character, without any of the flaming characteristics which are seen in so many of our metropolitan theatres. It will be in blue and gold in subdued tones and of a Moorish type. On the first or parquet floor the front will be composed entirely of boxes, behind which there will be four rows of raised seats. Special attention will be given to making the interior fire-proof both before and behind the scenes, and the stage will be provided with thick brick walls, dividing it from the main body of the house, and there will also be a heavy iron curtain. The footlights will be of electric lights enclosed in many-colored glass globes and the house will be entirely lighted by electric and incandescent lights. The aisles will be extra wide and there will be ample room between each seat, the latter being sofa chairs in blue with high arms. The main curtain will resemble a pair of portieres in silk embroidery. The floor is to be constructed so that it can readily be arranged for dancing and a number of supper rooms will be provided. The cost of the theatre will be not less than \$100,000 and work will be commenced at an early date.

### Samuel Benner on the Situation.

WHAT THE OHIO PROPHET THINKS OF THE BUSINESS OUTLOOK.

**Question**—Have "Benner's Prophecies" foretold the future ups and downs of business correctly since they were first issued?

**Benner**—Yes, in so far as general business was concerned. These prophecies were placed before the public, first in January, 1876. It was then foretold that iron and general business would decline to 1877, then turn upward in 1878 and continue good times to 1881; then turn down, and continue downward to 1888.

**Q.**—What is the general business outlook now?

**Benner**—My views are formed from the iron cycle which is the key to the industrial situation. The iron cycle for low prices continues to the year 1888. We must look forward to a state of general depression to 1888.

**Q.**—What element or cause in the business of the country will produce this depression?

**Benner**—The silver question, and more particularly the tariff question. The first threatens the disorganization of the currency; the second the industries of the nation.

**Q.**—If a reduction of the tariff should give us lower prices, why should that depress business?

**Benner**—Low prices and hard times seem to be companions, while high prices and good times are the delight of the people. There is prosperity and money-making in good times; on the other hand adversity and money-losing in hard times, which is a cause of general complaint.

**Q.**—How do you account for the improvement in business this last year, 1885, it being one of the "down" years in the iron cycle?

**Benner**—A reaction only from the severe depression of the year 1884. In the former periods of "down" years for iron there have been exceptions, for instance 1847, 1859 and 1869.

**Q.**—Will the price of iron decline hereafter?

**Benner**—Yes, it will be lower this year and in 1887 and 1888.

**Q.**—What reason have you for this conclusion?

**Benner**—First, the iron cycle denotes it; second, the coming agitation in Congress this winter and next winter over the tariff.

**Q.**—Why the tariff question more than other legislation?

**Benner**—To increase or reduce the duties on foreign products and merchandise affects more business interests and industries in this country than any law passed by Congress.

**Q.**—Why does the Congress of this winter threaten to reduce the tariff more so than the Congress of last winter and other past sessions?

**Benner**—Because there is now no fear or probability of a veto by the President.

**Q.**—In the general decline of all business to 1888, what interest will touch bottom first, and which last?

**Benner**—Stocks and iron first; labor and lands last.

**Q.**—Then in what relation will the different interests be at the first upward movement.

**Benner**—Stocks and iron will first show symptoms of an advancing market, while we may see at the same time the anomaly of labor and land declining.

**Q.**—When will we have the next panic?

**Benner**—In 1891. The panics which are described in my "Prophecies" have been in the years when speculative business comes to a halt, not when prices are low, but when they are high—the culmination of business booms—at the end of a period of general prosperity.

**Q.**—What is a panic, anyway?

**Benner**—I cannot exactly describe what a panic is. However, a panic occurs when prices begin to go down. The minds of business men become disturbed when they see prices for their merchandise and commodities declining; consequently there is a panicky feeling that continued lower prices are to follow.

**Q.**—The last panic or commercial revulsion, as your book has it, was in 1873. Why did we not have a panic in 1881, seeing that year was a high year for iron?

**Benner**—The cycles in panics are about twice as long as the cycles in iron, consequently, between these commercial revulsions we have two ups and downs in iron. After the second period of advances in iron we can expect the panic when iron begins to go down.

**Q.**—When will we have the next "boom" in iron and in general business?

**Benner**—From 1888 to 1891.—*Financial Daily Record.*

The Park Commission has made awards for sewerage and putting in order One Hundred and Forty-ninth street, from North Third to Morris avenue, \$7,199; regulating and grading One Hundred and Forty-ninth street, from North Third avenue to the Southern Boulevard, \$24,095; regulating and

grading Tremont street, from the Boston road to the Bronx River, \$9,183, and sewerage, etc., on Morris avenue, \$1,835.

### The Great Stevenson Estate Sale.

The sale of the property belonging to the estate of the late Col. V. K. Stevenson, ex-president of the Real Estate Trust Co., will take place, as advertised in our issue of this day, on February 16th. It embraces one of the most extensive and valuable lines of property that has been offered by any one individual estate for a number of years, the sale being absolute by order of the Supreme Court, in partition. It consists of such well-known structures down town as the building which has been leased to the Standard Oil Company, being Nos. 44 and 46 Broadway and 45 and 47 New street. The building is an entirety, having been leased for four years to May 1 next at \$52,500 per annum. The estate includes the property known as the Panorama Building, together with twelve lots of ground, extending from Fifty-eighth to Fifty-ninth streets, on the easterly side of Madison avenue; also the southeasterly corner of Fifth avenue and Fifty-ninth street, immediately facing the grand entrance into Central Park, with a parcel there of six lots; Broadway, northwest corner of the Circle, Fifty-ninth street and Eighth avenue, Central Park entrance, 108 feet of frontage; Fifth avenue, northeast corner of Seventy-ninth street, four lots on Fifth avenue, two lots adjacent on the street, this particular parcel being considered the only northeast corner building plot of six lots together on a 100-foot street which can be procured at any price south of the Reservoir, and about the best building plot on Fifth avenue, facing Central Park, the only northeast corner on a 100-foot street which could have been procured having recently been secured at Seventy-second street by C. P. Huntington.

Col. Stevenson, having for many years expressed and acted upon his confidence in New York City realty, was a very large buyer of property at the Jumel sale some years ago, and among other parcels of property to be offered at public auction by the estate, on above date, is what is considered in real estate circles perhaps one of the very handsomest fronts on the Edgecombe road, extending from One Hundred and Fifty-ninth to One Hundred and Sixtieth street, which is in the immediate vicinity of the old Jumel homestead, occupying the highest ground in that superb locality, being eight lots front on Edgecombe road, four on One Hundred and Fifty-ninth street and four also adjoining on One Hundred and Sixtieth street. One of the most important parcels of property in this estate that will be sold, as our advertisement states at some length, is "St. Marys Park," extending from One Hundred and Forty-third to One Hundred and Forty-ninth street and from St. Anns to Trinity avenue, in the Twenty-third Ward. This park is one of the four parks recently condemned and now under a process of valuation by the Park Commissioners; and Messrs. Anderson & Man, attorneys, state that the bulk of the park, owned by this estate, being nearly 300 lots, will be sold without reserve, by order of the Supreme Court, although it is estimated that the commission will act speedily relative to making a valuation on this property and paying therefor, this park being nearer New York south of the Harlem than any of the other four parks condemned, and is likely to be built up within a short time. This sale will be one of the greatest field days of the season.

### The Lumberman's Exchange.

The movement to organize a lumberman's exchange for this city has again been revived, and sufficient progress already made to induce the projectors to hope for better success than attended previous efforts of a similar character. A great many members of the trade, whose co-operation is not only desirable, but would at once give solid and positive character to the plan, have as yet failed to signify their willingness to assist, but hopes are entertained that this difficulty may eventually be overcome. If it is not, the promoters of the enterprise are likely to accomplish little as a distinct organization, the Exchange craze in this city having in a measure toned down, and several of the most pretentious associations nominally representing trades far exceeding that of lumber are already tottering through lack of proper support from the substantial operators not included in the membership. The objective points of the proposed lumberman's organization are, briefly, the mutual protection of its members against irregularities in trade, the adoption of a uniform system of inspection, the dissemination of useful information, etc. In fact, the same ideas exactly suggested by THE RECORD years ago when advocating this measure, and we are quite as confident now as we were at that time that a lumberman's exchange, supported and patronized by the entire trade, would accomplish many needed reforms and prove beneficial to all concerned.

### The World of Business.

#### Not Well Informed.

President Cleveland is reported to have said that he failed to mention the improvement of Western waterways in his message, not through any hostility to the general scheme, but because it had escaped his attention. He stated also that he had not given the matter attention because he knew very little about it. His declaration on this point carried with it the intimation of a lack of information on the part of his advisers as well as with himself. The President has struck the key-note of the situation in the East, so far as waterways are concerned. He differs from others who have opposed or who have taken no interest in the waterways in that he exhibits more honesty and frankness. He says, without any attempt to excuse himself, that he is not well informed on a question that is of paramount interest to the Western people. He admits that while he is not well informed he is in danger of neglecting important interests, and his first move is to ask for information from those who are competent to give it. The President has undoubtedly had some prejudices in this matter, and it may be that he has been influenced as much by prejudice as by indifference, but in admitting that he has neglected to inform himself in regard to one of the foremost issues of the time he administers a rebuke to those who have based their opposition to river and canal improvement upon ignorance and prejudice. It has been the custom for a good many years for the Eastern papers to make light of the measures for the improvement of the Mississippi and other rivers, and to sneer at any suggestion looking to the construction of a canal to connect the Mississippi River system with the lake system. Men have written on this subject, taking the attitude of oracles, who never have been west of the Alleghany Mountains and who have no knowledge of the Mississippi Valley, nor any appreciation of the circumstances under which the people have made rapid progress. These

men, as a matter of habit, ridicule any suggestion that comes from the South or the West, and they exert a certain influence because they carefully rule out of their papers everything in the shape of argument on the merits of the particular question. So it has happened that the Eastern people, whose reading is confined to Eastern papers, have as little idea of the Mississippi River and the measures that have been taken to keep it in bounds as they have of the character of the soil and climate in Alaska. They look upon the jetties at the mouth of the Mississippi as a sort of hocus-pocus arrangement to extract money from the national treasury. They have been taught to believe that there was no necessity for anything corresponding to the jetties, and to believe also that if there was the most skilful engineer could suggest no plan that would be satisfactory. They have been taught to believe that there is no need of a canal between the Mississippi River and the lakes, and that if there was one needed it could not be built. The Western people have insisted that whatever contributed to the improvement of the Mississippi River was to the advantage of the country at large, and that a canal constructed from the Mississippi River to Lake Michigan was of more benefit to New York than to Chicago. The only answer to the argument advanced from the West has been a sneer from the East. There has been little effort made to give the people information on the question of the improvement of waterways, and, as President Cleveland admits, there is in the East a lack of that information which enables a man to form an intelligent opinion. This absence of information applies to the improvement of rivers as well as to the projects for the construction of canals. The dictum of a self-appointed judge of what the West should or should not have goes further than any statement of fact, and it is a question whether the resolution introduced in Congress a few days ago authorizing an investigation of the improvements at the mouth of the Mississippi will accomplish its object. The object was, possibly, to have the objections urged against the Mississippi River improvement answered authoritatively by government engineers, but if such a record should be submitted it would have no more effect than the several reports of the Mississippi River Commission, in which are presented the necessities for a systematic plan of action in improving the river. If President Cleveland will carry out his good intentions and inform himself on this whole question he may be able to do the country great service, and then if he by some means can exert an influence on the thousands in the East who are wilfully ignorant in the same direction, he may be instrumental in reversing the suicidal policy of the Eastern States. The people in the East, living on comparatively small rivers or on the Atlantic coast, have no appreciation of the tremendous volume of the water that pours through Louisiana in the channel of the Mississippi. All of the water from the great district lying between the Alleghany and the Rocky Mountains is drained by the great system of rivers taking in the Ohio and its branches, the Cumberland and the Tennessee; the Upper Mississippi and all its branches; the Missouri and all its branches, including the Yellowstone, the Platte, and the Kansas; the Arkansas, the Red, and the other tributaries of the lower river—all these pour their waters through the southern half of one State. A district that takes in more than half the entire country throws all its water into one State, and on the old Democratic idea that State is asked to take care of it. Just how much water is put into the channel of the Lower Mississippi no one can realize unless he exhibits some fairness and enthusiasm in gathering information.—*Chicago Inter-Ocean.*

### The Inter-State Commission.

The practical conclusion reached by the Transportation Committee of the Senate, as the nub of its long report, may be summed up in a few words. It took over two hundred pages to contain the information it has to offer, and the bill drawn up is an elaborate one, but the idea running through both report and bill is singular and consists in this: Create by act of Congress an inter-State commission of five men to stand between the people and the railroads to protect the former from the extortions and unjust discriminations of the latter. It is evident that the committee was not prepared to define with sharpness the limitations of the authority to be vested in the commission, at least not to vest in it all the power on the subject within the control of Congress. It goes further than the New England plan of advice, but not as far as the Illinois or Granger plan of dictation. In this State the railroad commission prescribes rates of transportation and compels compliance with them, and, as Senator Cullom very well knows, that authority has never once been abused. But he and his associates might well hesitate before giving any untried, new, and inexperienced commission the same authority over all the railroads of the country. It is better to go slow, and work up to the Illinois plan by degrees, so far as the same may ever be applicable to inter-State commerce. If Congress should undertake too much it might spoil everything. Cautious and tentative as is the bill in question, its passage would be one of the most radical new departures of American legislation. For nearly 100 years the clause of the Constitution on which it rests has remained a dead letter. It has been the coffin-plate of the familiar play—very convenient to have in the house in the case of a remote contingency. It may be doubted if the framers of the Constitution themselves had any very definite idea of a strictly positive nature of what they were doing in drawing a distinction between State and inter-State commerce. They were familiar with the evil of hampering trade between citizens of different States by vexatious State regulations, and they wisely provided against it. The regulation phase of the case was clearly perceived and carried out, and that is about all. Of course there was no thought of railroads and no conception of any such system of transportation as now exists. It is exceedingly fortunate, however, that so far as concerns legal authority the Constitution is complete. If it had been expressly framed to fit Granger legislation it could not have been more ample in its delegation of authority to Congress. The problem is a practical rather than a legal one. What Congress can do is plain enough, but what it really ought to do is another and more difficult question to meet. The committee lays special stress upon the importance of having railroad rates generally known. "Publicity," says the report, "is the best remedy for unjust discrimination," and upon assumption is based some of the most elaborate specifications. The word most may be too strong for this connection, but it is certainly a very efficient safeguard against favoritism. Things which are right and in themselves commendable do not shun the light. Railroads should be put, so far as publicity goes, upon substantially the same basis as hacks, cabs, and such like common carriers. All carriers are required by this bill to afford reasonable facilities for the interchange of traffic with connecting lines. This law of comity ought to be carried out thoroughly, and it generally is. One seldom hears complaint on the score of ugliness at junctional points. Self-interest is a very nearly complete safeguard against that. But the statute should cover it, and that completely. It should also cover the kindred point of comity in the hauling of cars, loaded or empty, for private persons and corporations, as well as for other railroad companies. The Illinois law extends to cars no less than to freight and passengers, and so should the national law. One of the more difficult questions is the variation of rates according to distance. The Reagan bill proposed a uniform rate per mile, without regard to distance, which would be a very great injustice to shippers remote from the seaboard. The Senate bill throws a sop to the advocates of that policy without making the fatal Reagan blunder. It prohibits a greater charge for a shorter than for a longer distance, but adds the saving provision: "Except when it can be affirmatively established by the carrier that such charge does not constitute an unjust discrimination. Such common carrier may, however, in special cases, be authorized by the commission to charge less for longer than for shorter distances for the transportation of passengers and property." A careful perusal of the bill in all its details, and comparison of it with State legislation touching transportation, will no

doubt suggest many other points worthy of note, but for the present it is enough to add that this Congress ought to pass an experimental measure at the present long session, with the understanding that such modifications as practical workings may demand will be provided subsequently.—*Chicago Inter-Ocean.*

### New England Savings Banks.

The annual report of the Bank Commissioners of Connecticut, one of the great savings-bank States of the country, contains some statements as to the condition of this class of institutions which capitalists would do well to consider in the interest of their employes and workmen generally, and which the latter would do equally well to consider in the light of their own personal advantage. The report shows that there are eighty-four savings banks in the little State, whose population does not exceed that of Chicago; but whose savings deposits amount to ninety-two and a-half millions (\$92,481,425), belonging to 265,097 depositors, or about two-fifths the total population of the State, men and women, boys and girls. The most remarkable feature of the report, however, pertains to the business of the last year. The number of depositors was 3,852 larger than that of 1884, although business was seriously depressed during the year. Of these new depositors \$21 put in sums amounting to over \$2,000 and aggregating \$1,423,331, while 3,031 of them aggregated \$443,000—an average of about \$144. The general average for the whole number of depositors is a little over \$361. The Commissioners further report that the deposits from counties engaged in manufacturing have increased during the year \$2,316,000, while those from the agricultural countries have decreased \$450,000. The Connecticut banks appeal directly to the working people by cutting down the size of deposits. The Pratt Street Bank of New Haven, the largest of its kind in the State, will now receive but \$500 from a single depositor in a year. But Connecticut is not alone among New England States in this remarkable exhibit. Massachusetts, with a little more than the population of Iowa and Michigan, and 200,000 less than Indiana, and only three-fifths as many as Illinois, or three times that of Chicago, had the 1st of December, 1885, 275 millions of savings-bank deposits. The Connecticut Commissioners state that the savings banks in that State are in perfectly sound condition, with a large proportion of assets that can be turned into money at once with a profit. The same cheering news also comes from Massachusetts, where a large increase is reported in the number of depositors and the amount of deposits. The experience of the banks in that State has been the same as in Connecticut. The increase has been the largest in those sections of the State where manufacturing industry is carried on, and the deposits come from the operatives. The Providence (R. I.) *Journal* also says: "We shall be surprised if the statistics of our own State, to be made public soon, do not conform to those of Massachusetts and Connecticut, for employment has been general and wages relatively good." Such a consensus of testimony as this, emphasizes all the *Tribune* has had to say of late as to the desirability of organizing a savings bank in Chicago for the working people, in which they will have confidence, and to which they can safely intrust their surplus earnings. The wonderful prosperity of these banks in New England is an infallible index to the happiness, intelligence and thrift of its working people. If New England workmen are more prosperous, better educated, and a stronger power in the community than their fellows elsewhere it is largely due to the savings banks, which offer a safe place of deposit for their surplus. There is no communism in New England, and never can be; for the workmen themselves are property-holders, and would not tolerate it. Their condition, as compared with that of our own, is an enviable one; but it is no fault of our own that they are poorer and less contented. What shall the Chicago workingman do with his surplus earnings? What can he do with them? He has no place to put them, and naturally wastes them and does not get ahead. Is it not time that our capitalists provided him the place? Can they not see that it is for their own interests to make laborers happier, thriftier, and more prosperous, and to rescue them from the clutches of the communistic agitators?—*Chicago Tribune.*

### Another Pacific Railroad.

It is now certain that the Chicago, Rock Island & Pacific Railroad will take a hand in the race towards the Pacific. The company for extending its lines West, by way of Kansas, has been organized, and the announcement is made that 400 miles of the new trunk line will be built. This means competition for both the Union Pacific and the Burlington in its Denver business, and new railroad facilities for Southern Nebraska.—*Omaha Bee.*

Mr. Wharton Barker's plan for the reorganization of the Reading Company under foreclosure differs materially from the many schemes so far presented, and is a radical remedy in every respect. It is likely to be favorably received by the general mortgage bondholders, and to be vigorously opposed by all interests junior to those securities. Generally, Mr. Barker would give the general mortgage holders a new 4 per cent. bond and a bonus of 50 per cent. in new stock, which is preferred for five years at 6 per cent. dividends, if earned, in lieu of the sacrifices of future interest and the sinking fund provision. To all other holders he offers ordinary stock, and to those of the second series 5s and convertibles, certificates with a right to some return if earned, at the discretion of the Board of Managers. The stockholders can have 60 per cent. of their present holdings in new stock on the payment of 25 per cent. in cash. The capitalization and funded debt under this plan will amount to \$120,000,000, which is all there is any chance of earning anything on in Mr. Barker's opinion. The proposition is likely to create warm opposition among the whole junior bond and stock holding interest.—*Philadelphia Press, Jan. 6.*

South Carolina, as exhibited in the columns of the *Charleston News and Courier*, presents a good showing for the year 1885, unfavorable as the year was, in some respects, to business and prosperity in most sections. The assessed value of real and personal property in the State in 1880 was \$133,560,135. The value at the close of the last fiscal year was \$153,703,000—showing an increase in five years of \$25,142,865, or about 20 per cent. During the same period there was a decrease in the State and county debt amounting to \$544,113. Live stock increased in value to over \$21,000,000, or nearly double; there was an increase of a quarter in the value of the agricultural productions, and the value of the manufactured products more than doubled. Manufacturing establishments, mines, lumber, mills, etc., increased from 2,078 to 3,256, and the capital employed increased from \$11,205,894 to \$23,367,510, while the product increased from \$16,738,008, five years ago, to \$33,403,257 the last year. The State has twenty cotton mills, which contribute over \$9,000,000 towards the above total value of manufactured products. The farm products have increased about \$13,000,000. Altogether, the showing for South Carolina is an encouraging one. It indicates a basis of solid prosperity quite equal to the best that can be shown by many Northern and Eastern States.—*Hartford Times, Jan. 5.*

### A Harlem Improvement.

The two apartment houses just purchased by Architect James Renwick, of the well-known architectural firm of Renwick, Aspinwall & Russell, on Eighth avenue, between One Hundred and Thirty-second and One Hundred and Thirty-third streets, were built by Homer J. Beaudet. They are five-story structures, 26.10x65x100 each, of brick with brown stone trimmings, the first floor of each containing two stores and the floors above apartments having accommodation for two families on each floor. They are substantially built and contain ample closet room, water, washtubs, range,



closet and other auxiliaries found in apartment houses of an improved character. There is a spacious light shaft in each building, and the light and ventilation are very good. The mantels in the front and rear rooms are of cherry, ornamental chandeliers are provided, and a private hall is laid out on each floor, so that every family can maintain the necessary privacy. A dumb-waiter runs from the bottom to the top of each building, and Brussels carpets are about being laid in all the main and private halls.

There are six of these apartment houses adjoining one another, and the owner has been unusually successful in his disposal of them. They are not yet quite finished, and four have already been sold, while negotiations are under way for the sale of a fifth. The first two, Nos. 2467 and 2469, were purchased from Mr. Beaudet by Mr. Renwick, after the latter had subjected them to a thorough examination. On his recommendation Mrs. Henry Lewis Morris, wife of the well-known lawyer, has just purchased the third, No. 2463, while that adjoining, No. 2465, has been sold to Henry A. Grass.

The same builder is erecting a row of eight handsome flats on the east side of St. Nicholas avenue, between One Hundred and Thirty-second and One Hundred and Thirty-third streets, opposite the Convent of the Sacred Heart. They are five-story and basement buildings, the first story and basement of each being of finely-carved brown stone, and the floors above of Philadelphia brick, with terra cotta trimmings. They have a frontage of 26.3 feet each, with a depth of 50.6 feet, the lots being 100 feet. Bay windows extend from the first to the top story. The buildings have a pleasing exterior. Very wide sidewalks and handsome stoops, ornamental panels on the fronts, vestibules with the walls and ceilings in cabinet trim and having bevel glass doors and tiled floors, are the features which first strike the eye. The interior of the houses are tastily and sensibly arranged. They have all the characteristics of a private house, with the arrangement of a first-class flat. All the rooms communicate with each other by sliding doors. The front and adjoining rooms, main and front private halls are in cabinet trim throughout. There are seven rooms and bathroom in each suite of apartments, as well as closet and servants' bedroom, refrigerator, etc. The trim used is oak, cherry and ash. Each dining-room has a large handsome *bouffé* and a *bric-a-brac* mantel. There are two dressing saloons in each suite, and closet room in abundance. One feature of the apartments is that the pantry, kitchen and servants' bedroom all adjoin each other, and are practically distinct from the remainder of the suite. There are eight of these apartment houses, all fronting on St. Nicholas avenue, of which four are nearly completed. The plumbing, light and ventilation, as well as the construction of the houses, is of a substantial character.

A very important innovation, one which deserves to be adopted wherever it is possible, is the arrangement of the vacant ground in the rear of these houses into a private park for the use of those who reside in the buildings. The houses on the two avenues having been erected by the same party, and the rears fronting each other, the builder has left a space of about 50x100 in the rear. This he is about to turn into a private park, besides fencing in the usual small patch of ground for yards in the rear of each house. This park will contain seats and trees, the seats being placed between the trees, and also a play-ground. This is a feature which is as commendable as it will prove attractive. These fourteen houses are the largest improvement at present up this way, and they are all situate within a few minutes of the "L" road station. The building movement between One Hundred and Twenty-fifth and One Hundred and Thirty-fifth streets has been unusually active during the past season and promises to be even more so next spring, and the vacant spaces are so rapidly filling up that within a year or two lots will be very scarce within these limits. WANDERER.

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

### How to Draw a Contract.

An invaluable work for all dealers in realty is found in "The Guide to Buyers and Sellers of Real Estate," by Counsellor Geo. W. Van Siclen. This pamphlet of only fifty-six pages offers a complete solution of all the complicated questions that arise in drawing contracts. It discusses questions of titles, liens, curtesy and dower rights, deeds, searches, etc., and contains forms of contracts, and judicial decisions which, with other general information, will go far towards making every man his own lawyer. It tells all about fixtures, assumption of mortgages, apportionment of rents, description of property, terms of payment, damages for failure to carry out contracts, information on setting aside contracts for mistake or fraud, and forms of deeds. Published by THE RECORD AND GUIDE, 191 Broadway. Price, 50 cents.

## Real Estate Department.

There is more activity in the offices of real estate agents and brokers than for some months past. The auction sales at the Exchange, also, are larger in number and amount than last year. One or two large parcels have been sold this week, the most important being that of No. 338 Broadway, a five-story office and store building, 27.9x175, which brought \$132,000. The Supreme Court partition sale on Tuesday was well attended, as were the sales on Wednesday and Thursday. The four-story residence at No. 324 Fifth avenue, 16.1x65x100, sold for \$49,500; Nos. 505 and 507 Canal street, on the northwest corner of Renwick street, 53.8 x about 51.1x31.4, for \$30,100; Nos. 163 and 165 Prince street, on the northeast corner of Thompson street, 44x95.8x44.9x95.10, for \$43,000; Nos. 52 and 54 Greenwich street, 56.5x99.2, for \$49,000, and the Third avenue store property, Nos. 1597 to 1605, com-

prising five three-story brick stores and tenements, 87.2x11.8x71.1, for \$44,000. Several sales were adjourned and others withdrawn, the total amount of city property sold during the week being \$539,920, as compared with \$235,115 in the corresponding week last year.

On Tuesday, February 2d, Mr. Richard V. Harnett will sell some very desirable well-rented investment property on Third avenue above One Hundredth street. Also, on February 3d, some Ninth Ward property on Tenth street and on Waverly place. On February 4th the same auctioneer will sell property on Coenties slip and Water street and on Washington street. On February 9th he will sell a large hotel, with cottages, etc., at Babylon, Long Island. A five-story brick factory, on the corner of Rivington and Attorney streets, will be sold at the same time by the same auctioneer.

Richard V. Harnett & Co. will sell on February 3d the office buildings at No. 54 Wall street. This property is opposite the Custom House and in a very desirable location for business purposes. It will doubtless command a large price.

The following are the tables of Conveyances, Mortgages and Projected Buildings for the week, compared with the corresponding period last year:

CONVEYANCES.		
	1885 Jan. 23 to 29 inc.	1886 Jan. 22 to 28 inc.
Number .....	155	255
Amount involved .....	\$1,029,772	\$5,193,483
Number nominal .....	53	57
Number 23d and 24th Wards .....	19	22
Amount involved .....	\$16,139	\$103,850
Number nominal .....	3	3
MORTGAGES.		
Number .....	112	193
Amount involved .....	\$1,166,299	\$2,022,887
Number at 5 per cent. ....	58	94
Amount involved .....	\$502,128	\$1,416,627
Number at less than 5 per cent. ....	7	8
Amount involved .....	\$126,955	\$101,100
Number to Banks, Trust and Ins. Cos. ....	21	35
Amount involved .....	\$310,500	\$399,900
PROJECTED BUILDINGS.		
	1885 Jan. 24 to 30.	1886 Jan. 23 to 29.
No. of buildings .....	38	50
Estimated cost .....	\$503,050	\$1,182,218

### Gossip of the Week.

Mrs. Thomas Gibbs, of the Gibbs' estate, has sold twenty-two lots on Ninety-sixth and Ninety-seventh streets, between Eighth and Ninth avenues, for \$125,000 to Francis M. Jencks. Broker, Andrew Powell.

A. Lipman has sold for Lorenz Weiher the entire front on the east side of Eighth avenue, extending from St. Nicholas avenue to One Hundred and Twenty-second street, 202x100, with eight five-story brick stores and tenements thereon, for \$200,000.

Patrick J. O'Brien has purchased twenty lots, six on One Hundred and Thirty-fourth street and fourteen on One Hundred and Thirty-fifth street, between Seventh and Eighth avenues, from Edmund Coffin, Jr., for improvement.

Homer J. Beaudet has sold four of his five-story improved apartment houses with stores on the west side of Eighth avenue, between One Hundred and Thirty-second and One Hundred and Thirty-third streets, 26.10x65x100 each; two to Architect James Renwick, Nos. 2467 and 2469, for \$43,000; one to Henry A. Grass, No. 2465, for \$24,000, and one to Mrs. Henry Lewis Morris for \$24,000.

Crevier & Woolley have sold to J. W. Howie one of the Queen Anne houses on Manhattan (formerly New) avenue, now being erected by F. A. Seitz.

Mangam & Co. have sold for Catherine Kane the brown stone private house No. 335 East One Hundred and Twentieth street, 16.8x45x100, to Abram Abrams for \$11,000.

E. T. Hoopes sold the four lots on the northeast corner of Ninth avenue and One Hundred and Third street to John J. Burchell, and not to J. B. Squier as reported in our last. The price paid was \$40,000.

Mr. Hoopes has also purchased the four lots on the southwest corner of Ninth avenue and One Hundred and Third street for \$30,000, and expects to improve in the spring.

Two certificates of the Real Estate Exchange were sold at auction this week, one for \$1,025 and the other for \$1,040.

J. B. Ketcham has sold the brown stone house, No. 38 West One Hundred and Twenty-sixth street, 20x52x99.11, for C. E. Van Tassel for \$21,000.

Ptcken & Lilly have sold the three-story and basement private house No. 147 East Sixty-third street, 16x50x100.5, for James A. Frame for \$15,000.

Knox, the latter, has leased to Merwin & Co., merchant tailors, the parlor store at No. 240 Fifth avenue for five years, for \$4,500 per annum.

M. McCormick has sold for John Lynch the three four-story brick and brown stone houses Nos. 409 to 413 West One Hundred and Twenty-fifth street, 25x67x100 each, to Jefferson M. Levy, and for Smith Ely, Jr., the northwest corner of Frankfort and Pearl streets, 19x40, vacant, to O'Shaughnessy & Sorley.

S. M. Blakely has sold for Maria Lintz the three-story brick house No. 111 Clinton place, 23x60x93.11, for \$13,500 cash.

Crombie & McKean have sold for ex-Judge Pearson three lots on Third avenue, between Ninety-ninth and One Hundredth streets, to James Kearney for \$32,000. They have also sold for Charles H. Combe the plot on the southeast corner of Lexington avenue and Ninety-first street, 100x45, to Jacob Ruppert for \$24,000.

John J. Coady has sold for Siegfried Weillerhausen the lot on the south side of Thirty-sixth street, 200 feet west of Second avenue, 25x100, to Peter T. O'Brien for \$11,000.

Morris B. Baer & Co. have sold to Bertha Arone the four-story high stoop brown stone house No. 1,048 Lexington avenue, 17x56x80, for \$18,500.

Monaghan & Co. have sold for Daniel S. McElroy the five-story brick and stone flat No. 116 MacDougal street, 25x80x100, to Mrs. Charles Emmett for \$32,500.

S. M. Brown has sold for Frederick Aldhous the three-story brown stone dwelling No. 119 West One Hundred and Twenty-second street, 20x50x100, for \$21,000 to Isaac Anderson, and for J. W. Teets & Bro. six three-story brown stone houses on One Hundred and Twenty-third street, 100 feet east of Morningside Park, to James Floy and others.

John R. Platt has sold the three-story brown stone dwelling No. 108 East Eighteenth street to Chas. W. McLellan, of Boody & McLellan, for \$26,500. Brokers, Barton & Whittemore and H. H. Elliott.

Terence Farley & Son have sold the last of their row of six four-story stone front dwellings on the north side of Seventy-sixth street, between Ninth and Tenth avenues, for \$30,000 to a Mr. McIndoe. They have also sold one of the row of houses they are erecting on West Seventy-first street, which will not be ready until next May.

T. Farley & Son have sold the plot of four lots on the northwest corner of Ninth avenue and One Hundred and Second street, 102.2x100, to Charles F. Matilage, at an advance over the price paid by them a few weeks ago. Broker, W. G. L. King.

Marcus Kohner has sold the plot of four lots on the southwest corner of Third avenue and One Hundred and Twelfth street, 100.10x100, with frame buildings thereon, to Foster, Hilson & Co. for \$78,000. The sale of this plot to Mr. Kohner for \$76,000 was reported last week.

Edward Rafter has purchased one lot on the southeast corner of Fourth avenue and Eighty-third street, 27x100, for \$18,500.

Schmidt & Co. have sold for John G. Prague the four-story stone front dwelling No. 53 East Seventy-third street, 17x55x100, to Wm. Dinkelspiel. This is the first sold of the five just finished by Mr. Prague.

David Frank has sold four lots on the northwest corner of First avenue and Ninety-second street to Louis Wirth for improvement.

L. A. De Bary has sold the four-story stone front dwelling No. 41 East Sixty-fourth street, 20x55x100.5, for \$29,000 to F. Blum.

Louis Dannhauser, of 73 Wooster street, has purchased the four-story stone front dwelling No. 109 East Sixty-fourth street, 20x60 with extension x100.5, for \$30,000.

Wm. Lalor has sold the four-story brick store and tenement and one-story frame building on rear No. 332 Third avenue, 21x84, to Peter T. O'Brien for \$18,500. Mr. Lalor purchased the property at auction on Thursday for \$18,250.

Geo. R. Read has sold for M. Schrenkeisen the six-story brick store Nos. 13 and 15 Elizabeth street, near Canal street, 50x96, for \$47,000.

Tichborne & Melrose have sold for M. L. A. Miller and Augustus Diller the three-story and basement brown stone dwelling No. 44 East One Hundred and Twelfth street, 16x45x100.11, for \$7,600 to Mrs. E. R. Purdy.

T. B. Robertson has sold the five-story double flat No. 407 West Sixty-second street for \$28,500 to George W. Thedford.

Three lots on Audubon avenue, between One Hundred and Seventy-second and One Hundred and Seventy-third streets, recently offered at the Exchange, have been sold to William R. Dick for \$1,350.

The Bijou Theatre, on Broadway, will be offered under foreclosure next Thursday. In April last the property was sold under foreclosure for \$188,950 to George I. Whitney, the plaintiff in the present action.

Sam. Goldsticker has been admitted as a partner in the well-known firm of L. J. & I. Phillips. Mr. Goldsticker has served the firm long and well, and deserves the advancement.

Wm. Kennelly has sold for Messrs. Stern & Metzger the four three-story and attic brick stores Nos. 288 to 294 Bleecker street, extending from Commerce to Barrow streets, each 20x77x80, for \$67,750, to Charles F. Southmayd, and for Mr. Michaels the five-story brown stone and improved tenement with stores No. 858 Tenth avenue, to Wm. F. Phillips for \$27,500.

Wilson J. T. Duff has sold for William King the two-story and basement frame, dwelling No. 405 East Eighty-eighth street, 20x125.10, to M. P. Brennan for \$6,500; for George Brandon and the estate of Matthew A. Wilson the plot of lots, 56.3x105, on Third avenue, between Seventy-fifth and Seventy-sixth streets, to Moritz Bauer, and for Rev. Clarence Buel, the four-story and basement brown stone dwelling No. 25 East Seventy-third street, between Madison and Fifth avenues, to Mrs. Belshe Marx.

The petition for the readjustment of street numbers designating buildings west of Central Park, between Sixtieth and One Hundred and Ninth streets, has been extensively signed. The owners of about 2,500 lots and 200 houses favor the change. Among the signers are J. J. Astor, A. R. Eno, F. M. Jencks, C. L. Westcott, Isaias Meyer, D. Willis James, F. H. Cossitt, C. F. Hoffman, Jr., George Bliss, H. H. Cammann, J. J. Searing, Henry Morgenthau, Jacob Hays and Wm. J. Merritt. The petition will be forwarded for signatures by Riker & Son.

### Brooklyn.

C. H. Murch has sold two lots on the south side of Jefferson street, 175 feet west of Ralph avenue, 50x100, with lot 30x100 on Hancock street in rear of above, to Samuel Ayres for \$3,000. Also for Homer L. Bartlett the three-story brick dwelling on the corner of Fenimore street and Flatbush avenue, with plot 426x185, in the town of Flatbush, to W. S. Littlefield for \$62,000.

Schuyler & Giles have sold for Thomas Read the northwest corner of Gates and Grand avenues, 23x100, to Geo. H. Cole, and have contracted to rebuild and alter the house thereon at a cost of about \$5,000.

Paul C. Grening has sold the block bounded by Myrtle and Irving avenues, Bleecker and Ralph streets, to Franklin Allen for \$14,500; and the two-story and basement brown stone dwelling, No. 396 Madison street, to C. F. Oxley for \$7,000.

F. W. Carruthers has sold the plot on the south side of McDonough street, 162.6 west of Throop avenue, 160x100, to Arthur Taylor for \$15,800; a three-story and basement brown stone dwelling, 19.2x40x100, No. 1,545 Pacific street, to D. M. Cauldwell, and a plot 60x100 on the north side of Macon street, 400 east of Throop avenue, to Arthur Taylor for \$4,700.

Fr. Herr has sold two lots on the southeast side of Palmetto street, 325 feet southwest of Central avenue, 50x100, to Frederick Sigrist for \$1,600.

D. H. Fowler & Co. have sold a plot 100x120 on the north side of Fulton street, 282 feet east of Throop avenue, for \$12,650; a three-story brick dwelling, 20x40x100, No. 57 Irving place, for \$6,600, and a two-story frame dwelling No. 357 Monroe street, 20x40x100, on private terms.

Grace & Mortell have sold the three-story and basement frame dwelling, 20x45x100, on the west side of Stuyvesant avenue, 40 feet north of McDonough street, to Alatheia A. Johnson for \$4,300.

S. D. Clark has sold two three-story dwellings Nos. 177 and 179 Java street to T. F. Pendleton; the two-story frame dwelling No. 150 Huron street, 25x100, to Jno. H. Murphy; the southeast corner of Franklin and Huron streets, 25x95, to Charles Schroth, and a two-story dwelling on the east side of Humboldt street, about 225 feet east of Van Cott avenue, to James Richard.

### CONVEYANCES.

	1885.		1886.	
	Jan. 23 to 29, inc.	Jan. 22 to 28, inc.	Jan. 23 to 29, inc.	Jan. 22 to 28, inc.
Number.....	155	238	155	238
Amount involved.....	\$415,509	\$1,202,394	\$415,509	\$1,202,394
Number nominal.....	56	57	56	57

### MORTGAGES.

Number.....	138	208
Amount involved.....	\$345,708	\$957,885
Number at 5% or less.....	36	94
Amount involved.....	\$101,438	\$563,325

### PROJECTED BUILDINGS.

	1885.		1886.	
	Jan. 24 to 30.	Jan. 23 to 29.	Jan. 23 to 29.	Jan. 23 to 29.
Number of buildings.....	47	71	47	71
Estimated cost.....	\$240,770	\$305,330	\$240,770	\$305,330

### Out Among the Builders.

Henry J. Davison is the engineer and contractor for the extension to be built to the Equitable Gas Light Company's works, which is to cover the block bounded by Forty-first and Forty-second streets, First avenue and the East River. A number of buildings requisite for the purpose are to be erected on this ground. The same engineer has the plans for the gasometers to be built at Fifty-eighth and Fifty-ninth streets, fronting the North River. The cost of these improvements to the company is estimated at upwards of \$1,000,000.

C. & F. Pfluger will shortly commence the erection of four handsome five-story brick and stone front flats, with stores on the first story. They will be built on the southeast corner of Seventh avenue and One Hundred and Twenty-ninth street. Two will be 33.4x80 each, one 33.4x90, and one 31x85. They will be in hardwood trim, and contain all the improvements, including electrical apparatus, etc., their cost being estimated at 150,000. The plans are being drawn by A. H. Blankenstein.

William Rankin intends to build ten five-story brick and stone tenements, 25x85 each, on the south side of Forty-ninth street, commencing 200 feet east of Ninth avenue, at an estimated cost of \$130,000.

French's Hotel is to be renovated and reopened as a hotel, with the ground floor being used as stores and the first story as an office. New boilers and elevators are to be put in the building. A new roof has been placed on the structure, and the opening is expected to take place some time in the spring.

The three five-story flats to be built on the south side of Forty-eighth street, east of Ninth avenue, as reported January 16th, are to be erected by William Mulgrew and Alexander Moore.

Louis Wirth will erect at once five five-story brick and stone tenements on the northwest corner of First avenue and Ninety-second street.

Henry Riehl will erect a five-story brick, stone and terra cotta front flat, 25x86.6, on the north side of Sixtieth street, commencing 150 feet east of Ninth avenue. It will contain steam heat and other improvements, and will cost about \$22,000.

Mrs. C. H. Scholerman proposes to build a four-story brick and stone apartment house, 25x40, on the south side of Eighty-fourth street, commencing 50 feet west of Ninth avenue, at a cost of \$10,000.

David Miller, the stonecutter, will shortly build a stone mill on his yard on the east side of First avenue, between Ninety-third and Ninety-fourth streets, the cost of which, with machinery, will be about \$20,000.

W. Graul has the plans under way for two five-story brick and stone tenements with stores, 31.4x65 and 80 each, to be built for Harris Baum on the north side of Division street, 63.6 feet west of Orchard street, at a cost of about \$36,000, and a five-story brick and brown stone front tenement of an improved character, 25x80, to be built at No. 165 West Tenth street, for Charles Guntzer at a cost of \$21,000.

Adolf Kerbs intends to build two 50-foot front flats, instead of the two 40-foot buildings for which he filed plans recently, having acquired an additional 20 feet of ground adjoining, on the south side of One Hundred and Thirty-fifth street, commencing 80 feet east of Fifth avenue. They will be first-class in every respect, their cost being estimated at \$120,000. D. & J. Jardine are the architects.

### Brooklyn.

The Standard Oil Company are about to erect a seven-story brick tenement, 200x165, on Franklin street, between Java and India streets. The building will accommodate 165 families and will be built principally for employés of the company. The cost will be between \$200,000 and \$300,000. Messrs. Lamb & Rich, of New York, are the architects.

H. E. Beguelin intends to build a handsome residence for his own occupancy on the southwest corner of Eighth avenue and Berkley place. It will be a three-story high stoop house, with fronts of brick, stone and terra cotta. The interior will be decorated, and steam heat, electrical apparatus and other improvements will be provided. It will be partly in hardwood trim. The cost is estimated at about \$28,000. F. Charles Merry, of New York, is the architect.

Mercein Thomas is preparing plans for six four-story brick dwellings, 16.8x45 each, with basement and first story of brown stone, to be built on Lefferts place, near Franklin avenue, for Alanson Treadwell. The cost is estimated at \$5,750 each.

H. Vollweiler has plans for three three-story frame tenements, 25x58 each, to be erected on the south side of Elm street, 150 feet west of Central avenue, for Messrs. J. & W. G. Murphy, to cost \$4,000 each; and a three-story frame store and tenement, 20x55, on the east side of Central avenue, 46 feet north of Magnolia street, for Mr. Walsh, to cost \$4,000.

Fred. Sigrist will improve the lots just purchased by him on the south-east side of Palmetto street, 325 feet southwest of Central avenue, by the erection of two two-story and basement frame dwellings.

Arthur Taylor is about to erect eight three-story and basement brown stone dwellings, 20x45 each, on the south side of McDonough street, 162.6 west of Throop avenue, and three two-and-a-half-story front and three-story rear brown stone dwellings on the north side of Macon street, 400 feet east of Throop avenue.

**Out of Town.**

**Newark, N. J.**—The following are the principal plans recently filed in the Building Department: One 2½-sty brk dwg, 28x33, to be built on the w s Lincoln av, n Delavan av, for Fredk. W. Schmidt; A. M. Stuckert, architect. A 2½-sty brk and stone dwg, 36x38, at 360 Clinton av, for Peter Hassinger; Arthur Connelly, architect. A 4-sty brk factory and store, 20x 41, in Library court, for Wm. Jackson; A. M. Stuckert, architect. A 4-sty and bast brk apt house and office bldg, 24x68, at 150 Market st, for Hillier & Hart; H. B. Harrison, architect. A 3-sty brk dwg, s w c N. J. R. R. av and Emmett st, 22x42, for Peter Doyle; R. E. Gillem, carpenter. A 2-sty dwg, 22x32, at 229 N. 7th st, for Miss M. A. Aspden. A 2-sty dwg, 22x38, at 206 Parker st, for J. Freeman Wilkins. A 2-sty dwg, 22x46, at 34 Hamburg pl, for Ellen Rishton; Peter Charles, architect.

The report of the Superintendent of Buildings for 1885 will shortly be published. The number of buildings for which plans were filed during the year was 1,030, of which 809 were frame, 217 brick, 3 brick and frame, and 1 stone and frame. Out of the total 761 were dwellings and the remainder stores and dwellings, 58 factories and workshops, 1 church and 1 theatre. The plans filed for each month of the year, compared with the corresponding period in the preceding year, are as follows:

	1884.	1885.		1884.	1885.
January.....	30	26	July.....	77	67
February.....	45	49	August.....	69	80
March.....	45	115	September.....	77	125
April.....	118	82	October.....	92	91
May.....	82	122	November.....	93	95
June.....	73	99	December.....	61	79
Totals.....				862	1,030

The following are the figures of buildings for which plans were filed from the years 1877 to 1885:

1877.....	68	1880.....	204	1883.....	718
1878.....	156	1881.....	387	1884.....	862
1879.....	134	1882.....	629	1885.....	1,030

These figures show the extraordinary development of Newark during the past eight or nine years. The number of buildings have increased year by year, and from 68 buildings for which plans were filed in 1877 they have now reached 1,030, an increase of over 1,400 per cent. in eight years. The increase last year over 1884 was 17 per cent.

There is a rumor that a syndicate of capitalists and property owners intend to build rows of cottages on an extensive scale during the forth coming season in the suburbs of this city.

**BUILDING MATERIAL MARKET.**

**BRICKS.**—Matters have been somewhat clearer on the market for Common Hards during the week and the showing proves favorable to sellers. Consumption, to be sure, has been more or less retarded by the storms, but the check was not so great as under the influence of extreme cold, and buyers, in consequence, manifested the interest natural after the previous delay, with the result to be found in a demand exhausting about everything available in old accumulations afloat and such additional supplies as could be brought forward. The latter, however, embraced only a couple of cargoes of washed Long Island sold at \$7.25@7.50 per M, a small quantity from Staten Island with price not clearly shown, and the held North River stock commanded \$8.00@8.25 with these latter prices now asked by receivers who have first-class Long Islands offering to arrive. An offering from some of the Hudson River yards is also making by rail at \$8@8.50 per M, but as sales in this form can only be made under certain special contingencies business amounted to nothing. No Jerseys have been available from first hands and values are nominal. A good and improving demand for Pale is reported, and, indeed, some receivers seem to think from the experience they have had this week a large amount of stock could be placed if available and at least \$4.00 per M. obtained for anything showing respectable quality.

**CEMENT.**—Some arrivals of foreign have taken place this month but were not very extensive, and a considerable portion found immediate delivery on contract. Indeed, we do not know of any standard brands available in first hands, and two or three of the agents with quite a little amount afloat report pretty much everything sold, with negotiations pending that are likely to send out orders for further shipments. The tone of the market is also stronger, as, since our count of stock on the 1st, there is less apprehension of a weighty unsold accumulation, and the cost of freight room, according to latest advices, is increasing. Domestic grades are firm and meet with a demand quite up to a proportion of that shown on other descriptions of material.

**GLASS.**—Window glass generally remains rather quiet and some of the trade complain rather bitterly over the situation. Still, on the other hand, a few of the best houses think they commence to feel the symptoms of an improvement and are inclined to indulge in a rather more hopeful view. Prices are irregular, with the inclination favorable to buyers. Plate rules pretty steady and has a comparatively good sale.

**HARDWARE.**—So far as the country trade is concerned business has been of quite an irregular character, owing to the difficulties in the way of transportation and especially to small points off the trunk lines of the railway. Customers, however, are holding out

inquiries regarding the general condition of the market, with some orders for shipment whenever opportunity admits and the local trade is good. Supplies and assortments are full enough at present, but under good control, and values well maintained with about all recent revisions of lists showing some advance. The manufacturers of locks are not fully in accord and irregularities in value occasionally occur, but nothing of a really important character.

**LATH.**—Sellers retain the advantage and it is a pretty firm market for desirable stock. The only cargo at hand up to the present writing is reported to us sold at \$2.35 per M, and quite a number of buyers regretting they did not secure it. Indeed, receivers claim they could do business enough if they only had the stock to offer, and that every day of delay in the arrivals strengthens the position. Some efforts to sell supplies by carload from the interior have been made, but rates named on desirable parcels were hardly low enough to prove attractive.

**LIME.**—Business has not been very attractive, mainly because there was only a limited stock here, as the demand, if anything, really had fuller volume. Prices naturally remained firm and full former rates are current, with the possibilities of an advance not very remote. Trouble has broken out among the workmen at primary points, and it is feared that the effect will be to reduce and delay production for some time.

**LUMBER.**—Neither the wholesale or retail markets undergo variations of a very positive character, but where changes have taken place they are of a favorable nature and the general situation shows an improving tendency. No receiver of desirable goods has of late experienced difficulty in finding custom for his offering at full former or even better rates than current at the commencement of the year, and the majority claim ability to have placed a greater quantity promptly. The accumulations in some cases hold out fairly; but dealers who have, through favorable location, had a good winter trade, and others who began with a light stock, are ready to negotiate for additional supplies. In the matter of distribution there is considerable irregularity, as a great deal depends upon the weather, the condition of the streets, etc.; but every promising opportunity offered finds quite a movement of stock toward consumption, and orders are commencing to be booked to some extent for later deliveries. On the general range of yard valuations about old figures may be retained, but considerable allowance must as usual be made for the multiplicity of influences acting upon our retail trade. All sources of supply are at present showing a firm tone; indeed, the majority of quotations indicate that no stuff could be bought and laid down here with a clear margin, and, taken altogether, the selling side of the market has little to complain of. Recent snow storms seem to have settled the question of ability to bank such logs as may be cut and to promise ample facilities for floating in the spring.

There promises to be a fairly active building movement here in the spring. **Pelham Manor, N. Y.**—H. E. Taft intends to build an ornate country residence here, the first story and basement of which will be of stone, and the story and attic above of frame. The dimensions will be 37x72, and all improvements will be provided, the cost being estimated at \$10,000. The plans are being drawn by F. C. Merry, of New York.

**Hoboken, N. J.**—F. W. Frerich intends to build two four-story brick tenements with stores, 25x50 each, on the corner of Washington and Fourteenth streets, from plans by W. Graul, of New York, at a cost of about \$18,000.

**Special Notices.**

A NEW TILE FOR FLOORS.

A new tile has just been placed upon the market which promises to be very popular. The demand is daily increasing, and the Mosaic Tile Company, the manufacturers, have certainly a fine business in prospect. This tile, manufactured under special patents, is made out of hydraulic lime compressed by pressure. Any pattern or color may, in fact, be made in the most substantial, durable way. Like Roman cement of yore, it defies age, getting harder and harder with time. It acquires a fine polish with use, and, instead of wearing out like marble, it has the further advantage of not staining, and of being easily and firmly laid. Last, but not least, its price is quite reasonable. The works are at Brooklyn, L. I., the office No. 15 Platt street. Samples can also be seen and information obtained at No. 56 Worth street, room 53. The company have a large and well-assorted stock of plain and figured tiles for floors in halls, churches, hotels, banks, public buildings, private residences, etc.

The Hunter Iron Works on Second avenue, between Ninety-second and Ninety-third streets, have turned out a large amount of work in New York and vicinity. Messrs. T. & J. Hunter, the members of this firm, have a thorough knowledge of the business, having been engaged in it all their lives. They manufacture iron work of every description, including railings, doors, shutters, gratings, and so forth. Architects and builders should obtain their estimates.

The real estate firm of Brevoort & Barretto has been dissolved, and the business will hereafter be carried on by Edward R. Brevoort at his present offices, No. 19 Park place and No. 1251 Broadway.

A. B. Ogden & Son, the well-known firm of architects, have removed from the quarters which they have occupied for nearly twenty years past at No. 403 East Fifty-third street, to No. 1,031 Madison avenue, on the southeast corner of Seventy-ninth street, where they have handsome and commodious offices. This firm has a large number of clients in all parts of the city.

**Contractors Notes.**

Proposals will be received by the Board of School Trustees of the Twelfth Ward at the hall of the Board of Education, No. 146 Grand street, until Thursday, the 11th day of February, at four o'clock, P. M., for the furniture required for Grammar School No. 83, on One Hundred and Tenth street, near Third avenue. Proposals will also be received at the place and time before named, for steam-heating apparatus for said school.

Eastern Spruce holds a good market and receivers say it is not a question of ability to sell stock, but simply one of getting enough to fill the outlet offered. There is no large or general attendance of buyers on the market, but at this season of moderate and irregular arrivals only an ordinarily fair demand makes considerable of a showing, and customers appreciating the necessity for securing cargoes whenever they are available create a more or less stimulating competition. The winter working mills, too, are still busy on previous engagements, and manufacturers have neither a great amount of random stock to load, nor are willing to commit themselves on specials, except for comparatively distant date. Almost anything in the way at random would now command \$15.50 with \$16.50@17.00 asked on the most attractive, and \$18.00 considered a quotation for specials.

White Pine has not sold with freedom, but holders of the stock who are watching all the chances manage to secure quite a number of customers from week to week, and the more desirable portion of the supplies undergoes some reduction, with no chance for replenishing except at a somewhat higher plane of cost than now prevailing. The export trade is irregular, and, on the whole, disappointing, though a few shippers have of late manifested evidences of reviving interest that may lead to an increase of business. All primary points of supply maintain a full line of prices. The reports of a heavy log cut are now supplemented by advices of plenty of snow, and the chances for securing the harvest are just so much improved. 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 is progressive in the improvement commenced with the turn of the year, and the more cheerful reports of operations afford quite a delightful comparison with the experience of the two preceding seasons. Buyers, who have had matters pretty much their own way for so long a period, evidently look upon the efforts of manufacturers toward a firmer and more remunerative market as genuine and natural, and while still, as a matter of course, working for the best terms possible, commence to feel the necessity for fuller and prompter bids. This has led to further closing of contracts for considerable quantities on special work, as well as a few cargoes already secured for yard stock, with quite an improvement in the f. o. b. trade. On the latter score negotiations have just commenced, which, if successful, will involve some liberal shipments from both Atlantic and Gulf ports. We quote as follows: Randoms, \$18@19.50 per M; Specials, \$19.50@21 do.; Green Flooring Boards, \$20@22; Dry do. do., \$22@26; Sidings, \$20@22 do.; Cargoes f. o. b. at Atlantic ports, \$13@15 for rough, and \$18@20 for dressed; Cargoes f. o. b. at Gulf ports, \$12@14 for rough, and \$19@21 for dressed.

Hardwoods are going out from yard to a somewhat increased extent on about the usual line of selection and commanding steady prices, and there is more or less demand for first hand offerings. The latter, however, must show a respectable proportion of desirable

goods to command full rates, and shippers who try to crowd upon the market stuff they can sell nowhere else must expect a return in proportion. Any honest buyer can and does explain just what he wants, but expects to get what he orders. We quote at wholesale rates by carload as follows: Walnut, \$65@110 per M; white ash, \$33@40 do.; oak, \$30@55 do.; maple, \$20@32 do.; chestnut, \$28@34 do.; cherry, \$70@90 do.; whitewood, \$28@35 do.; elm, \$20@22 do.; hickory, \$42@55 do.

GENERAL LUMBER NOTES.

THE WEST.

From the report of Sec. G. W. Hotchkiss, of Lumberman's Exchange, just received, we have the following figures of supply at Chicago on 1st inst. with comparisons:

Table with columns: STOCKS ON HAND 1885, Lumber & Timber, and Lumber & Timber. Rows include months from January to June.

STOCKS ON HAND JAN. 1 FOR A SERIES OF YEARS.

Table with columns: Lumber & Timber, and Lumber & Timber. Rows include years from 1875 to 1880.

SAGINAW VALLEY.

LUMBERMAN'S GAZETTE, BAY CITY, Mich.

The demand for lumber in this market is pretty accurately defined by the amount of orders already booked, which are stated to be in advance of any amount ever received in any other year up to this date. One commissioner firm is reported as having entered orders since the opening of the year for over 25,000,000 feet of lumber, which is an unprecedented amount. Other parties have also booked unusually large orders. A number of sales of considerable amounts have been made, and prices are very firm. We note that Murphy & Dorr have sold during the past week 700,000 feet of lumber at \$16 straight measure, and 900,000 feet at \$14 straight measure.

The weather continuing cold, with an addition of snow within a day or two, logging operations are going forward with better factities. There has not been a very great rush of workmen to the woods in Michigan, and there is no reason to fear that an undue amount of logs will be put in, whatever the weather may turn out to be during the rest of the winter. The disposition of Michigan lumbermen is inclined toward conservatism, and the danger of such a log excess as was secured in 1882-3 is not great.

A prominent lumberman to-day expressed the conviction that a stock of logs sufficient for the mills on this river cannot be got in this winter. The conditions have been and are unfavorable for hauling logs, and none of the contractors have come near filling their contracts, and the chances are not good for their doing so.

LUMBERMAN AND MANUFACTURER, MINNEAPOLIS, MINN.

The severe cold and storm of last Saturday and all this week which have extended over the whole Northwest has left the lumber men with all their time for reflection, and it is to be hoped that they improved it and may hereafter repent some of their folly and quit it. To the contrary is the situation with the logging fraternity. They are as active as August fleas and are making up for all the delays and lost time of the earlier part of the season. It would be impossible to convince any of them that their happiness and fortune did not rest in the number of logs he can cut this winter. A number of them who are cutting by the thousand have this week been begging for the privilege of increasing the quantity covered by their contract, and some of them are figuring to put in some on their own account. Inasmuch as profanity is not permissible in great public journals, we decline any attempt to do justice to the subject of log cutting or the "wise men" who are running the business.

The healthy features of the situation lay in the fact that while there is a surplus of lumber as compared with last year, it must disappear almost entirely before the mills can get started up—as they will surely be two months or more behind—this ought to leave much less stock on the yards next fall than last. This prospect is only dimmed by the further fact that the mill men may run night and day and thus pile up in lumber the last log and add six or eight hundred million to the burdens of this winter to be carried next. The survival of the strongest is the only good prospect.

We find the following in the Northwest Lumberman:

FROM THE LOGGERS.—The most reliable information is to the effect that the soft weather did not suspend operations on the headwaters of several of the prominent logging streams, as it was generally thought it did. At present logs are moving rapidly. In some districts there is too much snow for the best of work, in others the bottom is not satisfactory, but, on the whole, the amount of logs banked daily is large. It cannot be said positively so early in the season that there will be no shortage that will be felt, but the strong probability is that there will be logs enough.

The most pronounced feature of the lumber business in the West at the present time is the activity manifest in car building and the sawing of railway bill timber by the mills along the railroads in Michigan and Wisconsin. It is evident that car manufacturers and railroad contractors fear a rise in prices by the rate at which they are placing orders at the mills. At Cadillac, and other points on the Grand Rapids & Indiana road, in Michigan, the mills that are running have all the orders they can fill for some time to come, and have lately been obliged to refuse further bills. It is reported of the Pullman Palace Car Company that it has raised orders for the succeeding ninety days, unless at an advance of contract price.

The car builders are now in a peculiar situation. They have secured contracts for cars by bidding low, having been able to do this because material was cheap. Now that prices of lumber and other material have advanced, they cannot take further contracts at old figures. It is to be seen whether this attitude will check the demand for new cars. At present green Norway car sills are selling at \$14 to \$15 a thousand. Small lots have been picked up in the yards in this city at \$18.50 to \$19, and even \$20 a thousand is asked

in some instances. There is also considerable demand for yellow pine sills.

CHICAGO.

AT THE YARDS.—The late reduction of 5 cents a hundred on Eastern freight rates has slightly stimulated shipments in that direction. Dealers say that the reduction is too meager to be of much benefit unless it lead to cuts and soft rates all round. Inquiries from various Eastern points are coming in, and there is some shipping of small lots.

The talk about prices is still strong. There is no reason why dry piece stuff, fencing, 12-inch boards and good strips should sell for anything but firm prices. Values for the next sixty days will be more or less affected by the weather conditions, but dealers should not get "rattled" because of dull trade during the winter. If the winter is unfavorable to shipments, and there is consequent delay about putting in spring stocks, it will only result in a greater rush later on, which would be favorable to stiff prices. Time flies fast, and a little patience, with a firm hold on values, will bring the trade through the winter in fine form. But an attempt to force business out of season, and against adverse weather conditions, can only result in the weakening of values.

Receipts of hardwood lumber are not as large as they have been. The storms of the last two or three weeks delayed shipments, and the railroad tracks are more clear of cars than usual. Whitewood is moving slowly, shipments being difficult, and manufacturers preferring to ship to the East. It looks as if Chicago would before long be obliged to pay more for good whitewood than has been the rule in the past. There is too great a discrepancy between western prices and eastern, and as Chicago must have some good poplar there must be an advance in the price on uppers. The lower grades are abundant and dumped on this market in great quantities, so that a low figure will probably continue on common and culls.

The cheaper hardwoods are being more inquired for. Elm is not entirely an outcast but is put into furniture to some extent, and an effort is being made by some parties to introduce it into house finish. Basswood is also extending beyond boxes and mouldings to aspire to a position in house trim.

As much as it has been predicted that walnut would be hustled aside by other woods it is still in the ring as vigorous as ever. Good walnut lumber finds ready sale in any of the leading markets, and buyers from both home and foreign markets are busy looking it up. Any other wood that grows will have more than it bargained for if it attempts to satisfactorily take its place.

ENGLAND.

The London Timber Trades' Journal of January 16 contains an elaborate and exhaustive review of the lumber and timber trade of Great Britain for 1885. Our space will not permit re-publication in full, and condensation would detract from the volume of the review. To those interested a copy of the Journal on file would be a valuable reference. According to the Board of Trade returns, published in the same paper, the following are the official figures of imports into the United Kingdom for the twelve months ending 31st December, 1885:

Table with columns: Quantity, Value, and Country. Rows include Russia, Sweden & Norway, Germany, United States, British E. Indies, Brit. N. America, and Other Countries.

Total and Sawn..... 6,164,979 5,997,275 14,219,776 13,906,929

METALS.—Operations generally have been rather moderate since our last, with no essential changes in cost except a small reduction in price on Scotch Pig Iron.

American Pig is selling slowly. The stock of unsold Pig Iron in the hands of manufacturers or their agents at the close of 1885 amounted to 416,512 net tons, or 371,886 gross tons, more than half of which was charcoal pig iron. At the close of the first half of 1885 the stocks amounted to 692,916 net tons. The decrease in the last half of the year was, therefore, 276,404 net tons. At the close of 1884 the stock amounted to 593,000 net tons. The stock statement at the close of 1885 is very favorable. The total number of furnaces reported as in or out of blast at the close of 1885 was 78 less than at the close of 1884. Eighty-five of the furnaces entering into the statistics for 1884 are not entitled to be longer considered statistically, having been permanently put out of blast or dismantled. At the close of 1885 there were entitled to be counted 591 furnaces, of which 276 were in blast and 315 out of blast. The number of new furnaces in course of erection in 1885 was 24.

NAILS.—Demand continues light from most sources, and the market as a whole presented rather dull conditions of late. Supplies in the meantime are commencing to accumulate, and that evidently creates a little apprehension on the part of some holders who manifest a desire to urge large lots at low figures. Most manufacturers, however, entertain a slightly combative spirit, and openly at least refuse to name concessions. On the ordinary distributive parcels, we quote at \$2.40@2.50 per keg for 10d. to 60d., according to size of invoice.

PAINTS, OILS, ETC.—Business somewhat irregular, but still on the whole tends toward an improvement, and most jobbers at least report the market in a favorable position. Transportation facilities to interior points are not of the best just now, but a great many customers are sending in orders for small lots, and the local exhaust requires a reasonable quantity. First hand supplies are in the meantime kept well under control and valued firmly, so that stocks cannot be duplicated except at full cost. Linseed Oil undergoes little or no change and may be quoted at 43@44c. for Western, and 44@45c. for city. Spirits Turpentine a little slow, but stock extremely small, and the market firm at 41@42c., as to quantity, etc.

PITCH AND TAR.—Demand continues to fluctuate

somewhat without reaching very full volume. Supplies, however, remain well enough in hand to be carried steadily, and former rates are quite generally asked. We quote pitch at \$1.60@1.85 per bbl.; tar, \$1.85@2.05, according to quantity, quality and delivery.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending January 29:

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

Table listing real estate sales with columns: Address, Price, and Seller. Includes properties like Broadway, No. 388, and various other lots.

JOHN F. B. SMYTH.

Table listing real estate sales by John F. B. Smyth, including Sutton pl. No. 29 and 55th st. No. 247.

L. J. & I. PHILLIPS.

Table listing real estate sales by L. J. & I. Phillips, including 124th st. No. 353.

D. M. SEAMAN.

Table listing real estate sales by D. M. Seaman, including 132d st. No. 242.

W. L. HAMERSLEY.

Table listing real estate sales by W. L. Hamersley, including 10th st. Nos. 352 and 354.

L. MESIER.

Table listing real estate sales by L. Mesier, including 41st st. No. 259.

JOHN T. BOYD.

Table listing real estate sales by John T. Boyd, including 3d av. Nos. 1597-1603.

BURGESS & BEAMAN.

Table listing real estate sales by Burgess & Beaman, including Greenwich st. Nos. 52 and 54.

S. KREISER.

Table listing real estate sales by S. Kreiser, including 150th st. late Denman st.

Table listing real estate sales by S. Kreiser, including 150th st. late Denman st.

Table listing real estate sales by S. Kreiser, including 150th st. late Denman st.

Table listing real estate sales by S. Kreiser, including 150th st. late Denman st.

BROOKLYN, N. Y.

In the City of Brooklyn, Messrs. J. Cole, T. A. Kerrigan and A. J. Bleecker & Son have made the following sales for the week ending January 29:

Table listing real estate sales in Brooklyn, including Flint st. No. 19 and Hall st. e s. 65 s De Kalb av.

Table listing real estate sales in Brooklyn, including 150th st. late Denman st.

WEST SIDE CONVEYANCES.

The "RECORD AND GUIDE INDEX OF TEN YEAR'S CONVEYANCES" gives all the transfers of West Side property between Fifty-ninth and One Hundred and Twenty-fifth streets for the period indicated in the title. It is carefully com-

piled from the original indentures in the Register's office, and is so arranged with index and numbered block diagrams that the date of every transaction together with the names of grantor and grantee and the condition of sale can be found in a few seconds. The work is of especial utility to corporations that are asked to loan money on West Side property. But it is of great value, also, to conveyancers, brokers, agents and dealers generally. For sale at the office of THE RECORD AND GUIDE. Price \$10, handsomely bound.

CONVEYANCES.

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

2d-C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

NEW YORK CITY.

JANUARY 22, 23, 25, 26, 27, 28.

Attorney st, Nos. 104-110, s e cor Rivington st, 100x50, five-story brick factory. Moritz J. Hirschbein to August C. Hassey. Morts. \$35,000. Jan. 20. \$75,000
Boulevard, n w cor 71st, 105.2x-115.1 to 71st st, x227.9, vacant. Charles H. Russell, Jr., et al., exrs. Charles H. Russell, to W. Bayard Cutting and Samuel Keyser. Jan. 19. 85,000
Broadway, n w cor 56th st, runs north abt 162 x west 71x50 x west 80 x south 100.5 to 56th st, x east 210.11, vacant. William R. Martin to John O'Connor, Newark, N. J. Morts. \$210,000. Jan. 2. 350,000
Broome st, Nos. 60 and 62, n s, 50 e Cannon st, 50x75, two two-story frame dwell'gs and new tenem'ts projected. Mary E. Bacon, widow, to Benedict A. Klein. Jan. 22. 15,000
Broome st, No. 216, n s, 60.11 w Norfolk st, 19.4 x75, two-story frame (brick front) building. Otto Kuhn to Samuel Joseph. Mort. \$3,000. Jan. 28. 7,500
Bloomngdale road, w s, 50.11 n 97th st, 25.6x 106.6x25.3x102.10. Thomas S. Brennan, exr. Pat. Brennan, to George Thompson. Dec. 21. 3,050
Same property. Release judgment. Thomas S. Brennan, exr. Pat. Brennan, to same. January 23. nom
Same property. Thomas S., Louis T., John F. and Henry P. Brennan, Martha S. wife of James R. O'Beirne, Olivia M. wife of Thomas H. Manley, Mary J. wife of James Murphy, Henrietta V. wife of William Burg, and Patrick Clark to same. Q. C. Dec. 22. nom
Bond st, No. 5, s s, 201 e Broadway, 25x114.5. Stephen Van R. Cruger, trustee J. D. Pell, dec'd, to Mary D. Pell. 1/2 part. Dec. 18. nom
Same property. Release of trustee upon conveyance of property in settlement of estate. Walden Pell, exr. of Sophia G. Pell, and Mary D. and Walden Pell, individ., to Stephen Van R. Cruger. Dec. 18. nom
Bowery, No. 12, w s, bet Doyer st and Pell st, 22x101x7x100, four-story brick building and store. J. Warren Lawton to Maria Geis, widow. All title. M. \$15,000. Jan. 26. 1,122
Division st, No. 50, n s, 34.1 e Christie st, 25x 45.1x28.9x58, five-story brick tenem't and store. William Morris to Albert Stevane. Mort. \$10,000. Jan. 25. 19,000
Eldridge st, No. 180, e s, 80 s Rivington st, 23x 87.6, four-story brick tenem't. Johannette wife of Solomon Gerber to Matilda Moser. Mort. \$6,000. Jan. 25. 15,900
Eldridge st, e s, 125 n Broome st, 25x87.6. Martha Buchan, West Orange, to Mary A. Buchan, West Orange, N. J. Q. C. All title. Jan. 26. nom
East Broadway, No. 83, s s, 111 e Market st, 25 x75, three-story frame (brick front) building. Samuel H. Everett, South East, N. Y., to Harry Harris. Jan. 26. 11,850
East Broadway, No. 131, s s, 135 e Pike st, 25 x87.6, three-story brick tenem't. Jacob Korn to Herman Korn. M. \$6,000. Jan. 18. 15,000
Hudson st, No. 617, w s, 56 s Jane st, 24x82.7x24 x83.9, two-story brick building. Peter D. Ackerman, Brooklyn, to Margaret E. wife of Jacob D. Ackerman. B. & S. Undivided title. B. & S. April 5, 1880. 2,150
Hudson st, No. 298, s e cor Spring st, 21.10x75x 21.11x75, four-story brick tenem't and store. Charles Wehle to Dudley Kelly. M. \$18,000. Jan. 25. 32,000
Same property. John H. Thieling, Hoboken, N. J., to Charles Wehle. C. a. G. Re-recorded. May 21, 1880. nom
Jane st, No. 28, s s, 95 e 4th st, 24x67x24x66, two-story frame building and two-story brick rear building. Edwin Treadwell, Brooklyn, to Caroline J. wife of Isaac Treadwell and Emily Treadwell. Mort. \$4,000. Jan. 22. val. consid
Lispenard st, No. 13, n s, abt 125.10 e of West Broadway, 25x100, five-story brick building.
Lispenard st, No. 15, n s, 25x100, five-story brick building.
John R. Davis to Jarvis B. Smith. Morts. \$73,500, June 1, 125,000

Liberty st, No. 117, n s, 25x100, five-story stone front building.
Liberty st, No. 119, n s, 25x100, five-story stone front building.
George H. B. Hill to J. Monroe Taylor. Jan. 23. 107,500
Monroe st, n s, 156.6 w Clinton st, 26x110, known as No. 15 Rutgers pl, four-story brick tenem't. Henrietta wife of Morris Franklin, Newark, N. J., to Israel Lebowitz and Isaac Goldstein. Mort. \$6,000. Jan. 25. 14,000
Mott st, No. 10, e s, 124.10 n Chatham st, 21.9 x31.6x23.1x36.7, two-story brick building and store. Quong Hong Loung to Seth R. Johnson. Mort. \$4,000. Jan. 23. 9,700
New Bowery, No. 42, w s, 150.3 s James st, runs south 30 x northwest 21.2 x northeast 22.8 to beginning; part of former No. 25 James st, three-story brick building. James Adair, Brooklyn, to Joseph D. Eldredge. Jan. 16. 7,800
Same property. Smith T., William H., Daniel J. William H., Charles J. Baker, Brooklyn, Eliza C. wife of Nathaniel O. Parks, Julia M. wife of Leonard L. Harned, Brooklyn, James E. and Charles T. Baker, Louisa C. wife of Sebastian A. Mauet, Edward Gumbs, Jr., Buffalo, and Julia wife of William J. Forster, Jersey City, to James Adair, Brooklyn. Dec. 18. 3,750
Norfolk st, No. 14, s e cor Hester st, 26x55, three-story frame building and store, new tenem't projected. Theodore E. Lyons and ano., exrs. Hannah Lyon to Solomon Weinhandler. Jan. 25. 18,500
Fike st, No. 23, s e cor Henry st, 25x111.4, two-story brick building on Fike st and five-story brick tenem't on Henry st. Both leasehold and fee. Bridget Ware to Margaret Donegan. C. a. G. Mort. \$9,000. July 11, 1879. nom
Prince st, No. 24, s s, 71.6 e Mott st, 23.6x104x x22.9x109.9, five-story brick tenem't and store. Catharine J. Martin and James A. Dowling to Solomon Schwarz. Mort. \$6,500. Jan. 25. 22,500
Prince st, No. 192, s s, 20 w Sullivan st, 20x77, two-story brick tenem't. Emilie wife of Charles Wagner, Mary W. wife of Leonard Hempel, heirs Wm. Linden, to Edwin M. Taylor. Jan. 5. 12,500
Same property. Charles Wagner, exr. Wm. Linden, to same. Q. C. Confirmatory deed. Jan. 5. nom
Roosevelt st, No. 17, w s, 25x100, four-story front and three-story rear brick buildings. Michael Girard to Felice Tocci. Mort. \$6,000. Jan. 23. 15,000
South st, No. 194, n w cor Oliver st, 25.1x80.5x 25x80.5, three-story brick building. Johannah F. wife of Henry P. Moller, Keyport, N. J., to Sarah L. Loew, Red Bank, N. J. Mort. \$8,000. Jan. 23. 14,000
Washington st, No. 697, e s, 126 n Charles st, 20x abt 81.9x20x abt 90. Peter D. Ackerman, Brooklyn, to Margaret E. wife of Jacob D. Ackerman. C. a. G. 1-5 part. March 15, 1879. 400
Water st, n s, near Catharine Market, 20.6x60.2 x20.4x60.2. Catherine S. Muller to John H. Abeel. 1/2 part. Dec. 24. nom
2d st, No. 247, s s, 147 w Av C, 25x70.3x25.1x 68.4. Christopher F. Martin, heir Alwis or Louis Martin, to Anna Stephenson. 1-6 part. Mort. \$6,000, taxes, assessments, &c. Jan. 26. nom
4th st, No. 288, w s, 70 n West 11th late Hammond st, 20x60, three-story brick dwell'g. Valentine J. Noble to William E. Noble. 1/2 part. Sub. to dower and rights under lease. Jan. 25. 500
9th st, No. 331, n s, 375 e 2d av, 25x92.3, five-story brick flat. John W. Theisz, Brooklyn, individ. and as trustee, to Caroline A. wife of Frederick Schmonsees. Jan. 11. 22,000
9th st, No. 331, n s, 375 e 2d av, 25x92.3, five-story brick tenem't. Caroline A. wife of Frederick Schmonsees, Brooklyn, to John W. Theisz. B. & S. Jan. 21. 22,000
11th st, s s, 100.9 e Bleeker st, 24.8x95.3x24x95.4. Release dower. Jane Healy, widow, to Margaret wife of Thomas O'Kane, Far Rockaway, L. I. Jan. 25. nom
12th st, No. 9, n s, 225 e 5th av, 25x127x26x121, three-story brick dwell'g. George H. Jones, Bronson Murray and Charles W. Nash to Mary J. Freeman. Jan. 13. 21,000
14th st, No. 603, n s, 88 e Av B, 21x103.3, five-story brick tenem't. Adolph Jaeger to Caroline Schulz, widow. Mort. \$6,000. January 15. 14,900
16th st, Nos. 136 and 142, s s, 275 e 7th av, 75x 103.3, two five-story brick flats. Robert H. Craft to John Sharp. Morts. \$110,000. Feb. 3, 1885. val. received
16th st, Nos. 226 and 228, s s, 363 w 7th av, 50x 103.3, two five-story brick flats. Timothy McAuliffe and Henry G. Gabay to Charles L. Ritzmann. Mort. \$40,000. Jan. 27. 76,000
17th st, No. 429, n s, 394 e 1st av, 25x92, five-story brick tenem't and store. Matthias Vosseler to George Kilian, South Oyster Bay, L. I. Mort. \$7,000. Jan. 28. 15,700
17th st, Nos. 452 and 454, s s, 100 e 10th av, 50x 92, new tenem'ts projected. Foreclos. William A. Boyd to Randolph Guggenheimer. Mort. \$14,000. Jan. 22. 6,000
20th st, No. 323, n s, 325 w 8th av, 25x91.11. Frederick Myers to Oliver Lightowler. Morts. \$11,550. Nov. 17. 2,500
20th st, s s, 100 w 10th av, 25x91.11. Release mort. John E. Thompson and A. Digby Bonnell, of Jno. W. Quincy & Co., to Mary A. Ferguson. Jan. 12. nom
20th st, No. 237, n s, 333.5 e 8th av, 23.4x-25x

74.3. Charles L. Ritzmann to Helen D. Findlay and Mary E. Gardner. Sub. to mort. \$16,000. Jan. 15. (Recorded Jan. 15.) 28,500
21st st, No. 228, s s, 325 e 3d av, 21x92, three-story brick dwell'g. John K. Moffet and ano., exrs. Mary B. Moffet, to Catharine A. wife of James J. Donovan. Jan. 23. 9,400
23d st, Nos. 318-332, s s, 265 w 1st av, 160x98.9, two two-story brick and one four-story stone front buildings, marble works, &c. W. Frank Peckham, New Haven, Conn., and George S. Peckham to Patrick H. Feeney and Michael W. Devanny, of Feeney & Devanny. 1/2 part. Mort. 1/2 of \$12,000. Jan. 11. 25,250
25th st, No. 305, n s, 100 e 2d av, 25x98.9, three-story brick building. James and Philip A. McGovern and Margaret Murtha to Conrad Schlosser. Mort. \$2,500. Jan. 7. 10,300
25th st, Nos. 410 and 412, s s, 150 e 1st av, 40x 98.9, one and two-story frame buildings. James Carson to Carl H. Schultz. Dec. 22. 9,600
27th st, n s, 69 e Lexington av, 31x24.8. Alexander E. Orr, Brooklyn, to De'Orme Knowlton. Jan. 16. nom
30th st, n s, 225 e 7th av, 25x98.9. }
31st st, s s, 150 e 7th av, 25x98.9. }
Mary B. Benjamin, one of the children of Henry M. Western, dec'd, Mary A. Bostwick, New York, Ada L. McMillan, Patchogue, L. I., Anne M. Green, Brick Church, N. J., Kate J. Bostwick, New York, Hannah R. Hawley, California, and Homer Bostwick, only heirs Anne M. Bostwick, dec'd., to Ambrose C. Kingsland. Q. C. 500
Same property. E. Grant Marsh to same. Q. C. Jan. 26. 250
Same property. Amelia M. wife of Peter Hogan, Ballston, N. Y., to same. Q. C. Jan. 1. 250
Same property. Eliza R. Flagler, Chicago, wife of Frederick W. to same. Q. C. Jan. 1. 250
30th st, No. 234, s s, 352.10 e 8th av, 23.5x98.9. Marcia L. Richardson, Lexington, Ky., an heir of B. Latham, to Josiah Lockwood, Poughkepsie, N. Y. B. & S. C. a. G. Dec. 31. nom
31st st, s s, 150 e 7th av, 25x98.9. }
30th st, n s, 225 e 7th av, 25x98.9. }
Benjamin R. Western, Brooklyn, to Ambrose C. Kingsland. Q. C. Jan. 13. 250
31st st, No. 347, n s, 300 e 9th av, 16.8x98.9, three-story brick dwell'g. Moritz Schottick to Eliza Klauber, Nettie Herzberg and Dora Krauskopf. B. & S. Jan. 22. nom
Same property. Abraham Krauskopf and ano., exrs. Bluma Schottick, to same. Jan. 23. 8,000
33d st, No. 323, n s, 259 e 2d av, 16x98.9, three-story stone front dwell'g. Joseph I. West to Herman Wronkow. M. \$3,500. Jan. 22. nom
34th st, No. 306, s s, 138 w 8th av, 19x98.9, three-story stone front dwell'g. Andrew Gilsey to Charles, Peter, Henry, and John Gilsey, Mary Gardner and Pauline Starr. 6-7 part. Sub. to 6-7 of all liens. Dec. 30. 18,428
34th st, No. 343, n s, 290 e 9th av, 29x98.9, four-story stone front dwell'g. John J. Burchell to John E. Hodges. Mort. \$10,400. Mar. 3, 1885. 20,000
34th st, No. 44, s s, 100 e Madison av, 31.6x 98.9, three-story stone front dwell'g. }
33d st, No. 31, n s, 100 e Madison av, 24.6x 98.9, three-story brick stable. }
William H. Cox and ano., exrs. Henry A. Burr, to Mary E. wife of Frank D. Harmon. Jan. 23. 115,000
Same property. Emma L. wife of Cornelius H. Van Ness, Cornwall, N. Y., to Mary E. wife of Frank D. Harmon. Q. C. January 23. nom
34th st, No. 342, s s, 100 w 1st av, 25x98.8, four-story brick tenem't and store. Louis Smadbeck to Erasmus D. Garnsey. Mort. \$7,000. Jan. 23. 10,250
36th st, No. 158, s s, 120 e 7th av, 20x98.9, three-story front and three-story rear brick buildings. Julia wife of Anthony Crez to Thomas F. Golding. Jan. 28. 15,500
37th st, s s, 300 w 8th av, 25x98.9. Release mort. Edward Oppenheimer and Isaac Metzger to James H. Havens. Jan. 26. nom
Same property. Release mort. Seligman Oppenheimer to same. Jan. 26. 17,000
Same property. Release mort. Edward Oppenheimer and Isaac Metzger to James H. Havens. Jan. 26. nom
37th st, No. 320, s s, 475 e 9th av, 25x98.9, five-story brick flat. James H. Havens to Francis Eisendick. Jan. 26. 29,000
39th st, No. 308, s s, 100 e 2d av, 25x75, five-story brick tenem't. Foreclos. Edward R. De Grove to Phillip H. Tuska. Jan. 26. 15,400
39th st, Nos. 270 and 272, s s, 64 e 8th av, 36x 98.9, two three-story brick dwell'gs. William Arras to John G. Cary. Mort. \$10,000. Jan. 16. 20,000
46th st, No. 349, n s, 259 e 9th av, 19.6x100.5, three-story stone front dwell'g. John Livingston to Mary La Monte. Mort. \$10,000. Dec. 23. 19,500
47th st, s s, 118.9 e 7th av, 18.9x100.4. Sarah E. McCarter to J. Corlies Lawrence. All liens. Oct. 27. nom
51st st, No. 305, n s, 74.9 e 2d av, 16.9x85, excepting strip off west side of lot, beginning 65 north of street, running east 3.3 x north 20 x 3.3 x 20, three-story stone front dwell'g. Henry Hirsch to Babette Weil. Mort. \$4,500. Jan. 25. 9,000
51st st, Nos. 40-44, s s, 75 w 4th av, 75x100.5, three five-story brick flats. Patrick and James F. McManus to William Cruise. Morts. \$101,500. Jan. 25. nom
51st st, n s, 325 e 8th av, 20x100.5. James A. Striker to John M. Shedd. B. & S. Dec. 30. nom

Same property. John M. Shedd to Letitia M. wife of James A. Striker. B. & S. Dec. 30. nom  
52d st, No. 418, s s, 225 w 9th av, 25x100.5, five-story stone front flat. James Kennedy to Bryan L. Kennelly. Mort. \$12,000. Jan. 27, 23,000

56th st, Nos. 414 and 416, s s, 225 w 9th av, 50x100.5, two five-story brick flats. John J. Burchell to John E. Hodges. Dec. 19. 40,725

57th st, No. 3, n s, 142.5 e 5th av, 30x100.5, four-story brick dwell'g. }  
57th st, No. 143, n s, 270 w 3d av, 25x100.5, brick stable. }  
Ellen A. D. wife of Jose F. de Navarro to William R. Martin. M. \$130,000. Dec. 9. 225,000

58th st, Nos. 406-412, s s, 106.5 e 1st av, 75x100.5, four four-story brick dwellings. Matthew and James Baird to John C. Betjeman. Jan. 25. 45,250

59th st, s s, 100 e 9th av, 25x100.5, vacant. Effingham H. Nichols to George Kick. Dec. 11. 11,500

60th st, n s, 150 e 9th av, 25x100.5, vacant. John J. Bowes, Passaic, N. J., to Henry Riehl. Mort. \$8,000. Dec. 1. 10,000

60th st, n s, 150 w 10th av, 25x100.5. Release from covenant. Susan B. Nelson, widow, and Phebe McDonald and ano., exrs. A. B. McDonald, Jr., to Henry Riehl. Jan. 11. nom

60th st, No. 509, n s, 150 w 10th av, 25x100.5, five-story stone front flat. Henry Riehl to John J. Bowes. Mort. \$11,000. Jan. 26. 24,000

61st st, No. 317, n s, 249.6 e 2d av, 25x100.5, five-story brick tenem't. Leander Stone to William Gussow. Mort. \$10,500. Jan. 23. 17,560

62d st, Nos. 239-243, n s, 155 w 2d av, 50x100.5, three two-story frame buildings and one-story frame stable in rear. Julius Wadsworth to Albert G. Francis. Jan. 13. 18,000

Same property. Albert G. Francis to William L. Skidmore. Mort. \$12,000. C. a. G. Jan. 25. 18,000

64th st, n s, 225 w 9th av, 75x100.5. James M. Brown et al., exrs. Jas. Brown, to Anthony A. Hughes. Jan. 16. 31,500

64th st, n s, 300 w 9th av, 175x100.5. Same to same. Jan. 16. 66,500

64th st, n s, 475 w 9th av, 175x100.5. Same to same as last. Jan. 16. 63,000

64th st, n s, 100 e 10th av, 50x100.5. }  
65th st, s s, 100 e 10th av, 50x100.5. }  
Same to same. Jan. 16. 27,000

64th st, n s, 475 w 9th av, 175x100.5. Anthony A. Hughes to The Manhattan Construction Co. Mort. \$129,000. C. a. G. Jan. 23. 63,000

64th st, n s, 300 w 9th av, 175x100.5. Same to same. Mort. \$132,500. C. a. G. Jan. 23. 66,500

64th st, n s, 125 e 10th av, 25x100.5. Same to same. Mort. \$15,500. C. a. G. Jan. 23. 6,750

64th st, n s, 225 w 9th av, 75x100.5. Agreement to sell, also as to building loans, &c. James M. Brown et al., exrs. James Brown, to The Manhattan Construction Co. Dec. 4. 31,500

Same property. Assign. contract. Manhattan Construction Co. to Anthony A. Hughes. Jan. 22. val. consid

Same property. Assign. contract. Anthony A. Hughes to The Manhattan Construction Co. Dec. 27. val. received

64th st, n s, 475 w 9th av, 175x100.5. Agreement to sell, also as to building loans, &c. James M. Brown et al., exrs. Jas. Brown, to The Manhattan Construction Co. Dec. 4. 63,000

Same property. Assign. of contract. The Manhattan Construction Co. to Anthony A. Hughes. Dec. 29. val. consid

Same property. Assign. contract. Anthony A. Hughes to The Manhattan Construction Co. Jan. 23. val. received

64th st, n s, 225 w 9th av, 75x100.5. Anthony A. Hughes to The Manhattan Construction Co. Mort. \$61,500. C. a. G. Jan. 23. 31,500

64th st, n s, 100 e 10th av, 25x100.5. Anthony A. Hughes to The Manhattan Construction Co. Mort. \$15,500. C. a. G. Jan. 23. 6,750

64th st, n s, 300 w 9th av, 175x100.5. Agreement to sell, also as to building loans, &c. James M. Brown et al., exrs. Jas. Brown, to The Manhattan Construction Co. Dec. 4. 60,500

Same property. Assign. contract. The Manhattan Construction Co. to Anthony A. Hughes. Dec. 29. val. received

Same property. Anthony A. Hughes to The Manhattan Construction Co. Assign. contract. Jan. 23. val. received

64th st, n s, 100 e 10th av, 50x100.5. }  
65th st, s s, 100 e 10th av, 50x100.5. }  
Assignment of contract to sell, &c. The Manhattan Construction Co. to Anthony A. Hughes. Jan. 9. val. received

Same property. Assign. contract. Anthony A. Hughes to The Manhattan Construction Co. Jan. 23. val. received

Same property. Agreement to sell also as to building loans, &c. James C. Brown et al., exrs. Jas. Brown, to The Manhattan Construction Co. Jan. 9. 27,000

64th st, No. 36, s s, 233 w 4th av, 17x100.5, four-story stone front dwell'g. John Davidson to Sigmund Bergmann. Jan. 26. 36,200

65th st, s s, 100 e 10th av, 25x100.5. Anthony A. Hughes to The Manhattan Construction Co. Mort. \$15,500. C. a. G. Jan. 23. 6,750

65th st, s s, 125 e 10th av, 25x100.5. Same to same. Mort. \$15,500. C. a. G. Jan. 23. 6,750

67th st, n s, 325 w 10th av, 50x100.5, two-story brick church. William Roerber, Otto Walter and Theodore Jacobi to Sixty-seventh Street German Baptist Church. Mort. \$7,500. Jan. 9. 8,500

69th st, n s, 105 w 10th av, 20x100.5. Release mort. Franklin Savings Bank to Harriet I. wife of Samuel Pettit. Jan. 22. nom

70th st, No. 413, n s, 118.6 w 9th av, 19x100.5, four-story stone front dwell'g. George C. and Thomas C. Edgar to Michael Bergman. Mort. \$20,000. Jan. 15. 29,500

70th st, No. 415, n s, 137.6 w 9th av, 19x100.5, four-story stone front dwell'g. George C. and Thomas C. Edgar to Caroline C. wife of John H. Weber. M. \$20,000. Jan. 12. 30,000

71st st, No. 302, s s, 74.1 e 2d av, 25.11x75.3x26x75.3, five-story stone front flat and store. Frank Flory to John H. Boessennecker. Mort. \$8,500. Jan. 27. 21,200

72d st, No. 8, s s, 175 w 8th av, 100x102.2, one-story frame building. Herman Coons to Margaret wife of Francis Crawford, Wakefield, N. Y. Morts. \$80,000. Jan. 19. 85,000

72d st, s e cor 10th av, 50x102.2, vacant. James R. Smith to David S. Brown. Jan. 14. 43,000

72d st, s s, 50 e 10th av, 50x102.2, vacant. James R. Smith to Delaplane Brown. Jan. 14. 37,000

72d st. Party wall agreement. Cornelius W. Luyster with Jacob Halstead. June 27. nom

74th st, s s, 323 e Av A, 25x102.2, two-story frame building. Foreclos. Richard W. Freedman to Clara V. Le Gendre. Jan. 23. 3,400

75th st, s s, 200 e 11th av or West End av, 20x102.2, three-story brick dwell'g. William J. Merritt to Anna E. R. Glenney. Sub. to mort. \$9,000. Jan. 21. 18,250

78th st, No. 130, s s, 314 e 4th av, 18x102.2, three-story brick dwell'g. Thomas Auld to Mary J. A. Dyett. Mort. \$10,000. Jan. 23. 17,000

78th st, No. 212, s s, 145 e 3d av, 13.4x102.2, three-story brick dwell'g. Robert Libas to Augusta and Lena Libas. Mort. \$5,500. Jan. 27. nom

78th st, s s, 250 e 5th av, 25x102.2, vacant. Albert W. Scholle, San Francisco, to John Graham. Jan. 26. 22,000

78th st, s s, 175 e 5th av, 50x102.2, vacant. }  
78th st, s s, 225 e 5th av, 25x102.2, vacant. }  
78th st, s s, 275 e 5th av, 25x102.2, vacant. }  
Jacob Scholle et al, individ. and exrs. A. Scholle, to same. Jan. 22. nom

78th st, s s, 225 e 5th av, 25x102.2, vacant. }  
78th st, s s, 275 e 5th av, 25x102.2, vacant. }  
Jacob and William Scholle to same. Jan. 21. 44,000

78th st, s s, 175 e 5th av, 50x102.2, vacant. Foreclos. John Whalen to Samuel Scholle. July 14. 40,300

Same property. Jacob and William Scholle to John Graham. Q. C. Jan. 22. nom

Same property. Samuel Scholle to same. Jan. 22. 44,000

79th st, No. 326, s s, 325 w 1st av, 21x102.2, four-story brick tenem't. Bertha Fuerth to Celia Nayland, widow. Mort. \$10,000. Jan. 11. 17,000

80th st, n s, 216.8 w 3d av, 16.8x100. Release dower. Hannah Hume to Thomas, Margaret and James A. Hume and Annie McDaniels. Jan. 20. 1,500

80th st, No. 18, s s, 120 w Madison av, 25x102.2, four-story stone front dwell'g. Anthony Mowbray to Harmon Hendricks. Morts. \$37,500. Jan. 25. 59,000

80th st, No. 49, n s, 95 e Madison av, runs north 76.7 x east 5 x north 25.6 east 20 x south 102.2 to 80th st x w 25, four-story stone front dwell'g. Edward Kilpatrick to Fannie wife Samuel H. Eckman. Mort. \$27,500. Jan. 19. 53,000

Same property. Release mort. Harriet Overhiser to Edward Kilpatrick. Jan. 27. nom

80th st, Nos. 413 and 415, n s, 106.6 e 1st av, 50x102.2, two five-story brick tenem'ts. Henry H. Bowman, Paterson, N. J., to Mary A. wife of John A. O'Connor. C. a. G. Jan. 22. 46,000

80th st, Nos. 417 and 419, n s, 156.6 e 1st av, 50x102.2, two-five story brick tenem'ts. Same to Frederick Wood. C. a. G. Jan. 22. 46,000

80th st, No. 421, n s, 206.6 e 1st av, 25x102.2, five-story brick tenem't. Same to Pamela C. Stratton. C. a. G. Jan. 22. 23,000

80th st, Nos. 423 and 425, n s, 231.6 e 1st av, 50x102.2, two five-story brick tenem'ts. Same to Silas S. Packard. C. a. G. Jan. 22. 46,000

81st st, s s, 206.6 e 1st av, 75x102.2, three five-story brick tenem'ts. Henry H. Bowman, Paterson, N. J., to Pamela C. Stratton. C. a. G. Jan. 22. 69,000

84th st, n s, 273 e Av A, 25x102.2, tenem't. Susanna wife of and John M. Schmidt and Frank White to Adolph Franke. Mort. \$11,000. Jan. 26. 16,000

85th st, s s, 100 w 8th av, 200x102.2, vacant. }  
85th st, s s, 400 w 8th av, 50x102.2, vacant. }  
Alfred C. Clark, Cooperstown, N. Y., to James C. Clinton. Oct. 6. 87,000

85th st, s s, 150 w 4th av, 138.8x174.4x-106.6. Benjamin Andrews to George G. Andrews. Q. C. May 26, 1857. 1,000

88th st, s s, 100 w 9th av, 125x100.8, vacant. Hugh Blesson to Anna E. wife of Dore Lyon. Mort. \$16,000, taxes, &c. Jan. 27. 30,000

89th st, n s, 200 w 9th av, 100x100.8, vacant. }  
90th st, s s, 200 w 9th av, 200x100.8, vacant. }  
George N. Stebbins to James Pyle. Dec. 28. (Corrects error of Jan. 2.) nom

Same property. Washington Life Ins. Co. to same. C. a. G. Dec. 28. 50,000

94th st, s s, 254.8 w 9th av, 220.4x82.11 to n s Apthorps lane, x 220.7x91.8, three-story frame dwell'g and vacant. John J. Brown to Benjamin F. Romaine. Sub to mort. \$30,000. Jan. 21. 53,000

98th st, n s, 185 e 3d av, 75x100.11, vacant. Mary H. Tracy, Honesdale, Pa., to Frank H. Sawyer, Brooklyn. Jan. 18. 7,850

99th st, n s, 275 e 9th av, 50x100.11, vacant. John Waits de Peyster, Red Hook, N. Y., to Ambrose K. Ely. C. a. G. Dec. 22. 10,000

100th st, s s, 100 e Boulevard, 123.1 to centre old Bloomingdale road, x southwest 55 x northwest 121.3 to point 100.1 e of Boulevard and 51 south of 100th st, x north 51 to beginning, two-story frame building. John H. McNamara to L. Edgar Aron. B. & S. Jan. 26. 500

100th st, s s, 100 w 3d av, 350x100.11. }  
99th st, n s, 100 w 2d av, 350x100.11. }  
Also 1/2 of 99th and 100th sts in front of } above.

Frank G. Swartwout to William P. Leggatt, Brooklyn. Mort. \$60,000. Dec. 24. exch

100th st, n s, 250 e 9th av, 25x100.11, vacant. James D. Clyde and William Burch, Cherry Valley, N. Y., exrs. Sarah A. Goodsell, to Benjamin F. Romaine. Jan. 13. 5,500

102d st, n s, 255 e 3d av, 25x100.11, five-story brick tenem't. Thomas Maguire to Robinson Gill, Brooklyn. Mort. \$12,000. Jan. 26. 18,000

Same property. Release judgment. Samuel W. Waldron to Thomas Maguire. Dec. 8. nom

Same property. Release mort. William A. Darling, President, to same. Jan. 15. nom

104th st, n w cor 4th av, 33.7x75.8; No. 79, three-story brick dwell'g; No. 81, four-story brick dwell'g and store. William Fernschild to Thomas Foy. Morts. \$15,000. Jan. 23. 23,750

105th st, s s, 125 e 1st av, 125x100.9, vacant. James Hay, Arch Springs, Pa., to George C. Currier. Mort. \$4,000. Dec. 30. 9,000

105th st, No. 344, s s, 125 w 1st av, 25x100.9, two-story frame building. Albert G. Werner to Anne M. wife of Louis P. Werner. 1/2 part. Jan. 25. 2,625

Same property. John W. Surbrug to Anne M. Werner. Q. C. Jan. 21. nom

105th st, No. 164, s s, 215 w 3d av, 20x100.11, four-story brick flat. Sarah A. wife of Abram M. Fanning to James Kelly. Mort. \$8,000. Jan. 28. 11,000

105th st, No. 162, s s, 235 w 3d av, 20x100.11, four-story brick flat. Sarah A. wife of Abram M. Fanning to Michael Fleming. Mort. \$8,000. Jan. 28. 11,000

106th st, No. 117, n s, 205 e 4th av, 25x100.11, four-story brown stone flat. William Buckley to Joseph F. Ismay. Mort. \$10,000. Dec. 26. 15,500

108th st, No. 226, s s, 250 w 2d av, 24.6x100.11, four-story brick tenem't. Anthony A. Hughes to The Manhattan Construction Co. All liens. Jan. 22. 13,000

108th st, No. 104, s s, 25.6 e 4th av, 25.6x50, four-story brick tenem't. William J. Barnes to Charles Shultz. C. a. G. Mort. \$6,000. Jan. 23. 9,200

110th st, No. 312, s s, 175 e 2d av, 25x100.10, three-story frame building. Catharine M. wife of John Balmore to William F. Meehan. Dec. 31. 4,000

Same property. Same with same. Agreement as to payment of assmts., which is assumed by party first part in consideration of 150

111th st, Nos. 83 and 85, n s, 94 w 4th av, 30.6x100.11, two three-story brick dwell'gs. Bertha wife of John B. Smith to James Thompson. Morts. \$10,000. Oct. 16. nom

113th st, No. 125, n s, 196.8 e 4th av, 16.8x100.11, three-story frame dwell'g. Margaret S. wife of Robert Boyd to John McGuire. Mort. \$2,500. B. & S. July 1, 1876. nom

Same property. John McGuire to Mary L., Edward J., William B. and Catherine E. Brady. B. & S. Jan. 16. nom

115th st, s s, 351 w 3d av, 27x100.11. Rowland M. Stover, referee, to Michael Gearon. Jan. 25. Correction deed. nom

115th st, s s, 20 e Madison av, 50x100.11, vacant. Frederick F. Van Keuren and Lillian A. wife of James Wolff to Peter W. Felix. Jan. 25. 8,050

118th st, No. 303, n s, 80 e 2d av, 20x100.11, four-story stone front dwell'g. Joseph E. McCormack to Mary A. Wood. Mort. \$12,000. Jan. 14. 15,125

119th st, n s, 100 w 8th av, 25x100.11, vacant. Frank A. Gale to Isaac Utermeyer. Jan. 20. 3,750

120th st, n w cor new av bet 8th and 9th avs, 50x100.11, vacant. Anna M. wife of Alexander Henderson to A. Alonzo Teets. Taxes, assessmts, etc. Jan. 26. 10,000

123d st, No. 8, s s, 133.4 w Mount Morris av, 16.8x100.11, three-story stone front dwell'g. Abraham Porges to Gerson and Lewis Mayer. Morts. \$14,000. Dec. 30. 20,000

126th st, s s, 94 e 7th av runs south 80 x east 6 x south 19.11 x east 12 x north 99.11 to 126th st, x west 18, four-story stone front dwell'g. Charles Batchelor to Annie G. wife of George F. Lawrie. Mort. \$14,000. Jan. 25. 24,000

127th st, n s, 285 e 4th av, original line, 25x99.11. John W. Graydon to Annie Kurtz. Q. C. Jan. 23. nom

128th st, Nos. 24 and 26, s s, 310 w 5th av, 75x99.11, two eight-story brick flats. Robert H. Craft to John Sharp. Sub. to mort. Feb. 20, 1885. val. rec'd

131st st, No. 253, n s, 224 e 8th av, 17x99.11, three-story stone front dwell'g. Leopold Wallach to Simon M. Rosenblatt. 1/2 part. Jan. 21. Mort. 1/2 of \$10,000. 5,875

132d st, No. 242, s s, 339 e 8th av 18x99.11, three-story stone front dwell'g. Foreclos. Peter L. Mullaly to Edwin A. Bradley and George C. Currier. Jan. 23. 2,700

133d st, n s, 220 w 7th av, 20x99.11, vacant. Jacob Becker to Sebastian Kerner. Jan. 28. 2,950

134th st, n s, 400 w 7th av, 125x99.11, vacant. }  
 135th st, s s, 400 w 7th av, 125x99.11, vacant. }  
 Henry Day to Edmund Coffin, Jr. Taxes, }  
 &c. Jan. 28. 55,000  
 135th st, s s, 124.10 e St. Nicholas av, runs south }  
 99.11 x west to St. Nicholas av, x north to }  
 135th st, x east 124.10, vacant. Charles }  
 Shultz to Elisha G. Selchow. Jan. 16. 31,000  
 135th st, s s, 185 w 5th av, 100x99.11, vacant. }  
 Lewis A. Sayre, recvr. C. H. Hall, to James }  
 Thompson. Dec. 24. nom  
 Same property. Same as trustee and assignee }  
 of C. H. Hall, to same. Dec. 24. 250  
 Same property. James Thompson to Bertha }  
 Smith. Mort. \$8,000. Dec. 21. exch  
 135th st, s s, 185 w 5th av, 100x99.11. Bertha }  
 wife of and John B. Smith to John W. Haar- }  
 en. Mort. \$8,000. Jan. 23. 21,500  
 135th st, s s, 275 w 7th av, 50x99.11, vacant. }  
 Herman T. Livingston, Oak Hills, New York, }  
 to Edmund Coffin, Jr. Mort. \$6,000. Jan. }  
 12. 12,000  
 135th st, s s, 225 w 7th av, 50x99.11, vacant. }  
 Duane S. Everson to Edmund Coffin, Jr. Jan- }  
 uary 16. 12,000  
 135th st, s s, 325 w 7th av, 75x99.11, vacant. }  
 Peter W. Sheaffer, Pottsville, Pa., to Edmund }  
 Coffin, Jr. Jan. 15. 18,547  
 142d st, s s, 375 e 8th av, 50x100, vacant. Mary }  
 J. A. wife of Anthony R. Dyett to Thomas }  
 Auld. Mort. \$1,000. Jan. 23. 8,000  
 166th st, n s, 125 w 10th av, 50x95. Partition. }  
 Philo T. Kuggles to Charles Hubner. July }  
 23, 1884. 980  
 170th st, n s, 150 e 11th av, 25x97.6. }  
 171st st, s s, 150 e 11th av, 35x97.6. }  
 Margaret wife of Alexander Cameron to John }  
 Bradley. Jan. 20. 1,500  
 185th st, n s, 150 w 10th av, 100x53.10x-53.6. }  
 J. Romaine Brown to Michael Fitzsimons. }  
 1/2 part. Sub. to taxes, etc. Jan. 21. 700  
 Same property. Howard W. Coates, and ano., }  
 exrs. G. H. Peck, to Michael Fitzsimons. 1/2 }  
 part. Contains nominal release dower from }  
 Mary A. Peck, widow. Sub. to taxes, etc. }  
 Jan. 21. 700  
 Av A, No. 418, s cor 122d st, 25.2x98, three- }  
 story frame building. William Hardenbrook, }  
 individ. and exr. P. Hardenbrook, to Christi- }  
 ana Schupp. Re-recorded. Dec. 16. 5,250  
 Av A, No. 416, e s, 25.2 s 122d st, runs east 98 x }  
 south 25.3 x west 61.9 x west 36.3 to Av A, x }  
 north 25, three-story frame building. Same }  
 to same. Re-recorded. All liens. Dec. 16. 5,250  
 Av A, No. 414, e s, 50.3 s 122d st, runs east 36.3 }  
 x east 61.9 x south 24.7 x west 98 x north 24.10, }  
 two-story frame building. Same to same. }  
 Re-recorded. Dec. 16. 5,250  
 Av A, No. 412, e s, 75.1 s 122d st, 25.10x98, two- }  
 story frame building. Same to same. Re-re- }  
 corded. Dec. 16. 5,250  
 Lexington av, s e cor 31st st, 21.11x90. }  
 Lexington av, e s, 21.11 s 31st st, 21.11x90. }  
 Rivington st, No. 136, n s, 56 e Norfolk st, }  
 22.1x78. }  
 Rivington st, No. 142, n s, 22x75. }  
 Essex st, e s, 87.6 s Rivington st, runs east 50 }  
 x south 12.6 x east 50 x south 5 x west 100 x }  
 north along Essex st 17.6. }  
 David B. Young, Brooklyn, to Frank J. Walsh. }  
 Jan. 20. nom  
 Same property. Frank J. Walsh to Sarah E. }  
 wife of David B. Young, Brooklyn. Jan. 20. }  
 nom  
 Lexington av, e s, extends from 99th st to }  
 100th st, 201.10x100. }  
 99th st, n s, 100 e Lexington av, 220x100.11. }  
 100th st, s s, 100 e Lexington av, 220x100.11. }  
 Michael J. Daly to Frank G. Swartwout. }  
 B. & S. Aug. 31. nom  
 Madison av, No. 1992, s w cor 127th st, 20x85, }  
 four-story stone front dwell'g. Franklin A. }  
 Thurston to Charles H. Truax. Mort. }  
 \$23,000. Jan. 23. 23,000  
 Madison av, n e cor 112th st, 100.11x95, vacant. }  
 Francis Lahey to Fred. C. Bliss. Mort. \$10,000. }  
 See 1st av. Jan. 9. 26,000  
 Pleasant av, n w cor 113th st, 25.10x93, vacant. }  
 Charles F. Schultz to Simon Schafer. Mort. }  
 \$4,000. Jan. 9. 5,500  
 1st av, No. 855, w s, 50.5 s 48th st, 25x75, five- }  
 story brick tenem't and store. Catharine }  
 wife of Charles G. Jacobi to Max Barnett. }  
 Mort. \$3,000. Jan. 23. 18,500  
 1st av, n w cor 56th st, 114.8x100, two-story }  
 frame building, balance vacant. Robert W. }  
 Tallor to Bernard Wilson. Mort. \$45,000. }  
 Jan. 26. 55,686  
 1st av, No. 1340, s e cor 72d st, 21.2x85, five- }  
 story brick tenem't and store. Fred. C. Bliss }  
 to Francis Lahey. Mort. \$15,000. Jan. 27. }  
 See Madison av. 35,000  
 Same property. Release mechanic's lien. }  
 Joseph Marren to Fred. C. Bliss. Jan. 27. 600  
 Same property. Release mort. Joanna wife of }  
 Alexander McSorley to same. Jan. 25. 1,300  
 Same property. Release mort. Frank Rey- }  
 nolds to same. Jan. 23. 1,000  
 2d av, No. 1329, n w cor 70th st, 25.5x72, five- }  
 story brick tenem't and store. Herman }  
 Kahrs to William Forster, exr. Charles For- }  
 ster. Mort. \$15,000. Jan. 25. 32,500  
 2d av, No. 2085, w s, 101.7 s 108th st, 25x73, four- }  
 story brick tenem't and store. Fanny wife }  
 of Alexander Bach to Rosa Gold. Mort. }  
 \$8,000. Jan. 26. 15,500  
 2d av, w s, 79.11 n 127th st, 20x100, vacant. }  
 Amie M. Shaw wife of Ebenezer S. D., to }  
 David B. Sanford. Jan. 25. 7,500  
 2d av, No. 705, s w cor 38th st, 20.1x80, three- }  
 story brick building. Max Frankenheim to }  
 Hugo Lassner. Jan. 23. 24,000  
 2d av, No. 486, e s, 24.9 n 27th st, 24.8x100, five- }  
 story brick tenem't and store. Robert Libas

to Augusta and Lena Libas. Mort. \$10,000. }  
 Jan. 27. nom  
 2d av, e s, 60.6 s 47th st, 40.2x100, frame build- }  
 ings. Jacob Steinhardt to Martin Schmecken- }  
 becher. Mort. \$16,000. Jan. 15. 23,000  
 2d av, No. 2016, e s, 25.11 s 104th st, 25x75, four- }  
 story brick tenem't and store. Susan M. wife }  
 of Joseph Thall, Brooklyn, to Biene Baum. }  
 Mort. \$8,000. Jan. 23. 16,000  
 2d av, No. 2308, e s, 80 n 118th st, 20.11x80, }  
 three-story brick dwell'g. Joseph E. McCorm- }  
 ack to Mary A. Wood. Mort. \$6,000. }  
 Jan. 21. 9,000  
 3d av, No. 731, e s, 81 s 46th st, 20x80, five-story }  
 brick tenem't and store. Henry Harburger }  
 to Herman G. E. Scheiding. Mort. \$10,000. }  
 Jan. 28. 21,500  
 3d av, Nos. 1684 and 1686, w s, 75.8 s 95th st, 50 }  
 x100, two five-story brick flats. Minna Liss- }  
 ner, widow, to Sarah wife of Louis Lese. }  
 Correction. Jan. 19. 50,000  
 3d av, No. 877, n e cor 53d st, runs east 60 x }  
 north 21.7 x west 9.1 x north 3.4 x west 49.11 }  
 to 3d av, x south 25, four-story brick apart- }  
 ment house and stores. Foreclos. Frederick }  
 P. Forster to George McGovern. Jan. 27. }  
 44,000  
 3d av, No. 879, e s, 25 n 53d st, runs north 25.5 x }  
 east 100 x south 11 x west 17.1 x south 0.10 x }  
 west 20.10 x south 14.7 x west 2.1 x north 1 x }  
 west 60, four-story brick apartment house and }  
 store. Foreclos. Frederick P. Forster to }  
 Mayer Gutman. Jan. 22. 28,000  
 3d av, Nos. 1600 and 1602, s w cor 90th st, }  
 50.10x100, two five-story brick flats and }  
 stores. }  
 90th st, Nos. 164-172, s s, 100 w 3d av, 150x }  
 100.8, five five-story stone front flats. }  
 Michael Giblin to Ernest G. Stedman. 1/2 part. }  
 B. & S. Mort. \$180,000. Jan. 1. 45,000  
 3d av, n e cor 95th st, 100.5x100, vacant. }  
 95th st, n s, 100 e 3d av, 160x100.8, vacant. }  
 Julius Katzenberg to Randolph Guggenheimer }  
 and Salomon Marx. Mort. \$77,500. Janu- }  
 ary 21. 97,000  
 5th av, No. 413, e s, 49.5 s 37th st, 24.8x125, }  
 three-story brick dwell'g. William L. Bull }  
 to Walter H. Crittenden. B. & S. Jan. 11. nom  
 Same property. Walter H. Crittenden to Tassie }  
 N. wife of William L. Bull. B. & S. Janu- }  
 ary 11. nom  
 5th av, e s, 27.2 n 74th st, 25x140; also right of }  
 way over 10-foot alley across rear, vacant. }  
 Charles G. Havens to Jacob H. Schiff. Janu- }  
 ary 25. 55,000  
 6th av, Nos. 38 and 40. }  
 4th st, No. 149 W. }  
 23d st, No. 152 E. }  
 Also property at Esopus, N. Y. }  
 Walden Pell to Stephen Van R. Cruger. Re- }  
 lease of trustee upon conveyance of property }  
 in settlement of estate. Jan. 21. nom  
 7th av, w s, 25.2 n 120th st, 75.9x75, vacant. }  
 Ambrose C. Deved to James B. Murray. }  
 Mort. \$10,000. Jan. 21. 18,000  
 7th av, n e cor 127th st, 99.11x100, three five- }  
 story stone front flats. Henry Bornkamp to }  
 John McKenna. Mort. \$62,500. Jan. 26. }  
 200,000  
 8th av, w s, extending from 119th st to 120th }  
 st, 201.10x100, vacant. Frank A. Gale to }  
 Moritz Bauer. Mort. \$45,000. Jan. 20. 64,000  
 8th av, n w cor 104th st, 25.11x100, vacant. }  
 Edward Kearney to Isidor Cohnfeld. Mort. }  
 \$6,650. Jan. 21. 12,000  
 9th av, Nos. 346-350, s e cor 30th st, 58.9x76, }  
 three four-story brick tenem'ts and stores. }  
 33d st, Nos. 453, n s, 146.1 e 10th av, 25.1x }  
 39.8x-37.8, three-story brick dwell'g. }  
 Mary Jones, widow, and extrx. J. J. Jones, }  
 to David G. Jones. Contains nom. release of }  
 dower from Mary Jones, widow. Nov. 30. 52,800  
 9th av, e s, 19.8 s 30th st, 39.2x76x38.11x76. }  
 David G. Jones to Mary Jones, widow. De- }  
 cember 30. 26,000  
 9th av, w s, 50.8 s 88th st, 25x100, vacant. Dore }  
 Lyon to Isabella McCormack. Mort. \$5,000. }  
 Jan. 22. 8,300  
 9th av, e s, 75.6 n 95th st, 25.2x90.8x25.3x88.1. }  
 Foreclos. David Calman to Maria Klebisch. }  
 Mort. \$209,000 and all taxes. Jan. 23. 1,675  
 10th av, No. 385, w s, 24.9 n 32d st, 19.2x80, }  
 three-story brick tenem't and store. Thomas }  
 Fox to Margaret Fox. Jan. 26. gift  
 Same property. Margaret Fox to Honora Fox. }  
 Jan. 27. nom  
 10th av, n e cor 74th st, 104.4x100, vacant. }  
 Charles T. Barney to Robert G. Hoyt. Dec. }  
 28. val. consid  
 10th av, s e cor 108th st, 25.5x82.6x26.6x75.3, }  
 vacant. John W. de Peyster, Red Hook, N. Y., }  
 to David Christie. C. a. G. Mort. \$1,000. }  
 Dec. 24. 5,000  
 10th av, w s, 24.11 n 130th st, 25x100, two-story }  
 frame building. Dennis D. O'Mahoney to }  
 Mary O'Mahoney. Jan. 23, taxes, assessm'ts, }  
 &c. gift  
 11th av, n e cor 187th st, 75x100. Sub. to right }  
 of way through a 30 foot lane in centre 187th }  
 st until street is opened. Emma L. Schaeffer }  
 to Allen G. Schaeffer. Mort. \$700. Jan. }  
 20. nom  
 Same property. Sub. as above. Allen G. }  
 Schaeffer to William C. Schaeffer and Emma }  
 L. his wife. Mort. \$700. Jan. 21. nom  
 11th av, e s, 100.5 s 45th st, 25.1x100, also prop- }  
 erty in Corona, L. I. Emma C. wife of }  
 Charles Schaeffer to Emma wife of Lewis J. }  
 Schaeffer. Q. C. Jan. 25. 250  
 11th av, e s, 52.2 s 82d st, 25x100, vacant. Cath- }  
 erine R. wife Alexander C. Chenoweth, to }  
 Joseph L. R. Wood. Jan. 27. 4,000  
 Interior lot on centre line, bet 62d and 63d sts, }  
 at point 190 w 2d av, runs south 74.11 x west

25.4 x north 70.9 x east 25. Jane V. C. Coop- }  
 er, Catharine A., Cornelia B. and Elizabeth }  
 V. R. Depeyster to Julius Wadsworth. Q. }  
 C. Jan. 2. nom  
**MISCELLANEOUS.**  
 All estate real and personal bequeathed to gran- }  
 tor by Harriet B. White. Goldsborough }  
 Banyer to Ann, Mary M. and Cornelia L. R. }  
 White, John Steward, Jr., and Campbell }  
 Steward. Jan. 23. nom  
 All title in estate of Abraham and Matilda }  
 Harris, dec'd. Henry Harris to William and }  
 Heyman Vogel, guard. of Isidore, Fanny, Ja- }  
 cob, Hannah, Rebecca and Lena Harris. }  
 Aug. 1875. nom  
 All real estate charged with bequests under will }  
 of Eliza M. Austin, dec'd. Maria M. Priest, }  
 Frances B., Louisa and Isabella N. Priest to }  
 Ella K. Putnam, formerly Chester, of St. }  
 Johnsbury, Vt. Oct. 19, 1880. nom  
 Appointment as trustee in the United States. }  
 The Sun Fire Office Co., Great Britain, to }  
 John J. McCook.  
 Copy of last will and testament of Lemuel }  
 Beers, dec'd.  
 Copy of last will and testament of Walter }  
 Clarke, dec'd.  
 Declaration by Goldsborough Banyer, that he }  
 holds 1-12 part of the estate devised to him }  
 by Harriet Banyer White, in trust for Cath. }  
 C. S., Augustus V. H. and Anne W. Stuyves- }  
 ant.  
 General assignment. George D. Nichols and }  
 Allan J. Clark to William P. Dixon. Jan. }  
 21. nom  
 General release of guard., &c. Emma Schaefer }  
 to John Schaefer, individ. and as guard. }  
 of said Emma. Jan. 19. nom  
**23d and 24th WARDS.**  
 Denman st, n s, 110.11 w 3d av, 50x118.5. An- }  
 drew J. Rogers, ref., to Anton Renschler. }  
 Dec. 30. 8,600  
 Jacob st, n s, 600 w Hoffman st, 150x156.6. }  
 Richard W. Robinson to Robert L. Harrison. }  
 B. & S. Jan. 26. nom  
 Southern Boulevard, s w cor 175th st, 290x660 to }  
 Mohegan av as proposed, x 150to 175th st, x }  
 605. Sarah S. S. Sturges to George H. Wells }  
 and Margaret G. his wife. Jan. 27. 45,000  
 Southern Boulevard, s w cor 175th st, 290x660, }  
 to Mohegan av as proposed x 150 to 175th st, x }  
 605. George H. Wells to Sarah S. S. Sturges. }  
 Mort. \$20,000. Jan. 26. 45,010  
 Wetmore st, n s, 101 w Washington av, 50x100. }  
 Ferdinand Meyer to George Dennerlein and }  
 Susan M. his wife. Jan. 23. 700  
 1st pl or Teasdale pl, n s, 250 w Grove av or }  
 Delmonico pl, 65x100. }  
 1st pl or Teasdale pl, s s, 250 w Grove av or }  
 Delmonico pl, 40x100. }  
 Weeks W. Culver, Brooklyn, to Theodore W. }  
 Denison, Jr. Jan. 22. 8,000  
 135th st, n s, 275 e Willis av, 80x100. Kate }  
 Murphy to Abram B. Van Dusen. C. a. G. }  
 Mort. \$12,000. Oct. 4, 1879. 12,100  
 136th st, s s, 225 e Lincoln av, 25x100, h & l. }  
 James Fairbrother to Lothar Laumeister. }  
 Mort. \$2,150. Jan. 20. 4,100  
 140th st, n s, 356.6 e Alexander av, 20x100. }  
 Order of Court confirming apportionment of }  
 Commissioners of Suburban Rapid Transit }  
 Co. awarding for above property 5,500  
 141st st, s s, 123.1 e 3d av, 100 to Alexander av, }  
 x100x100x100. Jane wife of T. Mason Oliver }  
 to Henry Van Zandt. Jan. 25. 15,000  
 141st st, s s, 123.1 e 3d av, runs south 100 x east }  
 100 to Alexander av, x north 25 x west 75 x }  
 north 75 to 141st st, x west 25. Release mort. }  
 Jane wife of T. Mason Oliver to Henry Van }  
 Zandt. Jan. 26. 5,000  
 148th st, n s, 190 w Brook av, 25x100. Lewis B. }  
 Brown to John H. Bergen. Dec. 18. 1,200  
 167th st, n w cor Tinton av, 16.8x80.6. John }  
 A. Knox and Newbury D. Lawton, New Roch- }  
 elle, to Joseph Pelz. Jan. 20. 3,250  
 Central av, w s, adj Aitken estate on north, 25 }  
 x200, late Morrisania. Alfred W. Fraser, }  
 Saugerties, N. Y., to John A. and Jesse De C. }  
 Fraser. Dec. 31. nom  
 Lind av, s e s, 64 n e Devoe st, runs southeast 90 }  
 x southwest to Devoe st, x east 26.10 x north- }  
 east 31.6 x northwest 112.6 to av, x south- }  
 west 40. Edward Thompson, Huntington, L. }  
 I., to Abraham L. Casey and Maria E. his }  
 wife. Jan. 26. 2,000  
 Madison av, w s, 180 n 172d st, 80x120. Erastus }  
 F. Brown and ano., exrs. and trustees J. S. }  
 Kenyon, to John M. Whyte. Dec. 21. 2,240  
 Pelham av, n s, 25.6 w Cambreleng av, 50.11x }  
 137.7x50x127.8. John J. Brady to Mary Case. }  
 Jan. 22. 800  
 Railroad av, lot 41 map Central Morrisania, 50 }  
 x150. Bridget Coogan, formerly Kahl, heir }  
 John Kahl, to Daniel Doyle and Margaret his }  
 wife, joint tenants. Jan. 23. 1,000  
 Tinton av, s e s, 150 n e 145th st, 25x100. John }  
 M. Leins to Jacob Haffen. Jan. 28. 750  
 Washington av, n e cor Fletcher st, 148x100. }  
 Joel O. Fithian to John A. Knox, New York, }  
 and Newbury D. Lawton, New Rochelle. }  
 Dec. 26. 2,500  
 Lots 169-172, inclusive, and 569 and 570 map S. }  
 Cambreleng et al., Fordham. John J. Brady }  
 to George W. Tubbs. Jan. 18. 1,000  
 Plot on Mill Brook bet land of 24th Ward Real }  
 Estate Assoc., part of P. Bussing farm, and N. }  
 Y. & Harlem R. R. 2,031-10,000 acres. John }  
 Claffin to the 24th Ward Real Estate Assoc. }  
 Jan. 22. nom  
**LEASEHOLD CONVEYANCES.**  
 Broadway, Nos. 1141 and 1143. Assign. lease, }  
 William Figgott to John F. Ames. 500

Grand st, No. 243. Assign. lease. Richard and Robert Lavery to Hannigan & Bouillon. 10,350  
 Union sq, No. 52. Assign. lease. Arnold J. B. Miller to Charles Heber. nom  
 10th st, Nos. 354 and 356, s s, 143 e Av B, 50.6x 92.3, two four-story brick tenem'ts and stores and two four-story brick rear tenem'ts. Foreclos. Edward Sandford to Arthur J. Scanlon. Jan. 27. 2,000  
 24th st, No. 459, s s, 260 e 10th av, 20x80. Consent to assign. lease. William T. Moore to Elizabeth Stuart.  
 Same property. Assign. lease. Elizabeth Stuart, widow, to Mary Stuart. gift  
 24th st, No. 428, s s, 448 e 10th av, 14.8x80. Consent to assign. lease. Benjamin Moore, committee of Cath. Van C. Moore, to Elizabeth Stuart.  
 Same property. Assign. lease. Elizabeth Stuart, widow, to Mary Stuart. gift  
 2d av, w s, 43 s 12th st, 20x80. Assign. lease Charles Bernhard to August Caille. 11,750  
 2d av, n w cor 7th st, 25x100. Isaac Hochster to Ferdinand Ehrhart. Lessee to expend \$10,000 in improvements or forfeit \$2,000 cash. 21 years, from Jan. 19, '86, per year, 1,700  
 6th and 7th avs, 46th to 47th st, lot 58, block 7, on 22d Ward map for 1877, &c. The Mayor, &c., to Smith Ely, Jr. Taxlease. 1,000 years, from May 11, 1883. 1,335  
 Same property. Assgn. tax lease. Smith Ely, Jr., to Frederick W. Whitridge. 1,903  
 Assignment of a lease by Margt. Gammon, May 14, 1885. John G. Mackie and Hugh R. Johnson to Joseph McCann. nom

KINGS COUNTY.

JANUARY 22, 23, 25, 26, 27, 28.

Adelphi st, e s, 80.5 n Lafayette av, 20x100, h & l. Mary M. wife of and Horace Packard to Edwin Packard. Mort. \$5,000. \$12,000  
 Bayard st, n s, 157.10 w Humboldt st, 20.7x110. Martin Schultz to Rosine Menue. 800  
 Bennett st, s s, 175 w De Kalb av, 25x100. Patrick McGinnis, of Rockford, Ill., to Catharine McGinnis, same place. 600  
 Bainbridge st, s s, 240 w Patchen av, 16.8x62.6x 16.10x63.4, with all title in st and old plank road. Amelia E. Burns to Susannah Cook. 2,500  
 Bainbridge st, s s, 283.4 w Patchen av, 16.8x58.8 x 16.10x59.2, with all title in st and old plank road. Same to Arthur and William F. Bebel. 2,500  
 Bainbridge st, s s, 266.8 w Patchen av, 16.8x59.2 x 16.8x60, with all title in st and old plank road. Amelia E. Burns to Victoria J. Brown and Ida M. Bebel. 2,500  
 Bergen st, n s, 125 w Smith st, 25x100. Rosa wife of Henry Wirth to Thomas McCormack. Mort. \$4,000. 9,250  
 Bergen st, n s, 337.6 w Nevins st, 18.9x100. Joseph Annin and ano., exrs. Eliza Benton, to Aena B. Pearsall, Charles B. T., Hattie E. and Lillian J. Benton, tenants in common. 1872. nom  
 Berkeley pl, n s, 166.6 w 8th av, 21x100. Samuel C. Beckwith to Sherman Moulton, trustee. nom  
 Same property. Sherman Moulton, trustee, to Anna C. wife of Samuel C. Beckwith. nom  
 Bleeker st, s e s, 190 s w Central av, 35x100. James H. Allan to Frederick J. Edgars. 700  
 Same property. Frederick J. Edgars to Elizabeth Allan. 750  
 Boerum st, s s, 574.9 e Bushwick av, 25x87.6. Marvin Cross, Sherlock Austin and John H. Ireland to Alois Claude. 850  
 Boerum st, s w cor Morrell st, now Bushwick av, 25x60. Albert F. W. Fahl to Abraham and Aaron Kodziesen. 2,300  
 Boerum st, n s, 572.9 e Bushwick av, 25x52.5x 25.1x54.2. Marvin Cross, Sherlock Austin and John H. Ireland to Alois Kunzweiler. 575  
 Butler st, s s, 100 w 3d av, 150x100. George Beach, Hartford, Conn., to Samuel G. Stanley and John F. Uncles of Stanley & Uncles. Taxes and assessm'ts. 6,000  
 Bancroft pl, w s, 80 n Atlantic av, 10x17. Christopher P. Skelton to Louisiana I. Gleason. Q. C. nom  
 Broadway, n cor Margaretta st, 130x95. James D. Lynch, New York, to John H. and Edward Classen. 13,500  
 Broadway, s w s, 79.5 n w Van Buren st, runs southerly 40 x south 35 to Van Buren st, x west 24.11 x north 19 x northeast 78.9 to Broadway x southeast 25.  
 Broadway, s s, 54.5 n w Van Buren st, runs south 55.2 to Van Buren st, x west 27 x northeast 35 x northeast 40 to Broadway x southeast 25.  
 Van Buren st, n s, 111.10 e Patchen av, 25x54 x 27x64. William T. and P. C. Smith, exrs. T. T. Smith, to Leopold Michel. 9,000  
 Broadway, east cor Vanderveer st, 50x101.8x 50x101.3. Contract. Mary A. wife James Savage to Mathew Dignan. 8,300  
 Broadway, e cor Vanderveer st, 50x101.8x50 x 100.3. Mary A. Savage to Matthew Dignan. Mort. \$5,550. 3,300  
 Broadway, n e s, 80 s e Cooper st, 20x100. John Nimmo, New York, to Joseph Lawson. 900  
 Clifton pl, s s, 175 e Grand av, 100x200 to Greene av. Daniel P. Barnard to William H. Scott. nom  
 Clinton st, e s, 74.10 n Love lane and 163.2 n Pierrepont st, 24x100. George E. Weeks to William Noble. Mort. \$12,000. nom  
 Same property. William Noble to Maurice Moore. Mort. \$12,000. 22,000

Columbia Heights, No. 146, w s, 100.7 s Pineapple st, 25x-x-x112. Kate C. Henderson to Aminta de Samper. 40,000  
 Conover st, e s, 75 n Sullivan st, 25x100, Charles Bradley, New York, to Peter Roberts, Jersey City. Mort. \$8,000. 12,000  
 Same property. Peter Roberts to Mary wife Charles Bradley. Mort. \$8,000. 12,000  
 Chauncey st, s s, 50 w Howard av, 25x75. Margaretha wife of George Zink to John Backes, Jr. 350  
 Degraw st, n s, 100 w Nostrand av, runs north 100 x west 32 x southwest about 51.10 x south abt. 53.5 to street x east 60. Pauline Haviland, widow, Sarah E. wife of Richard Nelson, Lyman P., William S. and Edgar F. Haviland Anna P. wife of David Hunt to John J. Drake and Patrick J. Kenedy. Q. C. nom  
 Dean st, s s, 100 e Rockaway av, 25x107.2. Hannah wife of and James Cathcart to Laura P. Gibbs. 475  
 Dean st, s s, 150 w Clason av, 100x110, hs & ls. Samuel Parson to Johanna Ewest. Q. C. nom  
 Decatur st, n s, 400 w Patchen av, 100x100. Release mort. Cornelius N. Hoagland to Julius B. Davenport. nom  
 Elery st, s s, 375 e Throop av, 19x100, h & l. Christian G. Probst to John Schmidt. C. a. G. Mort. \$700. 2,500  
 Frost st, n s, 175 e Lorimer st, 25x100. Margaret F. wife of Thomas M. McCann to Martin Reynolds. 400  
 Fulton st, n e cor Downing st, 21.1x80x51.9x64.6. Daniel F. McCabe to Adelaide wife of Philip Levy. Mort. \$12,000. 17,000  
 Fulton st, No. 752, s s, 40 w Carlton av, 20x87.1 x 15x15.2x91.1. Vincent W. Nash, Plainfield, N. J., to Ephraim C. Morse. 1/2 part. 1,200  
 Gerry st, n s, 250 w Throop av, 25x100. Gertrude Baier, Margareth Moehrer, Mary Haum, George Reuch, and Gottfried and John Reuch, to John Rueger. Mort. \$4,280. 4,430  
 Garfield pl, late Macomb st, s w s, 100 s e 4th av, 25x51 to Mill road, x -x75, with all title in sts and road. John Sloggett to Alfred W. Sloggett. 2,500  
 Gwinnett st, n w s, 245 n e Marcy av, 60x100, h & l. Mary wife of George Marx and Emma M. wife of Hugo E. Wachschrager to Charles A. Wagner. Sub. to mort's., mechanics' liens, taxes, &c. nom  
 Grove st, s s, 275 w Cypress av, 37.6x100, h & l, East New York. Franklin W. Taber to Charles Infanger, New York. M. \$1,550. 1,750  
 Grove st, s s, 312.6 w Cypress av, 37.6x100. Franklin W. Taber to Charles Volz and Frida his wife. Mort. \$1,550. 1,750  
 Hart st, s s, 64 e Summer av, 18x100. Sumner av, w s, 37.9 s Hart st, 35.7x82. De Kalb av, n s, 18 e Kent av, 12x80. William A. Fitch to Lucy C. wife of Charles H. Pearsall. Q. C. nom  
 Hart st, s s, 275 w Tompkins av, 50x100. Henry L. Meyer to Welford P. Hulse. 6,250  
 Hart st, n s, 172.2 e Marcy av, 13.11x100. Horatio Berry to Mary B. wife of George W. Johnston. 3,100  
 Herkimer st, n s, 180 w Rochester av, 20x100. Robert L. Woods to Henrietta wife of James Cornelius. 825  
 Herkimer st, n s, 100 w Kingston av, 20x100. Noah Tebbetts to Henry J. Brown. 800  
 Herkimer st, n s, 300 w Nostrand av, 25x100, h & l. Mary Boorman to Thomas D. Carpenter, Jr. 4,850  
 Herkimer st, n s, 175 e Utica av, 25x100. Margaret wife of Alexander Halliday to Janet Olcott, Jersey City. nom  
 Herkimer st, s w cor Russell pl, 97.6x167. Felix Gallagher and John Taaffe to Adam McNickle. 50,000  
 Hayward st, No. 130, s s, 201 e Lee av, 18x100, h & l. Amelia wife of John Davis to Lewis S. Davis. C. a. G. All liens. 500  
 Hull st, s s, 117.6 w Stone av, 32.6x100. Horatio S. Stewart to Henry C. Baker. Mort. \$25,000. nom  
 Hull st, n s, 133.4 w Hopkinson av, 16.8x100. Frank Hyde and Adolphus Gload to Adolph Sussman. C. a. G. 200  
 Hull st, n s, 167.2 w Hopkinson av, 16.8x100. Baldwin Pettit to Evan J. Rustin. Mort. \$1,700. 2,800  
 Halsey st, n e cor Nostrand av, 21.6x100. Robinson Gill to Arthur R. Jarrett. 14,000  
 Halsey st, n s, 16.8 e Throop av, 16.8x84, h & l. Elizabeth Newcomb, New York, to Joseph H. Colyer. Mort. \$2,500. 5,000  
 Humboldt st, e s, 25 n Debevoise st, 75x100. Warren Provost to Warren Provost and Frederick A. Wells, of W. Provost & Co. All title. Mort. \$5,500. nom  
 Same property. Victor W. Voorhes to same. All liens. Mort. \$5,500. 5,000  
 Hancock st, s s, 150 e Patchen av, 5x100. Release mort. Roswell Eldridge, town treas. Hempstead, to Martha J. and Henry V. Williams. nom  
 India st, s s, 250 e Oakland st, 50x100. Seth G. Babcock, individ. and trustee of Abby G. Spring. 1/2 parts. 531  
 Same property. Albert M. Patterson, exr. J. W. Patterson, to Raymond McDonald. 1/2 parts. 319  
 India st, n s, 300 e Oakland st, 25x100. Seth G. Babcock, individ. and trustee Abby G. Spring, to John McCaughan. 1/2 parts. 281  
 Same property. Albert M. Patterson, exr. J. W. Patterson, to same. 1/2 part. 169  
 India st, s s, 300 e Oakland st, 25x100. Seth G. Babcock, individ. and as trustee Abby G. Spring, to Patrick Tighe. 1/2 part. 281

Same property. Albert M. Patterson, exr. J. W. Patterson, to same. 1/2 part. 169  
 Imlay st, s s, 150 e Verona st, 25x90. Thomas McLean to Franklin Woodruff. Q. C. nom  
 Same property. Franklin Woodruff to Patrick Creamer. 800  
 Jefferson st, s s, 560 w Nostrand av, 20x100, h & l. Sarah V. Jacobs, Gordonsville, Va., to Benjamin Almy, New Bedford, Mass. Mort. \$7,500. exch  
 Jefferson st, e s, 236.8 s Fulton av, 50x100, East New York. Edward F. Linton to James Gage. 700  
 Same property. Release mort. Sarah Stoothoff et al. to Edward F. Linton. 500  
 Jefferson st, w s, 198.6 s Fulton av, 25x100, New Lots. James H. Watson and James H. Pittinger to Philip Brady. C. a. G. M. \$1,000. 1,550  
 Jefferson st, s s, 230 w Throop av, 20x100. Edward W. Phillips and David Weild to William Wilson, and Elizabeth M. L. his wife. Mort. \$4,500. 9,000  
 John st, e s, 100 n Baltic av, 25x100. Baltic av, n s, 50 e John st, 25x100. Ludwig Kieseler et al., see Baltic av, to Frederick Schwicker. 4-5 part. nom  
 John st, e s, 150 s Liberty av, 50x100, East New York. Ludwig Kieseler et al., see Baltic av, to William Fieseler. 4-5 part. nom  
 John st, e s, 125 n Baltic av, 50x100, East New York. Ludwig Fieseler et al., see Baltic av, to Frederick Fieseler. 4-5 part. nom  
 King st, n cor alley, runs northeast along alley 217.5 x northwest 100x234.10 to line in continuation of King st, x 101.6. Eastman & Bunce Mfg Co. (Limited), to Eastman & Mandeville Co. Mort. \$15,000. 40,000  
 Lorimer st, w s, 100.8 n Skillman av, 24.4x100. Release mort. The Williamsburgh Savings Bank to William Heerd. 2,000  
 Lorimer st, No. 300 w s, 78.10 n Skillman av, 22 x 100. Catharine wife of and William Heerd to Carl Neitzel, New York. Mort. \$2,000. consid. omitted  
 Leonard st, e s, 200 s Meserole av, 25x100, h & l. Joseph Emerson, Beloit, Wis., and Ralph Emerson, Rockford, Ill., to Otto Grunewald. Taxes, &c. 3,000  
 Marion st, s s, 125 e Saratoga av, 150x100, hs & ls. M. Bayard Brown, New York, to Helen R. Russell. C. a. G. 11,576  
 McDougal st, s s, 306.3 w Saratoga av, 18.9x100. Maria wife of Christian Bauer to John Zentgraf. 3,600  
 Montgomery st, s s, bet lands of Vanderveer and Wilson, 141x231.6x250.6x200, Flatbush. Gerard M. Stevens to Charles B. Coon, Roselle, N. J. Aug. 1, 1874. 100  
 Same property. Charles B. Coon to Abraham L. Vanderbilt, South Norwalk, Conn. Q. C. Oct. 15, 1874. other consid. and 325  
 Madison st, n s, 400 e Ralph av, 25x100, h & l. Ernest C. Kunda to Anthony Reisert, New York. 3,800  
 Monroe st, w s, 206.4 s Fulton av, 50x100, East New York. Edward F. Linton to Fredericka W. K. wife of Henry C. L. Knabjohann. 800  
 Same property. Release mort. Sarah Stoothoff et al. to Edward F. Linton. 500  
 Monroe st, n s, 310 w Sumner av, 20x100, h & l. Daniel B. Norris to Joseph H. Lecour. 6,500  
 Macon st, s s, 110 e Patchen av, runs east 740 to Ralph av, x south 200 to McDonough st, x west 100 x north 100 x west 640 x north 100.  
 Macon st, s e cor Ralph av, runs east 594.8 x south - to McDonough st, x west 887 to Ralph av, x north 200.  
 Ralph av, s e cor Decatur st, runs east 550 x south 200 to Bainbridge st, x west 440 x north 100 x west 110 to Ralph av x north 100.  
 Ralph av, southeast cor Bainbridge st, 100x550, Nancy B. Wheeler to William Zeigler. 192,000  
 Macon st, s s, 160 w Nostrand av, runs west 100 x south 20 x south 15.3 x east 100 x north 26.3 x north 31.3. Charles W. Betts to William O. Thompson. 5,500  
 Manhasset pl, e s, 109.8 s Rapelye st, 30.4x68, h & l. James E. Campbell to Lewis N. Vause, New York. Mort. \$2,400. 8,000  
 McDonough st, n w cor Reid av, 24.9x200 to Macon st. Paul C. Grening to Joseph C. Hoagland. Mort. \$3,000. 6,000  
 McDonough st, s s, 400 w Patchen av, 100x100. Julius B. Davenport to George J. Bryan. Mort. \$2,000. 4,250  
 McKibbin st, s s, 75 e Graham av, runs south 75 x west 25 x north 25 x east 5 x north 50 to McKibbin st, x east 20. Katharine Bring, widow, to Michael Weinemann and Margaretha his wife, joint tenants. 3,100  
 North Elliott pl, e s, 275.6 n Auburn pl, 120.11x 100, six hs & ls. Bryan McAvenny to Crawford C. Smith. 36,000  
 Pineapple st, s s, 88 w Fulton st, 51x51. Gordon L. Ford to David A. Wells, Norwich, Conn. 1/2 part. 15,000  
 Pulaski st, s s, 165 w Lewis av, 20x100, h & l. Edwin O. Phelps to Ellen L. wife of Robert A. Austin. Q. C. 25  
 Pulaski st, s s, 165 w Lewis av, 20x100. Richard G. Phelps et al., exrs. J. M. Phelps, to Ellen L. wife Robert A. Austin. 4,000  
 Partison st, n e s, 100 n w Richards st, 25x100. Charles Domingo to Patrick Foley. Mort. \$2,800. 5,000  
 Pacific st, s s, 125 w Albany av, 20x107.2, h & l. Kate McGray to William M. Brasher. Q. C. 650  
 Pacific st, n s, 100 e Grand av, runs north 100 x west 100 to Grand av, x south 20 x east 65 x south 80 to Pacific st, x east 35, hs & ls. Pacific st, n e cor Grand av, 25x80.



Anne Riley to William McTammany. All Hens. 12,000  
 Palmetto st, n w s, 275 n e Knickerbocker av, 25x100. Partition. Henry M. Birkett to James W. Kelly. 130  
 Palmetto st, n w s, 225 s w Knickerbocker av, 25x100. William Callaghan to James Irwin. 485  
 Palmetto st, s e s, 230 n e Hamburg st, 60x100. Horace F. Burroughs and Marvin Cross, survivors of H. F. and W. Burroughs & Co., and as trustees, to Anson W. Turner and Amanda F. his wife, joint tenants. 1,305  
 Pequod st, n e cor Paidege av, 489.8 to exterior water line Newtown Creek, x200 to Ranton st, x abt 479.3 to Paidege av, x west 200. First Nat. Bank, Saugerties, to Edward C. Smith. 83,500  
 Prospect pl, s s, 225 e Grand av, 40x131. David B. Moses, Ossining, N. Y., to Charles O. Davis. 3,000  
 Quincy st, n s, 131.8 e Bedford av, 45.4x100, frame dwell'g. Theodore W. Swinn to Daniel Winant. Mort. \$5,000. 7,250  
 Quincy st, n s, 325 e Bedford av, 50x100. Emma L. Turner to Georgiana S. wife of Charles G. Shelton. 1,000  
 Robinson st, n s, 92.6 e Rogers av, 40x122.6, Flatbush. William B. Smith to Sarah L. Stillson. 600  
 Somers st, n s, 150 e Hopkinson av, 75x200 to Hull st. Michael Bennett to John French. 6,500  
 St. Marks pl, late Wyckoff st, s s, 361.2 w 5th av, 40x100, h & l. Del Orme Knowlton to Maria F. wife of Elisha Pierce. Morts. \$5,000. 9,000  
 Somers st, n s, 130.6 e Rockaway av, 15.9x100, h & l. M. Louise wife George W. Brown, to George R. Brown. Mort. \$2,300. 3,500  
 Stewart st, s e s, 100 s w Bushwick Av Boulevard, 25x100. Elizabeth Furman to James and Samuel Cocroft. 400  
 Suydam st, s e s, 200 n e Vandervoort av or Johnson av, 25x100. Susan Tyler to Theodore F. Jackson. Taxes and assmts. 300  
 Stockton st, n s, 160 e Marcy av, 25x100. Agnes D. wife of Walter S. Davies to Andrew Wils. 1,500  
 Stockton st, s s, 125 w Lewis av, 25x100. Charles Meyer, a devisee of Elizabeth Meyer or Elizabetha Mayer, to Elizabetha wife of William Droge. C. a. G. 2,500  
 Sumpter st, s s, 390 w Stone av, 100x87.4 to pike, x southeast along pike — x north 0.8 x southeast 80 x north 100. Nathan Carpenter to John H. Sloat and Charles S. Sloat. Morts. \$5,250. 150  
 Sackett st, s s, 78 e Nevins st, runs south 40 x east 2 x south 60 x east 23 x north 100 to Sackett st, x west 25. William Bullock to John Tucker. Mort. \$600. 1,150  
 Schenck st, w s, 83 n De Kalb av, 25x100. Partition. Henry M. Birkett to James W. Kelly. 2,600  
 Same property. James W. Kelly to Bridget F. Kelly. 2,600  
 Stirling pl, No. 205, n s, 368 w Vanderbilt av, 17 x100. Stewart B. Close to Mary Scott, widow. 7,000  
 Tompkins pl, w s, 163 s Harrison st, 21x112.6. William P. Shaw to Leila and Matilda A. Shaw. nom  
 Union st, s w s, 225.6 n w Columbia st, 20 x100.  
 Union st, s w s, 205.6 n w Columbia st, 20 x100.  
 William Brosnan to Michael J. Brosnan. 1,000  
 Union st, s s, 48.3 e Hicks st, runs south 99 x east 3.5 x east 20 x north 100 to Union st, x west 23.3. Julia C. Delaplaine to Margaret McNamara. 4,750  
 Van Brunt st, w s, 25 s Degraw st, 20x100, h & l. Lawrence Flood, North Bergen, N. J., to Mary A. Flood. C. a. G. 1-5 part. nom  
 Van Brunt st, s e s, 75 s w Delavan st, 25x90, h & l. Thomas F. Dermody to Mary E. Dermody, widow. 1/4 part. Sub. to mort. \$800. 500  
 Van Buren st, n s, 325 e Lewis av, 50x100. David S. Beasley to John H. Hilliker and Mary F. his wife. 1,225  
 Warren st, s s, 210 e 4th av, 20x100.  
 5th av, e s, 77.1 s 3d st, 18.7x58.8.  
 21st st, n e s, 175 s e 4th av, 25x100, h & l. Philip Levy to Mary Levy wife of John. nom  
 Washington st, w s, 200 s Broadway, 50x100, New Lots. John D. Snedeker to Nicholas L. Duryea and ano., exrs. M. S. Duryea. 500  
 Washington st, s w cor High st, 23x80. Order Court confirming award of Commissioner allowing for above. 25,000  
 Washington st, w s, 23 s High st, 25x80, h & l. Martha M. Williams to the trustees New York and Brooklyn Bridge. 18,000  
 Weirfield st, s e s, 175 n e Broadway, 20x100, h & l. James Gascoine to Frederick Horby. val. consid  
 Wolcott st, s w s, 114.8 s e Richards st, 19.4x100, h & l. Ann Moloney, widow, to Robert Wigmore. 2,400  
 South 2d st, n e s, 59 s e Rodney st, runs north-west along st 2 x northeast 8.7 x southeast 14.4 x southeast 0.10 x southwest — to beginning. Caroline wife of Franz X. Eberle to Frank Grofcsik. 100  
 South 2d st, n e s, 78.5 s e Rodney st, runs northeast 70 x southwest 32.4 x northwest 3.10 x southwest 12.2 x southwest to South 2d st, x southeast 19.5. h & l. Caroline wife of Franz X. Eberle to Morris Moses. 2,500  
 2d st, n e cor Bond st, 130 x north about 93.3 x 130.1 to Bond st x south 90.5. Robert C. Embree, Flushing, N. Y., trustee for Mary E. Townsend, Cornelia L. wife of Francis I.

I. DeRaismes and Edith F. Embree to Mary E. Lynch. 4,000  
 4th st, n w s, 92.6 s w North 8th st, 22.6x100. Margarethe Kopke to John Starkey. 5,000  
 Same property. John Starkey to Charles Kopka. 5,000  
 North 8th st, n e s, 100 n w 1st st, 25x70, h & l. Margaret Rourke, widow, to Sarah Rourke. nom  
 9th st, n s, 314.6 w 3d av, 16.5x100. Foreclos. Charles R. Farley to George S. Carter, Tarrytown, N. Y. 2,000  
 South 10th st, n e cor 2d st, 26x76.5, h & l. Annie B. Dodge, Emma S. Bourne, Elizabeth B. Ballard and Belle D. Keeler to William Hardenbrook, Jamaica. 7,000  
 10th st, n s, 178.3 w 5th av, 16 8x100.  
 Prospect av, s s, 216.8 w 7th av, 33.4x90.2. }  
 Sophie G. Parker to Elizabeth A. wife of Jesse M. Baker, Winona, Minn. Mort. \$3,000. }  
 11th st, n s, 105.9 w 4th av, 20x100. Conrad A. Hotaling, Newark, N. J., Mary Holmes, widow, Benjamin B. Hotaling, Joseph K. Hotaling, Albany, N. Y., and Charlotte H. wife of Henry Slingerland, heirs Clarissa Wolf, to William H. Winchester. 3,500  
 11th st, s s, 197.10 e 4th av, 33.4x100. John T. Bierds to William C. Baker. C. a. G. 11,000  
 20th st, s s, 350 e 5th av, 25x100. James Ferrall to James E. Ferrall. nom  
 34th st, n s, 325 w 5th av, 25x100.2. Honora Foley to Cornelius Foley. nom  
 47th st, s s, 240 e 3d av, 20x100.2. Edward T. Hunt, exr. and trustee of Thomas Hunt, to George H. Barker. 300  
 55th st, n e s, 250 n w 2d av, 50x100.2. Edward F. Day to Henry L. Spicer, Jr. 1,400  
 Same property. Release covenants. Albert Woodruff to Edward P. Day. nom  
 57th st, n s, 220 e 5th av, 100x100. William A. Watson to Elizabeth L. Hilton. M. \$417. nom  
 Atlantic av, s w s, 89 n w Warren st, 50 x abt 145.  
 Concord st, s e s, 394 s w Atlantic av, 50x 123.6, Fort Hamilton.  
 John H. Horstman et al., exrs. J. Horstman, to James P. Simpson. 275  
 Atlantic av, s s, 250 w Stone av, 50x100. Foreclos. Philip L. Balz, Jr., to Martin G. Johnson. Sub. to morts., &c., \$1,400. 75  
 Atlantic av, n w cor Bancroft pl, 17x80, h & l. Christopher P. Skelton to Louisa I. Gleason. Mort. \$1,500. 3,500  
 Atlantic av, n e s, 48.6 s e Court st, 24.9x84.9x 24.9x83. George O'Connor to Georgianna G. Leech. 12,250  
 Atlantic av, s s, 225 w Stone av, 25x100. Foreclos. Philip L. Balz, Jr., to Josephine Huther, guard. 600  
 Albany av, w s, 109.1 n Atlantic av, 20x160, h & l. Elizabeth Petty, widow, to Mary A. Seed. Mort. \$2,000. 3,500  
 Same property. John T. Rockwell and Annie C. wife of Frederick M. Shepard to Elizabeth Petty. C. a. G. 2,300  
 Alabama av, e s, 325 n Liberty av, 50x100, East New York. Katharina Hoobs to John Knupp- ing and Anna his wife. 1,300  
 Baltic av, n e cor John st, 50x100, East New York. Frederick J. Christian and William Fieseler, Frederick wife of Christian Fieseler, devisees F. Fieseler, to Ludwig Fieseler. 4.5 part. nom  
 Baltic av, n s, 50 e John st, 50x100, East New York. Release mort. Charles Ulrich to Ludwig Fieseler et al. nom  
 Baltic av, n e cor John st, 100x175.  
 John st, e s, 150 s Liberty av, 50x100. East New York.  
 Karoline M. Fieseler to Ludwig Kieseler et al. Release dower.  
 Baltic av, n s, 75 e John st, 25x100. Ludwig, Frederick and William Fieseler, and Fredericka wife of Christian Schwicker, devisees F. Fieseler, to J. Christian Fieseler. 4.5 part. nom  
 Bennett av, w s, 200 s Blake av, 25x100, New Lots. Foreclos. James L. Bennett to Charlotte Coffin. 510  
 Same property. Release dower. Julia D. wife of John U. Shorter to same. nom  
 Bay av, s s, 25 w Washington st, 25x100.  
 Bay av, s s, 25 e John st, 25x100.  
 Barbey st, e s, 275 s Union av, 25x100. East New York.  
 John D. Snedeker to Nicholas L. Duryea and ano., exrs. M. S. Duryea. Foreclos. 550  
 Bushwick av, e s, 82.11 s Jackson st, 25x100. Cecilia Dougherty, widow, to Theresa McNicholl, New York. nom  
 Bushwick av, s e cor Troutman st, 55x48.10x50x 71.10. Charles Meyer and Elizabetha wife of William Droge, devisees of Elizabeth Meyer or Elizabetha Mayer, to Andreas Andres. C. a. G. nom  
 Bushwick av, easterly cor Furman st, 103x100, except part taken for Manhattan Beach R. R. David Houston, East Orange, N. J., to Francis Jezek. 2,500  
 Same property. Francis Jezek to Chauncey T. Austin. 3,000  
 Butler av, w s, 100 n Liberty av, 25x100, New Lots. Sarah E. wife of William Quayle to Andrew Lennon. Mort. \$600. 1,500  
 Butler av, w s, 125 n Fulton av, 25x100, New Lots. Foreclos. William G. Cook to Maria L. Nisbet. 1,500  
 Central av, e s, 80 s Prospect st, 30x100. Louise wife of Charles Boelkow to August Buermann. nom  
 Same property. August Buermann to Charles Boelkow and Louise his wife. nom  
 Central av, n e cor Bleeker st, 100x125. Alfred J. Pouch to Paul C. Grening. 5,000

Central av, s cor Woodbine st, 100x100. Alfred J. Pouch to Paul C. Grening. 5,000  
 Central av, e cor Woodbine st, 200 to Ivy st, x 100. Alfred J. Pouch to Paul C. Grening. 9,500  
 Central av, s cor Margaretta st, 290 to Eldert st x 230 to centre of old Bushwick road x — to Margaretta st x 262. Thomas S. Smith to William H. Hubbell and George C. Jeffery. Morts, \$5,700. 9,000  
 Clermont av, e s, 471.6 s Greene av, 20x100, h & l. Thomas B. Young and Ann E. wife of and Stephen P. Cox to David B. Young. 3/4 part. nom  
 Clermont av, e s, 450 s Greene av, 21.6x100, h & l. David B. Young to Thomas B. Young. 3/4 part. nom  
 De Kalb av, n s, 175 e Nostrand av, 25x123.6x 26.9x131. Louise A. Meriam to Augustus P. Hubbell. Mort. \$3,500. 6,500  
 Evergreen av, s w s, 80 s e Harman st, 20x80, h & l. George Morgan to Mary E. Gorman. 2,000  
 Fulton av, s w cor Smith av, 100x100, New Lots. Horace W. Miller to John M. Conklin. 3,500  
 Fulton av, s s, 75 w Smith av, 25x100, New Lots. Mary A. Miller to Horace W. Miller. 800  
 Franklin av, e s, 236.10 s Myrtle av, 25x100. James Ogilvy to Margaret A. wife of John McEnroe, New York. 1/2 part. Sub. to all liens. nom  
 Same property. Margaret A. wife of John McEnroe to Ellen wife of James Ogilvy. C. a. G. 1/2 part. nom  
 Flushing av, s e cor Throop av, 25x100, h & l. George F. Endter to Reinhard Stehling. Mort. \$5,000. 9,000  
 Gates av, n s, 100 w Tompkins av, 27x100. Mary E. wife of Rowland Sweet to Mortimer E. Weldon, Bristol, Conn. nom  
 Gates av, n w cor Grand av, 23x103. Thomas Read to George H. Cole. 12,000  
 Same property. George H. Cole to Charles E. Schuyler and J. Morton Giles. Mort. \$11,000. 15,000  
 Gates av, No. 145. Charles E. Schuyler and J. M. Giles with Benjamin W. Otis and Gorham Boadman. Agreement as to purchase of premises to prevent its conversion into a store, &c. nom  
 Graham av, e s, 50 s Debevoise st, 25x100. Anna Roessel wife of John to Caroline Ebrmann. Morts. \$5,000. 8,000  
 Greene av, n w s, 100 n e Knickerbocker av, 40 x61.8x40x59.10. John Sinclair to John B. Caldwell. 750  
 Greene av, s s, 100 w Nostrand av, 200x100. Spencer Aldrich to Thomas H. Brush. 25,000  
 Same property. Release mort. Mutual Life Ins. Co., New York, to Spencer Aldrich. 12,400  
 Hopkinson av, n e cor Hull st, 25x100, h & l. Daniel Lauer to John P. Hertmann. Mort. \$3,550. 7,250  
 Howard av, s e cor McDonough st, 100x100. Jonas A. Lincoln to William Ziegler. 3,500  
 Same property. Release mort. Henry G. Disbrow to Jonas A. Lincoln. 1,814  
 Howard av, n e cor McDougal st, 100x75. Nathaniel W. Burtis to Asa W. Tenney and John W. Peckett, Jr. Mort. \$2,500. 4,500  
 Hudson av, w s, 73.11 s De Kalb av, 18.9x107. Helen Lamb to William F. Jones. Mort. \$1,500. exch  
 Irving av, n e s, 50 s e Magnolia st, 25x100. Joseph Le Poidevin to Alfred Le Poidevin. All liens. 125  
 Johnson av, n s, 175 e Leonard st, 50x100, h & l. Joseph Fuchs, exr. P. Dengel, to David Flegenheimer. 7,500  
 Lafayette av, s s, 51 w Nostrand av, 17x100. Albert J. Haff to Frank M. Walter. C. a. G. Mort. \$2,000. 4,500  
 Lexington av, s e s, 100 n e Bedford av, 16.6x100. Mary E. wife of and Charles G. Hall to Jacob May. Morts. \$4,000. 5,300  
 Lexington av, s s, 276.6 e Bedford av, 48.6x100, h s & ls. Mary E. wife of Charles G. Hall to William W. Rope and George W. McChestney. Mort. \$12,000. 15,750  
 Locust av, w s, 200 n Liberty av, 50x100, New Lots. Joseph Buehler, New York, to Henry W. Morris. 450  
 Same property. Sarah H. Crane and Zilla K. Napier to Joseph Buehler. val. consid  
 Manhattan av, w s, 50 n Greene st, 25x75. Release mort. Ferdinand R. Allaire to George A. Kingsland. nom  
 Miller av, w s, 150 n Baltic av, 50x100, New Lots. Adaline A. Newman to George Rogers. 1,000  
 Miller av, w s, 125 n Baltic av, 25x100, New Lots. Same to Otto F. Eichberg. 500  
 Myrtle av, n e cor Ralph av, 144.4x — to Irving av, x 100 to Ralph st, x 187. Thomas C. Higgins to Anson W. Turner and Amanda F. his wife, joint tenants. 6,000  
 Myrtle av, n s, 84.2 w Adelphi st, 20x83.6x20.5x 87.6. Matthew Dignan to Eliza D. Heatley. Mort. \$5,000. 10,750  
 Myrtle av, s s, 67.2 e Stockholm st, 18.9x81.6x 20.4x89.5. James McGuirk to Margaret Flannery. 500  
 Myrtle av, n e cor Lewis av, 50x100. John Mollenhauer to J. Adolph Mollenhauer and Anna M. M. his wife. 6,500  
 Myrtle av, s s, 75 w Marcy av, 25x100, h & l. Caroline wife of John K. Buckley to Charles Christal and Bridget his wife. Morts. \$3,000. 5,500  
 Prospect av, w s, 486 n Greenwood av, 50x150, Flatbush. William E. Murphy to Sophronia M. Fickett. 875  
 Same property. Release mort. Brooklyn Trust Co. to William E. Murphy. 632

Prospect av, w s, 536 n Greenwood av, 50x125, Flatbush. William E. Murphy to Carrie E. Hine. 875  
 Same property. Release mort. Brooklyn Trust Co. to William E. Murphy. 569  
 Putnam av, n s, 163 w Sumner av, 17x100. Release mort. Mary R. Phelps to John C. Bushfield. nom  
 Same property. Release mort. Mary R. Phelps to same. nom  
 Same property. Release mort. Samuel H. Vandewater, New York, to same. nom  
 Putnam av, n s, 298.4 w Sumner av, 16.8x100. Release mort. Samuel H. Vandewater, New York, to John E. Bushfield. nom  
 Putnam av, n s, 298.4 w Sumner av, 16.8x100. John C. Bushfield to Mary J. Robb. 5,500  
 Rockaway av, e s, 54.2 n Dean st, 75x100. Eleonora J. Decker to Melvin J. Bailey. 1,350  
 Sheffield av, n w cor Bay av, 50x100, h & l, New Lots. Catherine Heiser, widow, to Henrietta Miller. nom  
 Sheffield av, n w cor Bay av, 50x100, New Lots. Henrietta wife of Steve B. Miller to John Klueg. 1,900  
 Troy av, w s, 140 s Herkimer st, 20x100, hs & ls. Joseph Annin and ano., exrs. Eliza Benton, to Alena B. Pearsall, Charles B. T., Hattie E. and Lillian J. Benton. 1882. nom  
 Throop av, n e cor Putnam av, 180x90. Putnam av, n s, 90 e Throop av, 80x100. Asa A. Spear to The Board of Education. 24,900  
 United States av, south cor Lafayette av, 50x125. Atlantic av, s w s, 375 n w Hamilton av, 100x115, Fort Hamilton. John H. Bullwinkle to Henry A. Gomes. nom  
 Washington av, w s, 123.10 n Park av, 50x100. Lizzie wife of John Seton to Alois Lazansky. nom  
 Same property. Alois Lazansky to John Seton. nom  
 Washington av, e s, 107 s Myrtle av, 20x100. Washington av, e s, 67.3 s Myrtle av, 19.9x100. Myrtle av, n s, 96 w Fleet pl late Carl st, 24x100. Carrie M. Wyburn, New York, to John H. Wyburn. 1-5 part. nom  
 Washington av, s w cor High st, 23x80. Joseph P. Beach, Cheshire, Conn., to the trustees New York and Brooklyn Bridge. 24,875  
 William av, n e cor Blake av, 100x100, New Lots. Release from all liability under bonds. Hiram W. Betts to George R. Waldron and Sophronia his wife. 500  
 Willoughby av, s s, 36 w Walworth st, 16x90, h & l. Henry Loewenthal, New York, to Jetta wife of Israel Loewenthal. Mort. \$2,000. gift  
 Willoughby av, s s, 51 e Waverly av late Hamilton st, 17x100. Gerard M. Stevens to Angelina E. Darling, Utica, N. Y. Foreclos. 9,000  
 Wyckoff av, w cor Hiram st, runs southwest 260 x northwest 100 x northeast 175 x southeast 50 x northeast 87.3 to Wyckoff av, x southeast 50. Cornelia M. wife of William Ten Eyck, Brooklyn, Margaret S. Ten Eyck, widow, Jersey City, Nathaniel W. Troutman, Long Branch, N. J., Seymour C. Troutman, Somerville, N. J., Ephraim D. Brown, Bergen Pt., to Ann E. wife of George Crouse, Syracuse, N. Y. Partition. April 26, 1864. nom  
 9d av, s e cor 13th st, 97x100. Elizabeth A. Baker wife of Jesse M., of Winona, Minn., to Asa W. Parker, Hempstead. Mort. \$2,300. 10,000  
 4th av, e s, 80.3 s Bergen st, 19.9x88.4, h & l. John J. Dillon to Walter Longman. Mort. \$370. 7,500  
 4th av, north cor 9th st, original line, 150x60. 8th st, s w s, 60 n w 4th av, 25x100. Julia G. Jerome, widow, to Stephen H. Heriman. 7,800  
 5th av, s e s, 60 n e 20th st, 20x85, h & l. Maria A. wife of Nickolas Hartung to John P. H. de Wint. 8,000  
 Same property. Release mort. Germania Savings Bank Kings Co. to Anna M. wife of N. Hartung. nom  
 8th av, e s, 73 n Berkeley pl, 27x100. John Doherty to John H. and William R. Doherty. All liens. nom  
 8th av, e s, 50 n Berkeley pl, 23x100, h & l. John Doherty to John H. Doherty. All liens. nom  
 8th av, e s, 50 n 17th st, 25x74.6. William C. Baker to John T. Bierds. C. a. G. Sub. to mort. 7,000  
 Lots 33 and 34 map Hannah Cooper property, 18th Ward and Newtown. William A. Watson to Elizabeth L. Hilton. nom  
 Lots 862 to 865 and 871 to 875, map C. I. Lott property, New Lots, each 25x100. William Schmeelk to Henry H. Adams. 1,025  
 Plot at Gravesend, abt 1 1/2 acres, late of N. Stillwell. Sub. to right of way. Maria and Phebe Stillwell and Ann wife of Timothy T. Cortelyou, devisees G. Stilwell, to Nicholas R. Stillwell. 600  
 General release. J. Burrill & Co. to David Jones, Rahway, N. J. nom  
 The last will and testament of Joseph H. Martin, dec'd.

lot No. 7 on s s Front st, adj Geo. Drier, 60x85x100. 1  
 Irwin, Charles F.—Mary L. Crawley, same property. 1  
 Judson, Elizabeth and Styles W.—Charles E. Mills, lot No. 174 on w s 2d av, 100x105. 1  
 Mills, Charles E.—Styles W. Judson, same property. 1  
 Wilbur, Euphemia A.—Mary A. Barker, lot on e s highway leading to the pines, adj Geo. Faile. 1  
 McClellan, Clarence S.—Catharine L. Haag, lot No. 223 on w s Union st, 25x100. 250  
 Haag, Valentine, et al., by Wm. H. Collins, ref.—Clarence S. McClellan, same property. 200  
 Robinson, Marietta C.—Charles H. Ostrander, north 1/2 lot No. 297 on e s 4th av, Mt. Vernon, 25x105. 1  
 Ostrander, Charles H.—William J. Robinson, same property. 1  
 Bellesheim, Elizabeth C. and Frederick—Anna Bellesheim, s 1/2 lot No. 50 on s e s Greenwich st, 50x100. 3,300  
 Wood, Susy E. and Joseph S.—Paul S. Thebaud, lots Nos. 53 and 62 on w s 1st av, 50x160. 1,800  
 Spurge, Ada M.—Charles Barker, east 1/2 lot No. 1036 on w s 4th av, Mt. Vernon. 7,300  
 Stevens, George and J. Oscar—Julia F. Baker, lot No. 38 on w s Union av, Mt. Vernon, 100x105. 1  
 McCormick, Patrick—John Scharff, lot No. 305 on n s North st, Central Mt. Vernon, 50x100. 1,200

MAMARONECK.

Goodwin, John W.—Owen McCabe, lots Nos. 32 and 33 on Union av, at Washingtonville. 1  
 Clapp, Mortimer R.—Owen McCabe, lot No. 18 on n e s Mamaroneck av, at junction with n w s High st. 1,200  
 Palmer, William D.—Merritt Sands, lot on e s Rushmore av, 239 feet from High st. 300

MAMARONECK AND NEW ROCHELLE.

Wendt, Carsten—Charles D. Sheppard, lots Nos. 23, 24, 55, 56, 57, 58, 89, 90 and 91, on map of Chatsworth. 4,500

NEW ROCHELLE.

Badeau, Albert—Frances A. Lee, lot on n s Union av, 449 8-10 w Division st. 5,500  
 Underhill, Philip R., and Harriet F. Strong—Mary Blizzard, lot on e s Drakes lane, No. 33. 300  
 Iselin, Adrian, Jr.—James F. Brown, part lot No. 6 on s w s Leland av. 1,076  
 Same—Albina T. Mann, part lot Nos. 5 and 6 on s w s Leland av. 880  
 Disbrow, Susan W.—David E. Renoud, lot on s s Main st, adj grantee. 1,359

PELHAM.

Hutton, Georgianna—Alexander Anderson, lot on w s 4th av, 50x200. 500  
 Van Tassel, Charles M., and William W.—W. R. Lamberton, lots Nos. 57 and 60 on s s Washington av at Prospect Hill Village. 1

YONKERS.

Noyes, Charles H.—John J. Kelly, lot No. 1 at n w cor North Broadway and Main st. 16,000  
 Orr, Alexander E.—Del Orme Knowlton, lot s w cor Riverdale av and Valentine's lane. 1  
 Slavin, Bernard—Joseph McDonald, part lot No. 5 and lot No. 6 on map of Boscobel. 3,000  
 Flagg, Julia B., et al., exrs. & c. of Ethan Flagg—Henry Deitrick, lot on n s Yonkers av, adj grantee. 1,000  
 Davidson, John S., et al., exrs. of John H. Davidson—Emma W. White, lot No. 14 on s s Davidson lane adj Wm. H. Leverich. 1,000

MORTGAGES.

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the 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.

JANUARY 22, 23, 25, 26, 27, 28.  
 Auld, Robert, to Harriet Wilcox, Elizabeth, N. J. 47th st, s s, 391 e 10th av, 54x100.5. Jan. 15, 1 year. \$4,000  
 Ames, John F., to Mary E. Piggott. All title in a lease made by H. T. Wilhelm and F. E. Graef to W. Piggott Nov. 10, 1885. Assignment. Jan. 25, notes. 2,000  
 Beecher, Maria P., to Sarah F. wife of Herbert E. Turner, Englewood, N. J. Division st, Nos. 33 and 33 1/2. Nov. 19, due Nov. 1, 1888, 5%. 6,000  
 Bliss, Fred C., to George C. Currier. Madison av, n e cor 112th st, 100.11x95. Sub. to mort. \$10,000. Jan. 27, due Mar. 1, 1886. 7,000  
 Same to Joanna McSorley. Same property. Sub. to mort. \$17,000. Jan. 27, due April 1, 1886. 1,700  
 Borrowe, Euphemia C., wife of and Samuel, to Charles B. Alexander. 17th st, n s, 360 w 5th av, 25x92; 18th st, s s, 360 w 5th av, 25x92. Jan. 9, installs. 20,000  
 Brown, David S., to James R. Smith. 10th av, s e cor 72d st. P. M. Jan. 14, due Jan. 19, 1887, 5%. 80,000

Brown, Delaplaine, to same. 72d st. P. M. Jan. 14, due Jan. 19, 1887, 5%. 13,000  
 Same to same. 72d st. P. M. Jan. 14, due Jan. 19, 1887, 5%. 8,000  
 Bennet, Anna J., to THE DRY DOCK SAVINGS INSR. Perry st, No. 48, s s, 50 e 4th st, 25x95. Jan. 25, due Feb. 1, 1887, 4 1/2%. 18,000  
 Betjeman, John C., to Matthew and James Baird. 58th st, s s, 106.5 e 1st av. P. M. Jan. 25, due Feb. 1, 1891, 5%. 5,000  
 Same to same. 58th st, s s, 122.3 e 1st av, 3 lots. P. M. 3 mortgs., each \$6,000. Jan. 25, due Feb. 1, 1891, 5%. 18,000  
 Bornkamp, Henry, to Adolph Rosenthal. 7th av, n e cor 127th st, 99.11x100. Sub. to mort. \$62,500. Jan. 26, due March 1, 1886. 5,000  
 Same to Jacob Romer. Same property. Sub. to mort. \$62,500. Jan. 26, due March 1, 1886. 5,000  
 Brown, David S., to Delaplaine Brown. 72d st, s e cor 10th av, 50x102.2. Jan. 22, 1 year, 5%. 5,000  
 Bunting, Henry S., to Jane Oliver. College av, n w s, 25 s w 143d st, 25x100. Jan. 25, 5 years, 5%. 1,000  
 Barnett, Max, to Catherine wife of Charles G. Jacobi. 1st av. P. M. Jan. 28, due Feb. 1, 1891, 5%. 4,500  
 Clark, Emmons, to THE DRY DOCK SAVINGS INSTITUTION. 67th st, n w cor 4th av, 20x100.5. Jan. 22, due Feb. 1, 1887, 4 1/2%. 20,000  
 Coffin, Edmund, Jr., to Henry Day. 134th st, n s, 400 w 7th av. P. M. Jan. 28, due Jan. 1, 1887, 5%. 20,000  
 Same to same. 155th st, s s, 400 w 7th av. P. M. Jan. 28, due Jan. 1, 1887, 5%. 20,000  
 Cooke, Thomas F., to John Hanson. Lexington av, s e cor 106th st, 100.11x95. Jan. 26, notes for material. 1,448  
 Caille, August, to Charles Bernhard. 2d av, w s, 43 s 12th st, 20x80. Lease. Jan. 26, due May 1, 1888, 5%. 4,000  
 Childs, Henry A., Childe H. and Carl L., to Henry Howard. 42d st, s s, 150 w 8th av, 25x98.9. April 2, due May 1, 1890, 5%. 20,000  
 Same to same. 10th av, w s, 74.1 n 40th st, 49.4x100. Nov. 21, 1883, due May 3, 1884. 9,000  
 Coffin, Edmund, Jr., to Peter W. Sheaffer, Pottsville, Pa. 135th st. P. M. Jan. 15, 2 years, 5%. 15,547  
 Same to Herman T. Livingston. 135th st, 275 w 7th av. P. M. Jan. 12, due Jan. 15, 1888, 5%. 3,000  
 Same to Duane S. Everson. 135th st, 225 w 7th av. P. M. Jan. 16, due Jan. 15, 1888, 5%. 10,000  
 Cutting, W. Bayard, and Samuel Keyser to Charles H. Russell, Jr., et al., exrs. C. H. Russell. Boulevard, 71st st. P. M. Jan. 19, due Jan. 20, 1891, 5%. 55,250  
 Corning, Amos, to THE AMERICAN SAVINGS BANK. 16th st, No. 346 W., 25x64.7x25x66.10. Jan. 27, 1 year, 5%. 2,500  
 Donovan, Catharine A., wife of James J., to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. 21st st, s s, 325 e 3d av, 21x92. P. M. Jan. 23, 1 year. 3,500  
 Dauler, George, to THE SERIAL BUILDING LOAN AND SAVINGS INSTITUTION. Tiffany st, e s, 257.1 n 167th st, 30x113.1. Dec. 15, installs, other sums and 400  
 Dusenberry, Maud K., widow, to THE MUTUAL LIFE INS. CO., N. Y. 48th st, No. 156, s s, 208 e 7th av, 17x100.4. Jan. 22, 1 year, 5%. 3,000  
 De Witt, Frank E., to The New York Lumber and Wood Working Co. 118th st, n s, 150 w 1st av, 25x100.10. Jan. 23, 4 months. 1,721  
 Danziger, Max, to THE MUTUAL LIFE INS. CO. 105th st, n s, 75 e 2d av, 25x75. Jan. 15, 1 year, 5%. 8,500  
 Same to same. 2d av, n e cor 105th st, 25.11x75. Jan. 15, 1 year, 5%. 12,000  
 Same to same. 2d av, e s, 25.11 n 105th st, 25x75. Jan. 15, 1 year, 5%. 9,500  
 Same to same. 2d av, e s, 50.11 n 105th st, 25x75. Jan. 15, 1 year, 5%. 9,500  
 Same to same. 2d av, e s, 75.11 n 105th st, 25x100. Jan. 15, 1 year, 5%. 10,500  
 Dennerlein, George, and Susan M. his wife, to Henry Parfitt. Wetmore st, n s, 101 w Washington av, 50x100. Jan. 23, due Feb. 1, '89, 7,000  
 Dobbins, Charles J., to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 139th st, n s, 200 w Boulevard, runs north 199.10 to 140th st, x west 125 x south 99.11 x west 100 x south 99.11 to 139th st, x east 225. Jan. 20, 1 year. 22,000  
 Doty, Calista, to THE BANK FOR SAVINGS, City New York. 54th st, s s, 275 w 4th av, 25x100.5. Jan. 25, 1 year, 4 1/2%. 17,000  
 Dressler, Eduard, and Christine wife of Emil Haenschen to Charles Frazier. Pleasant av, s e cor 15th st, 25.2x94. Jan. 25, demand, 1,500  
 Donahoe, Hugh, to THE BOWERY SAVINGS BANK. Madison st, n s, 311.2 e Scammel st, 23.9x96. Jan. 28, 1 year, 5%. 7,500  
 Eisendick, Francis, to THE WASHINGTON LIFE INS. CO. 37th st. P. M. Jan. 26, due Dec. 1, 1890, 5%. 17,500  
 Eldredge, Joseph D., to Catharine M. Battelle, extr. L. F. Battell. New Bowery. P. M. Jan. 16, 3 years. 5,000  
 Feeney, Patrick H., and Michael W. Devanny to W. Frank Peckham, New Haven, Conn. 23d st, s s, 265 w 1st av. 1/2 part. P. M. Jan. 11, due Jan. 25, 1888, 5%. 4,500  
 Same to George S. Peckham, Brooklyn. Same property. 1/2 part. P. M. Jan. 16, due Jan. 25, 1888, 5%. 4,500  
 Felix, Peter W., to Frederick F. Van Keuren and Lillian A. Wolff. 115th st. P. M. Jan. 25, 3 years, 5%. 4,830  
 Fischer, Ellen, wife of and Michael, to Eugene

WESTCHESTER COUNTY, N. Y.

JANUARY 21 to 27—INCLUSIVE.

EASTCHESTER.

Barker, James—Eupheria A. Wiltur, lot on e s highway leading to the pines, adj Geo. Faile. \$1  
 Crawley, Albert E.—Charles F. Irwin, part

Moritz, John st, s w s, being s e 1/2 of lot 50 map East Tremont, 33x150. Jan. 2, 5 years, 5%.

Francis, Albert G., to The Presbyterian Hospital, New York. 62d st, n s, 155 w 2d av, 50 x100.5. Jan. 25, 5 years, 5%.

Fonner, James S., and Sarah E. wife of John R. Lowther to Kilian Brothers, comprising Frederick, Theodore and William Kilian. 71st st, n s, 225 e 11th av, 100x102.2. Jan. 20, note. 1,350

Graham, John, to Samuel Scholle. 78th st, s s, 175 e 5th av. P. M. Jan. 22, 1 year. 43,000

Same to Albert W. Scholle, San Francisco, Cal. 78th st, s s, 250 e 5th av. P. M. Jan. 22, 1 year, 5%. 20,383

Same to Jacob and William Scholle. 78th st, s s, 225 e 5th av. P. M. Jan. 22, 1 year, 5%. 40,667

Goodheart, Edward, Bound Brook, N. J., to James J. Phelan, trustee Walter Stevenson, dec'd. 142d st, s s, 175 w 7th av, 100x100. Jan. 23, 3 years. 7,000

Garney, Erasmus D., to Louis Smadbeck. 34th st. P. M. Jan. 23, due Jan. 1, 1887. 2,000

Gold, Rosa, to Fanna Bach. 2d av. P. M. Jan. 26, installs, 5%. 5,500

Guillaume, Charles L., to Isabella McCormack. 87th st, n s, 275 w 9th av, 100x100.8. Jan. 23, demand. 3,000

Golding, Thomas F., to Julia wife Anthony Crez. 36th st. P. M. Jan. 28, 5 years, 5%. 10,000

Gurnee, Mary M., wife of Walter F. B., Brooklyn, to Thomas Nelson. 101st st, n s, 100 w 1st av, 300x100.11; 87th st, s s, 235.7 e 4th av, 17.6x100.8. Jan. 25. 7,500

Hicinbothem, George, to Adam Weiffenbach. 163d st, s s, 150 w Grove av or Delmonico pl. 25x100. Jan. 23, 3 years. 1,400

Hubner, Charles, to Thomas Nelson, trustee. 166th st, n s, 125 w 10th av, 50x95. P. M. July 23, 1884. 1,500

Hughes, Anthony A., to James M. Brown et al., exrs. J. Brown. 65th st, s s, 100 e 10th av, 25x100.5. Jan. 16, due Jan. 2, 1887, or sooner, 5%. 15,500

Same to same. 65th st, s s, 125 e 10th av, 25x100.5. Jan. 16, due Jan. 2, 1887, or sooner, 5%. 15,500

Same to same. 64th st, n s, 100 e 10th av, 25x100.5. Jan. 16, due Jan. 2, 1887, or sooner, 5%. 15,500

Same to same. 64th st, n s, 125 e 10th av, 25x100.5. Jan. 16, due Jan. 2, 1887, or sooner, 5%. 15,500

Same to same. 64th st, n s, 225 w 9th av, 75x100.5. Jan. 16, due Jan. 2, 1887, or sooner, 5%. 61,500

Same to same. 64th st, n s, 475 w 9th av, 175x100.5. Jan. 16, due Jan. 2, 1887, or sooner, 5%. 129,000

Same to same. 64th st, n s, 300 w 9th av, 175x100.5. Jan. 16, due Jan. 2, 1887, or sooner, 5%. 132,500

Hoyt, Robert G., to Charles T. Barney. 10th av, n e cor 74th st. P. M. Dec. 28, 3 years, 5%. 25,000

Higgins, Sara E., wife of John O., to Mary A. Fisher, guard. of Harris B. Fisher. 127th st, s s, 399.6 e 8th av, 13x99.11. Jan. 23, due Feb. 1, 1889, 5%. 7,000

Hunter, Caroline M., wife of Charles A., Plainfield, N. J., to J. F. Wyckoff, Elizabeth, N. J. 33d st, n s, 147 e 2d av, 16x98.9. Jan. 20, notes, 4 months. collateral, 800

Haffen, Jacob, to John M. Leins. Tinton av. P. M. Jan. 28, 3 years. 300

Hale, Edward, Haverhill, Mass., to Harry H. Hale, Bradford, Mass. Broadway, s w cor Leonard st, 56x149.2x49.7x156, being Nos. 345 and 347 Broadway and Nos. 92, 94 and 96 Leonard st; Broadway, n w cor Duane st, 75 x105x75.4x105, being Nos. 305-309 Broadway. All title. Jan. 25, 3 years. 40,000

Harris, Harry, to Stephen T. Gordon. East Broadway. P. M. Jan. 26, due Jan. 27, 1889, 5%. 8,000

Heyl, Adolph, to THE GERMAN SAVINGS BANK, City N. Y. 8th av, s w cor 48th st, 32.4x102.10x8.4x100. Jan. 25, due Jan. 28, 1887. 20,000

Ismay, Joseph F., to Mary A. Ismay. 106th st, No. 117, n s, 205 e 4th av, 25x100.11. Jan. 1, 1 year, 5%. 7,000

Joseph, Samuel, to Otto Kuhn. Broome st. P. M. Jan. 23, due Jan. 1, 1887, 5%. 2,500

Kelly, Dudley, to Charles Wehle. Hudson st, Spring st. P. M. Jan. 25, due May 1, '87, 3,000

Kroger, Henry, to Gustav Freygang, Hoboken. 58th st, n s, 70.5 e 1st av, 36x100.4. Jan. 27, 3 years. 6,000

Korn, David, to Herman Korn. Henry st, s s, abt 120 w Clinton st, 50x100. Jan. 18, 5 years, 4 1/2%. 12,500

Krauskopf, Dora, wife of and Abraham, Nettie wife of Moritz Herzberg and Eliza wife of David Klauber to William F. Jones, South Oyster Bay. 31st st. P. M. Jan. 23, 3 years, 5%. 5,000

Kelly, Eugene, trustee Louisa S. Austin, dec'd, Willard L. Felt and Stephen F. Austin, mortgagees, with Thomas P. I. Goddard. Extension of mortgage. Dec. 31. nom

Ketchum, Alexander P., to Betsy A. Randall. 115th st, n s, 300 w 7th av, 25x100.11. Jan. 21, 2 years. 1,200

Klein, Benedict A., to Mary E. Bacon. Broome st, n s, 50 e Cannon st. P. M. Jan. 22, 5 1/2%, 1 year. 10,000

Same to Jonas Weil and Bernhard Mayer. Same property. Jan. 22, due March 1, 1886. 9,000

Knox, John A., to Susan J. Woolley, Great

Neck, L. I. Tinton av, w s, 100.6 n Home st, 15x66.6. Nov. 1, 3 years. 1,600

Same to same. Tinton av, w s, 85.6 n Home st, 15x66.6. Nov. 1, 3 years. 1,600

Same to Harriet Smith, extrx. Wm. M. Smith. Tinton av, w s, 115.6 n Home st, 15x66.6x21.2x66.6. Nov. 1, 3 years. 1,600

Kick, George, to Effingham H. Nichols. 59th st, s s, 100 e 9th av. P. M. Dec. 11, 1 year, 5%. 9,000

Lyon, Anna E., wife of and Dore, to Mary Blesson, trustee Hugh H., Annie T. and John R. Blesson. 88th st, s s, 100 w 9th av. P. M. Sub. to mort. \$16,003. Jan. 27, 10 days. 4,500

Lammers, Mary, wife of John H., to John Eichler. Fulton av, e s, 412 n 7th st, 25x211; Fulton av, e s, lot 94, part sub division No. 1 map Morrisania, 103x211. Jan. 21, 1 year, 4 1/2%. 4,000

Lassner, Hugo, to Max Frankenheim. 2d av, 38th st. P. M. Jan. 23, installs, 5%. 7,500

Same to same. Same property. P. M. Jan. 23, due Feb. 1, 1892, 5%. 12,000

Leehane, Michael, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, City New York. 49th st, n s, 425 w 10th av, 25x100.5. Jan. 23, 1 year. 6,000

Langenbahn, Julius, to David Hirsch. 7th st, s s, 318 e Av B, 25x90.10. Jan. 1, 5 years, 5%. 2,000

Lebowitz, Israel, and Isaac Goldstein, to Fredericka Wetterau. Rutgers pl, No. 15. P. M. Jan. 25, 3 years, 5%. 8,000

Same to Henrietta Franklin, Newark, N. J. Same property. P. M. Sub. to mort. \$8,000. Jan. 25, 2 years. 2,000

La Monte, Mary, to John Livingston. 46th st. P. M. Jan. 29, 7 years, installs. 7,000

Leggett, Mary N., Margaret W., Adeline M. and Anna B., mortgagees, with THE AMERICAN SAVINGS BANK. Extension of mort. Jan. 26. nom

Leggatt, William P., Brooklyn, to Simon Sterne. 100th st, s s, 100 w 3d av, runs west 350 x south 201.10 to 99th st, x east 350 to 3d av, x north 201.10; also one-half of 99th and 100th sts, adj. Jan. 19, 1 year. 20,000

Luyster, Cornelius W., to THE GERMANIA LIFE INS. CO., New York. 72d st, s s, 525 w 8th av, 100x102.2. Jan. 28, due Nov. 30, 1886, 15,000

McGuire, John E., to Nathan Hutkoff. 76th st, n s, 148 e Av A, 25x69.7x25.4x73.10. Jan. 27, 6 months. 500

Maguire, Thomas, to James J. Phelan, trustee of Walter Stevenson, 102d st, n s, 255 e 3d av, 25x100.11. Oct. 27, due Jan. 1, 1889. 12,000

Murray, James B., to Ambrose C. Deved. 7th av, w s, 25.2 n 120th st, 75.9x75. P. M. Sub. to mort. \$10,000. Jan. 21, 2 years or sooner, 5%. 2,000

Miller, Margaretha, and George her husband, mortgagees, with Mary A. Robinson. Agreement to extend mortgages upon which installments are to be paid, &c. Jan. 25. nom

Moore, Mary E., wife of Richard W., to Margaret Ingals, Spring Valley. Madison st, n s, 47.8 e Jefferson st, 23.10x50. Jan. 9, 3 years, 5%. 3,500

Moser, Matilda, to Rose Frank. Eldridge st, No. 180. P. M. Jan. 25, due Jan. 1, 1889, 5%. 9,000

Same to Johanne wife of Solomon Gerber. Same property. P. M. Jan. 25, 4 years, 5%. 1,000

Mulholland, Ann, wife of and John, to John Burke. 1st av, s e cor 73d st, 51.2x113. Jan. 25, 6 months. 15,000

Markham, Stephen J., to Annie C. Markham. North 3d av, No. 243. Lease. Nov. 5, demand. 1,600

McNamara, Thomas, to Jacob Ruppert. 2d av, n w cor 96th st. Lease. Jan. 22, demand. 1,500

McSorley, Alexander, to John E. Lockwood, trustee of Saml. F. Lockwood. 30th st, s s, 278.9 e 3d av, 18.9x98.9. Dec. 26, due July 8, 1888, 5%. 7,500

Meehan, William F., to Catharine M. Balmore. 110th st. P. M. Dec. 31, due Jan. 1, 1891, 5%. 3,000

Merritt, William J., to James A. Trowbridge. 75th st, s s, 200 e 11th or West End av, 20x102.2. Jan. 20, due Jan. 23, 1888, 4 1/2%. gold, 9,000

Same to William E. D. Stokes. 95th st, s s, 343 e 10th av, 36x100.8. Jan. 22, demand. 3,000

Same to Francis M. Jencks. 95th st, s s, 219 e 10th av, 17x100.8. Jan. 22, demand. 2,000

Same to same. 95th st, s s, 202 e 10th av, 17x100.8. Jan. 20, demand. 2,000

McGovern, George, to THE HARLEM SAVINGS BANK, New York. 3d av, n e cor 53d st. P. M. Jan. 27, 1 year, 5%. 20,000

Murray, Margaret A., to Richard Cummings. 2d av, s w cor 103d st, 25.9x105. Jan. 26, due Feb. 16, 1886. 600

Nayland, Celia, widow, to Bertha Fuerth. 79th st, s s, 325 w 1st av, 21x102.2. Jan. 11, due Nov. 1, 1887, 5%. 5,000

Same to Thomas Kenworthy. 3d av, w s, 27 n 39th st, 13x60. Jan. 12, 3 years, 5%. 7,000

Neimier, Adelheit, wife of Frederick, to Emily P. Delafield. 76th st, n s, 438 e 1st av, 25x140.9x25.3x145.3. Jan. 25, due Jan. 27, 1889, 5%. gold, 7,000

Noble, Eliza J., wife of and William E., to Stephen Burkhalter, exr. and trustee of Sarah A. Butler. 4th st, e s, abt 33 s Perry st, 20x50. Jan. 25, due May 1, 1887. 500

Nienaber, Otto, of Union Hill, N. J., and Adam I. Daab, Jersey City, to Charles A. Eberhardt and Herman G. D. Meschendorf, of Charles A. Eberhardt & Co. South st, No. 105. Lease. Jan. 27, demand. 1,025

O'Brien, Mary E., wife of and Henry S., to

Benjamin T. Kissam et al., trustees, &c., of Augustus Embury. 1st av, w s, 105.10 s 34th st, 21.2x100. Mar. 30, 1882, 3 years, 5%. 3,400

O'Kane, Margaret, wife of Thomas, Far Rockaway, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 11th st, s s, 100.9 e Bleecker st, 24.8x95.3x24x95.4. Jan. 26, 1 year. 7,000

O'Connor, John, Newark, N. J., to William R. Martin. 56th st. P. M. Jan. 2, due April 2, 1887. 30,000

O'Connor, Mary A., wife of John A., to THE WASHINGTON LIFE INS. CO. 80th st, n s, 106.6 e 1st av. P. M. Jan. 22, due Dec. 1, 1890, 5%. 12,000

Same to same. 80th st, n s, 131.6 e 1st av. P. M. Jan. 22, due Dec. 1, 1890, 5%. 12,000

O'Brien, Patrick J., to James Templeton, Glasgow, Scotland. 145th st, n s, 114 w new av west of 8th av, 16x99.11. Jan. 1, 3 years, 5%. 5,000

Same to same. 145th st, n s, 98 w new av west of 8th av, 16x99.11. Jan. 1, 3 years, 5%. 5,000

Same to John S. Templeton, Glasgow, Scotland. 145th st, n s, 162 w of new av west of 8th av, 16x99.11. Jan. 1, 3 years, 5%. 5,000

Packard, Silas S., to THE WASHINGTON LIFE INS. CO. 80th st, n s, 231.6 e 1st av. P. M. Jan. 22, due Dec. 1, 1890, 5%. 12,000

Same to same. 80th st, n s, 256.6 e 1st av. P. M. Jan. 22, due Dec. 1, 1890, 5%. 12,000

Plundeke, Charles, and Gustav Brandt to John J. Jones and ano., exrs. D. Jones. 82d st, n s, 212.6 e 4th av, 37.6x102.2, error. Jan. 22, 5 years, 5%. 42,500

Same to same. 83d st, n s, 175 e 4th av, 37.6x102.2, error. Jan. 22, 5 years, 5%. 42,500

Perrine, Oscar E., to THE MUTUAL LIFE INS. CO., N. Y. 119th st, n s, 510 w 5th av, 3 lots, each 16.8x100.11. 3 morts; each \$3,000. Jan. 25, due Jan. 26, 1887. 24,000

Platt, Jacob, mortgageor, with Hannah Hellmann. Extension of mort. at 5%. Jan. 26. nom

Pruss, John A., to Henry W. Gennerich and Emil A. Hillsmann, of Gennerich & Hillsmann. Fordham av or road, w s, lot 214 part Bathgate farm, Central Morrisania, 50x120. Jan. 26, 1 year, 5%. 700

Pelton, Amelia M., wife of Jeremiah M., to Jeannette wife of John J. Burchell. Lexington av, w s, 83.3 n 57th st, 17.2x100. Jan. 28, 5 years. 3,000

Ritzmann, Charles L., to Timothy McAuliffe and Henry G. Gabay, of McAuliffe & Gabay. 16th st, s s, 362 w 7th av, 50x103.3. P. M. Jan. 28, installs. 20,000

Riehl, Henry, and Christina his wife, to John J. Bowes. 60th st, n s, 150 e 9th av, 25x100.5. Jan. 26, due Sept. 1, 1886. 10,000

Same to same. Same property. Jan. 26, due Sept. 1, 1886. 3,000

Rhode, Hannah, individ. and, with others, exrs. Z. M. Rhode, to Hannah Levy. 27th st, No. 117, n s, 225 w 6th av, 25x98.9. Jan. 26, 10 years, or any time after 5 years, 5%. 8,000

Riehl, Henry, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 60th st, n s, 150 w 10th av, 25x100.5. Jan. 26, 1 year. 11,000

Sawyer, Frank E., Brooklyn, to THE MUTUAL LIFE INS. CO. New York. 98th st, n s, 185 e 3d av, 75x100.11. Jan. 25, 1 year. 6,000

Same to Alonzo E. De Bann. 98th st, n s, 185 e 3d av, 75x100.11. Jan. 25, 1 year. 5,000

Schmonsees, Caroline A., wife Frederick, Brooklyn, to THE BANK FOR SAVINGS, City New York. 9th st, No. 331, n s, 37.5 e 3d av, 25x92.3. Jan. 26, 5 years, 4 1/2%. 12,000

Sherman, Anna A., widow, to THE FARMERS LOAN AND TRUST CO., as trustee of Anna A. Sherman. 124th st, No. 200, s s, 129 w 7th av, 16x100.11. Jan. 22, due Jan. 1, 1887, 5%. 8,000

Solomon, Bertha, wife Marks, to The Cremieux Benevolent Soc. East Broadway, No. 54, n s, 25x68. Jan. 25, due Jan. 2, 1891, 5%. 10,000

Stevane, Albert, to John Stemme. Division st. P. M. Jan. 25, 3 years. 4,000

Scholes, Henry B., Brooklyn, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. Canal st, No. 203, n w cor Mulberry st, 26.7x72.5x25.3x80.10. Jan. 15, 1 year. 22,500

Schulz, Caroline widow, to Adolph Jaeger and Anna his wife. 14th st. P. M. Jan. 15, due Jan. 1, 1888, 5%. 1,000

Selchow, Elisha G., to Charles Shultz. 135th st, 134th st, St. Nicholas av. P. M. Jan. 16, 2 years, 5%. 28,000

Same to same. Same property. P. M. Jan. 16, 8 months, 5%. 2,500

Shaw, John C., FINDERNE, N. J., to John Webb. Riverside Drive or av, e s, 25.11 s 103th st, 75 x100. Jan. 21, due Jan. 25, 1887, installs. 7,500

Smith, Jarvis B., to William Rhineland and ano., exrs. and trustees W. C. Rhineland. Lisenard st, n s, 125.10 e West Broadway, 49.10x100x50.3x100. Jan. 23, 3 years, 5%. 60,000

Steckler, Charles, to Alfred Steckler. 8th st, s s, 360 e 3d av, 26x120. Jan. 22, due Jan. 2, 1889, 5%. 10,000

Stratton, Pamela C., widow, to THE WASHINGTON LIFE INS. CO. 80th st. P. M. Jan. 22, due Dec. 1, 1890, 5%. 12,000

Schaefer, Emeline wife of Lewis J., to Wilhelmine Kuntz. 11th av, e s, 75.3 n 44th st, 25x100. Jan. 28, due July 1, 1888, 5%. 2,000

Schmeckenbecher, Martin, to Jacob Steinhardt. 2d av, e s, 60.6 s 47th st. P. M. Jan. 15, due Aug. 1, 1886. 6,000

Same to Selig Steinhardt. Same property. Building loan. Jan. 15, due Aug. 1, '86. 14,000

Stern, Louis, to Louise Frank et al., exrs. L. S. Frank. Madison st, n s, 212.8 e Pike st, 25x100. Sub. to mort. \$12,000. Jan. 22, due Feb. 1, 1887. 4,000

Scheiding Herman, G. E., to Emma Gutman. 3d av. P. M. Jan. 28, 3 years. 3,000  
 Stratton, Pamela C., widow, to Margaret B. Parsons, trustee Margaret W. Pirnie, dec'd. 81st st, s s, 256.6 e 1st av. P. M. Jan. 22, 3 years, 5%. 13,000  
 Same to Miriam Nicholson. 81st st, s s, 231.6 e 1st av. P. M. Jan. 22, 3 years, 5%. 13,000  
 Same to Isabella M., Sarah and Maria S. Heiser, Jr. 81st st, s s, 206.6 e 1st av. P. M. Jan. 22, 3 years, 5%. 13,000  
 Schafer, Simon, to Charles F. Schultz. Pleasant av, n w cor 113th st, 25.10x93. Sub. to mortg. \$5,500. Jan. 26, 3 months. 6,500  
 Same to same. Same property. Sub. to mortg. \$4,000. Jan. 9, 6 months. 1,500  
 Traum, Caroline, wife of Samuel, Brooklyn, to Benjamin Ehrman. Av C, e s, 24 s 5th st, 24 x93. Jan. 28, 5 years, 5%. 7,000  
 Taylor, Edwin M., to Amelia Kerr and ano., exrs. H. A. Kerr. Prince st. P. M. Jan. 5, due Feb. 1, 1889, 5%. 8,000  
 The Commercial Cable Co. to Ernst W. Siemens, Berlin, and Johann C. Loeffler, Westminster, trustees. All cables, leases, property, rights and franchises. Issues bonds. 3,000,000  
 Tocchi, Felice, to Frederic J. Middlebrook, Brooklyn. Roosevelt st. P. M. Jan. 23, 5 years, 5%. 9,000  
 Teets, A. Alonzo, to Anna M. Henderson. New av, 120th st. P. M. Jan. 26, 3 years or sooner, 5%. 7,500  
 Tubbs, George W., to John J. Brady. Lots 169, &c., S. Cambreleng property. P. M. Jan. 18, installs, 3 years. 700  
 Tuska, Phillip H., to Sarah L. Taylor. 39th st. P. M. Jan. 26; 5 years, installs., 5%. 10,000  
 Taussig, Joseph, to Theophilus Arnst. 147th st, s s, 450 w Clifton av, 87 to mill brook, x— to centre block, x—x100. Jan. 27, 5 years, 5%. 1,800  
 Thompson, William W., individ. and trustee Maria L. G. Thompson, dec'd, to Edward K. Bryar, Huntington, L. I. 32d st, s s, 300 w 5th av, 25x98.9. Jan. 28, 2 years. 7,500  
 Van Zandt, Henry, to Jane wife of T. Mason Oliver. Alexander av, 141st st. P. M. Jan. 25, 4 years or sooner. 11,000  
 Vredenburg, Martha M., to John J. Brady. Washington av, s w cor Clay av, 100x100. Jan. 2, 1 year. 250  
 Weeks, Adeline D., widow, to Eliza Briggs, both of Williamsbridge. Williamsbridge to Kingsbridge road, n e s, 422 n w N. Y. & Harlem R. R., 50x150. Jan. 1, 3 years. 1,100  
 Werner, Anne M., wife of and Louis P., to Dominic O'Reilly. 105th st, No. 344, s s, 125 w 1st av, 25x100.9. Jan. 25, 5 years, 5%. 4,000  
 Werner, Anna M., to John W. Surbrug. Same property. Jan. 25, 4 years. 1,650  
 Wery, George, to Maria E. Rolzhauser. Allen st, No. 182, e s, 65 n Stanton st, 17.6x87.6. Jan. 19, due Jan. 1, 1891, 4%. 4,300  
 Wilson, Bernard, to Robert W. Tailer. 1st av, n w cor 56th st. P. M. Jan. 26, due Dec. 9, 1886. 10,686  
 Same to same. Same property. P. M. Jan. 26, due Dec. 9, 1886. 50,000  
 Wood, Frederick, to THE WASHINGTON LIFE INS. CO. 80th st, n s, 181.6 e 1st av, 25x102.2. P. M. Jan. 22, due Dec. 1, 1890, 5%. 12,000  
 Same to same. 80th st, n s, 156.6 e 1st av, 25x102.2. P. M. Jan. 22, due Dec. 1, 1890, 5%. 12,000  
 Whyte, John M., to Erastus F. Brown and ano., exrs. and trustees J. S. Kenyon. Madison av, near 172d st. P. M. Dec. 21, 3 years. 1,000  
 Wells, George H., to Sarah S. Sturgess. Southern Boulevard, s w cor 175th st. See Conveys. Jan. 26, due Jan. 27, 1888. 20,000  
 Wakeman, Thaddeus B., to Elbert Ludlam, Oyster Bay. Inwood av, w s, 173 n from an angle in said Inwood av, runs northwest 205 to Cromwell's or Doughty's brook, x south along brook to s s Highbridge st, x northeast 23 to av, x south 505. Jan. 20, 3 years. 7,500  
 West, William O., to Richard Major, Joseph F. and Joseph P. Knapp, of Major, Knapp & Co. Riverside av, e s, 450 n 122d st, 25 x 1/2 the block; Bolton av, centre line, adj E. Riggs, runs south on curve along av 109 x west and parallel with 216th st 410 to centre 14th av, x north 100 x east 442, being 14 1/2 city lots; also Bolton road, centre line, runs south along road 15.7 to point 374.5 from centre line 14th av, x west parallel with 216th st 374.5 to centre 14th av, x north 15.6 x east 373.4. 1/2 share. Sub. to claims of Ellen A. West under another mortgage. Jan. 23, secures unliquidated account 2,000  
 Yost, Fernando, to Newman Cowen. 124th st, s s, 450 e 8th av, 50x100.11. Jan. 25, due Mar. 1, 1886. 2,000  
 Zeglio, Peter, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. Division st, Nos. 47 and 47 1/2, s s, 140 w Market st, 25x70. Jan. 25, 1 year. 7,000  
 Same to same. Division st, Nos. 45 and 45 1/2, s s, 165 w Market st, 25.5x68. Jan. 25, 1 yr. 7,000

KINGS COUNTY.

JANUARY 22, 23, 25, 26, 27, 28.

Austin, Chauncey T., to Sarah M. Mygatt and ano., trustees for Angeline E. Darling. Putnam av, n s, 41 w Irving pl, 20x80. Jan. 23, due May 1, 1889, 5%. 84,000  
 Archer, Maria, wife of George E., to John H. Brinckerhoff. Dwight st, n w s, 80 n e Dyke-man st, 20x90. Jan. 14, 1 year. 65  
 Austin, Ellen L., wife of and Robert A., to The Williamsburgh Savings Bank. Pulaski st, s s, 165 w Lewis av, 20x100. Jan. 23, 1 year, 5%. 1,000

Same to same. Pulaski st, s s, 205 w Lewis av, 20x100. Jan. 23, 1 year, 5%. 1,000  
 Baker, Elizabeth A., wife of and Jesse M., of Winonia, Minn., to Sophie G. Parker. Prospect av, s s, 216.8 w 7th av, 16.8x90.2. Jan. 28, 2 years, 5%. 1,000  
 Same to same. Prospect av, s s, 235.4 w 7th av, 16.8x90.2. Jan. 28, 2 years, 5%. 1,000  
 Brush, Thomas H., to Spencer Aldrich. Greene av. P. M. Jan. 11, demand. 25,000  
 Brown, George R., to M. Louise Brown. Somers st. P. M. Jan. 20, due Aug. 1, 1887. 200  
 Burns, Amelia E., to Elizabeth Bebell. Bainbridge st, s s, 266.8 w Patchen av, 16.8x59.2x16.8x60. Dec. 21, 3 years. 1,000  
 Same to same. Bainbridge st, s s, 283.4 w Patchen av, 16.8x58.8x16.8x59.2. Dec. 21, 3 yrs. 1,000  
 Same to same. Bainbridge st, s s, 200 w Patchen av, 16.8x62.6x16.10x63.4. Dec. 21, 3 years. 1,000  
 Baur, Maria, to Henry T. Meyer. Hull st, n s, 287.6 w Saratoga av, 18.9x100. Jan. 18, due Jan. 1, 1889. 1,200  
 Bushfield, John C., to Elizabeth M. Sibley, Detroit, Mich. Putnam av, n s, 163 w Sumner av, 17x100. Jan. 18, due Feb. 1, 1889. 5,500  
 Baker, Henry C., to Horatio S. Stewart. Hull st, s s, 117.6 w Stone av, 32.6x100. Jan. 23, due May 23, 1886. 900  
 Barnum, Isaac W., to William M. Ingraham. Halsey st, n s, 117.6 e Tompkins av, 17.6x100; Halsey st, n s, 205 e Tompkins av, 52.6x100. Jan. 25, due Feb. 1, 1888. 2,000  
 Braslin, James, to David E. Meeker. North 7th st, n e s, 158.2 n w Union av, 22x71.8x23.8x62.10. Jan. 26, 5 years. 600  
 Brown, Henry J., to Noah Tebbetts. Herkimer st. P. M. Jan. 26, 2 years, 5%. 500  
 Brummell, Amelia L., widow, to Henry Hasler, as trustee for Frances C. Hasler. Willoughby av, n s, 280.2 e Nostrand av, 20x100. Jan. 23, due July 1, 1887, 5%. 1,000  
 Buckley, Caroline, wife of and John K., to Emily A. Stanley, Leroy, N. Y. Myrtle av, s s, 75 w Marcy av, 25x100. Jan. 26, due Jan. 1, 1889, 5%. 1,000  
 Butler, Annie, and Elizabeth V. wife of and James A. Rooney and William H. Butler to Ralph G. Packard. Hudson av, e s, 50 n Prospect st, 25x100. Jan. 26, 2 years, 5%. 1,000  
 Brown, William A., to the town of Gravesend. "Willets Hassock," Gravesend. P. M. Jan. 6, 3 years. 666  
 Brown, Mary A., to Stephen R. Hewlett, North Hempstead, L. I. 1st st, s s, 70 e Hoyt st, 20x77.11x30x77.6. Jan. 9, due Jan. 1, 1891. 1,000  
 Same to same. Same property. Jan. 9, due Jan. 1, 1887. 225  
 Clear, Thomas, to the town of Gravesend. South part old lot 6, Gravesend. P. M. May 1, 1885, 3 years. 4,350  
 Cole, George H., to Thomas Read. Gates av, Grand av. P. M. Jan. 25, due Jan. 1, 1891, 5%. 9,000  
 Same to Benjamin W. Otis and Gorham Boardman. Same property. P. M. 2d mort. Jan. 25, 2 years, 5%. 2,000  
 Carter, George S., Tarrytown, N. Y., and Franklin A. Paddock and ano., exrs., &c., Sarah E. Carter. 9th st, n s, 314.6 w 3d av, 16.5x100. Dec. 26, 3 years. 1,800  
 Carpenter, Thomas D., Jr., to Mary Boorman. Herkimer st. P. M. Jan. 19, 3 years, 5%. 3,000  
 Christal, Charles, to Mary E. wife of John W. Buckley. Myrtle av. P. M. Jan. 26, 1 year, 5%. 500  
 Clark, Patrick, to The Williamsburgh Savings Bank. Withers st, n s, 100 e Ewen st, 50x100. Jan. 23, 1 year, 5%. 3,700  
 Claussen, John A. and Edward, to James D. Lynch. Margaretta st, Broadway. P. M. Jan. 25, 1 year, 5%. 8,500  
 Creamer, Patrick, to Franklin Woodruff. Inlay st. P. M. Jan. 21, due Jan. 22, 1896, 5%. 500  
 Cunningham, Elizabeth G., to William Cunningham. Milton st, Franklin st, Noble st, West st—the block; Noble st, Franklin st, Oak st, West st—the block; Milton st, West st, Noble st, East River—the block; Noble st, West st, Oak st, East River—the block; Quay st, West st, East River—the block. 1-14 part. Jan. 23, due Nov. 1, 1888, 4 1/2%. 20,700  
 Same to same. Same property. 1-14 part. Jan. 22, due Nov. 1, 1888, 4 1/2%. 20,700  
 Capper, Mary A., widow, to Mary Preston, widow. Kent st, s s, 625 e Manhattan av, 25 x100. Jan. 22, 3 years. 300  
 Cardwell, George C., to Otto Huber. Cooper st, westerly cor Evergreen av, 125x100. Jan. 22, demand. 6,700  
 Concannon, Patrick, to John McLoughlin. Lafayette av, s w cor Sumner av, 25x100. Jan. 22, due Jan. 20, 1887. 2,000  
 Colyer, Joseph H., to Abner B. Newcomb. Halsey st. P. M. Jan. 28, 1 year, 5%. 1,500  
 Cobb, Clara E., to John M. Stearns, as trustee George Wells, dec'd. Monroe st, w s, 80 n Liberty av, runs north 20 x west 77.6 x south 20 x east 38 x south 80 to Liberty av, x east 39.6 to Monroe st, x north 80. Jan. 25, due Nov. 1888. 1,000  
 Collins, Joseph, to Samuel M. Meeker, exr. and trustee Wm. Wall. Duryea st, s e s, 265 n e Broadway, 20x100. Jan. 28, 5 yrs, 5%. 2,500  
 Donaghy, Jane, wife of and John, to Samuel M. Meeker, exr. and trustee Wm. Wall. Duryea st, s e s, 145 n e Broadway, 20x100. Jan. 28, 5 years, 5%. 2,000  
 Demill, Jane E., wife of and R. Austin, and Emilie wife of and Frederick Steumler, to Robert P. Getty, Jr., as committee of Catharine L. Baylis. Madison st, s s, 133.4 w Howard av, 16.8x100. Jan. 23, 5 years. 3,000  
 Dongan, Margaret, to John Eichler. Hotel

Jerome, Sheepshead Bay. Lease. Jan. 18, demand. 4,500  
 Douglass, Jane, widow, to Caroline H. wife of John J. Hoepfer. Throop av, w s, 25 n Wal-labout st, 25x100. Jan. 20, 5 years, 5%. 400  
 Droge, Elizabetha, wife of and William, to Charles Meyer. Stockton st, s s, 125 w Lewis av, 25x100. Jan. 22, installs, 5%. 2,500  
 de Samper, Aminta, to Kate C. Henderson. Columbia Heights, No. 146. P. M. Jan. 26, 6 months, 4 1/2%. 15,000  
 Same to same. Same property. P. M. Jan. 26, 3 years, 4 1/2%. 15,000  
 De Wint, John P. H., to Maria Anna Hartung. 5th av. P. M. Jan. 27, due Feb. 1, 1891, 5%. 5,500  
 Ehrmann, Caroline, to Philip Schmitt. Graham av. P. M. Jan. 23, due in Jan. 1889. 4,000  
 Same to Anna wife of John Roesel. Same property. Jan. 23, due in Jan., 1887. 1,000  
 Ewest, Johanna, wife of Frederick W., to Mary Dod. Dean st, s s, 200 w Clason av, 25x110. Jan. 25, 3 years. 3,500  
 Same to same. Dean st, s s, 225 w Clason av, 25 x110. Jan. 25, 3 years. 3,500  
 Fickett, Sophronia, wife of Henry E., to Charles N. Morgan. Prospect av, w s, 523.6 n Greenwood av, 12.6x150. Jan. 22, due Jan. 1, 1889. 800  
 Same to same. Prospect av, w s, 511 n Greenwood av, 12.6x150. Jan. 22, due Jan. 1, '89. 800  
 Same to George C. Robinson. Prospect av, w s, 486 n Greenwood av, 12.6x150. Jan. 22, due Jan. 1, 1889. 800  
 Same to same. Prospect av, w s, 498.6 n Greenwood av, 12.6x150. Jan. 22, due Jan. 1, 1889. 800  
 Fieseler, Frederick, to Theodore Kiendl. John st. P. M. Jan. 21, demand. 100  
 Fieseler, William, to Christian Schwicker. John st. P. M. Jan. 21, 1 year. 175  
 Fleming, Phillip, to Herman Koehler & Co. Myrtle av, No. 251, cor Raymond st. Lease. Jan. 20, demand. 800  
 Foley, Patrick, to Charles Domingo. Partition st. P. M. Jan. 21, installs, 5 1/2%. 1,400  
 Force, Sarah, and Washington her husband, to James I. Raymond. 6th av, e s, 23.3 s St. Johns pl, 21x100. Sub. to mortg. \$8,150. Jan. 27, 1 year. 1,200  
 Grass, Andrew, to Jacob Ruppert. Livingston st, s w s, 53.4 n w Boerum pl, 19x63.2x19.1x65.8. Jan. 26, demand. 1,000  
 Grening, Paul C., to Faustino Lozano. Putnam av, n e cor Tompkins av, 24x82. Jan. 27, 3 years, 5%. 9,000  
 Same to Ann Adair, exr. G. W. White, and William J. Sayres, exr. R. Adair. Putnam av, n s, 24 e Tompkins av, 19x82. Jan. 27, 3 years, 5%. 4,500  
 Same to Antonio Gonzalez. Putnam av, n s, 45 e Tompkins av, 19x82. Jan. 27, 3 years, 5%. 4,500  
 Same to same. Putnam av, n s, 62 e Tompkins av, 19x82. Jan. 27, 3 years, 5%. 4,500  
 Same to Thomas E. Webb. Putnam av, n s, 81 e Tompkins av, 6 lots, each 19x100. 6 mortg., each \$4,500. Jan. 27, 3 years, 5%. 27,000  
 Godfrey, William, to Kennard Buxton. Gates av, n s, 204.2 e Reid av, 20.10x100. Jan. 1, 6 months. 1,500  
 Grening, Paul C., to Alfred J. Pouch. Central av, Ivy st, Woodbine st. P. M. Jan. 22, 2 years, 5%. 6,000  
 Same to same. Bleeker st, Central av. P. M. Jan. 22, 2 years, 5%. 2,500  
 Same to same. Central av, Woodbine st. P. M. Jan. 22, 2 years, 5%. 2,500  
 Gibbs, Laura J. and Amos J. her husband, to Abraham Underhill, exr. A. L. Jordan. Dean st, s s, 100 e Rockaway av, 25x100. Jan. 15, 1 year. 1,300  
 Gleason, Louissiana J., to Christopher P. Skel-ton. Atlantic av, Bancroft pl. P. M. Oct. 24, 4 years, installs. 1,200  
 Gorman, Mary E., to George Morgan. Evergreen av. P. M. Jan. 25, 3 years, 5%. 1,500  
 Gustin, John H., to Mary S. Gustin, Rockaway, N. J. Patchen av. P. M. Aug. 15, 1885, 5 years. 500  
 Godfrey, Ann, to William Davies. Hicks st, e s, 25 n Pineapple st, runs east 60.2 x north 0.9 x east 40.5 x north 25.2 x west 100.6 to Hicks st, x south 25.10. Jan. 4, 3 years, 5%. 3,000  
 Hamilton, Ryland, to Jacob Ruppert. Living-ston st, No. 108. Lease. Jan. 26, demand. 1,000  
 Heitmann, John P., to Daniel Lauer. Hopkin-son av, Hull st. P. M. Jan. 27, 3 years, 5%. 1,700  
 Heatley, Eliza D., widow, to The Williams-burgh Savings Bank. Waverly av, e s, 406.3 n Myrtle av, 18.9x100. Jan. 28, 1 year, 5%. 2,700  
 Same to same. Waverly av, e s, 368.9 n Myr-tle av, 18.9x100. Jan. 28, 1 year, 5%. 2,700  
 Heatley, Eliza D., to The Williamsburgh Sav-ings Bank. Myrtle av, n s, 84.2 w Adelphi st, 20x83.6x20.5x87.6. Jan. 25, 1 year, 5%. 6,000  
 Hofgesang, Andreas, to Bushwick Savings Bank. Park av, n s, 140 e Nostrand av, 75x97.9. Jan. 21, 1 year, 5%. 9,000  
 Hall, Mary E., wife of Charles G., to Elizabeth W. Aldrich. Lexington av, s s, 100 e Bedford av, 16.6x100. Jan. 23, 1 year. 750  
 Same to same. Lexington av, s s, 260.6 e Bed-ford av, 4 lots, each 16x100. 4 mortg., each \$750. Jan. 23, 1 year. 3,000  
 Hansen, Hans P., to Henry V. Raymond. De Kalb av, northerly cor Irving av, runs north-east 25 x northwest 94 x south to Irving av, x southeast 5.7. Jan. 21, 1 year. 75  
 Hine, Carrie E., wife of Frederick L., to George C. Robinson. Prospect av, w s, 536 n Green-wood av, 4 lots, each 12.6x150. 4 mortg., each \$800. Jan. 22, due Jan. 1, 1889. 3,200

Hubbell, Augustus P., to George Hotchkiss. De Kalb av, n s, 175 e Nostrand av, 25x123.6x 26.9x131. Jan. 21, demand. 5,000  
 Hubbell, William H., and George C. Jeffery to Thomas S. Smith. Central av, Margaretha st. P. M. Jan. 21, 3 years. 1,700  
 Hornly, Frederick, to the Williamsburgh Savings Bank. Weirfield st, s e s, 175 n e Broadway, 20x100. Jan. 26, 1 year, 5%. 2,300  
 Irish, Russell A., to Eva C. Glover. Sackett st, n s, 383.4 w Smith st, 16.8x100. Jan. 21, due Feb. 1, 1889, 5 1/2%. 4,000  
 Infanger, Charles, to Franklin W. Taber. Grove st. P. M. Jan. 23, installs. 1,550  
 Jones, David, Rahway, N. J., to Alida Hillyer. Prospect av, n e s, 300 s e 3d av, 25x45.10x25.1x45. Jan. 23, due Jan. 1, 1891. 800  
 Jones, William Charles, to Christopher H. Schwarz and Hanna his wife. Montauk av, e s, 200 n Liberty av, 25x100. Jan. 2, due Jan. 1, 1889. 200  
 Jansen, Henry, to Abraham Wahl. Grove st, s s, 106.8 e Wyckoff av, 25x100. Jan. 2, 3 years, 5 1/2%. 500  
 Keenan, Maria, wife of and James, to Stephen D. Pyle. Bergen st, s s, 306.7 w Franklin av, 25x131. Jan. 23, 3 years. 2,000  
 Kingsland, George A., to Peter O'Brien. Manhattan av, w s, 50 n Greene st, 25x75. Jan. 23, 3 years, 5%. 8,000  
 Same to Coles P. Davids. Same property. Jan. 25, 1 year. 3,000  
 Kennedy, James, to Elizabeth Beesley. 3d av, s e s, 20 n e 28th st, 26x100. Jan. 27, 3 years, 5%. 1,700  
 Kittel, Joseph J., to the town of Gravesend. Old lot 35, Gravesend. P. M. Nov. 27, 1885. 2 years. 4,866  
 Klein, Jacob, to Karl Bohm and Johanna his wife. Boerum st, n s, 422.9 e Bushwick av, 25x62.11x25.1x64.8. Jan. 21, 5 years, 5%. 2,000  
 Kottmann, George H., to John Morrow. Central av, s e cor Stanhope st, 25x100. Jan. 27, due Jan. 1, 1887, 5%. 375  
 Kunzweiler, Alois, to Caroline Broisted. Boerum st, n s, 572.9 e Bushwick av, 25x52.5x25x54. Jan. 25, 3 years, 5%. 2,000  
 Littlefield, Wray S., to Jennie E. Waite, Jersey City, N. J. 3d av, e s, 50.2 n 21st st, 54.2x100. Jan. 27, due March 1, 1886. 1,200  
 Lecour, Joseph H., to The Williamsburgh Savings Bank. Monroe st, n s, 310 w Sumner av, 20x100. Jan. 23, 1 year, 5%. 3,500  
 Lindemann, Catharine M. R., to Sophia Schoenfeld. Voorhees av, w s, runs west 100 to Dooley st, x south 92 to public highway, x still south across highway to high water mark Sheephead Bay, x east 200 x north to Voorhees av, x again north 110. Jan. 22, 4 years, 5%. 4,000  
 Lynch, Mary E., to Mary J. Farrar and ano., exrs. Charles Farrar. Bond st, n e cor 2d st, 90.5x130.1x93.3x130. Jan. 22, due May 1, 1886. 9,000  
 Maguire, John U., to James Blake. 47th st. P. M. Jan. 19, 3 years, 5%. 600  
 McDonald, Raymond, to Seth G. Babcock, trustee. India st. P. M. Aug. 31, 1883, 5 years. 750  
 McCaughan, John, to Albert M. Patterson, exr., &c. India st. P. M. Feb. 2, 1884, 5 years. 350  
 McNickle, Adam, to Charles T. Jones. Herkimer st, s w cor Russell pl. P. M. Jan. 25, due May 1, 1889. 3,000  
 Same to same. Herkimer st. P. M. 3 morts., each \$2,800. Jan. 25, due May 1, 1889. 8,400  
 Same to Sarah Brown. Herkimer st. P. M. Jan. 25, due May 1, 1889. 2,800  
 Same to same. Herkimer st. P. M. Jan. 25, due May 1, 1889. 2,800  
 Same to Henry Grenzbeck. Russell pl. P. M. Jan. 25, due May 1, 1889. 2,800  
 Same to Katherine A. Carll. Russell pl. P. M. Jan. 25, due May 1, 1889. 2,800  
 Same to Tennis Bergen. Russell pl. P. M. Jan. 25, due May 1, 1889. 2,800  
 Same to John T. Woolley, admr. D. R. Allen. Russell pl. P. M. Jan. 25, due May 1, 1889. 2,800  
 Same to Joseph M. Greenwood. Russell pl. P. M. Jan. 25, due May 1, 1889. 2,800  
 Morris, Henry W., to Joseph Buehler. Locust av. P. M. Jan. 25, due May 1, 1887. 250  
 Moses, Morris, Hartford, Conn., to Caroline Eberle. South 2d st. P. M. Jan. 25, 5 years, 5%. 1,100  
 McColgan, Edward, to John H. Becker. 44th st, n s, 100 w 3d av, 25x100.2. Jan. 1, 5 years, 5%. 800  
 McCarthy, Bridget, wife James, to Robert Wilson. Himrod st, n w s, 135 s w Wyckoff av, 30x100. Jan. 28, 3 years. 300  
 Mills, Mary E., and Daniel V. Warner and Louisa A. Kraft to William Warner. East 94th st, n e s, 325 s e Av L, 75x100. Jan. 27, 5 years. 250  
 Nisbet, Maria L., widow, to Catharine R. Golding. Butler av, w s, 135 n Fulton av, 25x100. Jan. 6, 3 years. 1,000  
 Nickenig, Charles, to Benjamin T. Carman. 7th av, n w s, 21 s w 10th st, 19.11x77. Jan. 26, 3 years, 5%. 4,500  
 Same to John L. Voorhees, Commissioner of Investment town of Gravesend. 7th av, n w s, 40.11 s w 10th st, 19.11x77. Jan. 26, 3 years, 5%. 4,500  
 O'Brien, Margaret, to John J. Bentzen. Bergen st, s w s, 459.2 s e 3d av, 20.10x100. Jan. 27, 3 years, 5%. 800  
 Oehler, Anton, to The Dime Savings Bank of Williamsburgh. Beaver st, n e s, 90 n w Locust st, if extended, 25x100. Jan. 26, 1 year, 5%. 1,500  
 Oulton, Sampson B., to Asa W. Parker, Hemp-

stead. L. I. 13th st, s w cor 8th av, 175x100. Jan. 23, demand. 16,000  
 O'Brien, Edwin A., to Mary E. Hinrichs, guard. C. F. A., Jr., C. F. A. and Louis E. Hinrichs. 6th st, s w s, 272.10 n w 6th av, 15x100. Jan. 25, 5 years, 5%. 2,500  
 Same to same. 6th st, s w s, 217.10 n w 6th av, 20x100. Jan. 25, 5 years, 5%. 2,500  
 Same to Louis Hinrichs. 6th st, s w s, 237.10 n w 6th av, 20x100. Jan. 25, 5 years, 5%. 2,500  
 Same Francis H. Bawo and ano., exrs. C. F. A. Hinrichs. 6th st, s w s, 257.10 n w 6th av, 15 x100. Jan. 25, 5 years, 5%. 2,200  
 Peck, Rebecca G., wife of and Alfred A., to Marie H. Otwell. South Portland av, w s, 522.3 s De Kalb av, 20x100. Jan. 25, 2 years. 6,000  
 Petty, Elizabeth, to John T. Rockwell and Annie C. Shepard. Albany av. P. M. Dec. 4, installs, 5%. 2,000  
 Potter, Frank, to The United States Life Ins. Co., New York. 8th st, n s, 295.9 e 4th av, 41 x100. Jan. 25, 1 year, 5%. 1,500  
 Pratt, Lucy, Ida Howard and Julia Goble to Frances A. De Beer, Boston, Mass. King st, n e s, 25 n Richards st, 25x75. Jan. 23, 3 years. 100  
 Phillips, Stephen C., to Arthur A. Swaney. Jefferson st, s s, 470 w Throop av, 40x100. Jan. 22, due July 22, 1883. 1,000  
 Pascal, Addie S., wife of and William A., to Simon W. Flood. South 8th st, n s, 225 w 4th st, 25 x 1/2 block. Jan. 28, due Feb. 1, 1887. 2,500  
 Pengel, Elva C., wife of Walter E., to Karl E. Muller. Indef. st, s s, 246 e Fort Hamilton road, 50x200, New Utrecht. Jan. 27, 3 yrs. 1,000  
 Pettit, Baldwin, to John Moadinger. McDougall st, n s, 542 e Saratoga av, 17x100. Dec. 1, 3 years. 2,000  
 Same to same. McDougall st, n s, 525 e Saratoga av, 17x100. Dec. 1, 3 years. 2,000  
 Pierce, Maria F., wife of and Elisha, to Del'Orme Knowlton. Wyckoff st. P. M. Jan. 20, notes. 3,000  
 Quabach, Theodore, to Charles F. Matilage, Hoboken, N. J. Court st, n e cor 4th pl, runs north 69.11 x east 91 x north 80 x east 84 x south 100 to 4th pl, x west 175. Jan. 26, due July 26, 1886. 6,000  
 Regan, Alice, to Ruth A. O'Connor. Columbia st, n w cor Carroll st, 20x80. Jan. 25, due Jan., 1891, 5%. 5,500  
 Roche, Patrick, to John P. Cranford. 4th av. P. M. Jan. 14, 1 year. 200  
 Rustin, Evan J., to James E. Cornell. Hull st. P. M. Jan. 25, due Feb. 1, 1887. 800  
 Reichert, Constantine, to Paul Falkenstein and Maria his wife. Grove st, s s, 156.8 e Wyckoff av, 25x100. Jan. 22, due Jan. 1, 1891, 5%. 1,000  
 Reilly, Jane M., wife of and Patrick, to Louis Brosi. Butler st, n e s, 125 n w Bond st, 100x 100. Jan. 22, 3 years, 5%. 15,000  
 Same to Margaret T. Ludlow. Same property. Jan. 22, installs. 1,500  
 Robb, Mary J., widow, to Sarah A. McCahill, trustee. Putnam av. P. M. Jan. 21, 3 years. 5,250  
 Same to Samuel H. Vandewater. Putnam av, n s, 298.4 w Sumner av, 16.8x100. Jan. 21, due Mar. 1, 1887. 1,480  
 Spicer, Henry L., Jr., to Thomas Stratton. 55th st. P. M. 3 morts., each \$1,500. Jan. 22, 3 years. 4,500  
 Stanley, Samuel G., and John F. Unckles to George Beach, Hartford, Conn. Butler st, s s, 100 w 3d av. P. M. Dec. 21, 5 years, 5%. 5,500  
 Schmitt, Charles, to The Dime Savings Bank of Williamsburgh. Marion st, s s, 100 e Howard av, 75x200 to Sumpter st. Jan. 25, 1 year, 5%. 7,500  
 Southard, Henry D., to John L. Voorhees, Commissioner of Investment Town of Gravesend. Livingston st, s s, 43.4 e Boerum pl, 25.2x56.4x 25.2x56.7. Jan. 22, 3 years, 5%. 4,000  
 Staacke, Carl, to Leonard Eppig. North 2d st. P. M. March 8, 1884, 6 years, 5%. 500  
 Stevens, Linden D., to The Union Dime Savings Institution, N. Y. Clark st, n s, 100 e Hicks st, runs north 101 x east 50 x north 100.3 to Pineapple st, x east 50.4 x south 101.3 x west 25 x south 100 to Clark st, x west 75. Jan. 27, demand 5%. 110,000  
 Same to William Trowbridge. Pineapple st, s s, 175.4 e Hicks st, 25.5x101.3x26x101.5; Pineapple st, s s, 150 e Hicks st, 25x101.1; Clark st, n s, 100 e Hicks st, 75x100. Jan. 27, demand. 150,000  
 Schwoob, Mary M., to Charles M. Oakley. Throop av, s w s, 100 s e Whipple st, runs southwest 61.4 x south 11.4 x east 20 x north 0.3 x northeast 50.3 to Throop av, x northwest 20. Jan. 23, 5 years. 1,700  
 Smith, William B., to Charles N. Peed. St. Marks av. P. M. July 30, 3 years. 2,600  
 Smith, Charles W., to Samuel M. Meeker, as trustee for Willard S. Watson. Evergreen av, northerly cor Greene av, 28x100. Jan. 27, 3 years, 5%. 3,500  
 Thompson, William O., to Emily A. Stanley, Leroy, N. Y. Macon st. P. M. and building loan. Jan. 25, due Feb. 1, 1891, 5%. 3,000  
 Same to Cordelia E. Macpherson, extrx. of G. G. Yvelin. Macon st, 5 lots. P. M. and building loan. 5 morts., \$3,000 each. Jan. 25, due Feb. 1, 1891, 5%. 15,000  
 Same to Charles W. Betts. Macon st. P. M. 6 lots, each sub. to mort. of \$3,000. 6 morts., each \$750. Jan. 25, 3 years. 4,500  
 Treviranus, Johanna S., to the town of Gravesend. Old lot 43, common lands, Gravesend. P. M. May 1, 1885, 2 years. 5,333

Tighe, Patrick, to Seth G. Babcock. India st. P. M. P. M. Sept. 1, 1884, 3 years. 300  
 The Commercial Cable Co. to Ernst W. Siemens and Johann C. L. Loeffler, trustees. Submarine cables and other property, franchises, &c. Jan. 22, issues bonds. 3,000,000  
 Turner, Anson W., to Thomas C. Higgins. Myrtle av. P. M. Jan. 27, 5 years, 5%. 4,000  
 Ursprung, George, and Wilhelmina his wife, to Ellen J. Voorhees. Grant st, n s, being part of sections 1 and 2 map of land Tennis J. Bergen, adj Erasmus Hall, Flatbush, 25x100. Jan. 18, due May 1, 1887. 500  
 Voorhees, Valentine H., to The Seaman's Bank for Savings, New York. Hudson av, n w cor Prospect st, runs north 25 x west 32.3 x north 4.6 x west 10 x south 29.6 to Prospect st, x east 4.3. Jan. 19, 1 year, 5%. 500  
 Volz, Charles, and Frida his wife, to Franklin W. Taber. Grove st. P. M. Jan. 23, installs. 1,550  
 Ward, James, to The Williamsburgh Savings Bank. Bedford av, e s, 97.9 n Park av, 25x 100; Bedford av, e s, 250 n Park av, 22x100. Jan. 23, 1 year, 5%. 4,000  
 Weitzel, Emma, to Andrew Ginter. St. Marks av late Wyckoff st, s w s, 25 n w Howard av, 25x87.3x25x84.1. Jan. 14, due Jan. 2, 1889. 500  
 Winchester, William H., to John Ordronaux, Roslyn, L. I. 11th st, n s, 105.9 w 4th av, 20 x100. Jan. 23, 3 years, 5%. 2,000  
 Wood, Susannah, and Jarvis her husband, to Abraham P. Leech, Jamaica, L. I. Gates av, n s, 169.8 e Clason av, 20x100. Jan. 23, 3 years, 5%. 3,000  
 Wyburn, John H., to Joseph N. Wyburn. Washington av, e s, 167 s Myrtle av, 20x100; Washington av, e s, 67.3 s Myrtle av, 19.9x50; Myrtle av, n s, 96 w Fleet pl late Carll st, 24 x100. 1-5 part. Jan. 23, note. 1,750  
 Same to Jennie Wyburn. Same property. 1-5 part. Jan. 25, note. 700  
 Wyburn, Joseph N., to Mary H. Cudlipp. Same property. 1-5 part. Jan. 25, note. 2,000  
 Wyckoff, Joanna, to Gertrude B. Lott. Ryeon st, e s, 238 n De Kalb av, 20x80. Jan. 1, 1 year. 700  
 Walther, Sophia, and Adeline Steinwedell, to John Reuger. De Kalb av, n s, 175 w Lewis av, 30x100. Jan. 26, 5 years, 5%. 1,000  
 Weinmann, Michael, to Katharina Bring. McKibbin st. P. M. Jan. 26, 8 years, 5%. 2,100  
 Ziegler, William, to Henry G. Disbrow. Howard av, s e cor McDonough st, 100x100. Jan. 27, 2 years, 5%. 1,750  
 Same to Nancy B. Wheeler. Macon st, Ralph av. P. M. Jan. 19, 2 years, 5%. 52,000  
 Same to same. Macon st, Ralph av. P. M. Jan. 19, 2 years, 5%. 15,000  
 Same to same. Ralph av, McDonough st. P. M. Jan. 19, 2 years, 5%. 25,000  
 Same to same. Decatur st, Ralph av. P. M. Jan. 19, 2 years, 5%. 20,000  
 Same to same. Bainbridge st, Ralph av. P. M. Jan. 19, 2 years, 5%. 12,000

MORTGAGES --- ASSIGNMENTS

NEW YORK CITY.  
 JANUARY 22 TO 28—INCLUSIVE.  
 Anderson, Harriet E., et al., exrs. J. W. Anderson, to Mary L. Daly. \$3,000  
 Brosi, Louis, to John H. Drake. 16,000  
 Bund, Hugo, to Scholastica Schlosser. 700  
 Bell, John, to Enoch C. Bell. nom  
 Bell, William R., to Enoch C. Bell. nom  
 Bell, Enoch C., to Simon Sterne. 3 assign. nom  
 Brown, George H., to Enoch C. Bell, assigned to secure debt. nom  
 Davies, David T., to Francis W. Pollock. 1,622  
 Everard, James, to David Mayer. 2,500  
 Frith, Elizabeth, Stapleton, S. I., to Gustav Scholer. 1,958  
 Frazier, Charles, to Edward Oppenheimer and Isaac Metzger. 3,000  
 Furman, William H., exr. G. Furman, to John H. Judge, trustee G. Furman, dec'd. nom  
 Same to same. nom  
 Frazier, Charles, to Charles A. Peabody. 9,000  
 Georgi, Adolph, to Joseph and Maria Pelz. 2,000  
 Grasmuck, Frederick, to George Lauer. 3,500  
 Haaren, John W., to John B. Smith. 6,000  
 Hall, Mary L., widow, to Wintthrop A. Chanler. 20,000  
 Hershfield, Aaron, to Ellen Dunn. 5,000  
 Kammerer, Louis, and ano., exrs. F. C. Gloeckner, to Louis Kammerer, trustee F. C. Gloeckner, dec'd. 7,060  
 Same to same. 4,600  
 Kenzel, William H., Jersey City, to Hannah Hellman. 6,000  
 Kilian, George, South Oyster Bay, to Matthias Vosseler. 4,000  
 Lockwood, John E., guard. of Carrie L. Phillips, formerly Phyfe, to William J. Phillips, guard. of Carrie L. Phillips. nom  
 McGovern, George, to The Harlem Savings Bank, City N. Y. 5,000  
 Meyer, Henry L., to Frederick W. Meyer. 6,000  
 Opdyke, Charles W., trustee, to Betsy A. Randell. 3,879  
 Phillips, William J., guard. of Carrie L. Phillips, to Herman Wronkow. 5,000  
 Pollock, Francis W., to Wilber T. Hawkes. 1,622  
 Powell, Sarah P., trustee, to Stephen B. M. Stokes, trustee. nom  
 Poor, Charles H., Haverhill, Mass., to Henry H. Hale, Bradford, Mass. 12,970  
 Rank, Mary M., to William C. Le Gunder, committee and trustee Emma C. Durand. 9,635  
 Richards, John, to Adolph and Julius Schwarz. nom

Table listing names and amounts for Kings County, including Seaman, Clarkson C., Stillman, Henry, Suydam, James, Swain, Shubael E., Sterne, Simon, Sutphen, William, Theall, Thacker H., Thornton, John P., Trimble, Merritt, Underhill, William W., Van Ness, George W., Vincent, John, Whitney, Annie R., Wood, John S., Woolsey, Theodoru B., Wittner, Peter.

KINGS COUNTY.

JANUARY 22 TO 28—INCLUSIVE.

Table listing names and amounts for Kings County, including Arnold, Daniel S., Bossert, Jacob, Brose, Fritz, Jr., Buxton, Kennard, Bell, Elizabeth, Cox, Benjamin, Hess, Peter, Hubbard, Harmanus B., Hill, Frances C., Johnson, Christian, Jones, Charles T., Jackson, Solomon S., Jehson, Adelaide, Kelland, Philip, Lott, Abraham, Lurz, Theresia, Lynch, James D., Murphy, Thomas, Onderdonk, John C., Pitz, Margaretha, Robinson, Jeremiah P., Sayres, William J., Simpson, James S., Skidmore, Edelize R., Stehlin, Theresia, Snedeker, Elbert, Ullmann, Rosa, Van Anden, William, Voorhees, John J.

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.

JANUARY 22 TO 28—INCLUSIVE.

SALOON FIXTURES.

Table listing names and amounts for New York City saloon fixtures, including Adler, Rebecca, Allee, Ann, Arthur, F. A., Billmeyer, or Pillmeier, Bracco, A., Barg, Mary, Beck, C., Brady, B., Branneck, C. T., Brennan, Jane, Cunningham, T., Dam, A. J., Dillon, M., Dobenecker, Mina, Driscoll, T. M., Deguines, Celine, DeWitt, D., Duffy, P., Emerson, Ida C.

Table listing names and amounts for New York City household furniture, including Edsall, D. R., Engelking, L., Farrell, J. H., Fitzgibbon, M., Freese, J. D., Freund, E., Frohbesen, J., Garrott, J., Gries, M., Gruninger, J., Grandon Bros., Grazias, G., Held, H., Haas, G. E., Harrison, H. W., Hermsstedt, F., Hundgeburth, H., Hunecke, F., Johnston, J. E., Jones, B. F., Kuechmann, Mary, Kirkpatrick, J., Lassig, E., Leonhardt, A., Loehr, G., Lohsen & Tienken, Maguire, J. F., Martin, J., McGuire, J. T., Moran, J. A., Markham, S. J., McCann, J., McCormick, P. J., McGrath, P., McKenna Bros., McNamara, T., Meierderck, D., Nagle, G. J., Nickols, J., Nienaber & Daab, Pellet, A., Proskauer, W., Pape, D., Quambush, W., Reilly, W., Romig, G., Scholz, A., Stiller, C., Sands, Mose, Saxl, Paulina, Schimkowitz, H., Schueler, H. L., Schwab, J., Slattery & Malloy, Smyth, Eva, Stier, O., Sullivan, J., Straub, A., Ustick, T. E., Viano, A., Von Dohlen, G. H., Wallin, F. L., Walter, M., Walz, A., Weeks, E., Weiss, P., Wellner, F., Wieting, B., Weitkamp, C., Weitkamp, C., Winter D.

HOUSEHOLD FURNITURE.

Table listing names and amounts for New York City household furniture, including Ambler, J. G., Jr., Auerbach, R., Burton, Marion, Briet, G. K., Brown, Mary, Bach, J. L., Barton, Amanda E., Beck, C., Beecher, Kate, Bigg, F. R., Brunner, J., Burke, Catherine, Clancey, P., Clark, A. D., Connolly, G., Cranston, Emilie, Cunard, Lissie, Clerke, J. C., Cole, Emma, Decker, Oralina, Dias, C., Duesing, L. W., Delmar, Etta, Demarest, Agnes, Drake, A. E., Estlund, J. A., Eagan, Mary, Fennell, Margaret.

Table listing names and amounts for New York City household furniture, including Frank, I., Gallagher, C. H., Gallagher, D., Goulding, Catherine, Green, Alice, Green, M., Goldberg, J., Harvey, Mrs. J. F., Howard, Addie, Howieson, Mary F., Howell, E. P., Haines, Marcia A., Haskell, Clara E., Herbert, Stella, Heymann, Caroline M., Hills, H. C., Hudspeth, R. S., Irwin, Fanny, Jockel, A. M., Johnson, J., Jacques, Annie M., Jensen, Anna, Johnes, Catharine, Kelson, Isabel, Kreher, B., Lamberger, Mamie, Lawlor, Mary, Lawrence, Mrs. M., Leone, G., Levin, F., Lewis, Jane, Livingstone, W., Livingstone, W. and Frances E., Lawrence, C. B., Levison, Mary, Lissner, J., Louis, A. L., Matthews, Lottie, Mariams, G., McCormick, Grace, McCue, J., Metz, J. and Johanna, Miller, H., Middleton, M., Milford, Sarah M., Mure, Teresa G., Martens, Sophie, Mathias, Christine, May, Carrie, McDonald, J., McKee, C. H., McKeever, Carrie, Muller, Kate, Muller, Wm., Nelson, J., Nicholson, J. H., O'Neill, Ellen, O'Brien, J. J., Occa, J., Plympton, C. R., Poynter, Catharine, Price, Lillie, Purarie, E., Pape, Mary, Putnam, W. H., Ray, F., Rose, Ida, Rooney, A. P., Sharples, Alice, Slavin, J. H., Sullivan, P. J., Schmidt, C., Schroder, A., Sharrott, Annie, Shiff or Shief, Rachel, Showell, Eliza, Smith, E. W., Same, same, Smith, Gussie D., Same, same, Soloman, J., Stebbins, A. M., Stutzman, Henrietta, Taylor, Sarah L., Thys, J. B., Tracy, J. L., Udell, C., Van Keuren, W., Vegazzi, J., Marie E. Laporte, Voss, Juliana S. C., Walton, A., Williams, Susan, Wright, Anna A. M., Walker, J. A., Webb, Ida, Weston, Caroline H., White, G., Wilson, C. J., Wilder, Piano.

Williams, Jane E. 408 W. 23d... Ruth A. Schulting. 2,000  
 Wilcox, Margaret J. 213 E. 87th... C. F. Mattlage. (R) 550

MISCELLANEOUS.

Bauerle, E. 52 5th av... C. Gutmann. Barber Fixtures. 200  
 Becker, F. 156 Orchard st... C. Droge. Grocery. 550  
 Brunner, C. 389 Washington Market... Christina Brunner. Stand, Fixtures, &c. 500  
 Byrne, W. P. 3 to 7 Macdougall... Knapp Mfg. Co. Fountains, &c. (R) 622  
 Bell, H. 805 W. 35th... J. F. Bragg. Barber Fixtures. 250  
 Chester, W. T. 14 Dey... A. J. Steers. Newspapers, &c. 225  
 Collins & Farwell, City... J. H. Mooney. Machinery, Fixtures, Tools, &c. 24,000  
 Cook, L. N. 312 W. 11th... E. D. Pierson. Stock and Fixture. 100  
 Connelly, E. M. 15 and 16 13th av... T. Cody. Horses, Trucks, &c. 1,000  
 Connolly, F., signed Corly. 547 W. 37th... Charlotte Hastorf. Canal Boats, Horses, Carts, &c. (R) 250  
 Coleman, D. 102 E. 41st... H. Killam Co. Carriage. 589  
 Corbet, V. 615 Madison av... J. Hays. Barber Fixtures. 300  
 Dannheim, W. 1645 Av A... Louise Wilcke. Grocery. 700  
 Deane, M. J. 607 W. 52d... Catherine Deane. Fixtures, &c. 1,500  
 Doering, O. A. 218 Centre... A. Beaudry and ano. Hammer. 422  
 Ditzel, H. City... C. Tegeshoff. Horse, Wagon, &c. 50  
 Drummond & New. 7 Hague... Mosler, Bowen & Co. Safe. 107  
 Eckstein & Porr. 53 and 60 Fulton... H. Lindenmeyr. Printing Fixtures. 25,000  
 Ehlers, E. J. 134 Greenwich st... M. W. Hart. Drug Fixtures. 225  
 Ellis, C. R. 182 Centre... Julia S. Ellis. Machinery, Lathes, &c. 1,150  
 Ferris, A. 26 Frankfort... Walker & Bresnan. Pr. ss. (R) 38  
 Franco - American Trading Co... H. E. Kavanagh, trustee. Machinery, &c. (R) 31,700  
 Frees, P. H. 277 Av C... C. F. Gennerich. Horse, Wagon, &c. 50  
 Farber, J. & N. 50 Duane... B. Farber. Lathes, Fixtures, &c. 225  
 French, E. F. 511 W. 33th... P. Pryibil. Machinery. 677  
 French, E. F. Long Island City... C. B. Rogers & Co. Machinery. (R) 593  
 Frers, R. 634 W. 48th... D. Brockmann. Horses, Wagons, &c. 550  
 Gaetano, Mafera. 590 31 av... R. Copobiano. Store Fixtures. 50  
 Gasteyer, O. 249 W. 81st... C. Droge. Grocery. 225  
 Goetzl, E. 50 South Washington sq... A. Spadoun. Machinery. 1,654  
 Green, M. H. 331 Pearl... Marvin Safe Co. Safe. 250  
 Gibb, E. 1887 3d av... J. F. Bragg. Grocery. (Nov. 13, 1884.) 152  
 Giblin, C. 426 to 432 E. 61th... M. Giblin. Stone Yard Fixtures, Tools, &c. 8,500  
 Gourlay, A. S., & Co. 15 Bond... Marvin Safe Co. Safe. 100  
 Grahme, J. 1654 9th av... E. L. Gallon. Butcher Fixtures. 125  
 Haas, A. 229 E. 4th... J. B. Edelhauser. Barber Fixtures. 314  
 Habersack, N. and Regina. 122 7th... L. (Catharine, by assign.) Schlimbach. Drug Fixtures. (R) 2,000  
 Heinrich, F. 211 Centre... F. M. Weiler. Printing Fixtures. 2,066  
 Henzo or Henzer, J. 39 Av A... Gaiser & Schmitt. Wagon. 60  
 Hadley, H. H. 3d av and 125th... Empire State Type Founding Co. Type, &c. 450  
 Hauser, F. Little Ferry, N. J... P. Pryibil. Machinery, &c. 4,614  
 Hauser, F. Little Ferry, N. J... P. Pryibil. Machinery, &c. 4,891  
 Hessler, W. 337 Broadway... Mrs. A. A. Boettcher. Printing Fixtures. 400  
 Hoey, Sarah. 951 and 953 Broadway... R. H. Hichborn. Hat Stands, Frames, &c. 568  
 Hoppe, F. 17 North Moore... A. Schultenburg. Grocery. 300  
 Hughes, S. A. 281 10th av... T. B. Hughes. Drug Fixtures. 5,000  
 Jackson & Wayland. 230 W. 30th... C. C. Wayland. Electro Plating Fixtures. (R) 2,500  
 Jennings, R. L. 13th av and 24th st... The Jennings' Lumber Drying Co. Engine, Machinery, &c. 5,000  
 Kayser & Rose. 78 and 80 Walker... A. Kayser. Press, Dies, Machinery, &c. 2,500  
 Keegan, T. 510 E. 13th... J. Buhr and ano. Store Fixtures. 40  
 Kilgen, G. J. 828 and 830 3d av, 509 8th av and 418 Grand... Harriet E. Skilton. Fixtures. Furniture, &c. 300  
 Konarsky, A. 149th st and Beach av... Marvin Safe Co. Safe. 100  
 Kerlin, J. 421 E. 22d... Gaiser & Schmitt. Wagon. 125  
 Koehler, J. 120 Chatham... F. A. Lederle. Printing Fixtures, Engine, Presses, &c. 1,000  
 Kohl, J. 2d st, near 1st av... Theresa Kohl. Horse, Wagon, &c. 400  
 Loffrede, V. and Anna. 177 Bleeker... A. J. Steers. Grocery Fixtures, &c. 200  
 Landasman, B. 280 E. 3d... Baker & Eaton. Horse, Wagon, &c. 150  
 Landau, M. 311 E. Houston... W. Felber. Store Fixtures. 150  
 Liebel, J. 1540 1st av... Mary Lange. Drug Fixtures. 1,000  
 Miller, T. 31 W. 3d... Margaret D. Miller. Brass Foundry Fixtures. 1,100  
 Millo Bros. 188 Mercer... E. Dubois. Artificial Flower Manufacturing. 1,500  
 Mosbus, A. City... G. Dessecker. Coaches. 1,200  
 McRae, W. T. 15 Dey... J. Laing. Engravings, Plates, &c. 3,200  
 McVay, Gertrude G., and Mary A. Doyle. 247 W. 125th... Damon & Peets. Printing Fixtures. 207  
 Mehl & Brandt. 121 Wooster... J. Mehl. Fixtures, Tools, &c. 100  
 Meighan, W. 1520 Av A... T. Carroll. Grocery. 200  
 Mills, G. F. and Annie. 167 3d av... J. McCrodden. Furniture, Store Fixtures, &c. 200

Morini, J. 1583 2d av... Archer Mfg. Co. Barber Chair. 28  
 N. Y. Newspaper Union... J. H. Beals, Jr. Printing Fixtures, &c. 30,000  
 Pfifferling, Jennie. 780 6th... F. M. Katz. Horses, Coaches, &c. (R) 750  
 Pine, C. H. and Geraldine M. 110 Pearl, New York, and 525 Marcy av, Brooklyn... A. J. Steers. Office Fixtures, Piano, &c. 100  
 Purpura, J. B. 100 E. 113th... Archer Mfg. Co. Barber Fixtures. 205  
 Pfaffmann, A. 1975 3d av... M. Pfaffmann. Horse, Wagon, &c. 300  
 Polhemus, J. 102 Nassau... H. Lindenmeyr. Printing Fixtures. (R) 4,984  
 Poole, G. E. & Co. 13 E. 53d... Cunningham, Son & Co. Hearses. (R) 1,452  
 Pruss, J. A. 3d av bet 173d and 174th... Gennerich & Hilsman. Bakery Fixtures, &c. 350  
 Radzinsky & Tichenor. 518 and 520 W. 23d... J. Spence. Machinery, &c. 204  
 Roller, G. 176 Chrystie... C. H. Intermann. Grocery. 150  
 Rosenstock M., & Son. 426 Broome... Mosler, Bowen & Co. Safe. 150  
 Rand, E. C. M. 42 Broad... Campbell Printing Press and Mfg. Co. Press. 300  
 Rehberg, C. 645 N. 3d av... C. Droge. Grocery. 818  
 Roberge, F. P. 1741 Broadway... Marvin Safe Co. Safe. 105  
 Schanze, G. A. 238 East 32d... J. Clements. School Furniture, Fixtures, &c. (R) 800  
 Schumacher, F. 326 East 48th... J. Reichert. Blacksmith Fixtures. (R) 600  
 Schumacher, P. G... C. H. Bundstein. Horses, Trucks, &c. 450  
 Sordi, P. 467 10th av... P. Westphal. Barber Fixtures. (R) 81  
 Spear & Figott. 109 Liberty... E. C. Holton. Printing Fixtures. 350  
 Schafer, B. 176 Essex... J. Metz. Presses, Printing Fixtures, &c. 258  
 Shefflin, D. 112 E. 106th... J. Cunningham, Son & Co. Carriages. (R) 645  
 Shourds, S. E. 31 Church... New York Engineering Co. Engine, Belting, &c. 250  
 Sullivan, J. Washington st... D. I. Christie & Co. Truck. 700  
 Tim, D. 25 Chambers... L. Tim. Law Books. 700  
 Tanfield, A. 73rd st and Boulevard... J. Barnett. Horses. 1,200  
 The Adams Printing Co. 169 and 170 Fulton... J. Metz. Printing Fixtures, Machinery, &c. 1,100  
 The Commercial Cable Co. E. W. Siemens and J. C. L. Loeffler, trustees. Cables Lines, &c. 337,000  
 The Globe Mutual Benefit Soc. 693 Broadway... Marvin Safe Co. Safe. 170  
 Wellwood, J. 605 West 21st... General Theological Seminary Protestant Episcopal Church of United States. Machinery, &c. (R) 381  
 Wertheimer, J. 221 2d... Marvin Safe Co... Safe. 100  
 Wheat, D. B. 164 Grand... N. Cooper. Fixtures, &c. 100  
 Wilson, J. 1781 3d av... J. Gilch. Butcher Ice House. 125  
 Woodruff, C. L. 11 Spruce... Ida E. Woodruff... Printing Fixtures. 2,380  
 Same... C. S. Haines. Same. 730  
 Werkerle, G. 137 W. 38th and 217 W. 41st... L. S. Keller. Horses, Carriages, &c. 1,124  
 Werner, R. 59 Murray... T. Tiedemann & Bro. Machines, &c. (R) 400  
 Williams, J. D. City... L. S. Lawrence & Co. Electrotype Plates, &c. 14,000  
 Wyburn, Carrie M. 245 Bleeker... W. C. Butts. Bakery Fixtures. 1,000

BILLS OF SALE.

Barton, C. 258 W. 28th... Sarah M. Corel. Wood Carpet Fixtures, &c. 1  
 Bollermann, C. L. 219 Bowery... J. Strippel. Hardware Store. 2,327  
 Carhart & Blanchard. City... A. Cushman. Barge G. W. Carhart. 1,500  
 Davidson & Redmond. 702 Greenwich... J. H. Murray. Bar. 600  
 Fales, T. J. 172 6th av... J. S. Gray. Restaurant. 1  
 Ferrier, R. O. and Emily. 423 W. 45th... P. Herder. Furniture. 25  
 Haack, C. 176 Chrystie... G. Roller. Grocery. 300  
 Haight, T. and Ellen J. H. City... L. Haight. Furniture. 829  
 Heiman, P. 510 Courtlandt av... B. Wittkowsky. Store Fixtures. 800  
 Hughes, T. B. 281 10th av... S. A. Hughes. Drug Store Fixtures. 1,000  
 Kleinfeld, M. 292 Front... L. Black. Machinery, Stock, &c. 230  
 Masuret, T. 232 E. 109th... A. Vorrath. Grocery Fixtures. 412  
 Naganah, Lizzie. 35 W. 43d... Minnie Nagel. Furniture. 1  
 Nagel, F. and Minnie. 35 W. 43d... Lizzie Naganah. Furniture. 1  
 Newbery, J. W. 245 Bleeker... Carrie M. Wyburn. Bakery Fixtures. 2,000  
 Seward, D. W. Park av and 87th st... McKesson & Robbins. Drug Fixtures. 800  
 Skinner, J. N. 60 Cedar... J. A. Brown. Office Fixtures. 100  
 Smith, J. J. 229 7th av... Eva Smyth. Restaurant. 1  
 Stauff, Annie. 877 10th av... W. Stauff. Shoe Store. 1  
 Streeter, W. H. 23 Gramercy Park... J. F. Wyckoff. Furniture. (Dec. 27, 1884.) 750  
 Wilson, Kate C., wife of James. 110 W. 53d... R. H. Leadbetter. Horses, Wagons, &c. other consid. and 953  
 Wyburn, J. H. and Carrie M. 245 Bleeker... J. W. Newbery. Bakery Fixtures. 2,000

N. Y. ASSIGNMENTS OF CHATTEL MORTGAGES.

Dam, A. J., to The Chatham Nat. Bank. (G. B. De Revere, July 31, 1885.) 1  
 Keeler, W. A., to J. Emmons. (T. Foley, Sept. 11, 1885.) 2,000  
 Skilton, Harriet E., to J. F. Wyckoff. (G. J. Kilgen, Dec. 30, 1885.) 225

KINGS COUNTY.

SALOON FIXTURES.

Branagan, John. 232 7th st... Budweiser Brewing Co. \$225  
 Czeslick, Oswald. 140 Marcy av... A. Grill. (R) 2,000  
 Exner, Gustav. 117 Hopkins st... S. Liebmann's Sons. 400  
 Fleming, Phillip. 251 Myrtle av... H. Koehler & Co. 800

Frank, A., Jr. 471 Broadway... Cath. Lipsius. (R) 175  
 Gohlinghorst, H. 97 Bushwick av... E. Ochs. 800  
 Huber, F. J. 449 Graham av... O. Huber. (R) 500  
 Hamilton, R. 108 Livingston st... J. Ruppert. 1,000  
 Kupert, J. 834 Park av... S. Liebmann's Sons. (R) 300  
 Mott, Honora. 20 Broadway... R. B. Malchow. Restaurant. 750  
 Otto, F. and T. 57 Fulton st... The George Winter Brewing Co., New York. 1,500  
 Phinney, F. A. 163 4th st... F. Fedderke. Pool Table. 165  
 Pitz, John. 893 Broadway... O. Huber. (R) 450  
 Shea, John. 370 Van Brunt st... J. Pearce. (R) 250  
 Stingel, Jacob. 184 Harrison av... S. Liebmann's Sons. 500  
 Schafer, G. 96 Walton st... J. Fallert. 500  
 Schlemm, G. 769 Fulton st... J. F. C. Eifers. 2,000  
 Weeldin, H. C. 213 Court st... F. Munch. (R) 1,500  
 Wafer, William, Cor Bridge and York sts. M. D. Kelly. 2,600

HOUSEHOLD FURNITURE.

Baldwin, Martha A. 106 Clermont av... M. L. Sanford. Piano. 50  
 Beckwith, Emma. 829 Union st... F. G. Smith. Piano. (R) 371  
 Burnett, A. G. P. 56 Flatbush av... Wm. Spence. (R) 200  
 Butt, Bessie. 376 St. Marks pl... L. Kreezer. 65  
 Butler, Edwin, Jr. 180 St. Marks pl... S. Carson. 125  
 Coffman, Henry... G. Breber. Piano, &c. 65  
 Campbell, Adam. 704 Atlantic av... M. Rudiger. Chamberlain, L. A. 132 2d pl... P. Duff. (R) 270  
 Capers, Ella F. 375 Macon st... S. M. Taylor. 175  
 Cuddy, J. P. 359 Fulton st... I. Mason. 116  
 Driscoll, F. E. 80 Dikeman st... S. Baumann. 400  
 Edwards, A. J. S. 82 Clinton av... W. F. Hall. 466  
 Force, Washington. 157 6th st... James I. Raymond. 1,200  
 Gilmore, Mary. 154 Norman av... Jordan & M. Hurley, Mrs. Wm. 103 1/2 North 7th st... J. & I. A. Wolf. 106  
 Huyck, George. 131 Greenpoint av... Jordan & M. Carpet. 105  
 Harper, J. and Annie. 217 10th st... A. J. Steers. 230  
 Holmes, Mary. 129 Vanderbilt av... I. Mason. 120  
 Johnson, B. 314 11th st... G. Kidney. 213  
 Jones, T. I. 78 Clinton av... W. F. Hall. 503  
 Johnson, N. M. 49 and 51 Columbia st... H. S. Eisler. 164  
 Leary, J. J. 39 Cumberland st... F. G. Smith. Piano. 320  
 Lippman, Jacob. 533 Fulton st... A. Schulz. (R) 164  
 Ledoux, J. C. 334 Van Brunt st... Jordan & M. Liedvogel, Mrs. Sarah... I. C. Williamson. 200  
 Lock, Mrs. George. 412 Wyckoff st... J. Mullins. 170  
 McLean, John. 101 Vanderbilt av... W. F. Hall. 120  
 Martin, Elizabeth. 239 Tillary st... F. G. Smith. Piano. (R) 240  
 McDonald, C. 865 Dean st... H. S. Eisler. 137  
 Nason, J. H. 442 Clason av... Hardenbergh & King. Carpets. 211  
 Nevin, Mrs. D. A. 66 Jefferson st... J. Mullins. 270  
 Penney, O. V. 346 Lafayette av... J. Wagner. 100  
 Pena, Rita. 49 Main st... Jordan & M. 106  
 Rettich, H. 203 Lexington av... I. Mason. 301  
 Sheldon, Eliz... J. N. Roberts & Co. 1,200  
 Schillinger, Adolph. 83 Lee av... H. W. Tiedeman. Carpets, &c. (R) 475  
 Silberstein, J. 111 Concord st... Wentworth's Sons. 164  
 Toshack, W. N. 91 Cumberland st... T. B. Jackson. 1,000  
 Veeder, S. J., and wife. 1134 Bushwick av... J. & J. Dobson. Carpets. 132  
 Voorhies, Z. 83 Morton st... M. Dean. Piano, Organ, &c. 1,021  
 Wiley, G. W. 415 10th st... Jordan & M. 136

MISCELLANEOUS.

Brooklyn Union Publishing Co. 6 and 8 Front st... R. Hoe & Co. Printing Machine, &c. 21,666  
 Bennett, W. H. 133 Nassau st... N. Langler. Wagons. 500  
 Black, W. J. 417 Hicks st... R. Black. Drug Store. 1,000  
 Bunker, E. S. Bergen st... Linn Bros. Phaeton. 425  
 Butt, H. P. 128 Franklin st... B. Fischer & Co. Grocery Store. (R) 150  
 Clash, R. J. White st, New York... J. S. and G. F. Simpson. Machinery. securities rent and 350  
 Cornelias, J. J. 281 Washington st... C. Jahn. Barber Shop. 500  
 Croke, Charles. Cor Joralemon and Court sts. Marvin Safe Co. Safe. 120  
 Doling, F. B. 46 Lynch st... Dover Stamping Co., Boston, Mass. Horses, Wagons, &c. 362  
 Doyle, T. F. 594 Atlantic av... E. S. Johnson. Cigar Store. 600  
 Deisch, A. 1234 De Kalb av... Archer Mfg. Co. Barber Chair. 31  
 Dunne, J. P. 1 York st... T. Hudson. Presses. 245  
 Eastman, D. 267 and 269 Nassau st... A. W. Shadboldt & Son. Horses, &c. (R) 430  
 Ehrenfeld, C. 117 Evergreen av... W. Sempfind. Butcher Shop. 250  
 Gildersleeve, G. F. 925 Fulton st... D. R. Van Nostrand. Fixtures, &c. 272  
 Gobfert, Friedericke. 2130 Atlantic av... L. Eichhorn. Grocery Store. 250  
 Goodall, W. J. Broadway & Manhattan Beach Railroad Cross Road... Budweiser Brewing Co. 515  
 Green, C. M. 74 and 76 Beekman st, New York... G. A. Leavitt & Co. Printing Press, &c. (R) 20,507  
 Heins, H. 331 S. 3d st... H. Bleck. Butcher Shop. 650  
 Harper, J. 643 3d av... M. P. Griffin. Musical Instruments. 150  
 Kress, Charles. 360 Reid av... W. Kress. Hotel. 500  
 Kurth, C. J. Boerum pl and Fulton st... Marvin Safe Co. Safe. 240  
 Leonard & Moore. 68 4th st... Globe Manufacturing Co., Palmyra, N. Y. Press. 500  
 Levy, Alexander. 147 1/2 and 149 Court st... H. Abrahams. Clothing Store. 850  
 Lorck & Cameron. 81 Orange st... Wallace & Keeney. Horse, Wagon, &c. 431  
 McCartney, Thos. Saratoga av bet Marion and McDougall sts... B. F. Strauss. Horse. 25  
 O'Neale, Mrs. Catherine... P. Barrett. Wagon. (R) 13  
 Peise, J. 229 Myrtle av... Archer Mfg. Co. Barber Chairs. 6

Table listing various individuals and their addresses, including Reilly, M. 181 Pacific st...J. Rodden. Fixtures. 60, Rabens & Snyder. 200 Sackett st...Bloch & Piddian. Butcher Shop. 179, Shelly, C. C. 10 and 12 College pl, New York... H. E. Rowland. Presses, &c. (R) 3,000, Schottler, Philip. 150 Broadway... F. Schad. Shoe Store. (R) 100, Spear, Cameron. 109 Liberty st...Globe Manufacturing Co., Palmyra, N. Y. Press. 495, Stewart, William. 9 Devoest st...H. Codd & Co., N. Y. Horses, Wagons, &c. 666, Suling, Anton. Cor Clason av and Douglass st... F. Suling. Grocery Store. 800, Troumpler, F. 27 Washington st...Archer Mfg. Co. Barber Chairs. 150, Vonnidtschutz, J. H. A. 3 and 5 Coenties slip, N. Y. Globe Manufacturing Co., Palmyra, N. Y. Press. 235

BILLS OF SALE.

Table listing bills of sale for various items, including Eichhorn, Louis, to Friedericke Gofbert. Grocery Store, 2130 Atlantic av. 300, Kennedy, James, to John Dorian. Saloon, 614 3d av. 1,165, Keller, William, to William Rabens. Butcher Business, 200 Sackett st. 300, Sarrach, Josephine, to Katherine Muench. Grocery Store, 16 Scholes st. 50

JUDGMENTS.

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

NEW YORK CITY.

Table listing judgments for January in New York City, including Althof, Louis—Charles Schultze... \$1,150 28, Ashcroft, John—J. P. Senninger... 195 15, Arthur, Henry—Boston & New York Cut Sole Co... 204 16, Atkinson, Joseph J.—A. F. Liguori... 301 29, Ayers, Ellen—Charles Hamm... 198 44, Amschel, John—S. W. Lapsley... 222 26, Asher, Philip—S. K. Smith Silk Mfg Co... 75 39, Abrams, Moses L.—Marks Rosenthal... 8,264 65, Asher, Philip—Henry Dahlman... 115 83, Alger, Byron—William Livingston... 115 11, Asher, Philip—Solomon Woolf... 74 11, Allen, Joseph C.—Tarrant & Co... 350 89, Adams, Thomas D.—Heineman Steinfels... 2,229 93, Althof, Louis—Charles Merker... 559 72, Allen, George W.—First Nat. Bank of Greepport... 224 74, Byrne, Honora—George Lane... 794 57, Branigan, John—Margritade Leyer... 157 57, Bowyer, James B.—William Seavey... 113 16, Bloodgett, George W.—Cornelius Ten Eick... 254 18, Behrens, William J.—Henry Eggers... 464 78, Bornkamp, Charles—John Windolph... 162 27, Benson, Henry C.—Maximilian Reinfelder... 169 00, Bollermann, Charles L.—Catherine Hegney... 1,519 96, the same—Martha Strippel... 230 91, the same—Adam Strippel... 551 93, Barrett, Edward G.—R. M. Obertentfer... 205 55, the same—G. F. Vietor... 1,034 03, the same—E. S. Jaffray... 1,104 76, the same—Joseph Strauss... 921 07, Bailey, Hart—Angus MacIntosh... 84 02, Benjamin, J. R.—A. B. Purdy... 148 00, Brush, William A.—I. J. Geery... 79 45, Butler, George A.—D. C. Robbins... 125 22, Brown, A. F. Allen—A. B. Smith... 435 06, Beckman, Gilbert L.—W. L. Hammersley... 78 79, Berkman, Lesser—Max Rosenthal... 241 49, Bernstein, Jefferson D.—H. L. Armstrong, as assignee... 75 81, the same—Helen E. Hoole... 89 21, Black, William—Simon Silberstein... 116 97, Brown, Matthew—John Hogan... 126 88, Barrett, Edward G.—Joseph Strauss... 206 51, the same—B. L. Brigg... 116 10, the same—A. D. Juilliard... 654 86, the same—E. S. Jaffray... 1,171 31, the same—R. M. Obertentfer... 370 51, the same—L. M. Bates... 448 31, the same—G. F. Vietor... 1,514 13, the same—Henry Chamberlain... 572 51, the same—G. D. Sweetser... 1,517 31, the same—Samuel Eiseman... 1,359 43, Byrd, George J.—L. S. Brush... 152 52, Ball, Michael—Moses Foltz... 2,008 99, Burke, Thomas—J. M. Quackenbos, Jr... 116 11, Blood, Oliver Howard—H. E. Bowns... 134 46, Bowe, Peter—C. S. Hine... 6,199 65, Bergen, Nicholas F.—Cornelius Brothers... 782 67, Cook, Herman A.—Nat. Broadway Bank, City New York... 2,254 21, Cort, William K.—Buckeye Store Co... 1,025 00, Campbell, James—Carl Pfeiffer... 6,851 33, Colt, Ella C. } J. H. Sherwood... 118 75, Colt, James P. } 262 34, Cox, George M.—W. H. Ellis... 9,423 57, Carhart, George W.—N. Y. Lake Erie & Western R. R. Co... 23, Cromwell, William Nelson, as exr., &c., of Josephine O. B. Pinto—Caesar Pinto... 3,347 12

Table listing judgments for January in New York City (continued), including Craus, T. B.—Emma E. Law... 155 52, Cortis, Thomas T.—J. W. Hunter... 1,475 90, Cary, Alanson—Henry Waterman... 38,713 05, Carroll, Mary J.—Pauline Isaacs... 635 32, Cook, Charles W.—Irving Nat. Bank, New York... 1,750 07, Coolehan, Benjamin N. } Christian 26 Coolehan, Magdalena M. } Stuffer 267 50, Crane, Robert K.—Nat. Shoe and 26\* Leather Bank, City N. Y... 749 08, Clarke, Alonzo P.—H. C. Brown... 39 76, Coar, John—F. B. Dixon... 294 26, Carmichael, James R.—Orlando Greacen... 1,427 03, Coursen, Hampton A.—R. J. Dean... 123 62, Clark, Allen I.—L. L. Brown... 359 18, Cooter, Albert A.—Le Roy Menick... 139 81, Cromwell, William N., as exr. of Josephine O. B. Pinto—E. J. Denning... 313 31, Coryell, Louis—H. A. Daniels... 266 33, Corwin, Seth M.—Phillip Van Valkenburgh... 301 00, Claffy, Richard—M. E. O'Conner... 330 69, Colgate, Samuel J. } W. M. Baxter 29 Colgate, Abner W. } costs 104 36, De Bevoise, Abram—G. F. Wheaton... 202 69, Davidson, Alexander V.—Charles Gordon... 195 46, Dalton, Samuel—Charles Figge... 6,769 37, De Vries, Alexander—J. S. Kalliske... 158 36, Dalton, Samuel—A. C. Bechstein... 1,217 36, the same—the same... 1,028 05, Daly, Thomas—Clara Millmore, an infant, by Michael Millmore, her guard, ad litem... 343 39, Dimon, Ebenezer—Boston and New York Cut Sole Co... 204 16, Degan, William, as exr. of Josephine O. B. Pinto—Caesar Pinto... 3,347 12, Day, Emma Soule—Leon Rheims... 85 25, Davies, Abraham—Berthold Blank... 134 04, Doyle, Edward H.—Pauline Isaacs... 184 66, Donaldson, Catherine, admrx of Mathew Donaldson—L. H. Vail... 171 45, Dalton, Samuel—M. H. Gillett... 4,331 96, Dreyer, Bernard A.—James Talcott... 110 11, Dornisfe, Jeremiah—J. W. Fiske... 124 23, Dowling, Joseph P.—John Field... 63 50, Dalton, Samuel—R. J. Dean... 2,035 34, Degan, William, as exr. of Josephine O. B. Pinto—E. J. Denning... 313 31, Delemater, Cornelius H. } D a n i e l 28 Delemater, William } Stanly... 573 37, Del Gaiza, Pasquale } Virginia Zucca 29 Del Gaiza, Maria } 606 66, Deming, Lafayette L.—H. A. Barclay... 280 50, Dempsey, William—William Hall... 70 66, the same—Newman Cowen... 68 08, the same—Jacob Rothschild... 97 17, Earle, William P.—Helen C. Jewett... 149 92, Evans, J. Hotchkiss—The Decorator and Furnisher Co... 122 55, Ellis, Robert H.—Christopher Swefzey... 313 23, Fox, John P.—Joseph Husson... 174 30, Fogg, William W.—Michael O'Connor... 517 08, Follett, Austin W.—J. W. Hunter... 1,475 90, Field, Franklin C.—G. C. Genet, as exr... 49,098 46, Foley, Mary—G. W. Seely... 60 00, Fuller, John B.—J. E. Styles... costs 127 66, Ferris, Frederick J.—Vanderbelt Spader, as trustee... 161 25, Flagg, Jared—W. B. Davis... 123 31, Farrelly, Patrick—James Hennessy... costs 88 20, Ford, Horace R.—Nathaniel Grant... 46 81, Figgins, James—J. M. Farrington... costs 75 05, Freibley, Joseph F.—Isaac Dimant... costs 83 83, Friedman, Florian—Civiaco Viadero... 147 50, Finn, Michael—G. A. Wright... 281 18, Flagg, Jared—M. H. Hagerty... 208 51, Gardner, George H.—Judgment docketed Jan. 5, 1886; amended so as to read against Guy H. Gardner... 378 39, Gilday, Charles } Peter Kiriven... 23 Gillis, John } 158 21, Gotthold, Lazarus—Myer Thalmsinger... 123 17, Gibbons, Thomas J.—Dominick Defilippi... 401 75, Gabler, August—C. J. Warren... 48 24, Glore, John—J. W. Fiske... 257 65, Glaze, Elmira—G. I. Glaze... 255 25, Goldstein, Samuel—Baruck Wolff... 270 78, Geyer, John—H. B. Brewster... 1,244 20, Griessman, Charles—A. D. Juilliard... 225 37, Gorman, Mary—H. H. Vanderpool... costs 123 60, Huether, Joseph L.—J. M. Golden... 245 71, Hoyt, John W.—J. B. Dash... 368 26, Hunter, Clinton—W. H. Macy, as exr... 120 69, Hoffer, Henry—Andrew Tiedman... costs 300 12, Haskin, Samuel E.—Gorham Mfg. Co... 59 50, Hass, Leopold—Health Dept City N. Y... 99 57, Herbert, Lester Powers—W. S. Hoare... 180 64, Hartwell, H. Edgar—G. L. Knox... 180 64

Table listing judgments for January in New York City (continued), including Hill, Frederick B. } J. W. Hunter... 1,475 90, Hayes, Edwin L. } Heintz, Jacob } Robert Simpson... 739 52, Heintz, Christian } Heintz, John P. } 25 Heckmann, Charles—Richard Brower... (D) 1,008 66, Hall, Justus C.—Isabella T. Hummewell... 356 43, Howe, Benjamin—Irving Nat. Bank of N. Y... 1,750 07, Hilker, Ernest—Jacob Doelger... 175 85, Holling, John H.—Rudolph Geering... 153 12, Hunt, Albert Lee—C. H. Russell, as recvr... 115 90, Heyman, Moses J.—L. G. Dinkelspiel... costs 86 11, Hartwell, H. Edgar—H. W. Hase... 342 07, the same—Thomas Archer... 264 59, the same—E. A. Boyd... 198 55, the same—London and Manchester Plate Glass Co. (Lim)... 717 73, the same—L. R. Hartung... 1,046 59, the same—C. T. Reynolds... 230 26, the same—W. H. Baker... 179 45, the same—B. W. Kaufmann... 1,454 84, Hauseman, Philip—M. A. Ryan... 529 59, Hoey, Sarah—Joshua Gregg... 140 54, Hauser, Henry—Joseph Frankel... 962 19, Hatch, Asa L.—Morgan Washburn... 1,635 45, Heicken, George—Isaac Stern... costs 19 09, Howes, Reuben W. } William Crawford... 3,473 74, Howes, L. T. } 28 Haagen, Franz—A. J. Campbell... 40 50, Hilborn, Louis—J. A. Barcus... 365 68, Hull, William H.—Nathan Ross... 98 28, Hogan, Edward, an infant, by Solomon B. Levy, his guardian ad litem—Richard Deeves... costs 894 91, Hunter, Hammond—Robert Jackson... 212 76, Hayes, Patrick—T. G. Norton... 5,139 90, Ireland, Patrick } A. J. Koehler... 109 05, Ireland, Thomas } 22 Jacobs, S. E.—Theodore Franklin... 81 74, Ireland, Joseph } 26 Jackson, James H.—C. W. Loring, exr., &c... costs 112 22, Jacobowsky, Louis—J. A. Barcus... 365 68, Kennedy, Joseph—S. J. Seligman... 501 25, Krender, Ernest—Health Dept City N. Y... 59 50, Kane, Mary—the same... 59 50, Kennedy, Joseph—Adolph Lieberoth... 487 64, the same—W. G. Hitchcock... 508 62, the same—F. C. Raymond... 252 55, the same—John Clendinning... 330 83, the same—Cheney Brothers... 680 69, the same—L. E. Schmieder... 510 75, Kelly, James—Henry Schuarr... 85 69, Kennedy, Joseph—C. W. Sharpless... 770 61, the same—John Shepard... 1,877 06, Koehler, Herman—Continental Nat. Bank N. Y... 5,250 11, Kahn, Morris—Julius Metzler... 280 64, Keene, James R.—Arthur Jeffrays... 239 80, Kelly, James—Robert Weiden... 47 96, Kaughran, Thomas F.—R. M. Obertentfer... 205 55, the same—G. F. Vietor... 1,034 03, the same—E. S. Jaffray... 1,104 76, the same—Joseph Strauss... 921 07, Krumm, Charles—People of the State N. Y... 300 00, Keator, Thomas R.—Nat. Shoe & Leather Bank, City N. Y... 749 08, Kamberger, Herman—Barbara Bruder... costs 116 11, Kornicker, Julius—Baruck Wolff... 255 25, Kennedy, Joseph—Isaac Schener... 515 21, Kearns, Patrick—William Downley... 68 12, Kaughran, Thomas F.—Joseph Strauss... 206 51, the same—B. L. Brigg... 116 10, the same—A. D. Juilliard... 654 36, the same—E. S. Jaffray... 1,171 31, the same—R. M. Obertentfer... 370 51, the same—L. M. Bates... 448 31, the same—G. T. Vietor... 1,514 13, the same—Henry Chamberlain... 572 51, the same—G. D. Sweetser... 1,517 31, the same—Samuel Eiseman... 1,359 43, Kennedy, Joseph—F. A. Hale... 170 30, Koch, Joseph—J. W. Bell... 538 65, Link, Frederick } Charles Figge... 6,769 37, Link, John A. } 23 Levy, Abraham—Simon Lieboritz... 143 40, Leeds, William J.—Allen E. Madden... 368 03, Lilliendahl, Henry T.—F. A. Isham... 1,061 17, Link, Frederick } A. C. Bechstein... 1,217 36, \*Link, John A. } 23 the same—A. C. Bechstein... 1,028 05, Lee, William D.—W. H. Reed, Jr... 521 04, Lewis, Thomas C. } S. J. Seligman... 501 25, \*Lewis, James } 23 Lewis, Thomas C. } Adolph Lieben-Lewis, James } roth... 487 64, the same—W. G. Hitchcock... 508 62, the same—F. C. Raymond... 252 55, the same—John Clendinning... 330 83, the same—Cheney Bros... 680 69, the same—L. E. Schmieder... 510 75, Le Fevre, Samuel H.—Emma E. Law... 155 52, Lewis, Thomas C. } C. H. Sharpless... 770 61, Lewis, James } 25 Lande, Bernard—H. C. Logan... 255 62, Lovejoy, John F.—J. M. Drake... 4,154 16, Lewis, Thomas C. } John Shepard... 1,877 06, Lewis, James } 25 Low, Henry W.—Theodore Valentine, as exr... 753 92



Table listing names and amounts for the first column, including entries like Larkin, Patrick-Louis Kram (18 50), Lincoln, Flora-E. J. Cossin (30 87), Lewis, Thomas C. (1,877 06), etc.

Table listing names and amounts for the second column, including entries like Rubsamen, William C. L.-Charles Merker (559 72), Rich, Marcus-L. A. Winship (132 00), etc.

Table listing names and amounts for the third column, including entries like Valentine, John W.-T. F. Reynolds (141 76), Van Dyke, Herbert-Steinway & Sons (1,026 84), etc.

KINGS COUNTY.

Table listing names and amounts for Kings County, including entries like Anderson (exr. of), William-W. Anderson (\$3,016 00), Buchman, Raphael - Mutual Real Estate Co. (2,556 65), etc.

Table of judgments with columns for names, addresses, and amounts. Includes entries for Jones, George W. and Walter O., Ireland, Patrick and Joseph, etc.

SATISFIED JUDGMENTS.

NEW YORK.

January 22 to 28—inclusive.

Table of satisfied judgments in New York, listing names like Browne, Thomas-F. P. Osborn, Same—same, etc., with amounts.

Table of judgments in Kings County, listing names like Palen, George, Knight, A. Lyman, Hoyt, Joseph B., etc., with amounts.

KINGS COUNTY.

January 23 to 29—inclusive.

Table of judgments in Kings County, listing names like Baruth, Helen-S. Simonson, Bruce, Fannie E., etc., with amounts.

MECHANICS' LIENS.

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

NEW YORK CITY.

Table of mechanics' liens in New York City, listing addresses and amounts, such as 23 One Hundred and Seventeenth st., s. s. 373 e.

KINGS COUNTY.

Table of mechanics' liens in Kings County, listing addresses and amounts, such as 25 Atlantic av., s w cor Brooklyn av.

Table of mechanics' liens in New York City, listing addresses and amounts, such as 25 Duryea st., Nos. 23-25, seven houses.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table of satisfied mechanics' liens in New York City, listing addresses and amounts, such as 23+ Twenty-third st., No. 62 W.

KINGS COUNTY.

January 23 to 29—inclusive.

Table of mechanics' liens in Kings County, listing addresses and amounts, such as Clark st., Nos. 51-55.

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.

Table of buildings projected in New York City, listing addresses and descriptions, such as Bedford st., No. 86, rear, two-story brick stable.

53.1x95.11, concrete, asphalt and tile roofing; cost, \$350,000; Frederick D. Tappan, 49 East 68th st; ar'ts. J. C. Cady & Co.; b'rs, Marc Eidlitz & Son. Plan 86.

Norfolk st, No. 14, five-story brick tenem't, 26x55 and 51. tin roof; cost, \$18,000; Solomon Weinhaendler, 68 West Houston st; ar't, Fred. Ebeling. Plan 99.

BETWEEN 14TH AND 59TH STS.

29th st, No. 323 E., three-story brick shop, 25x80, tin roof; cost, \$12,000; Frank Wagner, 219 East 25th st; ar't, William Gaul. Plan 84.

36th st, Nos. 419 and 421 W., two five-story brick tenem'ts, 25x82, tin roofs; cost, each, \$12,000; William F. Rohrig, 79 7th st; ar'ts, J. Boekell & Son. Plan 76.

42d st, North River, one-story frame and corrugated iron ferry-house, 30x40; cost, \$1,000; West Shore & Ontario Terminal Co., 15 Broad st; ar't, W. Katte. Plan 82.

59th st, No. 412 E., two-story brick stable and carriage house, 25x78, tin roof; cost, \$10,000; George E. Todd, 313 East 57th st; ar'ts, Berger & Baylies. Plan 79.

1st av, Nos. 756 and 758, one-story brick store, 27x60, gravel, cement and felt roofing; cost, \$2,500; Abraham H. Sonn, 337 East 42d st; ar'ts, A. B. Ogden & Son. Plan 77.

6th av, No. 593, five-story brick store and flat 24.8x65, and one-story extension 24.8x29, main roof of gravel, extension tinned; cost, \$12,000; The J. M. Horton Ice Cream Co., 305 4th av; ar't, F. E. Lockwood. Plan 81.

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

3d av, Nos. 1660-1666, n w cor 96th st, six-story brick factory, 50x100, and two five-story brick tenem'ts, 25x85, tin roofs; cost, \$75,000; S. Ottenberg & Bros., 340 East 23d st; ar'ts, Alfred Zucker & Co.; b'rs, not selected. Plan 90.

3d av, Nos. 2175 and 2177, two five-story brick flats with stores, 25x60, and one-story extension, 20.8x30, tin roofs; cost, each, \$32,000; Mrs. Catharine Torpey, 219 East 118th st; Joseph M. Torpey, at'y; ar'ts, Cleverdon & Putzel; b'r, not selected. Plan 78.

Lexington av, n w cor 77th st, five-story brick flat with stores, 30x102.2 and 98.2, tin roof; cost, \$25,000; Ralph Irvin, 174 East 74th st, and Ernest E. Meyer, 355 East 74th st; ar't, F. W. Klemm. Plan 91.

70th st, s e cor Madison av, four-story and basement brick and stone front dwell'g, 32x100, rear 36, tin roof; cost, \$90,000; Mrs. Mary Herter, 35 West 58th st; ar't, C. W. Clinton; br, D. H. King, Jr. Plan 96.

Madison av, e s, 32 s 70th st, four-story and basement brick (stone front) dwell'g, 18x80, tin roof; cost, \$28,000; ow'r, ar't and b'r, same as last. Plan 97.

71st st, Nos. 404 and 406 E., two five-story brick tenem'ts, 25x80, tin roofs; cost, each, \$18,000; ow'r and b'r, W. F. Lennon, 124 East 84th st; ar't, A. L. Meyer. Plan 100.

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

72d st, s s, 250 e 11th av, five four-story and basement brick (stone front) dwell'gs, 20x55, tin roofs; cost, each, \$20,000; John W. Noble, 122 East 57th st; b'r, William Harloe. Plan 80.

11th av, n e cor 70th st, six three-story brick dwell'gs, 16.5 and 17x43, tin roofs; cost, total, \$60,000; Charles A. Fuller, 331 West 59th st; ar't, E. L. Angell. Plan 88.

122d st, n s, junction 8th and St. Nicholas av, one-story brick temporary store and office building, 28.6x100.11x90.8x108.5, tin roof; cost, \$8,000; estate of E. J. King, 12 East 50th st; ar'ts, Thom & Wilson. Plan 94.

78th st, s s, 225 w 9th av, five four-story and four three-story and basement brick and stone front dwell'gs, six 16 and one each 19, 18 and 17x55.6 and extensions, tin and galvanized iron roofing; cost, four \$16,000 each, four \$20,000 each, and one \$25,000; B. S. Levy, 110 East 74th st; ar't, R. Guastavino; b'rs, not selected. Plan 93.

NORTH OF 125TH STREET.

146th st, s s, 260 e 10th av, four-story brick tenement, 20x65, tin roof; cost, \$10,000; John Donnellon, 145th st near 10th av; ar't, B. W. Warner; b'rs, J. J. and T. Donnellon. Plan 85.

6th av, s w cor 129th st, four-story brick tenement with stores, 50x35, tin roof; cost, \$18,000; Lynch & Bierhoff, 276 w 127th st; ar't, T. E. Thomson; m'n, Samuel Lynch. Plan 89.

10th av, 202.5 n Kingsbridge road, three two-and-a-half-story frame dwell'gs, 17.4x43, shingle roofs; cost, each, \$3,000; Hosea B. Perkins, Fort Washington; ar't, J. H. Duncan; b'r, George Sauter. Plan 95.

23D AND 24TH WARDS.

Forest av, No. 952, one-and-a-half-story frame barn, 21x19; cost, \$150; Stephen F. Redgate, on premises. Plan 83.

Riverdale av, e s, about 55 n Tibbets Creek Bridge, one-story frame store, 22x35, tin roof; cost, \$593; Patrick McKenna, Spuyten Duyvil; ar't and b'r, William Connell; m'ns, Sage & Wilson. Plan 98.

KINGS COUNTY.

Plan 99—Halsey st, s s, 200 e Stuyvesant av, four two-story and basement brown stone dwell'gs, 18.9x45, and extension 10x12, tin roof and wooden cornice; cost each, \$4,600; ow'r, ar't and b'r, Thomas B. Saddington, 246 Keap st.

100—5th st or New Driggs st, No. 225, w s, 65 n North 2d st, one four-story brick store and tenem't, 28x45, tin roof and iron cornice; cost, \$7,000;

Henry Hass, 715 5th st, New York; ar't, A. Herbert; b'r, not selected.

101—McDougall st, n s, 275 e Saratoga av, one two-story frame tenem't, 25x40, tin roof; cost, \$2,000; G. Miller, 921 Herkimer st; ar't, F. Ames.

102—Bancroft pl, w s, and Prescott pl, e s, 80 n Atlantic av, four two-story frame dwell'gs, 15x32, and one-story extension, 10x13, tin roof; cost each, \$1,000; ow'r, ar't and b'r, C. P. Skelton, 1875 Atlantic av.

103—Prescott pl, w s, 90 n Atlantic av, one two-story frame dwell'g, 22x36, tin roof; cost, \$1,500; ow'r, ar't and b'r, C. P. Skelton.

104—Park av, n s, 240 e Nostrand av, one two-story frame dwell'g, 25x45, tin roof; cost, \$4,000; ow'r and b'r, Henry Eich, 762 Park av; ar't, Th. Engelhardt.

105—Park av, n s, 240 e Nostrand av, one two-story frame shop, 35x22, tin roof; cost, \$1,000; ow'r and b'r, Henry Eich, 762 Park av; ar't, Th. Engelhardt.

106—McKibbin st, No. 40, s s, 100 w Leonard st, one three-story frame tenem't, 25x55, tin roof; cost, \$4,355; Michael Summer, 45 Leonard st; ar't, Th. Engelhardt; b'rs, D. Kreuder and G. Doering & Son.

107—Throop av, No. 206, w s, 50 n Floyd st, one three-story frame store and dwelling, 25x60, tin roof; cost, \$5,800; John Schwary, 204 Throop av; ar't, Th. Engelhardt; b'rs, D. Kreuder and W. Maske.

108—Hancock st, s s, 357.6 e Reid av, one two-story brick dwelling, 17.6x28 and extension 10x12, tin roof; cost, \$2,500; ow'r and ar't, J. E. Brown, 177 Stuyvesant av; b'r, C. E. Cozzens.

109—Jefferson av, n s, 90 w Marcy av, six three-story and basement brick and Ohio stone dwellings, 20x45, tin roofs and iron cornices, also extensions 9x15; cost, each, \$10,000; ow'r and b'r, Geo. Phillips, 177 Hancock st; ar't, J. G. Prague.

110—South 1st st, n s, 60 w Marcy av, one four-story brick tenem't, 25x60, tin roof and iron cornice; cost, \$10,000; James Winham, 28 Bedford av; ar't, E. F. Gaylor.

111—Degraw st, n s, 75 e 4th av, ten two-story and basement brick and brown stone dwell'gs, 16.4 x38, gravel roofs, wooden cornices; cost, each, \$2,400; Geo. R. Brown, 34 South Portland av; b'rs, L. E. Brown and J. F. Rentana.

112—Provost st, s w cor Eagle st, one three-story frame carpet cleaning establishment, 50x50, gravel roof; cost, \$4,500; John C. Provost; ar't, F. Weber; b'r, not selected.

113—52d st, s s, 300 e 4th av, one two-story frame dwell'g, 17x30, tin roof; cost, \$1,400; ow'r, ar't and c'r, Michael Smithwick, 137 19th st; m'n, L. Hickey.

114—Palmetto st, n s, 300 w Central av, one three-story frame (brick filled) tenem't, 25x56, tin roof; cost, \$4,000; ow'r and b'r, Fred. Ehlers, 141 Palmetto st; ar't, E. Schrempf.

115—Saratoga av, n e cor Sumpter st, one three-story frame (brick filled) store and tenem't, 25x50, tin roof; cost, \$4,800; Mrs. Edling, on premises; ar't, H. Vollweiler; b'r, J. Hertlein.

116—Sackman st, n w cor Truxton st, one two-story frame stable, 23x15, and one-story extension, 15x23, tin roof; cost, \$300; Valentine Guthy, Hopkines av, cor McDougal st; b'rs, Pirung & Geib Co.

117—Marion st, s s, 225 e Howard av, one three-story frame (brick filled) tenem't, 28x50, tin roof; cost, \$4,000; Chas. Fritzon, 276 Marion st; ar't, H. Vollweiler; b'r, J. Hertlein.

118—Herkimer st, s s, 32 e Suydam pl, one two-story and basement frame (brick filled) dwell'g, 20x40, tin roof; cost, \$2,500; owner, Philip L. Balz, Jr., 71 Schenectady av; ar't, C. Bauer; b'r, not selected.

119—1st st, s s, 230 w 6th av, eighteen two-story and basement brown stone dwell'gs, 18x45, tin roofs, wooden cornices, one two-story extension; total cost, \$90,000; ow'r, ar't and c'r, Edward H. Moubay, 115 Garfield pl; m'n, not selected.

120—Woodbine st, n s, 125 e Bushwick av, one two-story frame (brick filled) flat, 22x48, tin roof; cost, \$4,000; Stephen Kelsey, on premises; ar't, I. D. Reynolds; b'r, F. Marryatt.

121—1st st, Nos. 407, 409 and 411, n s, 146 e 6th av, three three-story and basement brown stone dwell'gs, 18x45, tin roofs, wooden cornices; cost, each, \$6,500; ow'r's, ar'ts and c'r's, C. W. Jamison and J. A. Sykes, 377 6th av; m'ns, Buchanan & Riley.

122—Flushing av, n e cor Humboldt st, one one-and-a-half-story frame stable, 12x15, gravel roof; cost, \$100; Philip Heinrich, 801 Flushing av.

123—Herkimer st, s s, 20.6 e Rochester av, one two-story and basement brick dwell'g, 18 and 18.6 x42, tin roof, wooden cornice; cost, \$4,000; Johannah F. Sullivan, 1804 Fulton st; ar't, A. Hill.

124—Kossuth pl, n s, 200 e Broadway, one two-story frame dwell'g, 16x40, tin roof; cost, \$1,375; Samuel F. Oliver, 1023 Broadway; b'rs, H. Stocks and Mr. Hyer.

125—Atlantic av, n s, 83 w Buffalo av, two three-story and basement frame (brick filled) dwell'gs, 19x36, tin roofs; cost, each, \$2,500; L. J. Clemence, 1833 Atlantic av; ar't, A. Hill.

126—Rochester av, e s, 93.7 n Atlantic av, one one-story frame shop, 12x18, board roof; cost, \$100; Frank McCartney, 1926 Fulton st; ar't, A. Hill.

127—Rochester av, e s, 93.7 n Atlantic av, one two-story and basement frame (brick filled) dwelling, 18x36, tin roof; cost, \$1,700; Frank McCartney, 1926 Fulton st; ar't, A. Hill.

128—Van Buren st, Nos. 646 and 648, s s, 110 w Stuyvesant av, one two-story brick shop, 40x80, and extension 20x40, tin roof, brick cornice; cost, each, \$8,000; ow'r and c'r, William Godfrey, 548 Monroe st; m'n, W. M. Gibson.

129—17th st, s s, 80 9th av, one three-story and basement brick and Bellville stone dwell'g, 20x50,

tin roof, store cornice, extension 8x12; cost, \$5,500; Charles Hart; ar't, G. Hillenbrand; b'r, not selected.

ALTERATIONS NEW YORK CITY.

Plan 88—Bethune st, Nos. 39 and 45, factory building altered for tenem't; cost, \$8,000; J. J. Budd, 149 Bank st; ar't, J. E. Ware.

89—98th st, s e cor 1st av, spaces between buildings roofed; cost, \$200; G. L. Schuyler & Co., on premises; ar't, J. E. Ware.

90—42d st, No. 5 W., basement and first floor altered for store; also one story brick extension, 20.10x43; cost, \$7,000; lessee, David Campbell, 313 W. 84th st; ar't, A. Hatfield.

91—3d av, No. 1265, one-story brick extension, 20.8x34, tin roof; cost, \$1,200. Leopold Haas, 49 West 39th st; ar't, R. Wilson.

92—Greenwich st, No. 297 1/2, three-story brick extension, 13x26, tin roof; cost, \$3,000; I. Fischelowitz, on premises; ar't, A. I. Finkle; b'r, not selected.

93—Duane st, Nos. 79 and 81, internal alterations; cost, \$250; Christopher Meyer, 617 5th av; b'r, J. Brennan.

94—North 3d av, No. 296, frame building moved to 138th st, n s 81 West Morris av, new foundations; cost, about \$400; assignee of P. G. Kimball; F. V. Morrison, 366 Willis av; b'r, H. S. Baker.

95—92d st, s s 100 e 3d av, top story of brewery leveled; cost, \$4,000; Jacob Ruppert, 5th av and 93d st; ar't, J. Kastner.

96—Rivington st, Nos. 11 and 13, new store fronts, iron columns and beams furnished; cost, \$2,000; Bleyer Bros, 498 Broome st; ar't, E. W. Greis.

97—42d st, No. 24 E., altered for store in basement and first floor; cost, \$2,000; trustees of the estate of S. L. Mitchell, 30 Broadway; ar't, R. S. Townsend; b'rs, not selected.

98—Bowery, No. 231, new store front, iron beams and columns furnished; cost, \$1,200; lessee, George T. Kraus, 227 E. 25 st; ar't, W. Graul.

99—Lincoln av, e s, 25 n 135th st, raised one story and one-story brick extension, 25x20, tin roof; cost, \$2,800; John Hartmayer, 170 North 3d av; ar't, A. Pfeiffer; b'r, not selected.

100—Morris av, n w cor 148th st, new store front, iron beams and columns furnished; cost, \$500; agent, Henry Schmidt, 670 North 3d av; ar't and b'r, L. Falk.

101—165th st, No. 771 E., shop on rear raised; cost, \$200; lessee and b'r, Louis Falk, 1416 Washington av.

102—13th st, No. 213 W., raised one story and four-story brick extension, 16x23, tin roof; cost, \$3,500; David Richey, 351 W. 41st st; ar't, G. A. Schellenger.

103—125th st, s w cor Lexington av, raised one story and two-story brick extension, 18x55, tin roof; cost, \$5,000; Ann Hopner, 110 East 126th st; ar't and b'r, R. Hopner.

104—Monroe st, No. 297, repair damage by fire; cost, \$3,000; Jacob Henkell, 79 Morton st; ar't, C. Rentz, b'r, W. Sternkopf.

105—Houston st, No. 231 E., iron columns on front and new store front; cost, \$600; Sarah Mead, Wichita, Kansas; b'r, C. T. Schukraft.

106—Hester st, s e cor Norfolk st, repairs; cost, \$300; lessees, Rachel Kurzman and Isaac Kalmowitch, 388 Grand st; ar't, C. Rentz.

107—Broadway, No. 1354, new store front, iron beams and columns furnished; cost, \$800; lessee, C. M. Maxwell, 63 East 12th st; ar't, J. W. Ogden; b'rs, Clements & Wilkenson.

108—74th st, No. 323 E., new store front, iron columns and beams furnished; cost, \$800; Jonas Weil, 327 East 51st st, and Bernhard Mayer, 305 East 57th st; ar't, G. W. Spitzer.

109—6th av, No. 21, new show window; cost, \$20. L. F. Eglinger, on premises; b'r, L. Sibley.

110—Front st, No. 111, iron stairs in rear; cost, \$350; N. P. Rogers, 6 West 22d st; b'r, P. Walsh.

111—104th st, No. 179 E., attic raised to full story and one story brick extension on front, 16x4; cost, \$1,150; J. H. Hahn, 1870 3d av; ar't and b'r, L. F. Ryan.

112—Jackson st, Nos. 9 and 11, raised one-half story; cost, \$1,500; John Klemeyer, 275 Madison st; ar't, T. J. Beir; b'r, F. Sackett.

113—185th st, s s, 300 w 11th av, repair damage by fire; cost, \$1,200; Isabella Blackwood, 215 McDonough st, Brooklyn; b'r, W. Ross.

114—Canal st, No. 207, piers removed, iron girder and show window put in; cost, \$100; Corporation of Trinity Church, 5 Church st; b'rs, M. Whyte and L. Sibley.

115—Madison av, w s, abt 100 n Tremont av, frame extension to stable, 25x10.6, gravel roof; cost, abt \$100; Police Department, 300 Mulberry st.

116—Maiden lane, Nos. 90-94, and Nos. 9 and 11 Cedar st, internal alterations; cost, ---; J. A. Roosevelt et al. 442 Madison av; ar't, J. M. Dunn; b'rs, M. Eidlitz & Son and B. Smith.

117—20th st, No. 102 W., raised one story; cost, \$1,000; H. C. F. Koch, 319 6th av; ar't, W. H. Hume.

118—Spruce st, No. 37, basement and one-story brick extension, 25.4x16.7x25x14.6, iron and glass roof; cost, \$2,500; Augusta A. S. Wendel, agent J. G. Wendel, Irvington, N. Y.; ar't, J. B. Snook; b'r, not selected.

119—Franklin av, No. 1254, front part of building raised and two-story frame extension, 23.6x12, tin roof; cost, \$2,000; John Schwegler, 22 East 82d st; ar't, B. Walther; b'r, A. Gareiss.

120—Spring st, No. 23, galvanized iron sign on roof; cost, \$300; G. M. Mittnacht, 24 Spring st; b'r, J. Schwoerer.

121—88th st, No. 208 E., new store front, iron beams and columns furnished, also internal alterations; cost, \$1,000; H. M. Bendheim, 342 East 79th st; ar't, G. A. Schellenger.

KINGS COUNTY.

Plan 38—5th av, No. 432, front area; cost, \$600; J. Jacobs, 432 5th av.
39—3d av, No. 515, cor 12th st, new store front; cost, \$300; Claus Schmielan, on premises; ar't, G. T. Wilders; b'r, G. Wilders.
40—North 9th st, Nos. 167 to 175, add one-story to the three buildings; cost, \$2,000; W. D. Chase.
41—North 9th st, n s, 25 w Union av, level up rear; cost, \$350; Peter Delap, 1622 Fulton st; b'r, O. E. Hoffses.
42—Atlantic av, No. 1821 a, b and c, wall instead of posts; cost, \$275; ow'r, ar't and b'r, C. P. Skelton, 1895 Atlantic av.
43—Reid av, No. 232, new store front; cost, \$250; c'r, J. Hertlein.
44—President st, No. 52, three-story brick extensions, 16.4x13, tin roof; cost, \$1,780; F. J. Henderson, 99 East Broadway, New York; b'r, M. Gibbons & Son.
45—South 5th st, Nos. 372, add one story; cost, \$500; b'rs and c'rs, Jenkins & Gillies, 372 South 5th st; ar't, E. F. Gaylor; m'n, not selected.
46—South 3d st, No. 347, add one-half-story flat, tin roof; cost, \$1,000; Michael Dillmeier, on premises; ar't and b'r, Joseph Frisse.
47—14th st, No. 336, three-story brick extension, 36.6x15 and 31, tin roof, interior alterations and front walls aligned; cost, \$4,000; ow'r and c'r, Austin Gibbins, 310 West 40th st, N. Y.; ar't, E. L. Mesinger; b'r, P. Doyle.
48—Roebbling st, No. 291, reduced one story; cost, \$200; H. Rose, on premises.
49—South Elliott pl, No. 63, repair damage by fire; cost, \$200; Mrs. Russell, 74 South Elliott pl; b'r, J. L. Kirby.
50—North 2d st, No. 361, add one story; cost, \$800; ow'r and ar't, Jonas Feldberg, on premises.

MISCELLANEOUS.

BUSINESS FAILURES.

Schedule of assets and liabilities filed for the week ending January 29:

Table with columns: Name, Liabilities, Nominal Assets, Real Assets. Includes Althof, Bergmann & Co., Barned, Baron, Conant, E. F., Fogg, E. D. and Dunbar, Kaughran, T. F., & Co., Kingsland, E. A., March & Co., Thomas, H. W., Wenke, Henry.

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

January.
25 Alexander, Isidor and Moritz (firm of I. & M. Alexander, dry-goods, 26 Av B), to Josef Weis; preferences, \$505.
28 Bell, Thomas, and Clarence J. Brown, to Fred. W. Walker.
23 Purdy, Elijah H., Wm. Phyfe and Robert Clenighen (firm of E. H. Purdy & Co., mouldings, 44 to 48 West 13th st), to Hamilton R. Searies; preferences, \$39,733.
23 Siebert, Fred. (crockery, 28 College pl), to John Wygand; preferences, \$3,400.
28 Williams, Chester L. (roofer, 155 East 126th st), to David M. Neuberger; preferences, \$1,548.

KINGS COUNTY.

GENERAL ASSIGNMENTS.

January.
26 Conant, Eusebia F., to Nathaniel L. Newcomb.
27 Rose, John, and George, Jr., to Geo. W. McChesney.

PROCEEDINGS OF THE BOARD OF ALDERMEN AFFECTING REAL ESTATE.

\* Under the different headings indicates that a resolution has been introduced and referred to the appropriate committee. † Indicates that the resolution has passed and has been sent to the Mayor for approval. ‡ Passed over the Mayor's veto.

New York, January 26, 1886.

PAVING.

107th st, from 3d to 5th av.\*

APPROVED PAPERS.

Resolutions passed by the Board of Aldermen calling for the following improvements have been signed by the Mayor for week ending January 29, 1886. \*Indicates that the Mayor neither approved nor objected thereto, therefore the same became adopted:

MAINS.

108d st, from 9th to 10th av; water.

ADVERTISED LEGAL SALES.

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

50th st, No. 361, n s, 635.10 w 8th av, 19.8x—x11.9x } 100.5, three story stone front dwell'g,.....
11th av, e s, 126.2 s 97th st, 50x100, vacant } by Smyth & Ryan. Amt due \$3,494 }
48th st, No. 307, n s, 100 e 2d av, 25x100.5, five-story brick tenem't and store, by R. V. Harnett. (Amt due \$3,335).....
12th st, No. 131, n s, 545 w 3d av, 25x100.10, two-story frame dwell'g, by J. T. Boyd. Receivers sale of right, title, &c.....
Delancey st, No. 105, s s, 65.9 e Ludlow st, 21.11x 88.6, two-story frame building and store and two-story rear frame building.....
Cherry st, No. 423 1/2, n s, 125 w Jackson st, 11.6x 107, three-story frame building.....
Harlem Railroad, n s, being east half of lot No. 27, map Rebecca Bassford property, Fordham, 125x72x125x72, 2.9-100 acres.....
Harlem Railroad, n s, west half lot 27, on above map, 125x72x125x72, 2.9-100 acres.....
By The Commissioners for Loaning Certain Monies of the U. S., at Court House.....

Cornelia st, Nos. 27 and 29, n s, 122.3 e Blecker st, 42.2x97.6, two three-story brick tenem'ts and two-story brick building on rear.....
9th av, Nos. 604 and 606, e s, 16.9 n 43d st, 33.5x 59, two four-story brick tenem'ts and stores.....
103d st, No. 222, s s, 255 e 3d av, 25x100.11, four-story stone front tenem't.....
1st av, No. 2196, e s, 24.8 s 113th st, 23.1x95, four-story stone front tenem't and store.....
88th st, s e cor Madison av, 50x100, vacant. 1-12 } part
Mulberry st, No. 52, e s, abt 200 s Bayard st, 26.11x 47x25x88.3, three-story frame building and four-story brick rear building, right, title, &c.....
Cherry st, No. 32, n s, 22.1x236x11.4x235.9, with 1/2 alley on east, three-story frame (brick front) store and building; also strip on rear, 19.11x4.2x 19.6x4.6, by R. V. Harnett. (Amt due \$11,547).....
72d st, Nos. 153 and 155, n s, 210 w 3d av, 39.6x 102.2, seven-story brick flat, by J. F. B. Smyth. (Amt due \$78,770).....
95th st, No. 165, n s, 235 w 3d av, 25x100, three-story stone front dwell'g, by J. T. Boyd.....
Perry st, s s, 101.7 e Blecker st, 40x95.1, vacant, by R. V. Harnett. (Amt due \$18,346).....
Broome st, Nos. 243-247, s w cor Ludlow st, 75x 87.6, four two-story frame buildings and stores on Broome st and two two-story frame buildings and three-story brick building and stores on Ludlow st.....
Grand st, n e cor Eldridge st, 25x87.6.....
136th st, n s, 100 w Home av, 100x105.....
137th st, s s, 100 w Home av, 100x105.....
by Sheriff, at City Hall. (Sale under execution).
109th st, No. 123, n s, 211.3 e 4th av, 18.9x100.11, four-story brick tenem't, by D. M. Seaman. (Amt due \$8,943).....
Broadway, Nos. 1237 and 1239, s s, 64.8 n 30th st, 40 x234.5 to 6th av, x 42.2x248.5 to beginning, five-story brick theatre, "Bijou," by P. F. Meyer. (Amt due \$16,541; prior mort. \$136,145 and \$6,000).....
49th st, No. 222, s s, 346 w 2d av, 21x100.5, four-story stone front tenem't, by R. V. Harnett. (Partition sale).....

KINGS COUNTY.

Herkimer st, s s, 500 w Nostrand av, 25x100.8x26x 93.6, by J. Cole, at 389 Fulton st.....
Thatford av, w s, 100 s Union av, 50x100, East New York, by Cole & Murphy at 373 Fulton st.....
9th st, w s, 78 n North 1st st, 22x100, by H. D. Bird-sall, at Court House.....
Hancock st, n s, 493.7 e Reid av, 18.7x100.....
Hancock st, n s, 512.2 e Reid av, 18.6x100.....
by J. Cole, at 389 Fulton st.....

LIS PENDENS, KINGS COUNTY.

Herkimer st, s s, 275.7 e Nostrand av, 20x90. Robinson Gill agt Elizabeth D. Vail et al.; att'y, G. W. Streeter.....
14th st, n s, 281.2 w 7th av, 16.6x100. Laura A. Griggs agt Thomas Coxhead et al.; att'y, R. T. Griggs.....
14th st, n s, 264.2 w 7th av, 16.7x100. Eliza N. Hall agt same; same att'y.....
14th st, n s, 247.8 w 7th av, 16.6x100. Same agt same; same att'y.....
14th st, n s, 197.10 w 7th av, 16.10x100. Ida Milligan agt same; same att'y.....
14th st, n s, 214.8 w 7th av, 16.6x100. Eliza Owen agt same; same att'y.....
14th st, n s, 280.9 w 7th av, 17.1x100. Laura A. Griggs agt same; same att'y.....
Butler st, s s, 325 e Hudson av, 275x127.9x271.2x128.3. William Williamson agt Ferdinand A. L. Ernst et al.; att'y, W. A. Reynolds.....
Rapelylea st, e s, 152.6 s Van Brunt st, 20.10x73.6x 21.3x77.9. John E. Kaughran agt Julia F. Maher et al.; action to set aside Conveys; att'y, G. H. Pettit.....
Carroll st, s s, 340 e 4th av, 20x—, Henry and Anne Mallison agt Jeremiah Kent and Mary T. his wife; att'ys, Kirby & Haydock.....
Livingston av, s w cor Sackman av, 100x—x100x 129.6, New Lots. Lillie Bond agt Catharine J. Mundell, individ, and as admrx. of J. K. Mundell; partition; att'ys, Lansing & Judge.....
North Oxford st, e s, 423.3 s Park av, 19.5x100. Joseph Willets, guard, agt Clara Nash et al.; att'y, W. M. Powell.....
3d av, es, 75.2 s 37th st, 25x100. Cath. M. Stewart and Mary A. E. Rush agt Michael J. Rush et al.; partition; att'y, R. B. Thompson.....
Another suit in partition. Frank and Dan. Rush agt same; att'ys, J. J. Leary.....
Dean st, s s, 380.2 e Grand av, 19.10x110. Susan J. Woolley, individ, and extrx. of Eliz Woolley, agt Silas Condict et al.; att'y, C. N. D. Lawton.....
Gold st, w s, 200 s Myrtle av, 18.9x100.3. Jane C. Corey and ano., exrs. A. Cassels, agt Ludwig Reiss et al.; att'ys, R. H. & G. Ingraham.....
Herkimer st, s s, 250 w Utica av, runs south 185.6 x west 50 x north 110.6 x east 12.6 x north 75 to Herkimer st, x east 37.6. The Simonds Mfg. Co. agt George W. Lung; attachment; att'ys, Beltz & Large.....
North 4th st, s e cor 3d st, 25x60. John M. Stearns agt Joseph Redden; att'y, J. M. Stearns.....
6th av, n w s, 152.4 n e Prospect av, 18x80. Edward Grosse, receiver, agt Louis Rueck et al.; action to set aside conveyance; att'y, C. Goldzier.....
Ovington av, s w s, lots 65 and 66, map Ovington. James H. Townsend agt William B. Musgrave, individ, and as exr. Eleanor B. Musgrave; att'y, E. Nicoll.....
18th st, n s, 250 e 6th av, 50x100. Ellis Katz agt David Harris et al.; att'y, W. G. Bates.....
Leonard st, w s, 24 n Boerum st, 25x109; also property in New York. Amelia C. Hay agt Caroline Young et al.; partition; att'ys, Arnoux, Ritch & Woodford.....
Lexington av, s s, 100 e Bedford av, 240x100. William Currie agt Mary E. Hall; att'ys, T. J. & N. F. Tiley.....
Atlantic av, n w cor Schenck av, 30.6x85.3x20.6x 84, East New York. James A. Bradley agt William E. Chapman; att'y, G. F. Elliott.....
Leasehold property, Coney Island, and all other property, rights and franchises, Frederick H. Smith agt The Brighton Gas Light Co., &c.; att'ys, Lansing & Judge.....
Herkimer st, n s, 350 w Rockaway av, 50x100.....

Simonds Mfg. Co. agt Geo. W. Lung; attachment; att'ys, Beltz & Large.....
Lafayette av, s s, bet Lewis and Stuyvesant av, 40x 200. Henry Hamilton agt John Boyle; action for specific performance; att'y, J. R. Steers, Jr.....
Franklin av, New Utrecht, 3 plots extd. to bay. George B. Abbott, Public Admr., as admr. of Jane Sheehan, agt Sarah A. Tompkins et al.; action for specific performance; att'y, C. H. Otis.....
Jay st, w s, 318.7 s Concord st, 19.3x103.2x19.8x103.2. Enoch V. Schoonmaker agt Robert S. Allen, &c.; amended notice; att'y, D. B. Ames.....
Bainbridge st, n s, 243.9 w Patchen av, 18.9x100; Johann F. Schmidt, exr. J. Mondorf, agt Robert Given et al.; att'y, J. B. Meyenberg.....
2d pl, n s, 74.11 w Smith st, 20x78, also court yard. Southold Savings Bank agt Sarah wife of John McGrath; att'y, F. W. Taber.....
Columbia st, n e cor Church st, 20x83.6. Jerome Husted agt Michael Donnelly et al.; att'y, J. Andrews.....
Pacific st, n s, 107.10 e Schenectady av, 18.6x100. William H. Biers agt Annie Nolan et al.; att'y, J. W. Greenwood.....
Saratoga av, w s, 75 s Sumpter st, 25x75. Thomas W. Weeks agt Louis Ullrich et al.; att'ys, Martin & Smith.....
Brevort pl, s s, 116 e Franklin av, 16x95. Hannah K. Van Vranken agt Jane wife of Wm. Clyde; att'ys, R. H. & G. Ingraham.....
Vanderbilt av, No. 265, e s, 234.10 n De Kalb av, 25x 85. (Foreclos. mechanic's lien.) Henry Anderson agt Elisha M. How et al.; att'y, W. Hughes.....

RECORDED LEASES.

NEW YORK. Per Year

Barclay st, No. 13, three top floors. Gottfried Furck to Hermann Ridder; 3 years, from May 1, 1886..... \$1,500 and 1,600
Canal st, No. 317. Frances Livingston to William Prosnitz; 5 1/2 years, from Feb. 1, 1886..... 3,200
Church st, Nos. 222 and 224, Cyrus A. Sears, agent, to Passavant & Co.; 1 year, from Feb. 1, 1885..... 13,000
Delancey st, No. 14. Edward Schell, trustee J. Appley, dec'd, to August Westphal; 3 years; from May 1, 1885..... 600
East Houston st, No. 225, s e cor Essex st. Diederich Westfall, Flatbush, to John Klett; 5 years, from May 1, 1886..... 1,800
Houston st, No. 120. E., store and floor store. John Stemme to Fred. G. Schiller; 3 years, from May 1, 1886..... 1,300
Hudson st, No. 298. Charles Wehle with Thomas O'Halloran; extension of term of lease of part premises for 3 years, from May 1, 1884, at..... 1,300
Lispensard st, Nos. 26 and 28. Christopher Prince, Irvington, N. Y., to George W. Sutton et al. of Passavant & Co.; 3 years, from Feb. 1, 1888..... 7,000
Margaret st, No. 20 s Stanton st, 80x100, plot and one story building. James W. Smith to James Fagan; 5 1/2 years, from April 1, 1885..... 1,600
Ridge st, No. 111, store. Lopold and Joseph Hyman to the Metropolitan Brewing Co.; 3 years, from May 1, 1886..... 480
West st, s e cor Watts st, 50x80. James L. Ogden, Hudson, N. J., and Isaac C. Ogden, of Knox, Albany Co., to Charles N. Brunie; 3 years, from May 1, 1887..... 4,200
Walker st, Nos. 83 and 90. John Bornhoeff to Daniel J. Carroll; 10 years, from May 1, 1885..... 6,772
14th st, No. 103 W., basement floor and cellar. James G. Goldsmith to Ludwig Hipps; 4 1/2 years, from Feb. 1, 1886..... 1,500
30th st, No. 219, West. Charles T. Cromwell to William E. Currie; 3 years, from Sept. 15, 1887..... 570
31st st, No. 108 W. Margaret Kenholts to Kate Amoss; 3 years, from Sept. 17, 1886..... 2,500
71st st, No. 313, store and part basement. Max Silverthau & Co. to the John Kress Brewing Co.; from time when ready for occupancy to May 1, 1888..... 1,200
11th st, No. 311 East, store and front cellar. Charles F. Rost to Normand Lyman; 3 1/2 years, from Jan. 1, 1886..... 312
137th st, n s, 295 w 5th av, 25x99.11.....
137th st, n s, 100 w 5th av, 25x99.11.....
Jacob Scholle to Daniel Fitzpatrick; 5 yrs, from Jan. 26, 1886..... 45
Av A, s w cor 87th st, store and part cellar. Hermann Plump and Richard Wolters to William Danneheim and Frederick Boesenberg; 4 10-12 years, from July 1, 1884..... 900 and 1,000
Av B, No. 93, store and basement. Elias Jacobs to Robert Fleischer and Ida his wife; 3 years, from March 1, 1886..... 1,500 and 1,550
Av C, No. 217, ground floor. Adam Weber to Obermeyer & Liebmann; 3 years, from Jan. 1, 1886..... 540
North 3d av, No. 593. Jane Norton to L. Gut-tag; 3 years, privilege 2 more, from Dec. 1, 1885..... 300
1st av, n w cor 81st st, store, back room, cellar and back basement. Michael Casey to Justus Liebel; 5 years, from Feb. 1, 1886..... 1,260
2d av, n w cor 96th st, John J. McDonough to Thomas McNamara; 5 years, from Jan. 1, 1886..... 1,800
3d av, No. 146, n w cor 15th st. Margaret Gannon to John G. Mackie and Hugh R. Johnson; 5 years, from May 1, 1885..... 2,200
3d av, No. 793, store. Henry Thoesen to Mary Clark; 3 1/2 years, from Feb. 1, 1886..... 1,800
3d av, No. 1015. Agreement by which party of second part, a sub-tenant, surrenders his lease and party first leases to him for 3 months the entire premises. Samuel Rothschild with Nathan Houtman; consideration for surrendering \$525, from which is deducted \$450 for the 3 months rent.....
3d av, s w cor 104th st, store. Edward Roberts to Alexander De Lackner; 10 years, from May 1, 1880..... and after such sum as agreed upon
3d av, No. 340, n w cor 25th st, Bulls Head Bank Building. The German Evangelical Luth. Church, St. Matthew, to The Equitable Gas Light Co., New York; 5 years, from May 1, 1886..... 5,000
6th av, e s, 61.8 s 24th st, St. Omers Hotel. Francis Delafield and ano., exrs. E. Delafield, to Herbert Carpenter; 5 years, from May 1, 1885..... 7,500

Table listing property addresses and owners in Essex County, including 8th av, No. 320, s e cor 26th st, George Wardenburg, Brooklyn, to Michael C. Conlan.

Table listing property owners and addresses in Essex County, including Clarke, M A - P Burner, Belleville, and Cort, Jefferson - E Hemming, Howard st.

Table listing property owners and addresses in Essex County, including Matzen, Hartwig - G Von der Heide, J City, and Manahan, Patrick - R Reilly, Bayonne.

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 listing conveyances in Essex County, including Allen, W L - A L Francis, Clinton, and Blatt, John A - Atwater & Carter, Academy st, n s, 114x42.

Table listing conveyances in Essex County, including Jackson, John - M B & L Assoc, Camfield st, and Kane, Mary - E C Harris, South 14th st.

Table listing conveyances in Essex County, including Matzen, Hartwig - G Von der Heide, J City, and Manahan, Patrick - R Reilly, Bayonne.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Essex County, including Briggs, T L, 16 Jefferson - F C Edwards, furniture, and Bryan, W H, South Orange - J R Bryna, piano.

MORTGAGES.

Table listing mortgages in Essex County, including Antehara, J F - Mary E Knapp, 5 years, and Buggaller, Josephine - Eliza A Ruck, 5 years.

JUDGMENTS.

Table listing judgments in Essex County, including Barrett, M T, admr of Dennis Murray - A C Murray, and Corley, E B, and E S Wilde - T Laughran.

MORTGAGES.

Table listing mortgages in Essex County, including Antehara, J F - Mary E Knapp, 5 years, and Buggaller, Josephine - Eliza A Ruck, 5 years.

HUDSON COUNTY.

CONVEYANCES.

Table listing conveyances in Hudson County, including Blewitt, Robert - Ann Rapp, J City, and Blauvelt, H B - Ellen O'Neill, Harrison.

MORTGAGES.

Table listing mortgages in Hudson County, including Aldrich, Wilbur, Jersey City - J W Stockbower, furniture and library, \$121, and book account not to exceed.

MORTGAGES.

Table listing mortgages in Hudson County, including Brady, J B - M A Wood, McWhorter st, and Bahr, Chas - H H Homfeek, Caldwell.

BILLS OF SALE.

Table listing bills of sale in Hudson County, including Baggs, Williams - P Bennett, frame building, and Mertens, William and Henry - Dora, Wehrenberg, grocery store.

JUDGMENTS.

Table listing judgments in Hudson County, including Bene, G R - W Collins, and Campbell, W W - Park, Davis & Co.

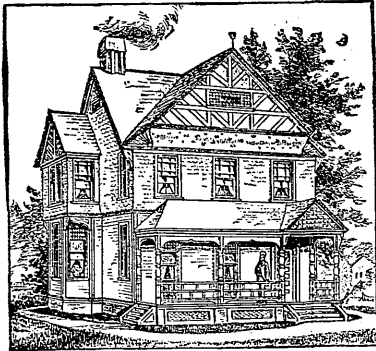
MECHANICS' LIENS.

Table listing mechanics' liens in Hudson County, including Feitner, Adrian and Mary E - Geo Bohley, Jr, Seacaucus, and Peel, Annie - A W Booth & Bro, Bayonne.

MISCELLANEOUS.



**WILSON'S Rolling Venetian Blind,**  
Rolls from above or below as easily as an ordinary shade, and is a protection against thieves. (Any kind of wood.) Handsomely finished.  
Wilson's 'English' VENETIAN BLINDS, to pul up with cord. See cut.  
Wilson's Rolling STEEL SHUTTERS, fire and burglar proof. Send for illustrated catalogue.  
**J. G. WILSON**  
150 & 152 W. 25th St., New York.  
Mention this paper.



**A MODERN HOUSE OF LOW COST.**

ELEGANT IN DESIGN, CONVENIENT IN ARRANGEMENT.  
From "Shoppell's Modern Houses." (Just Published.)  
Large illustrations, floor plans, full description and reliable cost of the above and of 76 other modern houses, ranging in cost from \$410 up to \$12,000, may be found in "Shoppell's Modern Houses"—the largest, latest, best and most practical architectural work published.

\*Sent, post paid, on receipt of price, \$1.  
Address:  
THE CO-OPERATIVE BUILDING PLAN ASSOC.,  
24 Beekman Street, New York.

\*Knowing the unequalled merits of this work, we say to every purchaser of "Shoppell's Modern Houses," that if it is not all—and more than all—that is claimed for it, we will cheerfully take it back.

**A. KLABER,**  
**Steam Marble Works,**  
256, 258 & 260 E. 57th Street,  
At 2d Ave. Elevated R. R. Station. NEW YORK

**DYCKERHOFF PORTLAND CEMENT**

Is superior to any other Portland Cement made. Circular with Testimonials and Tests sent on application.

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78 William Street, New York

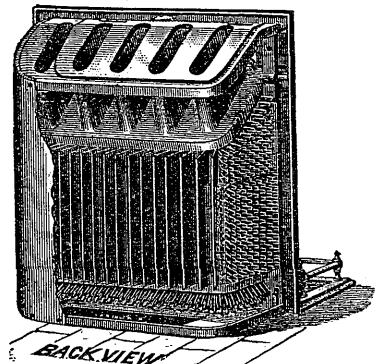
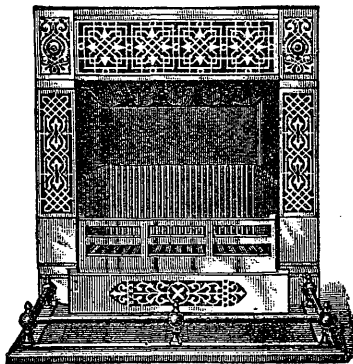
**J. W. GATHARD,**  
**PLAIN AND DECORATIVE PAINTING,**  
Paper Hanging and Hardwood Polishing,  
111 West 36th Street & 691 6th Avenue  
New York.

**D. BLACK,**  
**STAIR BUILDER**  
151 & 153 East 128th St.

**EDELMEYER & MORGAN,**  
**HOD ELEVATOR CO.,**  
347 West 49th Street, New York.  
Endless Ladders and Steam Hod Elevators to Let, and Hoisting Engines for all purposes.  
Sole proprietors of patent right for  
Endless Chain Ladder Hod Elevator.  
Branch, 468 CLEMONT AV., Brooklyn.  
Wm. C. Morgan, Pres. Jno. H. Edelmeyer, Sec. & Treas.  
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**FIRE ESCAPES & IRON RAILINGS,**  
Iron Work for Buildings.  
133 Coneslyea Street, Brooklyn.

MISCELLANEOUS.

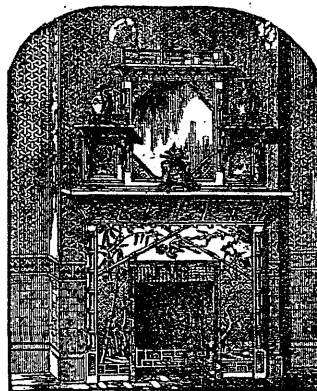
**THE JACKSON VENTILATING-GRATE.**



Will thoroughly heat large rooms when the mercury out-doors falls 20° to 30° below zero. Will thoroughly eat communicating rooms, or rooms one back of the other, or rooms one above the other. Will keep the atmosphere of rooms as pure as out-door air, by a constant renewal of the air within them.  
Send for confirmatory reports from your own State and neighborhood. Do not purchase without you have these.

**EDWIN A. JACKSON & BRO.**  
No. 77 BEEKMAN STREET, NEW YORK.

**THE HECLA ARCHITECTURAL BRONZE AND IRON WORKS**  
**POULSON & EGER,**



Office and Warerooms, 216 and 218 W. 23d St., New York.  
Works, N. 11th and 3d Sts., Brooklyn, E. D., L. I.  
Artistic Metal Mantels and Over-Tops, in  
Bronze, Brass, Oxidized-Iron,  
Galvano-Plastic, and Electro-Plated Iron.

ARCHITECTURAL AND ORNAMENTAL CAST AND  
WROUGHT IRON WORK OF EVERY  
DESCRIPTION.

Correspondence with Architects and Builders solicited. Illustrated Catalogue and Price List on application.

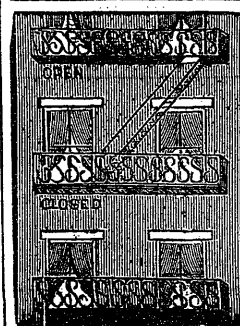
**ATLANTIC WHITE LEAD AND LINSEED OIL COMPANY,**

Manufacturers of  
**"Atlantic" Pure White Lead.**



The best and most reliable White Lead, made and unequalled for uniform  
Whiteness, Fineness and Body.  
**RED LEAD AND LITHARGE**  
**PURE LINSEED OIL,**  
Raw, Refined and Boiled.  
**ROBERT COLGATE & CO.,**  
287 PEARL STREET, NEW YORK.

**GRATIS.** Any of these Catalogues will be sent free upon application if this Journal be mentioned.  
100 Page Illustrated Catalogue of Books on Building and Decoration.  
75 Page Illustrated Catalogue of Drawing Instruments.  
20 Page Illustrated Catalogue of Artists' Materials.  
**WM. T. COMSTOCK,**  
6 ASTOR PLACE, NEW YORK.



**Taylor's Patent FIRE ESCAPE BALCONY,**  
WITH  
**INVISIBLE LADDER**  
Complies with the Law, but does not disfigure  
**BUILDINGS.**  
General Iron Work for Builders.  
**J. TAYLOR,**  
202 Greene St., N. Y.

**J. K. BRIGHAM,** Importer of  
**SPANISH MOSAIC FLOOR TILES.**  
Acknowledged the best for hardness, finish and color. Many beautiful and exclusive patterns for Halls, Vestibules and Rooms. Send for designs and estimates.  
237 Broadway, N. Y. (Broadway Bank Building)

**J. & R. LAMB,** 59 CARMINE ST., New York.  
**STAINED GLASS** ILLUSTRATED HAND-BOOK BY MAIL.

**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	@	—
Jerseys.....	—	@	—
Up Rivers.....	—	@	—
Up Rivers, choice.....	—	@	—
Haverstraw.....	8 00	@	8 25
Choice cargoes.....	—	@	—
FRONTS.			
Croton and Croton P'ts—Brown	\$ M. \$10 00	@	13 00
Croton do do—Dark.....	11 00	@	14 00
Croton do do—Red.....	11 00	@	14 00
Wilmington.....	22 00	@	—
Philadelphia, alongside pier.....	24 00	@	25 00
Trenton, do.....	24 00	@	25 00
Baltimore, on pier.....	37 00	@	41 00
Baltimore, moulded.....	50 00	@	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	@	30 00
English, choice brands.....	30 00	@	37 00
Scotch.....	27 50	@	35 00
Silica, Lee-Moor.....	30 00	@	35 00
Silica, Dinas.....	45 00	@	55 00
White, Enamelled, English size, \$ M.	90 00	@	95 00
do do domestic size.....	80 00	@	85 00
American, No. 1.....	30 00	@	35 00
American No. 2.....	25 00	@	30 00
CEMENT:			
Rosendale.....	\$ bbl \$1 20	@	1 25
Portland, English, general run.....	2 25	@	2 50
Portland, German, general run.....	2 20	@	2 50
Roman.....	2 75	@	3 25
Keene's coarse.....	4 50	@	6 00
Keene's fine.....	9 00	@	10 00

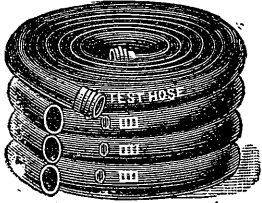
The following special quotations are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figures given:  
Portland Burham..... 2 40 @ 2 50  
Portland, K., B. & S..... 2 50 @ 2 65  
Lafarge..... 2 90 @ 3 25  
Stettin (German) Portland..... 2 40 @ 2 75  
Portland, J. B. White & Bro..... 2 45 @ 2 85  
Portland, Saylor's American..... 3 15 @ 2 45  
Portland, Dyckerhoff..... 2 75 @ 3 00  
Portland, Gibbs & Co..... 2 60 @ 2 85

(Continued on page x.)

# VULCANIZED RUBBER FABRICS

Of Every Description.

## Rubber Belting, Packing and Hose,

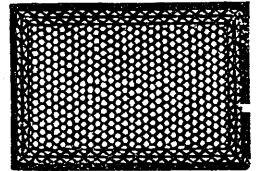


Test Hose.

ALSO  
**RUBBER MATS & MATTING**

For Halls, Floors, Stone and Iron Stairways, etc.

**FIRE-TEST HOSE FOR BUILDINGS.**



Rubber Mats.

Address the Manufacturers,

**NEW YORK BELTING & PACKING CO.**

Warehouse, 15 Park Row, New York.

308 Chestnut Street, Philadelphia.

JOHN H. CHEEVER, Treas.

167 and 169 Lake Street, Chicago.

52 and 54 Summer Street, Boston.

J. D. CHEEVER, Dept. Treas.

## NILES' PATENT LOCKS & KNOBS

## The Ives Sash Lock.

NO LOST MOTION.

NO HUB TO BREAK.

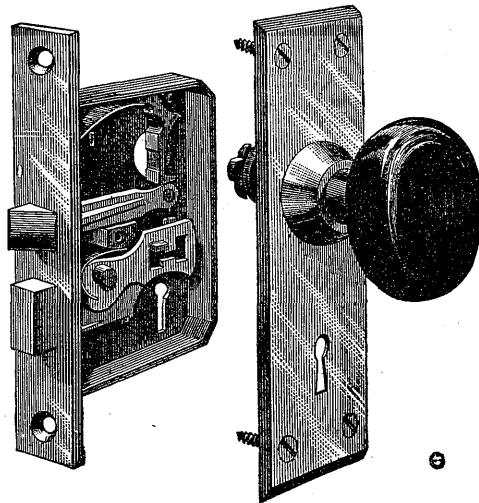
NO KNOB SCREWS

OR WASHERS.

ADAPTED FOR ALL

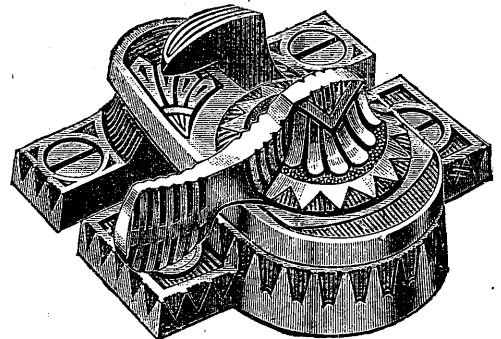
DOORS FROM 1 1/4 INCH

THICKNESS AND OVER.



A New Device. A Sure Lock. Burglar-Proof

Will effectually draw the sashes together.



Call and examine, or write for prices and particulars,

**BUTLER & CONSTANT, Agents, 18 Warren Street, New York.**

### BUILDING MATERIAL PRICES.

Portland, Lagerdorfer.....	2 45	@	2 65
Rosendale, Snyders, Bridge brand..	1 00	@	—
Windsor Hydraulic.....	1 00	@	1 10
Standard Hydraulic.....	1 35	@	1 50
Cable Portland.....	2 15	@	2 40

#### DOORS, WINDOWS AND BLINDS.

DOORS, RAISED PANELS, TWO SIDES.

2.0x6.0.....	1 1/4 in.	\$ 91	—
2.6x6.6.....	1 1/4	1 20	—
2.6x6.8.....	1 1/4	1 24	—
2.8x6.8.....	1 1/4	1 32	—

#### DOORS, MOULDED.

Size.....	1 1/4 in.	1 1/2 in.	1 3/4 in.
2.0x6.0.....	\$1 58	—	—
2.0x6.8.....	1 67	2 09	—
2.6x6.8.....	1 90	2 41	—
2.6x6.10.....	1 94	2 46	—
2.6x7.0.....	2 08	2 89	—
2.8x6.8.....	1 19	2 54	3 71
2.8x7.0.....	2 16	2 60	3 86
2.10x6.10.....	2 09	2 68	3 96
3.0x7.0.....	2 34	2 84	4 22
Hot Bed Sash Glazed, 3.0x6.0.....	—	—	\$2 15
Hot Bed Sash Unglazed, 3.0x6.0.....	—	—	85

#### OUTSIDE BLINDS.

Per lineal foot, up to 2.10 wide.....	\$—	@ \$20
Per lineal foot, up to 3.1 wide.....	—	@ 22
Per lineal foot, up to 3.4 wide.....	—	@ 24

#### INSIDE BLINDS.

Per lineal foot, 4 folds, Pine.....	—	@ 92
Per lineal foot, 4 folds, Ash or Chestnut	—	@ 10
Per lin. ft., 4 folds, Cherry or Butternut	—	@ 1 30
Per lineal foot, 4 folds, Black Walnut	—	@ 1 50

#### FOREIGN WOODS.

Cedar—Small.....	4 1/2 @	5
do —Medium.....	5 1/2 @	6 1/2
do —Large.....	7 @	8 1/2
Mahogany—Small.....	5 @	6 1/2
do —Medium.....	6 1/4 @	7 1/2
do —Large.....	8 @	11
do —Extra Large.....	12 @	14
Rosewood, ordinary to good.....	2 1/2 @	4 1/4
Rosewood, good to fine.....	4 1/2 @	6 1/2
Lignumvite, 8@12 in.....	45 00	@ 65 00
Lignumvite, other sizes.....	15 00	@ 25 00

#### GLASS.

Window Glass, Prices Current per Box of 50 feet.

SINGLE.				
Size.	1st.	2d.	3d.	4th.
6x8—10x15.....	\$11 50	\$10 50	\$10 00	\$9 50
11x14—16x24.....	13 00	12 25	11 50	10 75
18x22—20x30.....	17 00	16 00	14 50	13 25
15x36—24x30.....	19 00	17 00	15 00	—
20x36—24x36.....	20 00	18 50	16 25	—
26x36—26x44.....	21 50	20 00	16 50	—
30x46—30x50.....	23 50	22 00	19 00	—
30x52—30x54.....	25 00	23 00	20 00	—
30x56—34x56.....	28 00	24 00	22 00	—
34x56—34x60.....	27 50	26 00	23 50	—
36x60—40x60.....	31 00	28 00	26 00	—

(Continued on Page xi.)



### The Great Church LIGHT.

FRINK'S Patent Reflectors give the Most Powerful, the Softest, Cheapest and the Best Light known for Churches, Stores, Show Windows, Parlors, Banks, Offices, Picture Galleries, Theatres, Depots, etc. New and elegant designs. Send size of room. Get circular and estimate. A liberal discount to churches and the trade.



L. P. FRINK, 551 Pearl Street, N. Y.

#### MISCELLANEOUS.

#### THE MERCANTILE

### SAFE DEPOSIT CO.,

EQUITABLE BUILDING,

BROADWAY, COR. CEDAR STREET.

### BURGLAR-PROOF AND FIRE-PROOF VAULTS.

### ROYAL

### (FIRE) Insurance Company, OF LIVERPOOL, ENGLAND.

Established 1845.

Office, Royal Ins. Building, No. 50 Wall St., N. Y.

Committee of Management:

JACOB D. VERMILYE, Chairman.  
OSGOOD WELSH, HENRY PARISH,  
FREDERICK D. TAPPEN, GUSTAF SCHWAB,  
JOHN H. INMAN.

Statement (U. S. Branch) Jan. 1, 1885.

U. S. government bonds, market value....	\$2,276,820 00
Real estate.....	1,500,404 43
Cash in banks and offices.....	361,099 76
Accrued interest.....	48,100 00
Uncollected premiums.....	253,553 97
Other assets.....	5,795 83
	\$4,444,773 99

#### Liabilities.

Unpaid losses, unearned premiums and other liabilities.....	\$2,461,183 05
---	----------------

Surplus..... \$1,683,590 94  
E. F. BEDDALL, Manager. W. W. HENSHAW, Asst. Manager.

#### PARTNERSHIPS.

**J. WILLIAM HANNAN & CO.—THIS** is to certify that the undersigned have, pursuant to the provisions of the Revised Statutes of the State of New York, formed a limited partnership under the name or firm of J. WILLIAM HANNAN AND COMPANY; that the general nature of the business to be transacted is the manufacturing of stationery, bookbinding and paper ruling; that the principal place of business of the partnership is in New York City; that J. William Hannan, who resides in the City of Brooklyn, is the general partner; that Edgar J. Levey, who resides in the City of New York, is the special partner, and that the said Edgar J. Levey as special partner hath contributed the sum of three hundred dollars as capital towards the common stock, and that the said partnership is to commence on the twenty-first day of December, 1885, and is to terminate on the twenty-first day of December, 1887.

Dated this twenty-first day of December, one thousand eight hundred and eighty-five.

J. WM. HANNAN,  
EDGAR J. LEVEY.

City and County of New York, s s:

On the twenty-first day of December, one thousand eight hundred and eighty-five, before me came J. William Hannan and Edgar J. Levey, to me known and known to me to be the individuals described in, and who executed the above certificate, and they severally acknowledged that they executed the same.

EDWARD HINMAN,  
Notary Public Kings County, certificate filed in New York County.

City and County of New York, s s:

J. William Hannan, the general partner named in the above certificate, being duly sworn, doth depose and say, that the sum specified in the said certificate to have been contributed by the special partner to the common stock, has been actually and in good faith paid in cash.

Sworn this twenty-first day of } J. WM. HANNAN.  
December, 1885, before me }  
EDWARD HINMAN,  
Notary Public Kings County, certificate filed in New York County.

#### WILLIAM BARRETT,

### Contractor & Cartman,

480 to 490 Water Street, New York.

Sand always on hand. Estimates given and excavating done on the shortest notice. Telephone Call #11 Jehu

PARTNERSHIPS.

WE, THE UNDERSIGNED, DESIROUS of forming a limited partnership under the Statutes of the State of New York, do hereby certify: 1. That the name or firm under which said partnership is to be conducted is WM. McCARROLL & CO.

State of New York, City and County of New York, s.s: On the thirty-first day of December 1885, before me personally appeared William McCarrroll, James R. T. McCarrroll and John Ennis, to me known to be the individuals described in and who executed the foregoing certificate, and severally acknowledged to me that they executed the same.

BUILDING MATERIAL PRICES

Table with columns for material types (e.g., 6x8, 11x14, 18x22) and prices. Includes sub-sections for DOUBLE, GREENHOUSE, SKYLIGHT AND FLOOR GLASS, HAIR, IRON, BAR IRON FROM STORE, SHEET, LABOR, and LIME.

IRON WORK.

THE HUNTER IRON WORKS, SECOND AVENUE, Bet. 92d and 93d Streets, New York. Iron Work of Every Description for Builders. Railings, Doors, Shutters, Gratings, &c., &c.

C. VREELAND'S IRON WORKS, Manufacturer and Constructor of Iron Fronts, Girders, Columns, Railings and every description of Builders' Iron Work. 1356 Broadway, Bet. 36th and 37th Sts., N. Y.

James Irons, HARLEM IRON WORKS, Manufacturer of all kinds of Iron Work for Buildings. Iron Railings, Stairs, Shutters, Doors, Girders, Lintels, Anchors, Bridle Irons, Store Fronts, etc., etc. Jobbing and Repairing Promptly Attended to.

JOHN BORKEL, Manufacturer of GALVANIZED IRON CORNICES AND MOULDINGS, SLATE AND METAL ROOFER, Ornamental Copper Work a Specialty. 79 and 81 Elm Street, - - New York.

CENTRAL IRON WORKS, 203 E. 30th ST., N. Y. Telephone Call, 39th St., 710. Iron Work for Building Purposes, Fire Escapes, Balconies, Railings and Ornamental Iron Work. Sole makers of the Dunn, Mott & Wilson Fire Escape.

SAMUEL NICHOLS, ARCHITECTURAL IRON WORKS. Columns, Lintels, Sills, Beams, Fire Escapes, Railings, Sidewalk Elevators, Stoops, Shutters and every description of Iron Work for buildings. 197 Wooster Street, N. Y.

ARCHITECTURAL IRON WORK. Fire Escapes, etc. JOHN J. DALTON, 230 East 38th Street, N. Y.

PARTNERSHIPS.

ROBERT STRUTHERS-IN CONFORMITY with the provisions of the Revised Statutes of the State of New York, entitled "Of Limited Partnerships," and of the several acts amendatory thereof, we, the undersigned, do hereby certify that the limited partnership under the name or firm of "ROBERT STRUTHERS," heretofore formed between us, and which, by its terms, would expire on the 31st day of December, 1885, is hereby renewed and continued for the period of 5 years; and

1st. That the name or firm under which said renewed partnership is to be conducted and continued is "Robert Struthers," as heretofore. 2d. That the general nature of the business intended to be transacted by such renewed partnership is the importing, buying and selling of dry goods. 3d. The names of all the general and special partners interested in such renewed partnership, and their respective places of residence, are as follows, viz.: Robert Struthers, who resides in the City of New York in the State of New York, is the general partner; and George B. Brown, who resides in the Town of Framingham, in the State of Massachusetts, is the special partner.

4th. The amount of capital that the said special partner heretofore contributed to the common stock of the said partnership is the sum of \$50,000 in cash, and that the said special capital remains in said limited partnership, wholly unimpaired; and that the same, namely: \$50,000—has been contributed by the special partner to the common stock of the renewed partnership. 5th. The period at which the said renewed limited partnership is to commence is the 1st day of January, 1886, and the period at which it will terminate will be the 31st day of December, 1890. Dated, November 19th, 1885. ROBERT STRUTHERS, General Partner. G. B. BROWN, Special Partner.

THIS IS TO CERTIFY THAT THE undersigned have, pursuant to the provisions of the Statutes of the State of New York, formed and renewed a limited partnership under the name or firm of WEL & HEIDELBACH, as now existing.

That the general nature of the business to be transacted is the manufacture and sale of what is known as converted cotton goods and goods of like nature. That Herman Weil and Albert Heidelberg, who reside in the City of New York, are the general partners, and Moses Heidelberg, who resides in the City of New York, is the special partner.

That the said Moses Heidelberg has contributed the sum of twenty-five thousand dollars in cash as capital toward the common stock of the said partnership. That the said partnership is to commence on the first day of January, 1886, and terminate on the thirty-first day of December, 1887, and

Dated, this 30th day of December, one thousand eight hundred and eighty-five. HERMAN WEIL, ALBERT HEIDELBACH, General Partners. MOSES HEIDELBACH, Special Partner.

PARTNERSHIPS.

H. W. BANKS & CO.—NOTICE OF RE-NEWAL of limited partnership. We, the undersigned, give notice and hereby certify that the limited partnership heretofore formed on the first day of May, 1880, between us, in conformity to the provisions of the Revised Statutes of the State of New York, entitled "Of Limited Partnerships," and of the amendments thereto, under the name or firm of H. W. BANKS & CO., which by its terms as originally formed was to expire on the 1st day of January, 1883, and which was continued and renewed for the further period of three years, commencing on the 2d day of January, 1883, which was to expire on the 2d day of January, 1886, has now further been continued and renewed for the period of one year, commencing on the 2d day of January, 1886, as follows:

First. The name or firm under which said renewed partnership is to be continued is H. W. BANKS & CO.; the said name of H. W. Banks & Co., being the name of the limited partnership which was to expire on the 2d day of January, 1886, and which has been renewed and continued as aforesaid.

Second. The general nature of the business to be transacted by said renewed and continued partnership is the importing, jobbing and commission business in general merchandise.

Third. The names of all the general and special partners in said renewed partnership are as follows: Henry W. Banks, who resides at Englewood, New Jersey; D. Henderson Wells, who resides at Brooklyn, New York, and James Mortimer Montgomery, who resides at Bay Shore, New York, are the general partners; and Benjamin H. Howell, who resides at Brooklyn, New York, is the special partner.

Fourth. The amount of capital that the said special partner heretofore contributed to the common stock of the limited partnership, and which has been actually and in good faith paid in cash, is the sum of one hundred thousand dollars.

Such contribution and payment was made at the commencement of the limited partnership by the special partner; no part of said sum has been withdrawn, but the whole amount thereof remains invested in said limited partnership wholly unimpaired; and the whole amount thereof, namely one hundred thousand dollars, is contributed by said special partner as capital to the common stock of such renewed and continued limited partnership.

Fifth. The period at which the said renewed and continued limited partnership is to commence, is the 2d day of January, 1886, and the period at which it will terminate is the 2d day of January, 1887, and the place where said business is to be transacted is in the City of New York.

Dated the 30th day of December, 1885. HENRY W. BANKS, D. HENDERSON WELLS, JAMES MORTIMER MONTGOMERY, General Partners. BENJAMIN H. HOWELL, Special Partner.

PECKHAM & TYLER, Att'ys for H. W. Banks & Co., 111 B'way, N. Y. City.

REMOVAL! G. L. SCHUYLER & CO., TIMBER AND LUMBER DEALERS, Yards, 1st AVENUE, Bet. 97th and 98th STREETS AND EAST RIVER, with increased facilities. Telephone Call, Harlem 163.

BELL BROTHERS, SPRUCE TIMBER 11th AVENUE AND 21st STREET. Telephone Call 21st Station. 121.

JOSEPH W. DURYEE, TIMBER AND LUMBER, Foot of 35th STREET, E. R., Telephone 432, 39th St., and 256 CHERRY ST., Telephone 408, Nassau. All kinds of Timber and Lumber cut to order at short notice.

GEORGE HAGEMEYER, DEALER IN Mahogany and Walnut Ash, Oak, Cherry, Maple, Whitewood, Butternut &c., &c. FOOT EAST ELEVENTH ST., N. Y.

T. H. SIMONSON & SON, Dealers in Lumber and Timber, Foot of 100th Street, East River. Telephone Call, Harlem 115.

CRANE & CLARK. Lumber and Timber, Foot of 30th Street, North River.

T. & R. PATTERSON, PINE LUMBER, Spruce Flooring, Ceiling, Fencing and Partition Stuff, 460 to 470 West St. & 57 to 61 BETHUNE ST. Telephone Call, 525 Spring.

Jos. Smith & Co., Manufacturers of LADDERS, Scaffold Horses, Flag, Clothes and Scaffold Poles, 409 West 22d St., Cor. 11th Ave., N. Y.



**PARTNERSHIPS.**

**WE, THE UNDERSIGNED, DO HEREBY** certify and give notice that the limited partnership heretofore formed and existing between us, in conformity to the provisions of the Revised Statutes of the State of New York, and the acts amendatory thereof and supplementary thereto, under the firm name of LADENBURG, THALMANN & CO., which, by its terms, would expire December 31st, 1885, has been continued and renewed as follows:

First. That the name or firm under which such renewed partnership is to continue is LADENBURG, THALMANN & CO.

Second. That the general nature of the business intended to be transacted by such renewed and continued partnership is that of banking commission business—such as making and drawing, endorsing and accepting, buying, selling and discounting promissory notes, drafts and bills of exchange; buying and selling stocks, bonds, gold, silver and merchandise, and such other articles as are usually dealt in by commission merchants.

Third. That the names of all the general and the special partners interested in such renewed and continued partnership are as follows: Adolf Ladenburg, general partner, who resides in the City of New York, State of New York; Ernst Thalmann, general partner, who resides in the City of New York, State of New York; Abraham Limburger, general partner, who resides in the City, County and State of New York; Gerson von Bleichroeder, special partner, who resides at Berlin, Germany.

Fourth. The amount of capital that the said special partner, Gerson von Bleichroeder, heretofore contributed to the common stock of the limited partnership, and which has been actually and in good faith paid in cash, is the sum of four hundred thousand dollars. Such contribution and payment was made at the commencement of the limited partnership by said special partner, and no part of said sum has been withdrawn, but the whole amount thereof remains invested in said limited partnership wholly unimpaired; and that the whole amount of the four hundred thousand dollars is contributed by such special partner as capital to the common stock of such renewed and continued partnership.

Fifth. That the period when said renewed and continued partnership is to commence is the 31st day of December, 1885, and the period at which the same shall terminate is the 31st day of December, 1890, and the place where the said business is to be transacted is the City of New York, in the State of New York.

Dated December 30th, 1885.

ADOLF LADENBURG,  
ERNST THALMANN,  
ABRAHAM LIMBURGER,  
GERSON VON BLEICHROEDER,  
By ADOLF LADENBURG, Att'y.

City and County of New York, s.s:

On this thirtieth day of December, one thousand eight hundred and eighty-five, before me personally appeared Adolf Ladenburg, Ernst Thalmann and Abraham Limburger, to me known, and known to me to be the individuals described in and who executed the foregoing certificate, and who severally acknowledged to me that they execute it the same.

(Seal) GEORGE W. VULTEE,  
Notary Public (31) City and County of New York.

City and County of New York, s.s:

On this thirtieth day of December, one thousand eight hundred and eighty-five, before me personally appeared Adolf Ladenburg, to me known, and known to me to be the attorney of Gerson von Bleichroeder, and known to me to be the individual described in and who, as such attorney, executed the above instrument, and acknowledged to me that he executed the same as the act and deed of said Gerson von Bleichroeder therein described, and for the purposes therein mentioned, by virtue of a power of attorney dated the 8th day of August, 1885.

GEORGE W. VULTEE,  
Notary Public (31) City and County of New York.

City and County of New York, s.s:

Adolf Ladenburg being duly sworn, says he is one of the general partners named in the foregoing certificate; and that the sum of four hundred thousand dollars, specified in said certificate to have been contributed to the common stock of said partnership by the special partner, Gerson von Bleichroeder, has been actually and in good faith paid in cash.

ADOLF LADENBURG,  
Sworn to before me this 30th day of December, 1885.

GEORGE W. VULTEE,  
Notary Public (31) City and County of New York.

**C. L. RATHBORNE AND COMPANY.**—Limited Partnership.—The undersigned being desirous of forming a limited partnership under the Statutes of the State of New York, do hereby certify as follows:

1. That the name of the firm under which said partnership is to be conducted is C. L. RATHBORNE AND COMPANY.

2. That the general nature of the business to be transacted by said partnership is to be the purchase and sale on commission of stocks, bonds and other securities, and whatever properly appertains thereto, in the city of New York.

3. That the names of all the general and special partners interested in such partnership are as follows: Charles L. Rathborne, who resides in the City, County and State of New York; and Robert William Rathborne, who resides in said City, County and State of New York, are the general partners; and Christopher C. Baldwin, who resides in said City, County and State of New York, is the special partner.

4. That the said Christopher C. Baldwin has contributed the sum of fifty thousand dollars in cash, as capital to the common stock and in addition to the contribution of capital made by the general partners.

5. That the period at which the said partnership is to commence is on the twenty-first day of December, in the year one thousand eight hundred and eighty-five; and the period at which the said partnership shall be terminated is the twenty-first day of December, in the year one thousand eight hundred and eighty-eight.

Dated at New York, this fifteenth day of December, 1885.

CHARLES L. RATHBORNE,  
R. W. RATHBORNE,  
C. C. BALDWIN.

**J. W. RADER & CO.,**  
MANUFACTURERS OF  
**SALT-GLAZED SEWER PIPE**  
Office, 611 West 51st St., New York City.

**BUILDING MATERIAL PRICES.**

**LUMBER.**

Prices for yard delivery, average run of stock. Allowance must be made on one side for special contracts, and on the other for extra selection.

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, common box	18 00 @ 20 00
Pine, common box, 5/8	15 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 1/2, 2 and 2 1/2 inch	35 00 @ 40 00
Black Walnut, good to choice	140 00 @ 160 00
Black Walnut, ordinary to fair	100 00 @ 120 00
Black Walnut, 5/8	85 00 @ 100 00
Black Walnut, selected and seasoned	150 00 @ 175 00
Black Walnut counters	22 @ 28
Black Walnut, 5x5	150 00 @ 180 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	@ 6 00
Shingles, extra sawed pine, 18 in	5 75 @ 6 00
Shingles, clear sawed pine, 18 in	4 50 @ 5 00
Shingles, heart, cypress, 24x7	22 00 @ 24 00
Shingles, heart, cypress, 20x6	@ 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	51 55 @ 1 60
Chalk in barrels	25 @ 30
China clay	13 00 @ 16 00
Whiting, gliders, &c	60 @ 65
Whiting, common	37 1/2 @ 42 1/2
Paris white, English	45 @ 1 25
Lead white, American, dry	4 1/2 @ 6
Lead white, American, in oil pure	8 1/2 @ 8 1/2
Lead, English, B. B. in oil	5 1/2 @ 6 1/2
Lead, red, American	5 1/2 @ 5 1/2
Litharge	5 @ 5 1/2
Ochre, French, dry	1 1/2 @ 1 1/2
Venetian, red, American	1 1/2 @ 1 1/2
Venetian red, English	1 1/2 @ 1 1/2
Tuscan red	9 @ 11
Indian red	5 @ 10
Vermillion, American Lead	10 1/2 @ 12 1/2
Vermillion, English	6 15 @ 70
Carmine, American, No. 40	3 15 @ 3 25
Orange mineral	7 1/2 @ 11 1/2
Paris green	3 @ 20
Sienna, lump	5 @ 5 1/2
Sienna, powdered	5 @ 5 1/2
Umber, Amer. raw and powdered	1 1/4 @ 1 3/4
Umber, Turkey, lump	3 @ 3 1/2
Umber, Turkey, powder	11 @ 13
Drop Black, English	7 @ 13
Drop Black, American	15 @ 45
Prussian blue	7 @ 20
Ultramarine blue	5 @ 20
Chrome green	3 1/4 @ 4
Oxide zinc, American	7 1/2 @ 8
Oxide zinc, French, V M G S	6 @ 6 1/2
Oxide zinc, French, V M R S	7 1/2 @ 8 1/2

**SLATE.**

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

**STONE**—Cargo rates, delivered at New York.

Amherst freestone, in rough	No. 1 \$ 95 @ 1 00
Berlin freestone, in rough	No. 2 75 @ 85
Berea freestone, in rough	75 @ 1 00
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 lin. ft	40 @ 50
Base stone, 3 ft. in length	50 @ 75
Base stone, 3 1/2 ft. in length	70 @ 75
Base stone, 4 ft. in length	75 @ 1 00
Base stone, 4 1/2 ft. in length	1 00 @ 1 25
Base stone, 5 ft. in length	1 25 @ 1 50
Base stone, 6 ft. in length	2 50 @ 3 00

**SOLDERS.**

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

**TIN PLATES.**

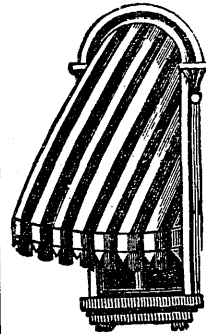
I. C. Charcoal, 10x14	55 55 @ 7 25
I. C. coke, 10x14	4 65 @ 4 75
I. X. charcoal, 10x14	6 25 @ 9 25
I. C. charcoal, 20x28	10 50 @ 14 50
I. X. charcoal, 14x20	6 25 @ 9 25
I. C. coke, 14x20	4 65 @ 4 75
I. C. coke, terne, 14x20	6 87 1/2 @ 7 00
I. C. charcoal, terne, 14x20	4 75 @ 7 00

**ZINC.**

Sheet, cast	5 1/2 @ 5 3/4
Sheet, open	6 @ 6 1/2

**BUILDERS' SUPPLIES.**

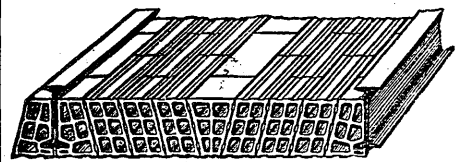
**J. RAYNER.**  
**MAHOGANY**  
IN LOGS, PLANKS  
BOARDS & VENEERS  
A FINE ASSORTMENT OF  
**CABINET WOODS**  
MILLS YARD & WHARF  
FOOT OF HOUSTON ST. E. R.  
NEW YORK



MILDEW, PROOF.

**F. SKELTON,**  
1325 Broadway, N. Y.  
Bet. 34th and 35th Streets,  
West Side.  
MANUFACTURER OF  
**AWNINGS, TENTS & FLAGS.**  
A New Style of Ventilating  
Awning.

Canopies, Dancing Crash  
Camp Chairs, Dining Chairs,  
Round Tables and Extension  
Tables to Let. Invitations  
delivered—Men to call car-  
riages. Imported and Domest-  
ic Canvas and Bunting for  
Sale.



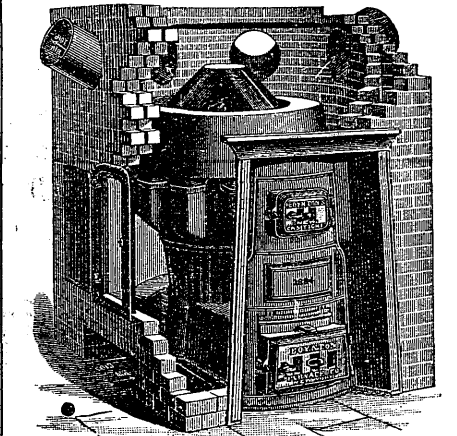
Iron Beam Protection. Patented June 3, 1884

**HENRY MAURER, Manufacturer of**  
**FIRE-PROOF MATERIAL**

Of every description. Hollow Brick made of Clay  
for Flat Arches, Partitions, Furring, etc. Porous  
Terra Cotta, Fire Bricks, etc., etc.

Office and Depot, 420 E. 23d St., New York.

WORKS, PERTH AMBOY, N. J.



(Boynton's New Gas-Tight Furnace.)

**BOYNTON FURNACE CO.,**

94 Beekman St., N. Y.

Sole Owners and Manufacturers of

**BOYNTON'S CELEBRATED FURNACES**

Ranges, Baltimore Heaters, etc.

With 1883-4-5 Improvements.

N. A. BOYNTON, President. } Inventors of all "Boyn-  
C. B. BOYNTON, Sec. & Treas. } ton" Furnaces, which  
have been on the mar-  
ket for over 33 years.

40 Years in this line of Business.

Over 50,000 "Boynton" Furnaces now in use.

**JOHN DEWHURST,**  
**PLAIN & ORNAMENTAL PLASTERER,**  
Jobbing attended to. 160 W. 49th St., near B'way.

**ARCHITECTS.**

**A. B. OGDEN & SON,**  
**ARCHITECTS,**

1031 MADISON AVENUE. Southeast Cor. 79th Street.

**WILLIAM GRAUL,**  
**ARCHITECT,**

Germania Bank Building, 215 Bowery, Cor. Rivington.

**FREDECK EBELING,**  
(Formerly with John B. Snook.)

**ARCHITECT,**  
Office, 140 2d St., Bet. 1st Av. & Av. A, N. Y.

**JOHN BRANDT,**

**ARCHITECT,**

1491 THIRD AVENUE, - Northeast Cor. 84th Street.

**M. LOUIS UNGRICH,**  
**ARCHITECT,**  
1554 Broadway,

Late with James E. Ware. New York.

**ALFRED ZUCKER & CO.,**  
(Successors to HENRY FERNBACH),  
346 AND 348 BROADWAY

**HERMANN H. SPINDLER,**

City Surveyor, Topographical & Sanitary Engineer  
32 LIBERTY STREET, Room 9, New York.

**Augustus Howe, Jr.,**  
**Architect**  
7 WARREN STREET, - - - New York.

**THEOBALD ENGELHARDT,**  
**ARCHITECT**  
No. 779 BROADWAY, Cor. Wall St., Brooklyn, E. D

**DE LEMOS & CORDES,**  
**ARCHITECTS,**  
189 BROADWAY, - - NEW YORK.

**George W. Da Cunha**  
**Architect,**  
32 LIBERTY STREET, - - NEW YORK.

**ARCHITECTS SPECIFY.**

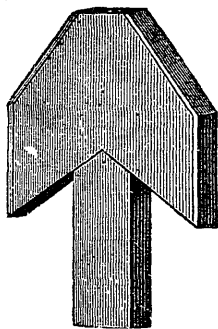
The Climax Rail for all sliding doors,  
it cannot jump the track, and is level  
with the floor.

**GEO. F. TAYLOR,** Business Manager,  
134 WATER ST., N. Y.

**ARCHITECTURAL WOOD WORKERS.**

**H. B. RUMMLER & CO.,**

Mantels, Doors, Trimmings, Wainscot, Etc.,  
Office and Factory, 15 and 16 13th Av., N. Y.,  
One block above West 11th St. Estimates furnished.  
Full Stock of Wood Mantels on hand.



**THE WELCOME  
CHIMNEY CAP.**

Patented July, 1880.  
Absolute Success!  
Positive Guarantee!

Thirty days' trial without  
pay. After being used for  
three months purchasers, if  
not entirely satisfied, will  
have their money refunded,  
therefore no risk.

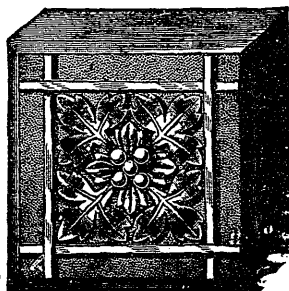
**C. H. L'AMOURÉUX,**  
Patentee and Man'fr.  
313 SPRING ST., New York.  
Drafts improved in all  
cases.

**THE NEW YORK LUMBER AND  
WOOD WORKING COMPANY,**

(Successors to N. Y. Wood Working Co.)

Office and Factory, 134th St and Alexander. Av

Hardwood Doors, Mantels  
and Cabinet Finish of  
all kinds,  
Square Turned Work a Specialty.



House Trim, Moldings and Stair  
Builders Supplies,  
Patent Corner Blocks, Flooring,  
Rough and Dressed Lumber.

Wholesale Lumber Yards and Docks,  
Tonawanda, N. Y.

**PARTNERSHIPS.**

**FITZPATRICK & CASE.** - THIS IS TO  
certify that the undersigned have, pursuant to  
the provisions of the revised statutes of the State of  
New York, formed a limited partnership, under  
the name or firm FITZPATRICK & CASE, and the  
general nature of the business to be transacted is the  
wholesale tea, coffee, and spice business, and the  
principal place of the business of the partnership is  
New York City; that Austin C. Fitzpatrick, who re-  
sides in the City of Brooklyn, and Howard E. Case,  
who resides in the City of New York, are the general  
partners, and Benjamin H. Howell, who resides in the  
City of Brooklyn, is the special partner; that the said  
Benjamin H. Howell, as special partner, has contrib-  
uted the sum of twenty-five thousand dollars as  
capital towards the common stock, and that the said  
partnership is to commence on the 1st day of  
January, 1886, and is to terminate on the first day of  
January, 1888.

Dated this 31st December, 1885.

AUSTIN C. FITZPATRICK,  
HOWARD E. CASE,  
BENJAMIN H. HOWELL.

City and County of New York, ss:

On the thirty-first day of December, A. D. 1885, be-  
fore me personally came Austin C. Fitzpatrick,  
Howard E. Case, and Benjamin H. Howell, each to  
me known, and known to me to be the individuals  
described in and who executed the above certificate,  
and they severally acknowledged that they executed  
the same.

(Signed) JNO. A. HILLERY,  
Notary Public N. Y. Co.

City and County of New York, ss:

Howard E. Case, one of the general partners named  
in the above certificate, being duly sworn, deposes  
and says that the sum specified in the said certificate  
to have been contributed by the special partner to the  
common stock has been actually and in good faith  
paid in cash.

(Signed) HOWARD E. CASE.

Sworn this 31st day of December, A. D. 1885, be-  
fore me,

(Signed) JNO. A. HILLERY,  
Notary Public N. Y. Co.

**F. M. ARGUIMBAU, THE UNDER-**  
signed, being desirous of forming a limited part-  
nership under the statutes of the State of New York,  
do hereby certify as follows:

1. That the name under which said partnership is to  
be conducted is F. M. ARGUIMBAU.

2. That the general nature of the business intended  
to be transacted by said partnership is the general im-  
portation and sale of merchandise both on account of  
said partnership and on commission for other persons,  
and whatever appertains to such business in the City  
of New York.

3. That Frank M. Arguimbau, who resides in the  
City of Brooklyn, County of Kings and State of New  
York, is the sole general partner; and that Octavius  
D. Baldwin who resides in the City, County and State  
of New York, is the sole special partner in said firm.

4. That the said Octavius D. Baldwin has contributed  
the sum of twenty-five thousand dollars in cash as  
capital to the common stock.

5. That the said partnership is to commence on the  
second day of January, eighteen hundred and eighty-  
six, and is to terminate on the 31st day of December,  
eighteen hundred and eighty-seven.

Dated, New York, December 31st, 1885.]

O. D. BALDWIN,  
F. M. ARGUIMBAU.

**COOMBS, CROSBY & EDDY.** - THE  
undersigned desirous of forming a limited part-  
nership under the Statutes of the State of New York,  
do hereby certify:

First. The name or firm under which said part-  
nership is to be conducted is COOMBS, CROSBY &  
EDDY.

Second. The general nature of the business intended  
to be transacted by said partnership is a general  
foreign commission business.

Third. The names of all the general and special part-  
ners interested in said partnership and their respective  
places of residence are as follows:

William J. Coombs, who resides at the City of  
Brooklyn, in the County of Kings, State of New York.  
Henry F. Crosby, who resides at Montclair, in the  
State of New Jersey, and

Ulysses D. Eddy, who resides in the City, County and  
State of New York.

The said William J. Coombs and Ulysses D. Eddy  
are general partners, and the said Henry F. Crosby is  
special partner.

Fourth. The amount of capital which the said  
special partner has contributed to the common stock  
is fifty thousand dollars (\$50,000).

Fifth. The period at which the said partnership is to  
commence is the first day of January, 1886, and the  
period at which the said partnership will terminate is  
the 31st day of December, 1887.

Dated, this 30th day of December, 1885.

WILLIAM J. COOMBS,  
ULYSSES D. EDDY,  
General Partners.  
HY. F. CROSBY,  
Special Partner.

State of New York, City and County of New York, ss:

On this 30th day of December, 1885, before me per-  
sonally came and appeared the above named William  
J. Coombs, Henry F. Crosby and Ulysses D. Eddy all of  
whom are to me known and are known to me to be  
the same individuals described in and who executed  
the foregoing certificate, and they severally acknowl-  
edged to me that they executed the same.

JOS. A. BURR, Jr.,

Notary Public Kings County, certificate filed in New  
York County.

City and County of New York, ss:

William J. Coombs, being duly sworn, says: I am  
one of the general partners named in the foregoing  
certificate. The sum specified in said certificate to  
have been contributed by Henry F. Crosby, the special  
partner in the said certificate named, to the common  
stock has been actually and in good faith paid in cash.

WILLIAM J. COOMBS.

Sworn before me this 30th day of December, 1885.

JOS. A. BURR, Jr.,

Notary Public Kings County, certificate filed in New  
York County.

**PARTNERSHIPS.**

**THIS IS TO CERTIFY THAT WE,**  
whose names are severally undersigned, are de-  
sirous of forming and do hereby form a limited part-  
nership pursuant to the laws of the State of New  
York, United States of America, in such case made  
and provided; and we do further certify as follows:

First. That the name or firm under which such part-  
nership is to be conducted shall be CHARLES  
LOEWENTHAL & CO.

Second. That the general nature of the business to  
be transacted by such partnership shall be that of  
general merchants and commission agents and dealers  
in produce.

Third. That the names of all the general and special  
partners interested in said partnership and their re-  
spective places of residence are as follows:

Charles Loewenthal, who resides in the City, County  
and State of New York, the general partner, and  
Ruben Samuel Heilbut, Samuel Solomon Joseph,  
Samuel Heilbut, Charles Lindo and Henry Goedecker,  
all of whom reside in London, Kingdom of  
Great Britain and Ireland, and Friedrich Christian  
Karl Fleischmann, who resides in Liverpool, Kingdom  
of Great Britain and Ireland, as and together forming  
the firm of Heilbut, Symons & Co., of London, afore-  
said, the special partners.

Fourth. That the amount of capital which the spe-  
cial partners as and together forming the firm of Heil-  
but, Symons & Co., as aforesaid, shall have contributed  
and do contribute to the common stock is the sum of  
one hundred thousand dollars.

Fifth. That the period at which the partnership is to  
commence is the 1st day of January, 1886, and the  
period at which it will terminate is the 31st day of  
December, 1891.

In witness whereof, we have hereunto set our hands  
and seals this fourth day of June, 1885.

General Partner,

CH. LOEWENTHAL. [Seal.]

Witness,

MARK J. KATZ, as to  
CHARLES LOEWENTHAL.

Special Partners,

R. S. HEILBUT. [L. S.]

SAMUEL S. JOSEPH, [L. S.]

SAMUEL HEILBUT, [L. S.]

CHARLES LINDO, [L. S.]

H. GOEDECKER, [L. S.]

F. FLEISCHMANN. [L. S.]

Witnesses to the signatures of

RUBEN SAMUEL HEILBUT,

SAMUEL SOLOMON JOSEPH,

SAMUEL HEILBUT,

CHARLES LINDO, and

HENRY GOEDECKER.

H. H. NEWMAN,

Consulate General United States America, London.

Consulate General  
United States of America, } ss:  
London.

On this 4th day of June, 1885, before me, Thomas M.  
Waller, Consul General and Notary Public ex-officio of  
the United States of America, at London, personally  
appeared Ruben Samuel Heilbut, Samuel Solomon  
Joseph, Samuel Heilbut, Charles Lindo and Henry  
Goedecker to me known and known to me to be the  
persons described in and who executed the foregoing  
instrument and who severally and duly acknowledged  
to me that they executed the same, for the uses and  
purposes therein described.

In testimony whereof, I have hereunto set my hand  
and affixed my official seal the day and year first above  
written,

[Seal] THOMAS M. WALLER,  
Consul General.

United States Consulate, } ss:  
Liverpool.

On this 3d day of July, 1885, before me, William P.  
Paull, Vice and Deputy Consul and Notary Public ex-  
officio of the United States of America, at Liverpool,  
personally appeared Friedrich Christian Karl Fleisch-  
mann, to me known and known to me to be one of  
the persons described in and who executed the forego-  
ing instrument, and who duly acknowledged to me  
that he executed the same for the uses and purposes  
therein described.

In testimony whereof, I have hereunto set my hand  
and affixed my official seal the day and year above  
written.

W. P. PAULL,  
Vice and Deputy Consul of the United States of Amer-  
ica, at Liverpool.

[Seal] Notary Public ex-officio.

State of New York, City and County of New York, ss:

On this 25th day of November, 1885, before me per-  
sonally came Charles Loewenthal to me known and  
known to me to be one of the persons described in and  
who executed the foregoing instrument, and who duly  
acknowledged to me that he executed the same for  
the uses and purposes therein described.

MARK J. KATZ,

Notary Public (103) New York City and County.

City and County of New York, ss:

Charles Loewenthal, being duly sworn, says: I am  
the general partner named in the foregoing certificate,  
the sum of one hundred thousand dollars (\$100,000),  
specified in said certificate to have been contributed  
to the common stock of said partnership by the  
special partners, namely the co-partnership of Heilbut,  
Symons & Co., has been actually and in good faith  
paid in cash.

CHS. LOEWENTHAL.

Sworn to before me this 31st day of December, 1885.

GEORGE W. VULTÉE,

Notary Public (31) City and County of New York.

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