

## THE RECORD AND GUIDE,

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J. T. LINDSEY, Business Manager.

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The subject of land transfer reform is at length fairly before the Legislature. There is agreement on all points save as to whether the block or the lot system should be used in indexing. We give to-day the argument in favor of the block system, which is to be presented to the Legislative Committee by Mr. Dwight H. Olmstead. Next week we expect to publish the arguments of those who favor the lot system. When both these documents are published every one interested in land transfer reform will have had all the facts and arguments it is possible to present on both sides of this vital matter. THE RECORD AND GUIDE has refrained, so far, from taking sides on this subject. There is no disputing the fact that to Mr. Olmstead belongs the credit of having first called the attention of the New York bar and real estate owners to the necessity of reform in our laws relating to the conveyancing of real estate. He has also spent more time, effort and money than any other person in advocating and advancing the reform. All who have become interested in the matter agree with him in everything, except in this matter of indexing. In advocating the block system Mr. Olmstead stands alone among those who have become interested in the reform. The history of the controversy is, furnished by the documents we publish coming from the several committees of the Real Estate Exchange. It is to be hoped that the Legislature will come to a wise decision in this matter, and take early action so as to relieve real estate from the impediments now thrown in the way of its transfer. Whichever plan is adopted will be a great improvement on the present system.

The real estate market has been buoyant during the past week. The sales have been very numerous and the prices satisfactory to sellers. There has been a halt in the stock speculation, due to transient causes, but the market is properly regarded as a bull one in view of the continued and heavy purchases of bonds at high figures. Any moderately good security which pays four per cent. is tolerably sure of selling near par, and while this state of things continue the market must in the long run be a purchase. The business outlook continues quite good. This is best shown in the strikes for high wages in all parts of the country and the willingness on the part of the employing corporations to make concessions in that direction. The only cloud in the sky is the light export of our agricultural products and the large increase of importations. Should the balance of trade be as much against us for the next two months as it has been for the past six weeks we shall doubtless see some export of gold to settle international balances. Still, we have large reserves of grain and cotton, and when these go forward it will make enough bills of exchange to limit the demand for gold.

The newspapers have been calling attention to the enormous fees paid by Jake Sharp to the lawyers. The *World* says they amount to \$349,000, which is more than the cost of constructing the two miles and one-half of road, the securing of the charter for which was the excuse for the large payments. It is notable also that the lawyers of least repute seem to get the most money. There is a very general suspicion that when a corporation or an individual wishes to bribe a Legislature or influence a judge the expense is charged to legal fees. It is strange that the legal profession does not adopt some rule to save itself from the reproach of being the agency by which courts and legislatures are corrupted. Somehow it gives the impression that, apart from his legal fees, the lawyer is willing to give his countenance to the machinery by which the virtue of legislative bodies and courts are debauched.

Frequent complaints reach this office respecting the false consideration so often published in the official conveyances. There can be no objection to the practice, which is common, of concealing the actual amount of the purchase money by putting down nominal, but when the false figure is given the intent is to swindle somebody as to the value of adjoining property, and hence the record is tainted with fraud. The Legislative Committee of the Real Estate Exchange indorsed the draft of a law last year, making it a misdemeanor to falsify the official record in this manner, but nothing

came of it. This subject should again be brought to the attention of the Legislature. In every other business but real estate purchasers and sellers are guided by accurately reported sales, which are never misleading. That is to say, there is a market price for stocks, bonds, cotton, grain, etc., and yet the lists furnished the public have no official sanction or indorsement; but transfers of real estate, officially recorded, can be and often are intentionally fraudulent. Many of the excessive valuations in property is due to this reprehensible practice of putting fictitious prices in the deeds of property purchased.

The proposition to spend \$750,000 to supply a free public library should not be tolerated for a moment. We do not want a State or city free library at Reservoir square, or any other central part of New York. A public circulating library, to be of any value, should be distributed at twenty different points throughout the island. There is already a free circulating library in existence, but it is not properly supported by wealthy citizens. Our rich men and women should see to it that it is supplied with more funds, to be spent in good books, and kept in cheap and convenient quarters of the city; but any proposition to spend a lot of money by the State or city for a new building means a job and nothing else.

*Apropos* of free circulating libraries, why should not a fund be raised to throw open the Mercantile and Apprentice's libraries? The former of these institutions has fallen from the high position it once occupied, but it has a great many books and good machinery for caring for them. The Apprentice is a kind of a close corporation, and the books are not as widely distributed as they should be. Surely there is enough public spirit in our rich men to furnish free reading to every man, woman, boy or girl in New York who wants it; but let us hear no more about a State or city appropriation for a costly city building which would be of no use to the great bulk of our scattered population.

### Our Unreclaimed Domain.

It seems hardly worth while to speak upon certain subjects, no matter how great their importance, because the obstacles in the way of any definite results to follow upon discussion appear insuperable. Of this character is the theme raised by the existence of swamp lands in the vicinity of New York.

Still, it sometimes seems like a restriction on the liberty of speech to be compelled to remain silent, even though silence might be more eloquent than words. There is a grim sort of satisfaction even in the use of expletives under certain circumstances; and here is a peculiarly aggravating case. Over in New Jersey, within the area that could be covered by a cannon ball, fired in this city from one of those modern guns of long range of which we have tremblingly heard, are more than fifty square miles of the most worthless swamp lands imaginable. They extend from Elizabeth to Newark along Newark Bay, and then stretch away on both sides of the Hackensack River, northward, until lost almost in the streets of Hackensack, or, rather, until they furnish a morass in which the streets of Hackensack are lost. To the westward, here and there embellished with an oasis, they extend to an indefinite boundary. Richmond county, again, in this State, admits the relationship to New Jersey which Jerseymen claim by displaying several more square miles of kindred territory, and even portions of Long Island confess their recent birth from the sea by exposing a large surface of aqueous soil where fishermen and huntsmen contend for the mastery, and rule alternately with fishing-rod or gun. It is a vast area of unreclaimed territory, and were we to estimate its value by the number of dollars per acre which the adjacent upland would bring, the total would equal the assessment of property in some entire States.

Now, the "salt meadows," as these new world marshes of the Tiber are civilly and officially called, are the birth-place of about all the malaria and certainly of all the mosquitoes that afflict this neighborhood. No teeth would ever be known to rattle with ague in the vicinity of New York were these waste places reclaimed, and our midnight serenaders would all be content to spend the summer in the Adirondacks were they not provided with such an excellent breeding ground entirely within scent of the blue blood of the metropolis. But this is not all. The land itself is worthless, or nearly so, although at some points it is admirably suited for the location of factories, and in many places is susceptible of being fertilized into market gardens or farms. Yet no successful effort, except upon a very limited scale, has ever been made to reclaim this vast surface and bring it into the service of the overflowing population by which it is surrounded.

The subject, however, has not always been treated with apathy. Various schemes have been advocated for reclaiming these swamps; and in one instance at least it began to look, in New Jersey, as though something practical would be accomplished. A company was formed to build dykes along the water courses, and after they were constructed tidal drains were to complete the work of reclamation.

mation. Work was even begun, but the inevitable legal contest followed. The farmers on the uplands own usually little patches of "salt meadow," which they prize for heaven knows what, benefits received; and it happened that the company was permitted to assess the cost of the work on the property benefited. This was a clear case of constructive confiscation. The lands as they lay were practically worth nothing, and any assessment would amount to more than their value. According to the opinion of a learned judge, no account could be taken of the prospective value after they were reclaimed, and so the inevitable adverse legal decision followed. The company was compelled to suspend operations, and the mosquitoes have been humming a jubilee melody with an orchestral accompaniment of bullfrogs worthy of Wagner, ever since.

We could be prepared to censure the State of New Jersey for this inconclusive result, were it not for certain peculiar reasons. First, the State of New York, considering the reclamation of these swamps as a suitable object for fiscal expenditure, is equally with New Jersey, a delinquent; and it would be in not quite good taste to be too critical on this side of the Hudson River. Then, again, another question must be met. Is the reclamation of these private lands a suitable work to be undertaken by the resources of general taxation? In so much as they represent a malarial public nuisance, an affirmative answer, with certain limitations looking to a localization of the tax, might probably be given; but to the degree that the work would represent an improvement to private property, taxpayers not directly interested would give an emphatic negative. It will be seen, therefore, that there are two points of view from which the reclamation of the swamps may be adjudged unconstitutional.

There appears to be only one perfectly clear way out of the woods; or, to be more literally figurative, we will say, rather, out of the swamps. Could a company be formed strong enough to buy all the lands of those who would not be willing to take their chances in the general improvement, there could be no legal or constitutional objections to be met, and the work could be carried forward without hindrance. The expense would not be very heavy, and the profit, to say the least, from the subsequent sale of the lands, would be considerable.

This is a subject of much more importance to New Jersey than to New York. It so happens that our swamps extend over a space that would not be quickly filled with a dense population, even were the conditions ever so favorable. But across the Hudson River the offensive territory covers the very space most needed for improvement, and were it reclaimed a city rivalling Brooklyn in population might soon spring into being. But the eyes of our neighbors seem just now to be fixed in another direction. They are watching too intently the fleet of coal luggers that is wafted to and fro through Staten Island Sound by the wings of mosquitoes to see anything so utterly commonplace as the reclamation of worthless lands. Yet, what is known as the "Bedford level," one of the richest estates in England, is the result of a precisely similar improvement to the work here proposed.

According to the director of the mint our total metallic stock up to January 1st, 1886, was \$626,733,869 in gold, and \$297,904,950 in silver. Of this our total gold coinage was \$553,810,148 and our silver coinage \$293,203,872. The *Financial Chronicle* of this city and General Thomas Jordan, the expert, insist that the United States mint estimates of gold and silver in this country are excessive; but it is, we believe, the experience of all nations that the metallic coins which are hoarded are in excess even of official estimates. This was shown in a striking manner in Malta recently. The Italian government gave notice that up to a certain date it would redeem an old debased silver coin then in general use, but would refuse to receive them after the time announced. A certain number of these coins were supposed to be in the Island of Malta, but the officials were amazed to find that they had underestimated the amount by over one-half. Gold has always been the exclusive circulating medium of California and the adjoining territories; hence we are inclined to believe that the official estimate of our store of gold and silver is the correct one. Our readers will notice that our store of gold is more than double that of silver, and that ever since the coinage of the white metal dollars we have been adding to our gold store and exporting our silver.

The newspapers and the public are evidently being fooled by syndicates of capitalists in the proceedings which have been taken to put Jake Sharp "in a hole." It is apparent that it has been the interest of certain organized bodies of capitalists to drive Sharp into a combination, having in view the monopoly of street car travel in this city. They have used the newspapers and the Legislature to effect their object. It is now stated that a Philadelphia syndicate has been purchasing the stock of certain of the city railroads with a view of finally controlling all the companies on this island. What the ulterior object may be has not been fully disclosed. It is not impossible that the Standard Oil people, who are

interested in the cable road system, may be behind this gigantic deal.

If these people succeed it does not follow that our citizens will have anything to complain of. To begin with, it is promised that transfer tickets will be given to all passengers who wish to reach any part of the city, for which no more than the usual five-cent fare will be charged. Then if the cable is used it will be another advantage, as cars propelled by motive power can make two to three miles per hour better time than the horses. Chicago, Philadelphia and other cities have had the advantage of transfer tickets and cable travel for some time, and in so far have been ahead of the metropolis. As for the joint control of all our city street cars, that was sure to come some time or other. But how cheap the editor of the *Evening Post* and the other journals who have been abusing Jake Sharp must feel when they find they have been used to further the ends of a gigantic city railroad deal.

The new Morrison tariff will, it is said, cut off twenty million annually from the national revenues. At this rate, the Democratic administration will soon have a yearly deficiency instead of the large annual surplus we have been accustomed to since the close of the civil war. As the country grows its expenses naturally become greater, and the efforts of our legislators should be directed to increasing rather than diminishing the payments into the national treasury. When the time comes that a deficiency is to be made up, the question of an income tax, the most equitable means of raising money known to financial science, will then be in order.

### Why Not a National Railroad Commission?

Consolidations are the order of the day among the railroads of the country. This, indeed, has been the tendency from the beginning, and, on the whole, it has been a good thing for all concerned that the great trunk lines replaced the disconnected system of roads which were first constructed. This process of unification was looked upon with jealousy by the several State governments, and hence the laws forbidding the purchasing of parallel lines or the leasing of properties which seemed to promise competition in rates. While well meant, we have no hesitation in saying that all such State laws are mischievous and have occasioned loss to the public as well as being an embarrassment to the railroad companies. It has helped to largely increase the expenses of the latter, without preventing in fact the absorption of the competing lines. The excessive railroad building which followed the "boom" of 1879 and 1880 put a stop for a while to the consolidation of rival roads by those already in the field. Ruinous rate wars followed. The absorption of the West Shore with the Central last summer marked the commencement of a new era of consolidations. Since that time the negotiations have been going forward quietly to unify the system of coal roads, subordinating them to the Pennsylvania Central. Some of the facts connected with this great combination have come to light with the result of advancing the market, especially the coalers. The public will soon hear of other combinations equally important, all tending to make railroad securities far better properties than they have been in the past. The danger now is that the railroads will again become monopolies and will unduly tax the internal commerce of the country. As yet, however, the unifying process is only under way and Congress should authorize a national railway commission which would be just to the railroads and which would see that the public were not overcharged in rates and fares.

The anti-monopolists made great headway before the railroad wars broke out. When the fight was under way leading railway magnates, such as the late Tom Scott, Chauncey M. Depew and others, were willing that the government should interfere to prevent ruinous railway contests. The time is now ripe for government intervention. While getting into more harmonious relations the various companies are revising their tariff of charges, and the business public ought to be consulted as to a taxation which touches them so vitally. Congress will do less than its duty if it fails to organize a national railway commission. It is idle to say that all government intervention is mischievous. We know, as a matter of fact, the service is better and charges are lower in European countries where government itself owns the lines than in Great Britain and the United States. Indeed, one of the advantages which Germany and Belgium has over Great Britain is the more moderate charges on the railway lines of the two former countries. On this point the following, which we reproduce from *Bradstreets*, should be kept in mind by our business public:

The marked differences between English and continental railway rates are attracting a good deal of attention in England. The English rates are, on the whole, greatly in excess of both the German and Belgium rates. Particular complaint is made of the preferential rates levied in England on imported goods. It appears that in no instance is foreign produce carried in Germany at lower rates than are charged for German produce. The railways in Germany are owned by the State, less than one-fourteenth of the lines in operation being in private hands. The State owns three-fourths

of the Belgium lines. The sharp contrasts against the English producers leads the *Iron and Coal Trades Review* of England to argue "more than ever in favor of State-owned lines."

Regarding the effect of the revelations the *Pall Mall Gazette* says: "The feeling extensively prevails that if British manufactures and trades are to hold their own with their continental rivals there will have to be considerable reductions in British rates as well as a complete revision of the basis of preferential charges. It will undoubtedly be a bad outlook for railway shareholders if the agitation foreshadowed is successful." England, then, is fully confronted by the railway question in the international form it has now everywhere assumed. High railway rates are much the same to the English manufacturer as to the wheat-grower of Dakota.

If the English railway system proves to be too great a tax on the business of that country, we should see to it that all great corporations are not allowed unchecked power in the way of putting burdens on the internal commerce of this country.

### Our Prophetic Department.

OBSERVER—What action will Congress take on the silver question?

SIR ORACLE—There will be a great deal of talk and not much action. Free coinage of silver may be voted by the House, and it is possible that the Senate may indorse it. The Republican Senators may allow it to pass to embarrass President Cleveland, for, of course, he would be forced to veto unlimited coinage and thus place himself in antagonism to the vast majority of the representatives of the party which elected him.

OBSERVER—In that case would not some compromise be finally reached?

SIR O.—It will be the anti-coinage men in that case who will make concessions, not the advocates of the silver dollar. The fact that the United States has had a general revival of business at a time when the gold unit countries, especially Great Britain, are suffering from an extreme trade depression, consequent upon the enhanced value of gold, is so obvious that it cannot be explained away. Our laboring people are asking and obtaining high wages all over the country at a time when the manufacturing centres of England and Scotland are the scene of labor riots due to the distress of the working people.

OBSERVER—But will not this argument be equally potent against any change in the tariff such as is proposed in Congress?

SIR O.—I do not believe the Morrison bill will get through Congress. For one I approve of most of its provisions. I think the free list should be increased largely, and that ad valorem imposts should be replaced as far as possible by specific duties. Then I think the iron and sugar duties should be reduced. But the proposed enactment attacks so many interests that it will raise a storm of opposition from all parts of the country. As THE RECORD AND GUIDE has frequently pointed out, the only way to liberalize our tariff is to reform it by piecemeal. Since the close of the civil war there have been many and important changes in our impost duties; but every general bill affecting comprehensive reforms has failed with but one exception, that one being the tariff now in existence. It is a matter of history that the most carefully drawn enactments have failed because they incurred the opposition of great material interests.

OBSERVER—To change the subject, have you any forecast respecting the crops of the coming year?

SIR O.—It is too soon as yet to have or express any opinion as to the crops of next summer. In a general way, I should judge there would be a falling off in our wheat crop, compared with the average yield for the past seven years. The low price for wheat for the last two years and the certainty of competition from India and other distant regions, the assurance that the railway companies will maintain rates, all will help to prevent farmers from putting as many of their acres in wheat as formerly. Then there is apt to be a fatality about grain growing. England had eight annual failures of the wheat crop successively. Our winter wheat was short last year after a series of good years. I should expect, under the doctrine of chances, that our spring wheat crop will be a partial failure this year.

OBSERVER—What is there to be said about corn and cotton?

SIR O.—These are products of which we have a monopoly. I look for a steady increase in the planting of corn every year. Its value in money is twice that of wheat, simply, if sold as corn, but in the form of hogs and cattle it becomes still more valuable. A corn country is more profitable to the railways than a wheat country, for corn is a bulky article, is generally carried but short distances, and hence is subject to local rates, and then its transmutation into hogs and lard supplies a variety of business to the railroads as compared with wheat, which assumes no other form than grain and flour. I have always held that those who are agriculturally inclined should buy corn rather than wheat lands. There is more money in them as farms, and the corn crop is the foundation of many industries that enrich the country in which it is grown.

OBSERVER—How about our foreign trade? Will we export much gold?

SIR O.—If our present exports and imports should continue, this spring will see considerable sums of gold leave our shores. Since the first of January our exports have decreased and our imports have increased. Our people are feeling better off and consume more foreign luxuries. Still there is a balance of money on the other side yet in our favor. Then Europe is buying our stocks and bonds. Better than all, the time cannot be far distant when we will be forced to sell our surplus grain and cotton, and that will help to keep down exchange.

### Concerning Men and Things.

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A proposition to build an aqueduct in the valley of the Hudson from the Adirondack region to New York city when first considered seems an extravagant one; but we have no doubt but that in the fullness of time it will be constructed. The east bank of the Hudson is thickly studded with cities and large towns. In point of fact, it is an almost continuous city from Troy to New York. An aqueduct would meet the wants of an immense population. Of course, all the water would not come from the Adirondacks. The bulk of it would be pumped up at various points of the Hudson River above Poughkeepsie. We hardly think, however, that this work will be commenced in our time, but such of our readers as live in 1925 will probably see this great aqueduct in full operation extending from New York Bay to within a short distance of the St. Lawrence River.

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The professional men of to-day are beginning to make use of modern inventions for conducting and extending their business. Lawyers use the telephone to save their own time, if not that of their clients. Physicians are, in a limited way, using telephones to give directions to their patients and save long journeys from their homes. Perhaps no man in the medical profession makes such use of time-saving modern inventions as Dr. S. Fleet Spier, of Brooklyn. He uses the telephone very largely in his practice, and when his patient has a chronic illness requiring his constant attention this electrical speaking tube is by him regarded as indispensable. Some time ago Dr. Spier discovered that he could not depend upon the purity of the drugs in the prescriptions put up by very many of the pharmacists, so he opened a pharmacy in a house adjoining his own, where drugs absolutely pure were sold only, however, to his own patients. Then he found, as all physicians do, that some of his patients were surrounded by conditions which made a cure well nigh impossible. Boarding-houses rarely have the requisite convenience for attending to the sick; then certain rooms are damp and unwholesome; so the doctor opened still another house near his residence, where such patients could be lodged and properly cared for during their sickness. As his practice grew he was forced to keep a corps of assistants, whose care of his sick he would supervise. This he thought better than increasing his charges to diminish the calls on his time. There really ought to be more private hospitals under the direct charge of physicians, for, as is well known, thousands of people die because they cannot have the nursing, the air and the food necessary for their restoration to health. All physicians will admit that medicine is often the least influential factor in ridding the system of dangerous tendencies.

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It is notorious that although there is a larger profit in drugs than on any other article sold in a retail way, yet adulteration is more practiced with them than with any other commodity sold over the counter. A thousand per cent. is a not uncommon profit in drugs. Very often these last are worse than useless, because of their combination with cheap and inert substances. These matters are managed far better under paternal governments—such, for instance, as Germany. In that country the sale of medicines is under the rigid supervision of the government. There is practically no such thing as an adulterated drug in a well-managed European State; nor is an extortionate price ever demanded. Among the liberties enjoyed by our druggists is that of plundering and poisoning the sick without any supervision.

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Brooklyn, it is said, will soon have the foundations laid for a technical school after the general plan of the Cooper Union, but superior to that institution in every possible way. Plans are being prepared, and a commission sent to Europe to inquire into the technical schools there, with the view of adopting the more recent improvements in industrial education. The prime mover of this splendid benefaction is a leading member of the Standard Oil combination.

The New York *Sun* advocates the silver side of the precious metal standard controversy in a very zealous, but singularly unintelligent, manner. The *Sun's* articles are as wide of the mark as those of the *Times* and *Herald* on the other side of the question. Take as a specimen the following extract from the *Sun*:

As to the delusion, too, that the value of silver can be raised to its former level by international agreement, the sooner it is dispelled the better. The exchangeable value of the metal, like that of any other commodity the supply of which is unlimited, is finally determined by the cost of producing it. No law or treaty can make men treat the fruit of twenty days' labor, for instance, as the equivalent of that of sixteen days' labor. We tried the experiment here years ago, and found it to fail, and it will always fail, no matter how often it is repeated. We must have either the silver standard or the gold standard. To have both at the same time is a natural impossibility. There is left, then, only the fair and square choice between the free coinage of silver and an unconditional surrender to gold.

Just think of a writer penning a statement like above, in view of the fact that for nearly one hundred years previous to 1872 the price of silver and gold in the coinage was kept at a fixed ratio by international agreement. At various times during that hundred years silver was mined in excessive quantities, as compared with gold, while, from 1850 to 1856, California, Australia and other regions poured an unprecedented flood of gold into all the chan-

nels of trade, yet the coined money of the commercial world did not vary an iota. Gold and silver, at a ratio of one of the former to fifteen and one-half of the latter, worked together for that hundred years in measuring prices, and yet the *Sun* writer says, with the densest ignorance of the history of money, that it is a "natural impossibility to have more than one standard." Mr. Dana ought to have a civil service examination, to see if his editors understand the topics they are assigned to discuss in the columns of his paper.

### Home Decorative Notes.

—A surprising affluence of tasteful ingenuity characterizes constructive and ornamentative design in chandeliers, lamps, brackets, newels and other gas fixtures; polished brass, old gold, antique gold, oxydized silver, copper in gold tints, burnished brass, and even iron with deep lustrous finish are turned to account. Of quaint forms of lanterns is one of iron, jeweled, representing a diving-bell. Some fine examples are in hammered metal, executed in bold style; globes of chandeliers are set with cathedral glass.

—Portières look well with the insertion of a narrow panel of stained glass between the jambs, the curtain rod being placed below.

—Rattan couches and chairs are now upholstered with textiles.

—Excellent work is shown in clock cases, pedestal style, the designs being an important modification of those of former times.

—Music-stands and easels show new and pleasing designs.

—Cut-glass table bells are novel.

—Vases with trimmings of lilac flowers are very attractive.

—Gilded and delicately painted sedan chairs are being put to new service as cabinets.

—There was often a good deal of art in the old-fashioned door-knocker and many of them have found a place on the doors of many modern houses, masques, griffin heads and other fantasies held the loosely-hung iron ring

—Beautiful borders and friezes are made by overlapping disks of plush and velvet of varying tints and then treating them with conchings of thick strands of filonelle in various designs.

—Window screens have really become a matter of necessity, and a decided improvement on the old style of screen frames has recently been introduced by the Victor Rolling Screen Co., of 54 Mercer street, which certainly bids fair to be received with general acclamation. The invention is a fine wire rolling screen, and is placed in the top of a window frame over the lower sash, and rolls up like an ordinary shade. It need not be taken down during the winter, as it is arranged in such a manner that it will roll up and remain out of sight. The windows can be lowered from the top and raised from the bottom, thus securing perfect ventilation.

### Shall Church Property be Taxed?

Editor RECORD AND GUIDE:

SIR—HAVE we a union of Church and State in this country, or have we not? Theoretically, we have not; practically, we have. Although the Constitution of the United States and the laws of New York State have explicit provisions against the recognition of any religion, those provisions are violated every year. Notwithstanding that there is an express State enactment which prohibits the donating, for religious purposes, of any money raised by tax, millions of dollars are donated [annually for religious purposes. It makes no difference whether it is a direct or indirect donation. It matters not whether the money is actually paid out by the State to religious organizations or whether these "religious organizations" are exempted from the operation of a general tax law. The effect is precisely the same. The State is thus contributing to the support of the Church in (practically) the same manner as in those countries where a union of Church and State is recognized.

The theory of our government in regard to the question of taxation is that all interests that are protected by the State should contribute equally to the support of the State. It is a question not of prejudice in favor of or against religion, but of principle, and on this ground, editors, statesmen, clergymen and others have long advocated the discontinuance of the exemption from tax of church property.

I have been prompted to indite these lines by observing the remarks on this subject in your last issue. It seems to me undesirable (as you say) that "there ought really to be no exempt property," and that (as you further say) "those who pay the taxes are necessitated to pay more than their share of the public burdens."

The New York *Evening Post*, while conducted by William Cullen Bryant, said: "We have long been of the opinion that the separation of Church and State ought to be complete. It should include the total discontinuance of contributions of public money, direct or indirect, to the support of any religious establishment. We have never been able to see the slightest difference in principle between the appropriation of a certain sum of money raised by tax to a particular church and the release of that church from a tax on its property for the same amount. The cost of the act in either case falls upon the taxpayers, generally."

President Garfield said: "The divorce between Church and State ought to be absolute. It ought to be so absolute that no church property anywhere, in any State or in the nation, should be exempt from equal taxation; for if you exempt the property of any church organization, to that extent you impose a tax upon the whole community."

General Grant wrote: "Declare Church and State forever separate and distinct; and that all church property should bear its own proportion of taxation."

Rev. Dr. Shipman, of Christ Church, in a sermon preached by him a few years since, said: "In regard to church property, nothing more can be asked than is asked in behalf of other property. That which is protected by government may justly be compelled to maintain it. When the operation of this rule is suspended, the government really, in effect, contributes to the support of the owner of the property, by the suspension. I would

like to see all church property throughout this land taxed to the last dollar's worth. The Church may fight this question, but sooner or later the battle will go against them, and their retreat, I fear, will be not only with dented armor, but with banners soiled."

In an address issued about a year ago by the "Evangelical Alliance" occur these earnest words: "We ask all loyal citizens to aid in the movement for the eternal separation of Church and State."

This question has of late greatly agitated our neighbors north of the Lakes and of the St. Lawrence. The press has have been most outspoken in denunciation of the injustice of exempting church property from taxation.

The Hamilton *Spectator*, in urging a repeal of the law of exemption, says: "We are contending for a principle." In Toronto the question was submitted about a year ago to the people, with the result that twelve parishes gave a majority of nearly 8,000 for the taxation of church property.

In New York State, the value of church property may be estimated at \$150,000,000, from which at least \$3,000,000 annually could be derived to lighten the burden of the present taxpayers.

Rev. James Freeman Clarke has furnished statistics of the value of church property in the United States, estimating it at \$100,000,000 in 1852, and showing that it about doubles with each decade, which would make the present value of church property in the United States \$1,000,000,000. In another generation, at this ratio of increase, these figures will rise to \$10,000,000,000; and within the lives of many now living to \$100,000,000,000, and before another hundred years rolls around, the value of church property in the United States may be represented by the vast and startling sum of \$1,000,000,000,000.

Is not this a subject of transcending and constantly increasing importance? Should it not invite the most serious consideration of every citizen, be he taxpayer, real estate owner, or what?

Is it not time that some action was taken in this matter? Is it not a question that must be grappled with sooner or later?

Is it not a most appropriate subject for deliberation by the members of the Real Estate Exchange? Will not its Legislative Committee inaugurate the necessary steps in an endeavor to remedy the injustice which is shared more or less by all who in any way now contribute to the support of the State; an injustice which is augmenting in magnitude year by year at a most appalling rate.

H. M. T.

NEW YORK, February 18, 1886.

### Real Estate Exchange Legislative Committee.

The last meeting of this committee took place on Monday, the members present being James M. Varnum in the chair, Charles Buek, W. C. Lester, James E. Leviness, Thomas F. Murtha, Charles A. Schermerhorn, A. D. Weekes, Constant A. Andrews, William Mulry, E. Oppenheimer and Elliot Roosevelt.

The chairman read a memorial in favor of the bills presented by the majority of the Land Transfer Reform Commission, favoring the lot system of indexing. Copies have been forwarded to all the members of the Legislature.

Senate bill No. 391, to reduce the burdens of taxpayers in New York city, was referred to the Sub-committee on City Finance. Bill 418, to regulate the filing of bonds, etc., given by persons convicted on criminal charges, and making the same a lien on real estate, was referred to the Committee on Drafting and Amending Laws. Bill 493, to prevent abuses in the erection of telegraph poles, was referred to the Committee on City Improvements.

The committee also considered Senate bill No. 24, which proposes to abolish the Board of Assessors and the Board for the Revision and Correction of Assessment Lists. The bill provides that the head of the department having charge of any local improvement shall designate the area to be affected and prepare an assessment list. Where the grade of any street is varied the loss to any land fronting the same shall be estimated and charged up against the improvement. Notice is to be given to all persons affected by the assessment, who have thirty days to object.

After some further business the committee adjourned.

### Two Newly Completed Apartment Houses.

The two apartment houses which have been built by John J. Brierly on the north side of Forty-eighth street, between Lexington and Third avenues, have just been completed. They are five-story buildings, one being a double and the other a single house, their respective dimensions being 30x86 and 16x60. The double flat has two families per floor, with seven rooms in each suite. These consist of a front parlor, dining room, three bedrooms, servant's bedroom and kitchen. There is also a bathroom and closet for each family. The interior arrangements are all laid out with a view to giving excellent light and ventilation to every room. There are two light shafts provided. The stairs, balusters and wainscoting, from the first to the top story, are all in quartered oak, with cornices all the way up. They are wide and airy, and are lighted up by windows on each landing and also by a colored glass dome from above. There are private and public halls to each story. The vestibules are tiled in marble and the entrance and inner doors are of quartered oak, the latter having embossed glass therein. The single flat is similarly arranged. The construction of these buildings has been specially attended to, by the builder, and the interior arrangements are superior, especially in light and ventilation, to the majority of apartment houses of a similar status. They are now being rented, and are expected by the owner to be occupied within a month.

The brokers' daily meetings continue to be well attended, the average number of members present on the Exchange each day being about thirty. There is one peculiarity about these meetings and that is, that the best attendance generally turns up on rainy and stormy days and the most meagre attendance in fine weather.

## Land Transfer Reform.

## ACTION OF THE REAL ESTATE EXCHANGE AND AUCTION ROOM (LIMITED).

## MEMORIAL OF THE REAL ESTATE EXCHANGE AND AUCTION ROOM (LIMITED) AS TO LAND TRANSFER REFORM.

To the Honorable the Senate and Assembly of the State of New York:

The Memorial of THE REAL ESTATE EXCHANGE AND AUCTION ROOM (Limited), of the City of New York, respectfully shows to your Honorable Bodies:

*First.* Your memorialists are a corporation duly incorporated under the laws of this State, having for their chief aim and object the facilitating of dealings in real estate, and the promotion of the best interests of all persons owning or in any way interested in landed property.

*Second.* The Legislature of 1884 passed an act now known as Chapter 324 of the Laws of 1884, "To provide for the appointment of Commissioners to prepare and report to the Legislature a bill to facilitate and lessen the expense of transfer of land, and dealings therewith in certain cities of the State."

*Third.* Under the provisions of said act the Honorable Grover Cleveland, then Governor of the State, subsequently appointed as the Commissioners under said act the following named gentlemen, all counsellors at law and experienced conveyancers, viz.:

CHARLES F. SOUTHMAYD (of the firm of Evarts, Southmayd & Choate).

JOHN H. RIKER (of the firm of J. H. & S. Riker).

CHARLES E. STRONG (of the firm of Strong & Cadwalader).

DWIGHT H. OLMSTEAD (of the firm of Tracy, Olmstead & Tracy).

EDWIN W. COGGESHALL (of the firm of Norwood & Coggeshall).

*Fourth.* The said Commissioners made their report to the Legislature of 1885, on or about the 15th day of April, 1885, and submitted therewith the drafts of six bills, the enactment of which was recommended by them.

That Dwight H. Olmstead, Esq., one of said Commissioners, also submitted a minority report, together with the draft of a bill "To establish the use of local indexes for public records," the enactment of which was recommended by him.

That all of the said proposed bills relate solely to the city and county of New York, with the exception of "an Act to provide for short forms of deeds and mortgages," which is a general act.

That said reports were duly received and printed and are to be found amongst the Assembly documents of 1885, as No. and No. and that no other action was ever taken by the Legislature of 1885 upon the said reports.

*Fifth.* Your memorialists allege that the chief, if not the only, difference between the majority report signed by Messrs. Southmayd, Riker, Strong and Coggeshall and the minority report signed by Mr. Olmstead, is that the majority report favors the establishment of local indices upon what is known as the "Lot" plan, whereas the minority report advocates that such indices be made upon what is known as the "Block" plan.

The difference between the two is briefly this, that under the block plan every instrument affecting real estate is indexed upon a page headed by the number of the block on which it is located; whereas under the lot plan each block is divided into sixty or more lots, and the instruments are indexed against the specific lot and upon the page assigned to that specific lot.

*Sixth.* Your memorialists allege that the evils of the present system of transfer of lands in the city of New York are universally recognized to be very great, that they affect important interests and demand prompt, radical and careful treatment, as the present system is too burdensome and dangerous to be longer continued.

*Seventh.* Your memorialists, THE REAL ESTATE AND AUCTION ROOM (Limited), representing through the membership of their Exchange the owners of one-third in value of the landed property of the City of New York, having fully realized the necessity of an early reform in the system of land transfer in said city, have taken an active interest in the reports of the Commissioners of Land Transfer above set forth, and have caused the plans of reform thereby recommended to be carefully examined as to advisability, practicability and ultimate effect by two special committees appointed from the Exchange for that purpose, as hereinafter set forth.

*Eighth.* On or about the 30th day of December, 1885, a voluminous report upon the whole subject was rendered by the Executive Committee of the Committee on Legislation of the Exchange composed of

JAMES M. VARNUM (Lawyer).

CONSTANT A. ANDREWS (Banker).

CLINTON W. SWEET.

ALBERT BELLAMY (Real Estate).

GEORGE H. SCOTT (Real Estate).

This report emphatically commended the work of the Commissioners and recommended the approval of five out of the six bills proposed by the majority Commissioners, being all except the bill relating to the system of local indices, which latter involved the question in difference between the majority and minority reports of the Commissioners.

With regard to this question, in view of its great importance and of the desirability of having it considered as fully and fairly as possible, they recommended that this subject, being the comparative merits of the "Lot" and "Block" systems of indexing, be further considered by a special committee to be appointed for that purpose before any action be taken by the Exchange.

The above report (a copy of which is hereto annexed) was presented to the Exchange at a public meeting, held for that purpose on December 30th, 1885, and the two systems of indexing were fully illustrated and explained by the chairman of the committee and by all the Land Transfer Commissioners, and the report was accepted and approved; and in accordance with the vote of the meeting the President of the Exchange appointed a Special

Committee of fifteen members of the Exchange, to consider the comparative merits of the "Lot" and "Block" systems, viz.:

CHARLES COUDERT,	JOHN JACOB ASTOR,
E. RANDOLPH ROBINSON,	JOHN DUER,
D. WILLIS JAMES,	HORACE S. ELY,
W. REYNOLDS BROWN,	JACOB K. LOCKMAN,
RUTHERFORD STUYVESANT,	ANDREW H. SANDS,
WM. CRUIKSHANK,	GEORGE W. VAN SICLEN,
GEORGE R. READ,	EDWARD OPPENHEIMER,
	W. B. CHAMBERLIN.

*Ninth.* The Special Committee on the "Block" or "Lot" systems, above named, after giving full hearing to both majority and minority Commissioners and a full investigation of the question, reported unanimously on the 23d day of January, 1886, as follows:

"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.

(Signed)

"CHS. COUDERT, Chairman.

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

*Tenth.* That the report of both of the said committees has since been approved by your memorialists through their Committee on Legislation, and that at the request of your memorialists the six bills of the majority of the Commissioners of Land Transfer (carefully revised by the Commissioners) have been introduced into the Senate by Mr. Traphagen and into the Assembly by Mr. Hamilton, the title of which said bills are as follows:

1. AN ACT to provide for short forms of deeds and mortgages.
2. AN ACT in relation to the indexing of and searches for unpaid taxes, assessments and water rents and unredeemed and uncanceled sales made for non-payment of taxes, assessments and water rents in the city of New York.
3. AN ACT to provide for the reindexing of certain records affecting real estate in the State of New York and for printing such indices.
4. AN ACT in relation to the mortgages to the Commissioners for loaning certain moneys of the United States in the county of New York.
5. AN ACT in relation to the lien of judgments and decrees and forfeited recognizances upon real estate and chattels real in the city and county of New York.
6. AN ACT in relation to the recording, filing and indexing of instruments affecting real estate in the city of New York.

*Eleventh.* Your memorialists therefore pray that the said bills may receive the early and favorable consideration of the Honorable the Senate and Assembly and be duly passed at this session of the Legislature, to the end that all owners of and dealers in real estate in the city of New York may be relieved from some of the burdens and annoyances now attending the transfer of titles to landed property.

And your memorialists will ever pray.

NEW YORK, February 10th, 1886.

THE REAL ESTATE EXCHANGE AND AUCTION ROOM (LIMITED),

[SEAL]

ROOM (LIMITED),

By HERMANN H. CAMMANN, President.

JAMES M. VARNUM, Chairman Committee on Legislation.

CHARLES COUDERT, Chairman Special Committee on "Lot and Block System."

GEORGE H. SCOTT, Secretary.

## Report of Executive Committee of Committee on Legislation.

REPORT TO THE REAL ESTATE EXCHANGE, RELATIVE TO THE RECOMMENDATIONS OF THE COMMISSIONERS OF LAND TRANSFER, AS TO REFORM IN THE EXISTING SYSTEM FOR THE TRANSFER OF REAL ESTATE.

The Board of Directors of the Exchange have referred it to your Executive Committee to investigate and report as to what action it would be proper to take relative to the reports of the majority and minority Commis-

sioners appointed by the Legislature to pass on the question of an improvement of the system of land transfer in the city of New York. In compliance therewith, your committee have given the subject careful consideration, and have deemed it best to put before you the principal points contained in the recommendations of the Commissioners, and the differences arising between the majority and minority of the commission.

There is no need for your committee to enter into any details as to the existing evils connected with the present system of transfer of lands in the city of New York, for they are familiar to you all. It may, however, be brought to your attention that the Commissioners report that the number of volumes in the Register's office, containing records of conveyances and mortgages, is now nearly four thousand, of which nearly seven-eighths have been added during the last fifty years, and that the only method of ascertaining the title to any particular lot is by searching for and examining every instrument executed by its successive owners, through written indices containing thousands of names. The complaint as to the existing evils was so universal that it was recognized by the Legislature of 1884 by the passage of an act providing for the appointment of commissioners to prepare and report to the Legislature a bill to facilitate and lessen the expense of transfer of land and dealing therewith in certain cities of the State, being chapter 324 of the Laws of 1884. Under the provisions of this act, five commissioners were appointed by Governor Cleveland from among names suggested to him by the Real Estate Exchange, viz.: Messrs. Charles F. Southmayd, John H. Riker, Dwight H. Olmstead, Charles E. Strong and Edwin W. Coggeshall, all gentlemen well-known in the profession as familiar with real estate law, and with the defects existing therein, and in the existing system of examinations of titles thereto.

The Commissioners resolved at the commencement of their work to confine their action at first entirely to the city of New York, and especially to the preparation of bills to change the methods of transfer and of keeping files and indices relating to real estate in said city. In their report, however, the Commissioners nevertheless made certain suggestions as to action which they considered beneficial and desirable to be taken in the future, and which was of such a general character that it could not be properly confined to the city of New York, but should become a part of the law of the entire State. Among such general suggestions as to subjects which they consider should hereafter receive careful attention, but concerning which do not propose any practical action in their present report, were the following:

1st. A material shortening of the periods prescribed by the Statutes of Limitation for the commencement of suits relative to real estate, and of its right to attack titles held under sales in legal proceedings, because of technical defects in such proceedings.

2d. The removal of the present exception against the running of Statutes of Limitation in cases of lunacy.

3d. Some adequate provision by which it should be defined what should constitute possession or claim of title to vacant lots.

4th. Action to preclude as against bona fide purchasers the assertion of claims for dower in cases of secret marriages and in cases where the wife executed papers releasing dower while under age.

5th. Action precluding as against bona fide purchasers under devises and powers in wills the assertion of adverse claims by heirs in hostility to the will, in cases where the conveyance is made after a certain specified time after probate.

6th. Some better regulation to protect bona fide purchasers from heirs or devisees against the claims of general creditors after a certain specified time.

The following additional points were also suggested by the minority Commissioner as worthy of future consideration, viz.:

1st. The filing and retention in the Register's office of original deeds and mortgages, etc.

2d. The adoption of the principle of registration of titles.

3d. The abolition of the doctrine of constructive notice, except where there is actual fraud by the transferee.

4th. A reduction in number and duration of liens in land.

5th. The adoption of a rule that defects of form shall not invalidate an instrument, provided intent to convey appears clearly and a consideration was paid.

6th. The devolution of land on the death of an owner, whether intestate or not, upon his personal representatives for the purpose of distribution.

7th. The distribution of land of an intestate under same rules as personal estate, and the general assimilation of laws relating to real and personal property as far as possible.

After thus intimating what reforms they consider desirable in the future, but do not consider it feasible to take up at present, as above stated, the Commissioners make certain practical suggestions for the present. These we will consider as briefly as possible, taking them up in such order as to suit ourselves, without regard to the order in which they appear in the Commissioners' report. Two reports were made by the Commissioners to the Legislature—a majority report, signed by Messrs. Southmayd, Riker, Strong and Coggeshall, and a minority report submitted by Mr. Dwight H. Olmstead.

1st. The Commissioners have prepared and proposed a bill providing for short forms of deeds and mortgages. The substantial reform accomplished is in shortening the lengths of some of the old formal, legal clauses which now are in use in all such instruments. Thus, for instance, the various covenants in a full covenant warranty deed which now occupy, each of them, from eight to fifteen lines, are now shortened to one or two lines each, and the words, "together with the appurtenances" are made to mean the same as the eight or ten lines now used in an ordinary deed. There can be no possible doubt as to the advantage of this reform, as a great amount of legal verbiage will be dispensed with, the instruments made much shorter, the cost for recording the same be reduced, as well as the space which they take up in the volumes of records. The bill provides that other forms of deeds or mortgages are not invalidated, but puts a penalty upon their use by authorizing the Register to make an extra charge of five dollars for

recording where the short form suggested is not used. In order to bring this matter clearly before your notice, your committee have caused to be printed for examination by members of the Exchange, samples of such short forms, deeds and mortgages, prepared in accordance with the suggestions of such bill, so that you can compare them with the forms now in use. The Commissioners unanimously favor this bill, and your committee unhesitatingly recommend its approval and its passage.

2d. The majority Commissioners have prepared a bill in relation to the lien of judgments, decrees and forfeited recognizances upon real estate and titles real in the city of New York, which substantially provides that no judgments recovered after the passage of the act shall be a general lien on the real estate owned by the person against whom the judgment is recovered, but only liens as against such real estate as the judgment or other lien is specially indexed against for the same period as at present. For this purpose it provides for the preparation of an index of specific blocks and lots, in accordance with the block or lot plan, whichever may be adopted, and that any judgment filed must contain full particulars as to the same, and specify the property on which the lien is claimed, such notice to be signed by the claimant or his attorney, and be indexed against the block or lot against which the lien is claimed. Any existing judgments may be indexed within six months after the passage of the act against any specific property, and the lien thereof shall be in such case a continuous one, but if not so indexed their lien ceases at the expiration of said six months, although they may be indexed thereafter against any specific property, but in such case they will stand only in the same position as a new judgment. Liens on wharf or dock property, or other property not embraced in the bounds of a lot, block or plot, are to be indexed alphabetically in a separate volume, to be known as the alphabetical volume of the land index and of liens. The form of executions against property is to be changed so as to direct satisfaction only out of the property subject to the lien, of which a memorandum is to be furnished to the Sheriff.

It will be seen that the great advantage of this act would be the release of real estate from such a vast number of judgments and liens by confining the latter solely to specific pieces of property, and thereby removing any cloud upon the title to other property owned by the same person. It is proposed that notice of lis pendens, etc., be entered in the same indices.

All the Commissioners concur in advising the passage of this act, except that the majority of the Commissioners believe that the judgment should be indexed against specific lots or on the lot plan hereinafter described, while the minority Commissioner believes that it should be indexed against the blocks only as upon the block plan hereinafter set forth. Your committee believe that the passage of some such act would be of advantage to the real estate interests of this city, and they favor the passage of the same with such modifications to the bill as may be necessary according to whether the block or the lot plan of indexing most commends itself to your judgment and that of the Legislature.

3d. It is probably known to most of you that for many years certain funds of the United States, deposited with the State of New York, have been loaned out and the records thereof kept by certain officers appointed by the State under the act of April 4, 1837, and known as United States Loan Commissioners. Such mortgages have not been recorded in the ordinary record offices, and one of the expenses of examining titles is now caused by the necessity of procuring a search from such Loan Commissioners for any of such mortgages outstanding against the property searched against, for which amount the Commissioners are entitled to receive, and do receive searchers' fees, while the attorneys examining the title are put to the extra trouble and annoyance of procuring an additional search as against such mortgages. The commission have therefore prepared a bill requiring all such mortgages hereafter to be acknowledged so as to be recorded and a transcript thereof filed by the Commissioners in the Register's office, and also requiring said Loan Commissioners, within sixty days of the passage of the act, to prepare and file in the Register's office, certified alphabetical lists of all mortgages held by them then outstanding, copies of which lists are to be printed by the Register, to be accessible to the public, and to be for sale to those who may desire them. All the Commissioners concur in this bill, but the minority Commissioner thinks that future Loan Commissioners' mortgages should be recorded like all others. Your committee are disposed to recommend the bill as it now stands, believing that it is a step forward in the movement of reform, and that as to all future mortgages, such legislation may be hereafter obtained as may be found to be most wise and proper.

4th. The Commissioners have also prepared a bill for indexing of and searching for unpaid taxes, assessments and water rents and uncanceled sales for non-payment of taxes, etc. This bill is prepared upon the same general principle as that already referred to for indexing judgment liens. The Comptroller is to prepare an index giving a separate page or place for each separate lot as shown upon the tax assessment maps, and all arrears due to date for taxes, water rates, assessments, tax sales, etc., are to be indexed against the lot with full particulars, and all future assessments and taxes are to be entered within specified date after their imposition against the particular lot upon which they are liens, on its page in the index, and are not to be liens thereon until this is done, and no conveyance or lease made on a sale for non-payment of taxes is to be valid unless so indexed. All taxes, etc., when paid, are to be marked discharged by a note made on the page belonging to that lot. Such indices are to be open to public inspection.

An important provision is that within six months after the passage of the act any property owner can, upon requisition to the Clerk of Arrears, obtain for fifty cents a written search, which is to be delivered within ten days, and for the absolute accuracy of which the city is to be responsible, showing all liens upon said lot for taxes, assessments, water rates, sales for taxes, etc.

With regard to this bill the Commissioners are practically unanimous, the majority and minority reports only differing on the question of whether the index should be upon the block or the lot plan. Your committee favor the passage of this bill, with such amendments as may be deemed necessary

in accordance with which plan of indexing is favored by you. The system of having official searches to be conclusive against the city and to be furnished at a moderate price is one especially advantageous to property owners. It has been in operation for some years in the District of Columbia, and has been found there to work most satisfactorily, and there is no reason why it should not have the same effect here, and avoid the present needless and heavy expenses paid on each successive tax search.

Your committee have prepared and submit to you herewith a form for such a tax search prepared by them upon the same plan as that used in the District of Columbia, in order to more easily demonstrate to you the practical workings of such a system.

Your committee have also been in communication with the Comptroller of the city relative to the provisions of this last-mentioned bill, and he has promised to communicate with us later his views and recommendations relative to the provisions of the bill.

5th. The Commissioners have also prepared an act for the reindexing of certain records affecting real estate and printing the same. As is probably known to most of you, there was prepared, about the year 1857, a set of printed books containing an alphabetical list of grantors and grantees in deeds, and of notices of lis pendens, judgments, etc., to December 31st, 1855, which has been of very great service to lawyers examining titles. It would seem proper, as the commission hold, that this system of indexing and printing should be continued down to the date when any new system takes effect, with the improvement that the index should show as far as possible the property affected, and the blocks or plots in which it is situated. This work is to be done under the direction of two Commissioners of Indices, to be appointed by the Mayor, and is to be completed within the term of two years after their appointment.

6th. The last and only remaining recommendation of the Commissioners of Land Transfer for immediate action is, perhaps, the most important of all. Certainly it is the one which requires more investigation and consideration than all the others, and concerning which your committee have the most hesitation in expressing an opinion, deeming it to be so mixed a question that it should be brought to the attention and receive the careful consideration of the Committee on Legislation, and of all members of the Exchange interested in a reform of the land transfer system, before any definite action is taken thereon. The matter to which we refer is the act providing for the recording, filing and indexing hereafter of instruments affecting title to real estate in the city of New York. The majority of the commission—being four out of the five Commissioners—recommend that such indexing should be done upon what is known as the lot plan, while Mr. Dwight H. Olmstead renders a minority report and suggests a minority bill similar in many provisions to the other, but proposing that the indexing be done upon the block plan. The difference between the two is briefly this, that under the block plan every instrument affecting real estate is indexed upon a page headed by the number of the block in which it is located; whereas under the lot plan each block is divided into sixty or more lots, and the instruments are indexed against the specific lot and upon the page assigned to that specific lot.

The majority of the Commissioners advance the following arguments in favor of the lot plan:

1st. That any new system adopted should be not merely a temporary remedy for existing evils, but one which would require no rearrangement in the future, whatever might be the growth of the city. In other words, a system which should not merely mitigate defects, but remove them.

2d. That the system should be of such a character that when fully perfected and bearing fruit, it would relieve real estate from the necessity of searches, render transcripts more expeditious, and be so simple in form and methods as to reduce the chances of error to a minimum.

3d. That the lot, being the ordinary unit of ownership on which taxes have been collected, forms the simplest basis for an index, and that, if each lot has a page for itself, the addition of new territory will only add pages to the index, but require no change in system or increase the labor of finding papers affecting any lot.

4th. That such a system would grow simpler as time passed by, for as boundaries of lots become permanently fixed by the erection of buildings, there would be none of those changes in lines and boundaries so natural in case of vacant lots.

5th. That while an index by blocks would, at the outset, be less confusing and burdensome than the present system, it must become more and more complex as transfers and liens of an average of at least sixty-four lots are entered in one place under the block heading.

6th. That the lot system would absolutely put an end to searching. That as every entry affecting a lot, or any part of it, would be made on a particular page under the title of that lot, a certified copy of that page would give all the information now given by a search in much shorter time, substantially without expense, and more probably correct.

7th. That to find out where any instrument should be indexed the party desiring it to be indexed would only have to inspect the map of the block showing the lots therein which cover the property, and then direct that the instrument be indexed against such lot or lots.

8th. The system recommended by the majority of the Commissioners contemplates an index merely, an easy and accurate method of finding papers relative to any particular piece of property. It asserts nothing as to ownership, but merely shows transfers and liens. If the lot, as shown on the map, only shows part of the lot under examination, it is only necessary to examine pages of other lots adjoining for the other parts until such time as by change of the map the lot appears correctly as a whole. The following is a brief abstract of the bill proposed by the majority:

All the blocks are to be numbered continuously from No. 1 up, commencing at the lower portion of the city. Triplicate sets of books are to be prepared, one set to be deposited in the Register's office for deeds and another for mortgages, while the third is to be placed in the County Clerk's office for lis pendens, judgments, liens, etc. These books are to be prepared under the direction of a Superintendent of the land transfer index, who is to be a lawyer, and is to have a deputy who is to be a surveyor. About a

year is given for the preparation and deposit of such indices, and the act is not to go into effect until sixty days after such deposit. On these books in front of the pages devoted to each block there is to be placed a map of said block as divided into lots on the tax maps, such lots to be numbered from one up. Under that block heading, and at the head of each succeeding page, is to be the number of one of the lots in the block, and blank pages are to be left at the end of the block for carrying over full pages or entering new data hereafter made. Any instrument to be recorded must state in the body of the same, or in a separate instrument recorded therewith, the number of the block and of the lot or lots claimed to be affected by that instrument. The index of transfers, etc., is to be made by a brief entry under the lot heading in one line, stating the liber and page where recorded. Where lots are changed in size, the changes are to be made in the first instance on the tax maps, and once a year the Tax Commissioners are to certify to the Superintendent of the Land Register Index all such changes as have been made down to a certain fixed date in such year, and the Superintendent is to enter them on the Land Register Index, opening a new page for the new lot and closing to that account the pages of the lots of which it may have been wholly composed. When changes are sufficiently numerous, the Superintendent may have a new map of the block made. Whenever a new block is made, it is to be numbered in consecutive numerical order after those already numbered; and in districts above the Hudson River the plots of land as now laid out are to be treated in the same manner as the blocks. All notices, liens or other instruments required to be filed in County Clerk's office are to contain a description of block and lot or lots claimed to be affected thereby, and are to be indexed in the same manner as above described.

The minority Commissioner, Mr. Olmstead, who favors the block plan, raises objections to the lot plan on the ground that it is inexpedient, inconvenient, impracticable, impossible of continuance, and contemplates fundamental and useless changes in laws as to the effect of recording instruments, and introduces a different law for cities than that which governs the State at large; and, in favor of the system which he recommends, he argues that the block plan is more convenient and safe for the following reasons: That city blocks are bounded by streets and avenues, and by reason of insular position and size a block is peculiarly well adapted for the purpose of a local index, and limits the search to a sufficiently small area. That every block would have a permanent and notorious number which there would be no need ever to have changed under any circumstances. That under the block plan the liability to error in indexing would be reduced to the minimum, while the lot numbers of single lots would be neither convenient for use, constant, notorious, nor reliable. He also objects that under the lot system the Register would be virtually compelled to read the description of every instrument, and would act in a quasi judicial function in deciding from the description where the instrument should be recorded, and that such careful investigation would be impossible in view of the fact that more than twenty thousand instruments are annually recorded in the Register's office alone. The further objections suggested are that there would be too many volumes of indices, and too much detail work under the lot plan. That there are now about three thousand city blocks, comprising one hundred and sixty thousand lots of land which would give one hundred and sixty thousand headings of indices by the lot plan, and only three thousand by the block plan; and he figures out that upon a minimum of two hundred and fifty pages for each volume 640 volumes of indices would be needed at once for transfers alone, and if the liens are indexed separately and in like manner the total number of volumes of indices at the beginning would be 1,280, whereas, under the block plan, allowing eight pages to each block for three thousand blocks, there would only be required ninety-six such volumes of indices of transfers or 192 volumes for both transfers and liens as against 1,280 on the lot plan, and that on the basis of the existing business done each page of a block index would suffice for four years, and eight pages for thirty-two years.

Mr. Olmstead also claims it to be an insuperable objection to the lot plan that changes occur so frequently in the area of lots on account of the erection of new buildings; that very many lots vary in size and are constantly being changed in shape; that inextricable confusion would result in the Register's office; that the existing evils and complications would be largely increased, and that lawyers and surveyors would be the only ones to be benefited, as it would really require an expert to correctly understand and grasp the details of the system. He also says that the present tax maps are notoriously inaccurate and useless; that no information can be derived as to ownership in most cases until deeds are produced and diagrams made to correspond with such deeds as they are presented to the Register for record, and in such cases the Register would have to pass upon what was conveyed by the description; and, with reference to the commencement of operations upon that system, Mr. Olmstead asks whether the city indices are to be made up in the first instance with the block or ward number of each page corresponding with the numbers of the lots on the tax maps, taking the chances as to the correctness of the latter, or whether the diagrams of blocks are to be left blank and separate lots to be drawn only as future transfers are recorded. He claims it is plain that such a system cannot be fairly started under the laws applicable to present holdings by definite boundaries and written descriptions unless the whole property shall have been first surveyed, and calls attention to the fact that in the land acts which contemplate indexing by lots, which have been proposed in England and elsewhere, provision is always made for preliminary surveys and adjudications by the Court or by a Register vested with judicial functions, without which no parcel of land can be placed on the local index.

The following legal proposition is also presented, that unless the property is indexed under the correct diagram, an index is not safe for purposes of notice. It may serve as an abstract of title, but not for notice under our recording acts, to subsequent purchasers or incumbancers, because the courts are alone vested with the authority to determine the construction of the description, and the description is in all cases controlling in the event of a discrepancy between it and a diagram, and that the result might be that a diagram might be grossly inaccurate if a legal construction were

made of the description by metes and bounds, and an ordinary survey produced to a Register would not help matters since it could only be used as evidence of facts upon which his judgment was based. Mr. Olmstead, while admitting that in a new country, where titles have come directly from the government and the conveyances have been made by lots, the plan of lot indexing can be used, but claims that where for a long time conveyances have been made by verbal descriptions and by metes and bounds, the lot system cannot be used for the purpose of giving notice to subsequent dealers under our recording acts, unless the areas of the lots and lines of adjoining owners have been first settled by adjudication in some court of competent jurisdiction.

The minority Commissioner also objects to the proposal of the majority that the party filing the instrument should also file a statement as to the lots against which he claims it should be indexed on the ground that any such system would undoubtedly compel a survey in every case, which, in the vast number of transfers taking place, would entail an enormous expense, and that it would encumber the title of neighbors' lots in many cases for the reason that in case of doubt the person recording the instrument would index it against all the adjoining lots and that under this direction to index a party might actually by mistake index against property that he did not own, and would apparently have no title to property which he unquestionably did own under the description by metes and bounds, but against which he had for any reason failed to have the transfer indexed.

The minority Commissioner also proposes a bill embodying his views as outlined above.

It provides amongst other things that the Mayor and Corporation Counsel have the direction of the preparation of such new indices. An official land map is to be prepared, showing every block and its number. Indices for transfer of freehold interests and of Register's certificates of search are to be separate from indices of liens and other instruments affecting land, all of which are to be termed generally "caveats." Such indices are to be both nominal and local—that is, while indexed under the block, they are also to contain the names of grantor and grantee, etc. The following additional books are to be kept in the Register's office:

First. Register's Journals of Transfers and Caveats, in which respectively are to be entered a memorandum of all transfers or caveats, immediately upon their receipt for filing or record.

Second. Books of land transfers and mortgages corresponding substantially respectively to the Libers of Conveyances and Mortgages now in use.

Third. A book of "Register's Certificates of Search," in which shall be entered under the hand of the Register all official certificates of search made by him.

Fourth. Separate books of power of attorney, leases, caveats and discharges of caveats, in which are to be entered respectively instruments of the character indicated by the above titles.

Provision is made for a like index in the Tax Office upon the same general plan.

All searches for transfers or caveats made by the Register are to be entered in full in the books of Register's Certificates of Search, and are to be conclusive upon the Register, and certified copies whereof will constitute a warranty of the facts contained therein. All papers are to be indorsed with statement of land section and block, and the index in which it is claimed that they should be recorded.

An alphabetical list or index of names of grantors or grantees, mortgagors, mortgagees and other owners and other caveators is also to be kept by the Register.

The minority report has also annexed to it three schedules showing the forms of (1) a local block index for transfers and certificates of search; (2) a local block index for liens and caveats, and (3) form of Register's certificate of search.

Your committee have thus endeavored to present to you plainly and fairly, without an atom of prejudice or partiality, the views of both the majority and minority Commissioners upon the comparative advantages of the "lot" and "block" system of indexing.

The committee is not disposed to shirk any responsibility imposed upon it, but after a careful consideration of this particular question its members are unanimously of opinion that the question is so largely one of expediency and practicability that it is most desirable and proper that it should be fully and fairly presented to all the members of the Exchange taking an interest in the subject, and fully discussed and carefully considered by them before any committee, or even the Exchange itself, takes any affirmative action.

Your committee have, however, no hesitation in expressing their views that the "lot" system of indexing is theoretically the best, as a more perfect system, reducing the search to the smallest area, and one which, when in perfect operation, would render the examination of title more easy, simple and inexpensive.

If we were providing for the establishment of a system of land transfer for a new city or town where the first titles were known and judicially established, and the land all surveyed and divided into well-recognized blocks and lots under some unquestioned judicial or legislative authority, we should have no hesitation in recommending not only recording and indexing, but probably also an official registration of titles under the "lot" system.

Even under existing circumstances we hesitate to question the judgment of the majority of the commission, all learned, careful and conservative men, that such system is actually practicable in our city at the present time.

We should not be deterred by the objection of the minority Commissioner as to the large number of books of indices which would be required at the inception of the system proposed by the majority, for we consider that as of little, if any, importance.

But we confess that some of the objections urged to the adoption of the "lot" system seems to us to be forcible and strong.

Our city tax maps are notoriously unreliable and uncertain; the lots as

laid down upon them have never been surveyed, many of them are irregular in size, and few of them have been laid out on the maps with reference to any deeds thereof.

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

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

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

Your committee in their report have not taken into consideration any legal question which may be directly or indirectly involved, believing that they have already been fully considered by the able lawyers upon the commission, and that a legal revision of their work does not in any event come within the duties of your committee, who are acting in this matter only in their capacity as members of this Exchange, interested practically in the promotion of all who are owners of or dealers in real estate.

We unanimously recommend the passage by the Legislature of a bill extending the term of office of the same Commissioners for one year longer proposed by the bill presented by the majority to the Legislature of 1885.

All of which is respectfully submitted.

NEW YORK, December 30, 1885.

JAMES M. VARNUM, *Chairman.*

ALBERT BELLAMY,

GEORGE H. SCOTT,

Executive Committee of Committee on Legislation of the Real Estate Exchange.

#### REPORT TO THE REAL ESTATE EXCHANGE AND AUCTION ROOM (LIMITED) OF THE SPECIAL COMMITTEE UPON THE "LOT" AND "BLOCK" PLAN FOR INDEXING.

NEW YORK, January 23, 1886.

*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 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 this 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 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 near the final purposes of simplicity and saving of time which both of the proposed bills have in view.

[Signed]

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

### Realty at Albany.

[From our own Correspondent.]

ALBANY, February 19.

The scheme for creating a free public library for the city of New York, which started out with such a flourish of trumpets, does not appear to be making much headway in the Legislature, so far, at least, as the proposed location of the institution is concerned. One of the three bills introduced by Mr. Cantor relating to the library provides that it shall occupy the site of the Forty-second street reservoir, which is to be torn down for the purpose. This has revived the old controversy about the utility or necessity of this reservoir, and on Wednesday last Mr. O. B. Potter, representing, as he said, the property owners and taxpayers below Forty-second street, appeared before the Assembly Committee on Cities and entered a strong protest against its demolition. On the main question of a free public library, he said he did not desire to speak any further than to say that if the library was intended, as it should be, to furnish free reading matter to those who could not afford to purchase books, it ought not, in his opinion, to be located at Fifth avenue and Forty-second street or in any other single locality in the city, but should be distributed in half a dozen localities where it would be accessible to the people desiring to use it. But, in any event, the removal of the Forty-second street reservoir would be a great calamity to the lower part of the city, and the proposition should not be entertained for one moment. He quoted the opinions of a large number of engineers, including the builder of the reservoir, to the effect that it was a necessity and would be indispensable for all time for extinguishing fires in the lower part of the city. He said that when the new aqueduct was finished and suitable mains were connected with the reservoir it would be kept full of water, and might, if necessary, be reserved exclusively for use in cases of fire. Competent engineers who had examined the question, he said, concurred in the opinion that if the reservoir were removed its place would have to be supplied by some other structure that would serve as a tank to supply water in case of a great conflagration in the lower part of the city. Mr. Washburn, representing the Underwriters, agreed with all Mr. Potter said, and told the Committee that the Underwriters were unanimously opposed to the removal of the reservoir, and if it were attempted it would be stopped by an injunction, as there were grave doubts about the power of the Legislature, or any other authority, to appropriate the land on which it stands to any other purpose without full compensation to the city. William H. Webb, representing property owners around Reservoir square, presented their protest against the bill, and indorsed the remarks of Messrs. Potter and Washburn. A further hearing on all the bills relating to the public library will be had on the 22d inst.

The colossal project for furnishing pure and wholesome water from the Adirondack region to all the cities, towns and villages from Glens Falls to New York and Brooklyn, including the two latter cities, came up before the committee at the same sitting and was warmly indorsed by the gentlemen who opposed the removal of the reservoir. Without committing themselves to the details of the bill, which they said they had not examined and did not come here to advocate, yet they wished to avail themselves of the opportunity to express their approval of the scheme in its general scope, and they believed that the supply of water proposed to be furnished by the projectors of the scheme would be needed and eagerly sought by New York and Brooklyn, to say nothing of the intermediate cities and towns on the route of the aqueduct, long before the work could be finished. This project was before the Legislature last year, but no definite action was taken in regard to it. In brief, it proposes to incorporate a company, to be known as the "New York and Hudson Valley Aqueduct Co.," with a capital of \$60,000,000, divided into 600,000 shares of \$100 each, to bring water from the head waters of the Hudson, above Glens Falls, and from the Adirondack lakes, and distribute it to all the towns and cities on the route to New York. The incorporators number thirty-five, and include ex-Senator Homer A. Nelson, John T. Howard, Geo. S. Coe, Wm. W. Lamar, W. B. Kendall, Stuart McDougal, H. N. Twombly, G. B. Erwin, Augustus Storrs, Henry T. Wood and others. The company proposes to complete the aqueduct in fifteen years, and for the first twenty years of its existence the price of water furnished is limited to the rate charged by the Croton Board in the year 1884. The company buys the right of way, and all private property is to be paid for under the law of eminent domain. It proposes to take only the surplus water from the upper Hudson and the Adirondack lakes, which now runs to waste and which is to be stored in reservoirs and used when needed. It guarantees that there shall be no diminution in the ordinary flow of the Hudson River and other streams so as to interfere with navigation or manufactures—the company confining itself to the waste water when the streams are high, which is to be stored for future use. It asks of the State land at different points around the head waters of the Hudson and the Adirondack lakes, not to exceed sixty square miles altogether, to be used for reservoir storage. The engineer of the company briefly explained the general scope and purpose of the enterprise to the committee, and a further hearing on it was set down for Tuesday of next week.

Mr. Hamilton's bill to reduce the fees for searches in the County Clerk's office of New York and to facilitate searches by requiring them to be made when asked for in ten days instead of twenty, is now on its third reading in the Assembly. This is a bill in which real estate owners have taken great interest and it was advocated before the Assembly Committee by the president and Mr. Orr, of the Real Estate Exchange.

The death of ex-Gov. Seymour and ex-Senator McCarthy, and the adjournments that followed, have greatly interfered with the work of the Legislature this week and comparatively little has been done.

The Exchange has just issued forms of application for information relative to real estate, which members can obtain by filling out. The form runs as follows: "Please inform me from the records of the Exchange—1. Of any proceeding pending for which an assessment will be laid. 2. Of any assessments confirmed since —, 188—. 3. The name of the owner and particulars of last conveyance. 4. Of any other information that may appear on your books shown on diagram below" (here follows diagram). The Exchange is a valuable medium for ascertaining information of this character, and members and subscribers will, no doubt, make large use of it—to their great pecuniary profit. There is no charge for the information when

it is on the books of the Exchange, but should it be necessary to obtain the facts outside a nominal charge of twenty cents is made.

### The Brokers' Daily Meetings.

The attendance continues up to the average, and the number of parcels called were more numerous this week than for a month past. The following are the properties asked for at the daily meetings throughout the week:

WANTED.

Lofts with steam power, suitable for printer, 30x115 or over; below Beekman street.  
 Lots on 8th, 9th or 10th avenues, for immediate improvement; no rock; between 70th and 130th streets.  
 Private house, 7th or 13th Wards; anything reasonable.  
 Three-story brown stone house, from 120th to 129th streets, between Madison and 6th avenues.  
 Business property on three or four lots, or three or four lots, between Park place and Broome and Centre streets and West Broadway. Price, about \$200,000.  
 Tenements in 10th or 17th Wards.  
 House to lease on 2d avenue, below 14th street, near 2d avenue.  
 Private house in vicinity of East 15th street; price, about \$25,000. Also, stable near there for twenty-five horses, or lot to build upon.  
 Store property south of 14th street; \$30,000 to \$100,000.  
 House, 12th to 20th streets, 2d to 4th avenues; \$18,000 to \$20,000.  
 Store corner, or inside, 3d or 2d avenues, between 80th and 95th streets.  
 Private house, three-story high stoop, between 38th and 50th streets, from 5th to 8th avenues. Will pay all cash.  
 Four-story house, near Columbia College. Rent, \$2,000.  
 Small private house west of 3d avenue, above 60th street; about \$18,000.  
 Dwelling in 9th, 16th or 20th Wards, about 20x45x100; from \$10,000 to \$14,000.  
 Private house, east side, below 59th street, high stoop, not less than nine feet wide.  
 House between 16th and 22d streets.  
 Tenement on avenue, west side, in Harlem; \$20,000, all cash.  
 Dwelling near Central Park, and 104th or 106th streets; about \$12,000.  
 Two to six lots, 6th, 7th or 13th Wards.  
 House below 23d street, between 2d and 6th avenues.  
 House, 14th to 18th streets, 2d to Lexington avenues.  
 Tenements, 14th to 42d street, between 3d and 1st avenues; \$20,000 to \$30,000.  
 Single flat, between 35th and 65th street, west of 6th avenue.  
 Private dwelling, 35th to 65th street, west of 6th avenue. Price, about \$15,000.  
 To rent, house below 72d street; not over \$1,500.  
 Full lot between 50th and 57th streets, 4th and 6th avenues.  
 One or two high stoop houses in vicinity of 52d street, between 6th and 8th avenues.  
 Private residence near 5th avenue, between 9th and 23d streets, 25 feet front or over; \$25,000 to \$30,000.  
 Water front or adjoining lots, between 110th and 125th streets, on the East River.  
 Property in Westchester County, within twenty miles of Grand Central Depot; house of about twelve rooms and twenty to thirty acres, a plain place; \$12,000 to \$15,000.  
 Two or three lots, with or without buildings, within five blocks of Bowery and Canal street.  
 Four-story private house, between 16th and 42d streets and 5th and 6th avenues, must not be less than 25 feet front; not to exceed \$60,000.  
 An unfurnished house on line of 5th avenue, from Washington square, north, to 23d street, four stories, full front, for an A1 tenant.  
 Building, covering about 75 feet, in neighborhood of Duane street or equally good business street below Broome and above Post-office, or will buy three or four lots in same section. Particulars must be handed quickly.  
 7th Ward, old house; \$10,000 to \$14,000.  
 Private dwelling between Madison and 6th avenues and 23d to 42d st, medium size, four stories, 16.8 to 20 feet front, for cash.  
 Small house, suitable for doctor, for country place and cash; location to be between 4th and 6th avenues and 23d and 59th streets; \$25,000 or less.  
 To purchase on or near Broadway, below Chambers street; building suitable for offices.  
 Below 59th street, between Madison and 6th avenues, south side of street, four-story, high stoop, 22 to 25 feet wide, modern house, with dining-room extension; \$60,000.  
 English basement house, not less than 23 feet front, to be situated between 23d and 50th streets and 6th and 4th avenues.  
 Old church building between 30th and 75th streets and 2d and 4th avenues; \$25,000.  
 High stoop house, 11th street, between 5th and 7th avenues, or 12th street, between 6th and 7th avenues, or 13th street, between 6th and 7th avenues; about \$20,000.

### Why Not Buy Philadelphia Property?

Editor RECORD AND GUIDE:

We have four blocks of ground, 500x214.6, on Chestnut and Market streets in West Philadelphia, the garden spot of our city. There are also a number of other lots adjoining ours. These lots are ripe for improvements, commencing at Forty-fifth street. We notice the activity of your builders, architects and others, and now that some of our capitalists are investing in railroads in your city we think there is a fine opportunity for some of your capitalists and builders to make an operation in our city and in the most inviting part—i. e., West Philadelphia. Our wealthiest and most influential citizens are residents of West Philadelphia. Ground can now be purchased at a very low figure and houses can be sold or rented as fast as erected. Please submit the matter to the proper parties in your city.

A. J. GALLAGHER & SON.

New York ought to be the headquarters not only for its local trade in land and houses, but it should take in the whole country. Our brokers and builders would do well to interest themselves in Philadelphia real estate. In Chicago the real estate dealers have taken a new departure and are interesting themselves in building enterprises in the city of St. Louis. The latter place has been growing, but no one had the pluck to put up great warehouses and stores such as are seen in New York and Chicago, and this fact lead to syndicates of capitalists being formed in Chicago to improve certain business quarters in St. Louis. In a similar spirit, but on a larger scale, the members of our Real Estate Exchange should interest themselves in land and property outside of New York. There is, however, one drawback to New York capital seeking investment in Philadelphia just at present. The local buying and building market was never so active as now. The number of new houses to go up this year will be phenomenally large, while it looks as though realty transactions will be one-third more than last year. The building business in Brooklyn is equally active. Having so much to do at home, our real estate investors and builders will not be able to give much attention to Philadelphia yet awhile.

### Uncle Sam as a "Dead Beat."

Editor RECORD AND GUIDE:

I have no doubt that many of your readers were startled when you said the nation, in dealing with its minor and poorer creditors, acted so dishonestly that one would be quite justified in saying that Uncle Sam was a contemptible old rascal. That is, he incurs debts to private persons which he does not pay, and makes explicit provision by law so as to deliberately cheat those to whom he owes money. A private citizen is prevented by positive law from suing the nation for any just claim. Congress alone can audit any obligation outside of the official routine. But the national legislature does not pay one per cent. of these minor debts, nor is it possible for it to do so with the available legislative machinery.

It is true that rich landholders are exceptionally well treated by the nation. Our national debt was contracted when gold was at an enormous premium, but we paid the bankers and money lenders in the dearest metal, at par, the bonds which they purchased from sixty to seventy in the same medium. Although the stipulation in the bond permits the nation to pay in silver or gold, yet we always pay in the latter metal. To favor the bankers still more all our gold coinage is in double eagles, so that they can ship the precious metal abroad with the least waste and cost to themselves. There are literally no small gold coins minted, because, though they might be useful in the retail trade of the country, they are not exportable.

But to show you how private persons are treated by the nation, please read the following from a Washington correspondent of the *Tribune*:

WASHINGTON, Jan. 23.—I was in the room of the Senate Committee on Claims the other day where I saw great stacks of papers relating to claims against the government—enough to convince anybody of the need of some method for the judicial ascertainment of such matters. The jurisdiction of the Court of Claims extends only to cases arising from contracts expressed or implied, or such matters as are referred to it by Congress. This brings here for special legislation thousands of claims, some of which are meritorious and many of which are the work of claim agents. It is unfortunate that worthy persons, having honest claims, have to suffer because of the dishonest ones. Some of these claims have been pending for half a century, and some of the claimants have grown gray waiting for Congress to act. One of the most celebrated of these old claims is that of McGarrahan, who has been for twenty-two years trying to get Congress to pass it. He turns up this year apparently hopeful as usual, and the claim has been again introduced by Mr. Murphy, of Iowa. There is small chance of it ever getting through Congress, though favorable reports have several times been made upon it. One of these claims is that brought by Albert H. Emery, of New York, which was favorably reported by Mr. Hoar to the Senate on Wednesday. Mr. Emery is a civil engineer who was employed twelve years ago to construct a machine for testing iron and steel for the government. The appropriation was insufficient to carry out the contract and he borrowed money to complete it. The machine was a complete success and was pronounced by the government board, consisting of Generals Gilmore and Smith, Colonel Laidley and several engineers, the best machine of the kind in the world. It was Mr. Emery's invention; but Congress passed an act authorizing the use of the machine to test iron and steel for all persons on payment of the cost of such work. This virtually deprived Mr. Emery of the proper use of his invention, as the machine is a very costly one and persons prefer to use the government machine to buying one for themselves. It appears from the papers in this case that 200 railroad bridges have fallen in ten years; a single one of these, the Ashtabula bridge, causing a loss of \$2,000,000—over \$750,000 having been paid for loss of life and limb—and these facts made a proper testing machine absolutely necessary. By this machine it has been shown that large bars break under a much less strain than was before accepted as their strength. Mr. Emery was \$200,000 out of pocket when he got through with his contract. The President, Secretary of War, Chief of Ordnance and members of the Testing Board all united in a recommendation to Congress for a speedy payment of this sum. It has been favorably reported in each branch and in each Congress since the XLVth. One time it got through one House, and the next Congress the other House, and so on, but always failed to be reached in both Houses before adjournment. In the meantime, loaded down with this debt, Mr. Emery became a bankrupt and went to work at a small salary in his profession. No one ever disputed the justice of the claim. This is by no means an isolated case, and only goes to prove the injustice of compelling such matters to depend on the whim of Congress.

There are tens of thousands of similar cases equally outrageous, but the public rarely hear of them. Any newspaper that dwelt on such cases would be suspected of being in the pay of public plunderers, for the press would almost unanimously agree in regarding the presentation of a private claim as an illegitimate raid on the treasury. In all other civilized nations, however, there are courts authorized to do justice to people who have just claims against the government. There is even such a court in China. The champion swindler of private persons among the nations is Uncle Sam.

X. Y.

### New York Life Insurance Company.

The forty-first annual report of this great institution for the year 1885 makes a very satisfactory exhibit, and shows what strides life insurance is making amongst our people. The number of new policies issued in 1885 was 18,566, and the new insurance written \$68,521,452. The income of the company during the year was \$16,121,172, and the amount paid to policyholders in death claims, endowments, annuities, dividends, and for policies purchased, \$7,681,873. The growth of this company's business has been marvelous during the past ten years. In 1875 its assets were \$30,645,955, while in 1885 they were \$66,864,321. In the same period their insurance in force rose from \$126,132,119 to \$259,674,500; their premiums received from \$6,069,002 to \$12,722,103; their total payments to policyholders from \$4,131,136 to \$7,681,873, and their interest received from \$1,870,658 to \$3,399,069. The amount of insurance written by them from 1845 to 1885 was nearly \$700,000,000; their cash assets in 1854 amounted to \$902,063, and in 1885 to \$66,864,321, while their insurance in force in the same period increased from \$10,290,662 to \$259,674,500. This is a prodigious increase of business.

Cyrus Clark, Fleming Smith and others interested, attended a meeting of the Park Commissioners last Wednesday to urge the adoption of a plan to improve Riverside Park, which had been prepared by General Egbert L. Viele. The chairman of the Park Board told the delegation that the matter would receive their careful attention. Maurice Fornachon was appointed consulting architect in the matter of enlarging the Metropolitan Museum of Art.

### A New Business Centre.

Anyone who has passed through Forty-second street lately, between Third avenue and Broadway, must have noticed that a new business quarter is being established on that important cross street. The change has been a slow one, for it commenced when the Grand Central depot was begun. This led to the erection in the neighborhood of several hotels and many restaurants and saloons. When the west side elevated road was built it made Forty-second street still more of a thoroughfare, between Sixth avenue and the depot. But the horse-cars must have raised the price of property fully twenty per cent. in such parts of Forty-second street as were suitable for business purposes. The city press did all it could to put a stop to this improvement; and it is not improbable that crooked means had to be used to get the franchise. Matters are so arranged in our municipal affairs that no public improvement like a street car line can be put into operation without paying tribute to the Albany lobby, city officials, courts and lawyers. But the Forty-second street road and its northern extension has been an unquestioned benefit to the public, and has greatly improved the property in front of which the cars run. That portion of the street which lies between Third and Sixth avenues is rapidly changing its character. In addition to hotels, restaurants and saloons there are costly banks, store houses, safe deposit vaults, grocery stores, office buildings and establishments for the transaction of miscellaneous business. Some day a great theatre or music-hall will be located upon this fortunately-situated street. Should the reservoir be ever moved and the ground sold for business purposes it would create a revolution in that part of the city. Fifth avenue, below Forty-second street, would rapidly become a quarter for splendid retail stores. Investors who are on the look-out for purchases that will improve in value as years roll by would do well to pick up anything they can find on Forty-second street, between Third avenue and Broadway.

### The Metropolitan Plate Glass Insurance Company.

The annual report of the Metropolitan Plate Glass Insurance Company for 1886 makes a very good showing. The company was organized in 1874, with a cash capital of \$100,000. Its surplus and capital now amounts to \$216,510, and its assets include \$190,000 in United States Government bonds. It had a reserve for unearned premiums, on a basis of fifty per cent. on all risks in force, on the closing day last year, of \$57,524, while its liabilities are but \$8,289. The company has issued over sixty-seven thousand policies, and adjusted more than fifteen hundred claims in 1885. The company's surplus over capital is \$116,510. Plate glass windows, doors, vestibules, show-cases and mirrors are among the articles insured by them. Builders, owners of property and others, can obtain the report from their main office, No. 66 Liberty street.

### A Protest.

Editor RECORD AND GUIDE:

I cannot understand why the Real Estate Exchange should have given its countenance to Assembly Bill No. 117, which largely restores the right of the County Clerk to receive for his personal use fees for searches. The law now on the statute book was one of the Roosevelt reform bills, and while it does not work quite smoothly and there are unnecessary delays, still it is better than the one being rushed through the Legislature restoring the fee system. All the old abuses will reappear should Assembly Bill No. 117 be acted upon as favorably in the Senate as it has in the Assembly.

REAL ESTATE.

### How to Draw a Contract.

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

### The World of Business.

#### Miscalculated Beneficence.

The Pennsylvania Railroad Company has been at work for three or four years perfecting a relief system for its forty thousand employes in the shape of a beneficial organization by which everybody is to receive relief in time of sickness, and benefits are to be paid in case of death. The system has been worked out with minute care and after thorough study of similar relief organizations and insurance companies. The perfected plan was published about a week ago and met with general public approbation. But the relief fund does not suit the views of the men for whom it is devised, and as they are the principal parties interested their opinions are of more importance than those of the general public. The employes in many of the departments of the company have beneficial societies of their own, such as the Brotherhood of Locomotive Engineers, the Order of Railway Conductors, etc. The members of these societies are dissatisfied with the new system, chiefly because it appears to give them larger assessments and smaller benefits. Other complaints are to the effect that men who are discharged forfeit their benefits, while some object to the company's effort to induce all its employes to become members of the relief fund. As usual, there are various degrees of merit in the objections advanced; but some of them appear to be practical and substantial. The objection that discharged men forfeit their benefits appears to be a foolish one. That is a forfeiture that holds good generally in beneficial societies. Objections founded upon inferior advantages offered by the relief fund are, of course, entitled to careful consideration. This class of objections must have received such consideration while the plan has been in process of development; and, like most questions of this sort, probably has two sides to it. One thing is tolerably clear in regard to this project. If the men do not want to be helped; if they prefer to help themselves through the means of their present beneficial societies, there seems to be no very good reason why they should not be allowed to do so. The company is under the legal obligation to pay the salaries and wages to the men whom it employs, for which they are bound to return that labor for which they have agreed. It is not under any legal obligation to pay them anything more. It has the common moral obligation to do all that it reasonably can for the welfare of its men, treating them always with kindness, consideration and exact justice. If the men do not approve of

any proposed plan for their benefit, there is no reason in forcing it upon them. They have the right to provide for themselves in the event of sickness or death, and they have no right to ask the company to make any such provision for them. If the company's relief fund, which it has studied out with so much care and which it guarantees by its obligation to pay all deficiencies, does not meet with the approval of the men who are to be relieved, it ought to be a very easy thing to adjust such a difference of opinion. If a decided majority of the men want the relief fund it ought to be adopted, for such an endorsement would be the best test of its merits. If the majority does not want it, it would be money in the company's pocket to pigeon-hole the relief fund and wait until it is wanted.—*Philadelphia Evening Bulletin*.

### Mexican Reciprocity Confusion.

We have but one reciprocity treaty in actual running condition, but we have another machine of a similar construction and of larger calibre, of which it may be remembered that the plant is provided and all there is to do is to get steam up. The influence of the Hon. A. S. Hewitt, of New York, who is this year a more weighty factor in Congressional affairs than ever before, will all be on the side of the alleged reciprocity, and indeed in fiscal legislation of every sort he is certain to favor the side which is nearest toward free trade. It is usual with the correspondents to class him as a moderate man on tariff matters, but his moderation can only be called such when viewed from the standpoint of an ultra free trader like Frank Hurd. Hewitt is an adroit arguer, and has not hesitated to confuse the question of Mexican reciprocity with the Monroe doctrine, as though the establishment and defense of our hereditary foreign policy required us to assent to the proposed treaty of reciprocity with Mexico. It need scarcely be said that the establishment of a broad and continental policy is incompatible with the special favoritism toward classes and products, which is the essence of our recent reciprocity experiments. Grandiloquent phrases touching the spread of the sentiment of mutual friendship, the mutual interests of intimate commercial and political sympathies, the development of common hopes, the support of the principles of free government, and the like, cannot be permitted to obscure the issue immediately concerned. That we should cultivate peace and good-will with our neighbors, and accept every reasonable opportunity for free intercourse and exchange, goes without saying, but does not signify that we should overturn our established principles of fiscal policy and offer to our neighbors such special favors as are unfair to our own people or to other nations. We have liberal treaties and relations with Mexico, antedating the proposed reciprocity, and quite sufficient to put us on as favorable a standing as we can desire. We have no need to injure the agriculture of the South by holding out to Mexican agriculture such exorbitant prizes as we have given without recompense to Hawaii. We shall do well enough if we limit our national generosity to such conditions as can be granted without restriction to every nation with which we have anything to do. If we would be perfectly fair to all, we should not give special favor to any, nor should we be chargeable with any want of liberality for withholding from any one the special advantages which we withhold from all. We can have no cause of complaint against any nation which charges us no more for the privilege of doing business on its coasts than it charges other nations. Similarly, no nation can complain of us so long as we make no discrimination against it—in other words, so long as we maintain faithfully that "most-favored-nation" clause which it is to our credit that we have done so much to insert in the modern treaties among the civilized nations of the earth. Unfortunately argument on matters of particular import hinges too often on particular reasons; it is really the weightiest argument against our reciprocity treaties that they are in irreconcilable conflict with the most-favored-nation clause of our most perfect treaties. We have devised and gone far to establish a perfect system of international relationship, we should take care not to confound it with a bad and indefensible system which passes under an honorable nomenclature.—*New Orleans Picayune*.

### Americans Going Ahead.

It has often been talked of that men now advanced in years would cross the Atlantic without spending a Sunday at sea. This prophecy is now in a fair way of being fulfilled. The remarkable speed developed, with due regard to economy in consumption of coal by the steamers *Mariposa* and *Alameda*, built for the Oceanic Steamship Co., of this city, by Cramps, of Philadelphia, has attracted the attention of American capitalists interested in ocean passenger transit to the ship building abilities of the latter firm. It appears to them that an American yard can turn out ocean going steamers, which, in speed and economy, the yards of Scotland and England cannot excel, if they can equal. We learn from a Philadelphia newspaper that a syndicate of New York capitalists have subscribed \$2,000,000, which they offer to Cramps to build an ocean steamer which shall cross the Atlantic, that is, we understand, make the trip from New York to Queens-town within five days. Thus within twelve months travelers to and from Europe may embark on Monday at either of the above-mentioned ports and land in the other at noon of the following Saturday. Great Britain got a great start of the United States in the earlier days of iron or steel and steam, but American forges, American yards and American mechanics are about to take the first place and carry off the brush.—*San Francisco Weekly Herald of Trade*.

### The Lake Port of the Northwest.

The opening of the new Board of Trade building at Duluth marks, in a certain sense, the national recognition which the strategic importance of Duluth's location has won. As the chief lake port of the great Northwest, and the head of navigation on the northern water line, it has always been understood that the future Duluth must be an important one. Probably the fortunes of the city suffered more than those of any other by premature advertising. When the popular fancy saw the newly organized Northern Pacific already completing its line from Puget Sound to Lake Superior, when it was imagined that the principal eastern terminus of the road must be on that lake, and when Proctor Knott's humorous diatribe was an excellent advertisement, Duluth suffered the heavy misfortune of a "boom." It is the unreasonable height to which expectation then arose and the consequent reaction of disappointment that retarded, for many years, its natural development. But the geographical and commercial reasons which make it obvious that, in the full development of the country, a large city should lie at the head of Lake Superior have never changed. The links that were missing at the time when Duluth was over-rated have now, in great measure, been supplied. Northern Minnesota and Dakota have been steadily filling with an industrious and prosperous population. With the growth of the Northwest and the rise of its commerce to the first importance, natural lines of water transportation have come to be appreciated at their value. Especially is this true with regard to the carriage of wheat, a commodity for which, by reason of its bulk and its ability to wait upon the seasons, water transit is peculiarly adapted. It is also true, in the other direction, of coal, an article of which more and more must each year be brought to and distributed over the Northwest. And the natural point for receipt and shipment of these great staples is the terminus of the northern water system. This is the fundamental argument which establishes the commercial importance of Duluth. Around the great articles seeking water transportation are grouped the lesser items of ordinary traffic. About the depot of supply grow up other interests and other industries. The large lumber interest which centres at the head of Lake Superior has fed the growth of Duluth. Its enterprise and confidence has helped it to anticipate the natural progress of development, and to bring it near a realization of its early hopes. To-day there are few

cities which can look forward with more of confident promise. Such of the railroad systems of Minnesota and the Northwest as are not already there, are pointing in its direction; those, at least, which do not, distinctly belong to the Chicago system. The railroad must reach the waterway in order to maintain itself in the contest. The Duluth rate will always be a potent factor in fixing the through eastern rate, and no road could invade northwestern territory without protecting itself by a lake connection against the competition of lines already so supplied. All these items are not unknown to, or unappreciated by, the commercial world and the general public. They are responsible for the remarkable progress of Duluth within recent years. Between 1880 and 1885 her population received an addition of some 300 per cent. Last year the amount expended in new buildings was over \$1,500,000. Of the expansion of commerce the statistics of receipts and shipments have already told the tale. A concrete evidence of this substantial growth appears in the handsome temple of trade which is to-day to be opened with appropriate ceremonies. St. Paul and Minneapolis send their congratulations to the third city of the State. The people are proud of their only lake port, of what it has done and is to do. The central metropolis looks with honest and hearty satisfaction upon the steady rise of the city, which is to be to Minnesota what Buffalo is to the State of New York.—*Pioneer Press, St. Paul, Minn.*

The argument is made against the tax on real estate that in the end it is all shifted upon the shoulders of labor. This argument is not altogether sound. The rental of real estate rises and falls with the demand for it, and not with the rise and fall of taxation. Heavy taxation, other conditions being unchanged, would operate to reduce the value of real estate; the owners could not shift their burden altogether upon others. An increase of tax is a confiscation until such time as new adjustments of value are made to correspond with it. The unanswerable argument in favor of real estate taxation is the permanent nature of such property, the equality that may be insured in rates, and the cheapness and certainty with which revenue may be obtained from it. There can be no tax laid, whatever be the nature of the thing taxed, which does not ultimately weigh heaviest upon the earnings of labor.—*Philadelphia Record*.

Shipbuilding has not been prosperous in Great Britain during the past year. The tonnage of new vessels has fallen off 210,000 tons since 1884, and 710,000 since 1883. On the Clyde less has been done than in any year since 1879. The prospects are even worse for the future. Several of the shipbuilding companies have gone into bankruptcy, and in the carrying trade competition has reduced rates for freight below cost. The supply of vessels has exceeded the demand. While this condition exists, the reason is plain why Americans will not engage in building ships. Perhaps the use of steel may tempt experiment in this direction.—*Utica Weekly Herald*.

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

## Real Estate Department.

The past has been a busy week in real estate circles. The tide of business grows steadily as spring approaches. This February will doubtless see a larger business than was ever before transacted in the same month.

Of course the Real Estate Exchange in Liberty street presents an animated spectacle whenever real property is unusually active. On the day of the sale of the Stevenson estate the room was so packed that it would scarcely hold another person. The sale itself was a very spirited one, and some of the parcels, indeed all on the west side, brought the highest estimated figures. The bids on some of the east side property, however, were not up to expectation. The critics of the sale thought that too much valuable property was offered at one time. That, in short, bidders was asked to "bite off more than they could chew," but the experience of the Exchange room is that at all the great and continuous sales better prices are got than when only a few parcels are offered. There was some disappointment at subsequent sales in the prices which were paid for Fifth avenue property. The bids show a decided falling off, compared with former years. Several reasons are given for this fact, one of them being that rather more Fifth avenue property has been offered recently than the market could absorb.

The renting market is quite firm. There is very little change from last year. At present prices the great majority of houses pay far better than do investments in Wall street securities. It is the better return for house investments which has given such a stimulus to building this year. There are quite a number of good sales on the *tapis* for the coming week.

Richard V. Harnett has a very important sale on Thursday, February 25th. On that day he will sell the house and plot adjoining the Stewart mansion on the corner of Fifth avenue and Thirty-fifth street. The plot is 85.9 on the avenue and 150 on the street. The house is 44.6x85, with an extension. This is one of the most desirable corners on Murray Hill, and would be a splendid site for a hotel, club or apartment house.

On Wednesday, February 24th, Mr. Harnett will offer some good investment property for sale, among other parcels Nos. 60 and 62 Spring street, Nos. 27, 29 and 31 Marion street, the business property No. 371 Pearl street, and the five-story brick building No. 189 Front street.

On Thursday, February 25th, in addition to the sale of the Caswell estate, Mr. Harnett will sell the house No. 104 Fifth avenue with stable and yard attached; also the building No. 78 Fifth avenue, near Fourteenth street, and the brown stone house known as No. 1145 Park avenue, 25 feet north of Seventieth street. This is an executor's sale. Mr. Harnett will also conduct a partition sale the same day which includes a number of three and four-story brick houses and lots on East Twenty-sixth street and Twenty-seventh street, east of Lexington avenue.

On Tuesday, March 2, Richard V. Harnett, in a partition sale, will sell the estate of Nathan C. Platt which comprises the southeast corner of Maiden lane and Liberty place; also Nos. 4 and 6 Liberty place, between Maiden lane and Liberty street, and Nos. 119 and 121 Nassau street, running through to Nos. 3 and 5 Theatre alley. These are exceedingly choice business parcels and will bring together at the sale many conservative investors.

John F. B. Smyth will sell on Wednesday next, the 24th inst., the property

No. 635 West Forty-seventh street and No. 1717 Third avenue, between Ninety-fifth and Ninety-sixth streets.

On Tuesday, February 23, Adrian H. Muller & Son will sell the estate of the late Isaac K. Jessup. This includes No. 10 Monroe street, No. 13 Hamilton street, Nos. 12 and 14 Cannon street and No. 239 East Twenty-fifth street; also four farms in the town of Westfield, S. I., one (the Homestead) 180 acres, the other 140 acres, a third of 85 acres on Prince's Bay, together with a parcel of 25 acres of salt meadow. The proposed improvements on Staten Island, due to the Baltimore & Ohio extension, is attracting considerable attention to property in that region.

This has been a red letter week on the Real Estate Exchange. On Monday the only parcels sold were country properties. The plot of over thirteen and a-half acres, with house thereon, at Englewood, N. J., brought \$18,100, and a farm of forty-one acres, at Westfield, Staten Island, sold for \$5,400.

On Tuesday the great sale of the week, it may be said of the year, took place—that of the V. K. Stevenson estate. The disposal at auction of this property brought together one of the largest gatherings of real estate brokers, owners and dealers ever seen within the purlieus of the present or old Exchange salesrooms. Amongst those whom we noted in the crowd were Messrs. Amos R. Eno, John D. Crimmins, J. W. Maclay, Geo. R. Read, Richard V. Harnett, Jefferson M. Levy, P. A. Smyth, H. H. Cammann, Isidor Cohnfeld, Samuel Glover, H. W. Coates, Sol. Jacobs, L. J. Phillips, J. H. V. Cockcroft, C. W. Luyster, Jas. E. Leviness, Counsellor Brown, F. de Peyster Forster, J. Rufus Smith, Anderson & Man, J. J. Smith, P. P. Todd, Oppenheimer & Metzger, W. C. Lesster, W. B. Lynch, J. S. McQuillen, John Carlin, W. E. Davies, L. Topplitz, Barton & Whittemore, D. H. Fowler, Herman Schmidt, D. S. McElroy, F. R. Houghton, L. Tanenbaum, M. B. Bronner, B. P. Fairchild, Thomas Auld, L. N. Levy, J. I. West, S. T. Meyer, J. B. Smith, Garrett Nagle, James McCloud, W. R. Martin, M. J. Adrian, W. F. Croft, Thomas Mackellar, Benj. Sire and others.

The sale opened with the offering of the plot on the Grand Circle, on the northwest corner of Fifty-ninth street. The first lot which was sold is 25.5 x 34.3, and brought what was considered the excellent figure of \$18,150, the four parcels in the plot aggregating \$62,850. The second parcel comprised sixteen lots on Tenth avenue, Fifty-ninth and Sixtieth streets, the street lots bringing from \$5,350 to \$7,500 each and the avenue lots from \$9,700 to \$16,700 each, the latter for the northwest corner of Fifty-ninth street, the whole parcel bringing \$136,700.

The next parcel offered was the most important and valuable in the estate—Nos. 44 and 46 Broadway, running through to Nos. 45 and 47 New street. This is a seven-story front and eight-story rear building, and occupies about 11,984 square feet. The property was knocked down to L. J. Phillips for Charles F. Tag, of the Parish estate, for \$426,000, being about \$35.54 per square foot. The late Mr. Stevenson paid \$115,000 for this property in October, 1880, and spent a considerable sum in alterations. It is rented to May 1st next to the Standard Oil Company at \$52,500 per annum. It is the opinion of good judges that the price paid was very good, and that it will be somewhat difficult to obtain as high a rental when the present lease expires. It may be interesting to note the figures paid for property adjoining. Nos. 38, 40 and 42 Broadway, running through to Nos. 49, 51 and 53 New street, 73.4x irreg x 81.4x 175, were purchased by Helen Langdon on February 16, 1883, for \$600,000. Nos. 50 to 56 Broadway, on the southeast corner of Exchange place, running through to Nos. 31 to 39 New street, 124.11x159.10x130.1x135.5, were purchased by John J. Astor on February 1, 1883, for \$1,000,000. It may be added that the new owner of Nos. 44 and 46 Broadway will alter the building into smaller offices as soon as he obtains possession.

The twelve lots on Madison avenue, Fifty-eighth and Fifty-ninth streets, with the polygon shaped paourama building, were sold to L. J. Phillips for John D. Crimmins, for a total of \$249,650. It is reported that an offer of \$360,000 was refused for the parcel shortly after the death of Mr. Stevenson. There is a four years' lease yet to run on the property at \$9,000 per annum, on the expiration of which it is Mr. Crimmins' intention to erect a hotel or first-class theatre on the site.

The plot of six lots on Fifth avenue and Seventy-ninth street brought a small figure, only realizing \$199,000. They were purchased by Isaac V. Brokaw, the well-known clothier, who intends to erect a handsome residence on the site directly he disposes of the house now occupied by him at No. 528 Fifth avenue, on the corner of Forty-fourth street. This plot sold in 1880 for \$203,000. The Maxwell flats on West Fifty-seventh street brought \$67,600. The six lots on Fifth avenue and Fifty-ninth street brought \$244,450, which is undoubtedly cheap. It is said that Charles L. Cornish offered \$400,000 for this plot not long ago, which was refused. Other parcels of improved and unimproved property were sold on Chambers, East Eighteenth, and West One Hundred and Fifty-fourth and One Hundred and Fifty-seventh streets, Third, Valentine, Railroad and New avenues, and Edgecombe road. The twenty-six lots on New avenue, between One Hundred and Fifty-third and One Hundred and Fifty-fifth streets, brought \$29,625; seven lots on One Hundred and Seventy-fifth street west of Tenth avenue, brought \$9,000; the sixteen lots on Edgecombe road, between One Hundred and Fifty-ninth and One Hundred and Sixtieth streets, on the old Jumel estate, brought \$24,275, and pew No. 66 in the Fifth Avenue Presbyterian Church was purchased by Mrs. V. K. Stevenson for \$5,200. The 289 lots comprising the St. Mary's Park property in the Twenty-third Ward sold for \$135,200 to W. J. Carl, being an average of about \$467 per lot. The auctioneer stated that the railroad company paid \$700 for lots near by.

The total amount realized on the sale of the estate, exclusive of the pew, was \$1,664,025. The sale will undoubtedly be a memorable one to look back to in years to come. The Exchange was crowded to its utmost capacity, every inch of ground being occupied. The first parcel was put up at half-past twelve, and the sale lasted till a quarter to five in the evening. The large crowd only slightly thinned off towards two o'clock, and the fatigue of standing for so long on the part of those who had come to bid had to be relieved by the introduction of over a hundred camp-stools.

On Wednesday the most important sale was that of the estate of Elvira Harbeck, and included the residence and stable No. 309 Fifth avenue, which was sold to Le Grand B. Cannon for \$133,000, and Nos. 5 to 9 East Thirty-first street and No. 8 East Thirty-second street, comprising four houses and lots, which brought \$159,100. No. 684 Third avenue, corner of Forty-third street, was knocked down at \$56,500, and parcels on Goerck and East Houston streets were also sold.

On Thursday the Gertrude Cutting estate was sold, comprising fourteen private houses on East Forty-first and Forty-second streets and Prospect place, which brought from \$6,800 to \$8,750 each. The Bijou Opera House, again announced for sale, was withdrawn.

CONVEYANCES.		
	1885. Feb. 13 to 19 inc.	1886. Feb. 12 to 18 inc.
Number.....	150	226
Amount involved.....	\$2,339,466	\$4,703,509
Number nominal.....	40	46
Number 23d and 24th Wards.....	12	26
Amount involved.....	\$24,082	\$175,343
Number nominal.....	4	3
MORTGAGES.		
Number.....	153	221
Amount involved.....	\$1,860,294	\$2,701,239
Number at 5 per cent.....	62	109
Amount involved.....	\$868,600	\$1,390,659
Number at less than 5 per cent.....	5	16
Amount involved.....	\$151,367	\$556,300
Number to Banks, Trust and Ins. Cos.....	13	46
Amount involved.....	\$532,200	\$1,278,500
PROJECTED BUILDINGS.		
	1885. Feb. 14 to 20.	1886. Feb. 18 to 19.
No. of buildings.....	39	90
Estimated cost.....	\$551,900	\$1,441,750

Gossip of the Week.

F. Zittel has sold for Charles Graham & Sons the four-story high stoop brick and stone private house No. 34 East Seventieth street, 21x54x100.5, to A. Friedenbergl for \$36,000. The same broker has sold for M. Callender the four-story high stoop brown stone house No. 70 East Seventy-ninth street, 19x80x102, to a Mr. Daland for \$40,000.

W. Calhoun, of Calhoun, Robins & Co., has purchased from Randolph Guggenheimer the four four-story brown stone front houses on the north side of Seventy-first street, 500 feet west of Eighth avenue, 18x50x100 each, for \$112,000; and the latter has purchased from the former the five-story brick and stone flat with stores on the northeast corner of Tenth avenue and Fifty-seventh street, known as the "Martha," for \$55,000. The broker was J. V. D. Wyckoff.

Terence Farley & Son have sold two of the four-story and basement private houses recently completed by them on the north side of Sixty-third street, west of Ninth avenue, for \$21,000 each; No. 405 to C. Pinkney and No. 409 to C. L. Savage.

Henry Morgenthau has sold the four-story stone front dwelling No. 12 East Seventy-sixth street to Mr. Swartz, of the firm of Swartz & Jerkowski.

The four-story brown stone dwelling No. 41 East Sixty-third street has been sold by the New York Life Insurance Company to Mr. Fatman.

M. B. Baer & Co. have sold for I. M. Griennell the three and four-story high stoop brown stone houses Nos. 403 and 405 West Eighty-seventh street to August H. Havemeyer, for investment. They have with W. B. Davis also sold for Mrs. Clements the four-story high stoop brown stone house No. 54 West Forty-sixth street, 20x55x100, for \$32,500.

Victor Freund & Son have sold for Alfred Brumme the two five-story brick and stone tenements, 25x82x100 each, Nos. 326 and 328 East Forty-eighth street for \$50,000; the five-story brown stone flat No. 215 East Seventy-third street, 25x34x102.2, for Moritz Bauer for \$22,000, and for L. Z. Bach the four-story house No. 238 East Forty-sixth street for \$14,600.

W. W. Montague has sold for J. Caldwell the three-story brick house No. 312 West Twenty-second street, 20x45x98.9, to C. E. Coddington for \$13,800.

Benner & Zeller have purchased the plot at Nos. 71 and 73 Second avenue, 48.2x77, for \$33,500 for improvement.

James Fagan, of Bethune street, has rented the extensive mill property of Wicke & Co. on Mangin street for eight years at \$3,500 per annum, and from Smith Brothers the four lots adjoining at \$1,600 per annum. The brokers were Wm. T. Brown & Co.

S. Thompson & Son have sold for Mrs. M. A. Scallon the two-story basement and cellar brick house No. 213 East Eighty-second street to Richard Staelin for \$8,500.

George H. Peavy has sold for Charles Batchelor the four-story and basement brown stone dwelling No. 168 West One Hundred and Twenty-sixth street for \$27,000.

Margaret Donohue has purchased from Randolph Guggenheimer the two five-story brown stone tenements Nos. 511 and 517 West Sixtieth street, 25x75x100, for \$40,000.

Mrs. S. Kress has purchased from Weil & Myers a lot on the south side of Eightieth street, 175 feet west of Third avenue, for \$8,500.

John Thein has sold the five-story brick and stone apartment house No. 172 East Eighty-second street, for S. W. Waldron, for \$35,000.

Randolph Guggenheimer and Sol. Marx have sold six lots on the north side of Ninetieth street, commencing 83 feet west of Park avenue, to Reid Bros., for improvement.

W. G. Walsh has sold the "Inwood" flats, situate at Nos. 161 to 165 East One Hundred and Fourteenth street, 79x100, for Mr. Jarvis, for \$50,000; and for Mr. Benecke the four-story brick dwelling No. 241 East Nineteenth street, to a Mrs. Williams for \$13,250.

S. M. Blakely has sold the four-story brown stone front house, Columbia College leasehold, furnished, No. 56 West Forty-eighth street, 18.9x50x100, to R. J. Wardwell for \$22,750; and for Samuel Potter the two-story brick house No. 507 West Sixty-ninth street, 19.8x36x100.5, to R. Kennedy.

The well-known restaurant and barkeeper on Pine street, who is known by the appellation "Billy," has leased the ground floor of the new

Schermerhorn building, which has entrances on Broadway, Wall and Pine streets, for five years, at \$8,000 per annum.

Daniel Hennessy has sold another of his four-story brown stone dwellings on East Seventy-third street, on terms which have not transpired.

A. Guthman has sold for Charles De Kay the factory property on the south side of East Nineteenth street, between First avenue and Avenue A, 143.1x92, to August C. Hassey.

Jacob Bookman has sold four lots on the southeast corner of Ninth avenue and Ninety-third street, 100.8x100, to Michael Giblin, for \$47,000, with a loan.

Anderson & Man, the well-known lawyers, have secured handsome offices in the new Astor building, on Pine street. They are now located at No. 54 Wall street, which was recently purchased by the Central Trust Company. Mr. Man was referee in the great Stevenson estate sale.

W. D. Dennis has sold six lots on the southeast corner of Ninth avenue and One Hundred and Sixth street for \$45,000 to Moritz Bauer.

James M. Horton has purchased from George F. Betts three lots on the northeast corner of Sixth avenue and One Hundred and Nineteenth street for \$32,500.

Oppenheimer & Metzger have purchased five lots on the north side of Eighty-fifth street, 250 feet east of Tenth avenue.

P. Fitzgerald has sold eight lots on One Hundred and Fortieth and One Hundred and Forty-first streets, between Seventh and Eighth avenues, four on each street, for \$3,000 each.

Mr. Phoenix has sold the two-story brick stable No. 104 West Fifty-sixth street.

W. B. Baldwin has sold the new full-sized stable No. 152 West Fifty-fourth street for about \$38,000.

W. F. Croft has purchased from the Sanford estate the plot on the southeast corner of Sixth avenue and One Hundred and Twenty-eighth street, 100x135, for \$48,000, for improvement.

J. J. Coady & Co. have sold for John Boland the four-story brown stone front store and apartment house on the southwest corner of Second avenue and One Hundred and Sixth street, 25.6x60x73, to John Gilroy for \$25,000, and for Carlisle Sudlow a plot on the south side of One Hundred and Twenty-second street, between Lexington and Third avenues, 48x72, to Alfred Van Buren for \$9,300.

Henry Waters has sold the four-story brick house and lot No. 38 East Houston street to Abraham Schlesinger for \$25,500. The title to this property was guaranteed by the Title Guarantee and Trust Company.

Crofton's real estate atlas of the west side, embracing the region from Fifty-ninth to One Hundred and Tenth streets, and from the Central Park to the Hudson River, is out of print. It shows the block and ward numbers and dimensions in feet and inches of every lot, gore and farm line. A few copies, nicely bound, can be obtained at the office of THE RECORD AND GUIDE. Price, \$15.

**Brooklyn.**

On Wednesday the largest and most important auction sale of property which has occurred this year took place at the Commercial Exchange. The parcels sold included forty-three houses and lots and vacant lots on Fulton, Herkimer, Quincy and Sackman streets; Washington, Lexington, Atlantic, Stuyvesant, Flushing and Marcy avenues and Lafayette place. The bidding on all the parcels was spirited, and a large crowd of buyers was present. Some interest was manifested in the sale of the lot adjoining the Criterion, which the proprietor, J. M. White, bid up to \$9,100, the lots adjoining bringing only from \$8,100 to \$7,000 each. The sale realized \$96,620.

The sale of the Kings County property belonging to the V. K. Stevenson estate will take place on Wednesday next, the 24th inst., at the Commercial Exchange, Brooklyn, Jacob Cole being the auctioneer. The estate comprises valuable property situate in the towns of Flatbush, Flatlands and New Utrecht, and includes the Bennett Farm, Ditmas Coe place, parcels of the May estate, a water front on New Utrecht Bay, and property on the road leading from New Utrecht to Flatbush.

William Ziegler, who purchased about four hundred lots in the upper part of the Twenty-fifth Ward some months ago, and who announced his intention to improve the property, has recently been negotiating for the sale of the entire parcel to a syndicate of Brooklyn capitalists. Several of the Brooklyn papers announced the sale, but Mr. Ziegler informs us that it has not been consummated, owing to a difference in the price between the syndicate and owner.

Paul C. Grening has sold ten three-story stone front stores and flats, 25 x55x117, known as Nos. 1090 to 1108 Fulton street, to Eugene D. Berri, the carpet man, on private terms; the vacant lot, 20x117, adjoining, to same purchaser for \$4,500; a two-and-one-half story brown stone dwelling, 19x45x 100. No. 475 Putnam avenue, to Emma Lee for \$8,300, and a similar dwelling, adjoining, No. 477 Putnam avenue, to Charles Smith, for \$8,300.

D. and M. Chauncey have sold two two-story frame buildings on the north side of Fulton street, about 40 feet north of Bridge street, with plot 99x100 x about 88x100, to S. H. Herriman for \$125,000.

W. F. Corwith has sold the plot on the south side of Norman avenue, 25 west of North Henry street, 50x95, to Owen Mulligan for \$1,300.

F. W. Carruthers has sold the three-story brick dwelling, 23x45, with lot 32x100, No. 73 Macon street, to Ellen Scrimgeour for \$14,500.

D. H. Fowler & Co. have sold the three-story brick dwelling on the southeast corner of Madison street and Franklin avenue, 20x90, to Mr. Blackman, for \$6,300, and the plot, 40x150, on the south side of Prospect place, 100 feet east of Nostrand avenue, for \$5,000.

**CONVEYANCES.**

	1885. Feb. 13 to 19, inc.	1886. Feb. 12 to 18, inc.
Number.....	198	225
Amount involved.....	\$707,887	\$1,108,141
Number nominal.....	55	48

**MORTGAGES.**

Number.....	117	145
Amount involved.....	\$406,079	\$501,772
Number at 5% or less.....	38	61
Amount involved.....	\$198,475	\$280,085

**PROJECTED BUILDINGS.**

	1885. Feb. 14 to 20.	1886. Feb. 13 to 19.
Number of buildings.....	31	47
Estimated cost.....	\$126,625	\$186,000

**Out Among the Builders.**

Chas. P. H. Gilbert has the plans under way for a handsome three-story and basement residence, 31x41, to be erected on the southeast corner of West End avenue and Seventy-third street. It will have a mansard tile roof, and the fronts will be of brick, stone and terra cotta, the architecture being in the Renaissance. The interior will be fitted up in an artistic style, and will contain hardwood trim, electrical apparatus and other modern improvements. A stable, 20x31, will be built adjoining, and will correspond in style with the house. The cost to the owner, Thomas S. Ormiston, has not yet been estimated.

Reid Brothers will shortly commence the excavations for eight three-story and basement private dwellings, which they will erect on the north side of Ninetieth street, between Madison and Park avenues.

An immense abattoir and refrigerator is to be built by Schwarzschild & Sulzberger, wholesale butchers, on the east side of First avenue, running from Forth-fifth to Forty-sixth street. The building will cover the entire block, and have a frontage of 200.8 feet on the avenue, 240 feet on Forty-fifth, and 240 feet on Forty-sixth street. It will be three stories high, and the material in the fronts will consist of brick, terra cotta, iron, granite and other stones. It will contain slaughtering, dressing, refrigerator, delivering, weighing and other necessary departments, and it is estimated that five hundred head of cattle will be slaughtered there daily. The architects who are drawing the plans, Messrs. A. B. Ogden & Son, estimate the cost at \$100,000.

The Richard Smith Clark estate will erect a five-story building at No. 383 Broadway. The first story will be rented out as a store, and the floors above for office purposes. The structure will be 23x70 in dimension and will contain an elevator and heat. The building is already all rented, with the exception of the store. The plans are being drawn by D. & J. Jardine. We referred to this improvement in our last issue.

Will A. O'Hea has the sketches on the boards for two five-story brick and stone improved apartment houses, 25x90 each, to be built on the north side of Sixty-seventh street, 375 feet west of Tenth avenue, for Thomas Shannon, at an estimated cost of \$36,000.

C. P. H. Gilbert has plans for altering the four-story and basement brown stone house on the south side of Twenty-third street, east of Eighth avenue, into a first-class flat, at an estimated cost of \$20,000. It will have bay windows all the way up, and will be 24x90 in dimension when completed.

The Henry Clausen Brewing Company will build beer vaults on four lots on the south side of Forty-seventh street, 100 feet east of Second avenue.

Benner & Zeller will build two five-story brown stone front flats, at Nos. 71 and 73 Second avenue on a plot 48.2x77.

Winfield Tucker intends to build two five-story brick and stone flats and stores, 25x83.9 each, on the east side of Eighth avenue, commencing 50 feet south of One Hundred and Thirty-first street, from plans by A. B. Ogden & Son. They will be built by day's work, and will cost about \$35,000.

W. Graul has the plans under way for a five-story brick and stone front store and apartment building, 50x42 and 36, "L" shape, to be built on the southwest corner of Broome & Clinton streets, for W. Baum, at a cost of about \$32,000. The same architect has sketches on the boards for the following improvements: A five-story brick and stone store and tenement at Nos. 69 and 69½ Division st, 25x68, for David Block, to cost \$18,000; a similar tenement and store, 25x50, for Isidor Simon, to cost \$14,000; one for Isaac Reinheimer on the northwest corner of Rivington and Allen streets, 20x70, to cost \$20,000; one for Edward Baumann on the northeast corner of Avenue C and Third street, 35x48, to cost \$26,000, and one for Maurice Levy at No. 44 Mulberry street, 23x72, to cost \$15,000.

Mrs. S. Kress will erect a private stable on a lot on the south side of Eightieth street, 175 feet west of Third avenue.

**Brooklyn.**

E. F. Gaylor is preparing plans for six two-story and basement brown stone dwellings, 16.8x40 each, to be built on the north side of Monroe street, between Patchen and Ralph avenues, for Andrew Peck.

Th. Engelhardt has the plans for a three-story brick store and dwelling, 25x65, to be erected at No. 121 Ewen street for M. Plegenheimer, to cost \$10,000; a four-story brick shop, 75x70, with brick boiler house, 10x50, and two-story frame stable, 20x20, and wagon shed, 20x25, on the corner of Seigel and Bogart streets, for F. Hosch, to cost about \$10,000, and a two-story frame stable, 100x30, on Myrtle street, 200 west of Knickerbocker avenue, for James Gillen, to cost \$3,500.

H. Vollweiler has plans in hand for a four-story frame store and tenement, 25x60, to be built on the southwest side of Van Cott avenue, 25 east of Manhattan avenue, for Daniel Driscoll, to cost \$8,000; a three-story frame tenement, 25x55, on the north side of Palmetto street, 275 east of Hamburg avenue, for a Mr. Brown, to cost about \$4,500, and a three-story frame tenement, 20x40, on the west side of Garden street, for David Meyer, to cost about \$4,500.

Amzi Hill has plans under way for a four-story brick store and dwelling, 20x60, to be built on the east side of Franklin avenue, 60 feet south of Atlantic avenue, for Phillip Sullivan, to cost \$6,000, and a four-story brick store and dwelling, 20x60, on the north side of Fulton street, 20 feet west of Verona place, for G. Gianini.

**Special Notices.**

The suit brought by John Merry, of the late firm of Hoopes & Merry, against Evan T. Hoopes, the other member of that firm, to restrain the use by the latter of the "Lion" and "Phoenix" brands on galvanized iron, on the ground that Merry was entitled to the exclusive use of those brands as trade marks, has been decided in favor of the defendant Hoopes. The de-

cision was filed in the Superior Court of New York city on the 9th inst. by Judge Freedman, before whom the case was tried at the late January term of that court, holding that the defendant was entitled to judgment, dismissing the complaint upon the merits with costs.

H. H. Edwards & Co., real estate and insurance agents, of No. 150 Broadway, have just taken into partnership Mr. L. M. Picot, who for some years transacted business as a real estate agent in Harlem. Messrs. Edwards & Co. negotiate loans and take entire charge of property, paying personal attention to the renting and collecting department.

William Graul, the well-known down-town architect on the east side, has removed his office from No. 12 Stanton street to No. 215 Bowery, on the corner of Rivington street, immediately over the Germania Bank building.

A gentleman giving up his horses wishes to obtain a position for his

coachman, whom he recommends as competent and honest. Address, Jeremiah Coleman, office of THE RECORD AND GUIDE.

Notice is given to all owners and persons interested in lands or buildings included within the limits of Pelham Bay Park, who have not yet appeared before the Commissioners of Appraisal, to present their proofs of title and value to said Commissioners at their office, room 17, No. 45 William street on Thursday, the 25th day of February, at two o'clock, and that in the event of their failure so to do, awards for lands or buildings in which such owners and persons may be interested, will be made in accordance with the provisions of chapter 522 of the Laws of 1884.

The Corporation Counsel will make application to the Supreme Court on Friday, March 26, for the appointment of Commissioners of Estimate and Assessment in the matter relating to acquiring title to additional land required for Riverside Park.

**BUILDING MATERIAL MARKET.**

**THE NEW TARIFF.**

Among the changes proposed in the Morrison Tariff bill are considerable additions to the free list, among which we find the following:

Articles.	Present rate.	Proposed rate.
Timber hewed and sawed, spars, etc.	20 per cent.	
Timber squared or sided, not otherwise provided for	1 cent per cubic foot.	
Sawed lumber, not planed or grooved.	\$1 per M.	
Hubs for wheels, posts, etc.	20 per cent.	
Staves.	10 per cent.	
Pickets and palings	20 per cent.	
Laths.	15c. per M.	
Shingles.	35c. per 1,000	
Pine clapboards.	\$2.00 per 1,000	
Spruce clapboards.	\$1.50 per 1,000	
Wood, manufactured, not otherwise provided for.	35 per cent.	
(Provided that this shall not apply to lumber, etc., imported from countries which lay an export duty on the same.)		
Stones, manufactured.	\$1.00 per ton.	
Ochre, umber, sienna, etc., dry.	1/2c. per lb.	
Earths or clay unwrought, not otherwise provided for.	\$1.50 per ton.	

Reductions in the rate are proposed as follows:

Articles.	Present rate.	Proposed rate.
Whiting and Paris white, dry, lb.	1/2c.	3/4c.
Acetate of lead, brown, lb.	4c.	3c.
Acetate of lead, white, lb.	6c.	4c.
White lead, dry, lb.	3c.	2 1/2c.
White lead, ground or mixed, lb.	3c.	2 1/2c.
Litharge, lb.	3c.	2 1/2c.
Orange, mineral and red lead, lb.	3c.	2 1/2c.
Nitrate of lead, lb.	3c.	2 1/2c.
Ochre and ochre earths, ground in oil, lb.	1 1/2c.	1c.

Articles.	Present rate.	Proposed rate.
Earth or clays, wrought, not otherwise provided for, ton.	\$3.00	\$2.00
Kaolin, ton.	3.00	2.00
Pig iron, ton.	6.72	5.60
Iron railway bars weighing more than 25 lb. to the yard, ton.	15.68	12.50
Steel railway bars, same weight, ton.	17.00	12.50
Bar iron—round iron not less than 3/4 of 1 inch in diameter, lb.	00.01	9-10c.
Bar iron—flat, less than 1 inch wide or less than 3/4 of 1 inch thick; round iron less than 3/4 of 1 inch and not less than 7-16 of 1 inch in diameter; and square iron less than 3/4 of 1 inch square, lb.	1.1-10c.	1c.
Round iron not less than 7-16 of 1 inch in diameter, lb.	1.2-10c.	1c.
Iron or steel tie rails, flat rails, etc., ton.	17.92	15.00
Lead in sheets, shot, etc., drops from 3 to 2 1/2 cents per lb.; and zinc, spelter, etc., from 1 1/2 and 2 1/2 cents a pound respectively to 1 and 2 cents.		

The rate on sheathing or yellow metal is changed from 35 per cent. ad valorem to 3 cents a pound, a reduction of 1 cent a pound.

The duty on marble in block is reduced from 65 to 50 cents a cubic foot, and marble in the form of slabs and tiles from \$1.10 to \$1 a cubic foot.

On cylinder and crown glass, polished, exceeding 24x30 inches and not exceeding 24x60 inches the duty is reduced from 20 cents a square foot to 16 cents, and on larger sizes from 40 to 30 cents. Unpolished cylinder crown and common window glass is reduced per pound, according to sizes, as follows: Not exceeding 10x15 inches square, 1 1/2c. a lb. to 1 1/2c.; above 10x15 and not exceeding 16x24 inches, from 1 1/2c. to 1 1/2c.; above 16x24 and not exceeding 24x30 inches, from 2 1/2c. to 1 7/8c.; above 24x30 inches, from 2 1/2c. to 2 1/2c. per lb.

Cast polished plate glass, which now pays 25 cents a square foot, is to pay 15 cents, and that which now pays 60 cents is reduced to 30 cents.

**BRICKS.**—Some little irregularity has been shown on the market for Common Hards, with final turn rather in buyer's favor. The more settled and reasonably mild condition of weather proved favorable to out-door operations, and where work was in proper shape it was urged with much vigor, creating more or less addition to the demand for supplies. Yet buyers did not hurry themselves to extent hoped for, and, indeed, seemed to grow more cautious rather than to become anxious and enter into competition for stock. Two features, however, very readily accounted for the tendency to stand off, the high ruling cost on one hand inducing investment only on the close limit of actual necessity and the late floods having opened navigation to some of the principal sources of supply in New Jersey, Staten Island, etc., with increased offerings on spot and to arrive at once following. Nothing has become available from the Hudson, but several considerable spaces of clear water developed and there is a chance of an early break up and a renewal of navigation. As we write, prices are really in a nominal sort of condition owing to the unsettled feeling prevailing, but it seems to be generally admitted that on actual sales it would be difficult to exceed \$6.00 on Long Islands, \$7.50 for Staten Islands and good Jerseys, and \$7.00 @ 7.25 for ordinary qualities of the latter. Pales are considered worth \$4.50 per M. As a rule, we find a continuation of the confident feeling regarding the season's trade and a further stimulating feature has arisen in the decision to brick-line the aqueduct throughout the entire length, which will greatly increase consumption outside of regular building operations.

**GLASS.**—There is essentially no change in the situation on French Window and the market continues to

abor under a very severe stroke of "too much glass," with the weight of supply bearing pretty heavily upon rather a small surface. In fact, sugar-coat it as they please, there is a clear case of bad calculation as to the wants of the market, and over-importation as a sequence with a finality in strong local competition that completely knocks the underpinning from prices. About 80 and 10 has of late been the average quotation, and while the claim that this entails loss might not be open to contradiction, it has to be accepted if any goods are sold. It is even whispered that it has been shaded to customers who have been around to the "other fellow's" place just to see if he would sell at that discount, and found that rumor was very decidedly correct. The low prices are commencing to attract attention, however, and trade is somewhat fuller. American Window is quiet. For plate there is a steady demand at full former rates.

The imports of window glass at New York as reported by the Custom House from Dec. 1st, 1885, to Feb. 12th, 1886, were 127,078 packages against 88,381 packages for the corresponding period last season.

**LIME.**—A steady market is about all that can be reported, both buyer and seller resting satisfied with about former cost and indulging in no effort to secure a change. Arrivals continued moderate and quickly disappeared, with possibly a chance for a little more stock had it come to hand.

**LATH.**—Some irregularity has been shown. Following our last, expectations of a fuller rate were realized in sales at \$2.40 per M; but the market afterward settled off again and now stands at about \$2.30 @ 2.35 per M as the basis for negotiation, with, however, no great amount of strength, as there is not so many anxious buyers as anticipated and fair arrivals with more afloat have developed. Some sales have been made during the week below the prices named as now current, but only on round wood stock.

**LUMBER.**—Operators did not appear to have any thing very new to suggest this week. The demand for consumption shows an increasing tendency and there is probably a further addition to the orders received, a portion of which will not be filled until a more propitious period. Dealers, however, have considerable stuff still to turn out on previous engagement and deliveries are making whenever opportunity will admit, so that the yard trade on the whole is fair. The wholesale market is, of course, very little influenced by the present condition of the yard trade, the gradual shrinkage of supplies since the first of the year having made a basis for demand that is almost sure to be acted upon at every opportunity, and desirable offerings will secure attention both for prompt and future delivery if only to get accumulations in shape for an ordinary spring trade. Something a little better than that, however, is expected, and the undertone of the market has cheerful form for all standard descriptions of stock. The prospect of the removal of import duty on Canadian lumber is occasionally referred to in an incidental sort of way, but creates less general positive discussion than might be expected. Exports of hardwoods continue about as usual for some time past, but of other descriptions have been rather disappointing and considerable complaint may be heard over the absence of orders ordinarily to be found at this season of the year.

Eastern Spruce has not varied to any decided extent, and about the only noticeable feature is a tendency in some instances to "boom" the advantage now so clearly held by the selling interest. As before noted, most of the supply afloat is either already under engagement or so uncertain of arrival as to be practically off the market, and the policy seems to be to force matters all it is possible, so as to make a good basis for negotiations over anything that might happen to become available. As much as stock is wanted, however, a great many dealers are commencing to grumble somewhat and occasionally assert that it is possible to buy enough from neighbors to carry them over immediate necessities on better terms than asked from first hands. About \$15.50 @ 17.50 is quoted on a general range for randoms, and there is fair rate that can be named on specials owing to the uncertain views of manufacturers and the difficulty experienced in bringing them to an operating point.

White Pine has been fairly active and about steady for the general run of stock, while on the better qualities the feeling is quite firm and the offering indifferent. Accumulations cannot consistently be called full in a general way, but some holders have a pretty good proportion of the large quantity put in last fall and seem to think they will want it all to meet calls their competitors cannot fill. Exporters still fail to manifest encouraging interest and there is really some disappointment over that feature. We quote at \$15.50 @ 19.00 for West India shipping boards; \$25.00 @ 29.00 for South American do.; \$12.00 @ 14.00 for box boards, and \$15.00 @ 17.00 for extra do.

Yellow Pine has a somewhat unsettled tone and it is evident the market does not as yet recover the balance so much sought. Advices from the South are shown recounting the firmness of manufacturers, but a little questioning generally elicits the fact that the most confident-talking sellers could not accept additional orders if they had the opportunity, while those actually in a position to negotiate retain enough of the old competitive spirit to give careful buyers some advantage so long as demand continues in its present form. Upon such gain as has already been made, however, dealers build up some hope and seem to think that on the approach of spring selling will be in more liberal form. We quote as follows: Randoms, \$18 @ 19.50 per M; Specials, \$19.50 @ 21 do.; Green Flooring Boards, \$20 @ 22; Dry do. do., \$23 @ 26; Sdings, \$20 @ 22 do.; Cargoes f. o. b. at Atlantic ports, \$18 @ 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 have in some cases shown a slight degree of irregularity, but nothing out of the ordinary course of occasional fluctuation or calculated to alter the general range of values. Consumption is increasing somewhat and there is thought to be fair prospect for a little fuller run of export 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 @ 23 do.; hickory, \$42 @ 55 do.

Shingles remain dead on home account and nominal in value. The foreign demand, however, retains some little merit at this point and we hear of two or three cargo sales within a few weeks f. o. b. at South for West India shipment. We quote Cypress at \$8.00 @ 10.00 per M for 6x20 and \$10 @ 11 do. for 6x20 regular assorted shipping; Cypress large \$10 @ 18. Pine shipping stock, \$3.25 @ 3.50 for 18 inch, and Eastern saw grades at \$3 @ 3.25 for 16 inch, as to quality and to quantity. Eastern shaved cedar, \$4 @ 4.50 per M. Machine dressed cedar shingles quoted as follows: For 30 inch, \$15 @ 20 for A and \$22 @ 28.50 for No. 1; for 24 inch, \$13 @ 15 for A and \$18.25 @ 20.50 for No. 1; for 20 inch, \$8 @ 9.50 for A and \$11 @ 12.50 for No. 1.

**GENERAL LUMBER NOTES.**

**THE WEST.**

**SAGINAW VALLEY.**

**LUMBERMAN'S GAZETTE,**  
BAY CITY, Mich.

The excitement of the past week in lumber circles has been the weather. Not as a society topic but with reference to its bearing upon business. The polar breeze which had been blowing for some time was turned backward and the warm rays of the rising luminary smote the snow and fled it away, leaving the loggers stuck in the mud. Men and teams were being sent out of the woods and everybody was settling down to the conviction that about two-thirds of a log stock was all that need be expected. To-day there is a prospect that log hauling can be resumed. There were several days when hauling had to be suspended, but the freeze-up which has followed, if it shall strengthen, will make the roads better than ever. There is no chance, however, of the log cut coming up to what it would have been with favorable weather throughout the winter. There have been too many discouraging features connected with the operations of the loggers.

The outlook for the local market is as strongly encouraging as ever. The demand for lumber the present year for Eastern consumption will, beyond a doubt, be larger than last year. All the signs support that conclusion. Reports of building intentions in the large cities are of a larger proportion than last year and with the revival of railroad construction, equipment and rehabilitation there is certain to be demands for timber goods of large dimensions. This demand has already been felt and an unusually large amount of stock has been purchased in this market. Some sales have been made the past week at prices quite in advance of last years closing figures, but the terms are not public. The reason for withholding prices is doubtless that the sales of the present time are not regarded as establishing market values, and the market being exposed to several contingencies which may affect values, there is a desire to leave a fair opening for an advance when the spring trade begins.

We have just heard of a sale of 1,250,000 feet of lumber at \$11 for shipping culls, \$22 for common and \$40 for uppers.

The Chicago Northwestern Lumberman says:

Features of the trade in forest products, especially favorable at present, are the continuance of an active and strong demand for car stuff and railway timber, which is peculiarly noticeable in Michigan; the large inquiry in Saginaw Valley, and the frequent contracts for lumber to be cut, at figures better than prevailed last year; the good demand in Michigan and Ontario for railway ties; the ready sale and heavy input of hardwood and cedar in Michigan; the increase of demand for yellow pine for Eastern railroad work and local consumption; the revival of inquiry and increase of sales in this market, and the encouraging tone from the Southwest.

As a general thing the wholesale dealers have remained quiet during the winter, seeing that there was no motive for doing otherwise. The restive drummer has been curbed in his inclination to dash forth and scour the roads for business. Only a few men are now worrying the retail dealers, though the sly and nimble circular letter and delivered list are circulating to some extent.

The wholesale men continue to talk strong about prices. They say that no reason exists why fair prices on dry stock should not be realized this spring. They are undoubtedly resting easily under the procrastinating disposition of country yard men, for the reason that when the demand does start, the spring movement will come with a rush, which will favor the maintenance of prices.

They are hugging close to \$11 a thousand as an average for piece stuff, and are cold towards a man who wants to buy cheaper. There is generally a hopeful feeling, and anticipation of a good season's business.

There is particular interest taken in so-called hardwoods that may be made to take the place of pine in certain work. Poplar is slowly making its way into fields heretofore closed to it. Basswood is also getting into mill work, and even cypress has some small place in the planing mills and sash, door and blind factories. One concern sold last year 11 car loads of cypress for such purposes.

Oak and ash are rather slow, though some large sales, for machinery purposes, have been made. There is also some inquiry for timber for bridge and warehouse building.

FROM THE LOGGERS.—When the soft weather put in an appearance nearly a week ago, several newspaper correspondents, who want but the slightest excuse to furnish stuff to the large dailies at so much a column, sent in dispatch after dispatch to the effect that logging was probably doomed!

LUMBERMAN AND MANUFACTURER, MINNEAPOLIS, MINN.

There is a slight picking up in the movement of lumber, but no material change in the situation or prices. There is a good deal of anxious inquiring after some of the upper grades, particularly sash and door making, the supply of which is now exceedingly scarce.

METAL.—COPPER.—Ingots have remained in a somewhat monotonous position and there is really nothing new to suggest.

Business embraces simply an ordinary call for jobbing parcels and these are supplied easily and promptly at about former rates, though without evidence of a decided weakening tendency on the part of sellers. Lake is quoted at 1 1/2 and other brands range down to about 10 3/4 @ 11c. as to quantity. Manufactured Copper is not as active as hoped for, but still the movement may be considered fair and the market steady at current named rates.

IRON.—Scotch pig for immediate delivery has been slow, but in some cases pretty good sales were made to arrive on calls from regular customers. About former prices current, but the tone easy.

Paints. Quotations stand at about \$2.40 @ 2.50 per keg for 10d. to 60d., according to quantity.

PITCH AND TAR.—Business continues to run in about ordinary channels and the general market is free from noteworthy features of a decided character.

PAINTS, OILS, ETC.—Very little change since our last. About former influences remain to check interior trade and orders are forwarded only on the spur of some urgent necessity, and the immediate local demand is also governed to a certain extent by a spirit of caution.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending February 19:

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

A. H. MULLER & SON.

- Broadway, Nos. 44 and 46, e. s. 167.4 s Exchange pl. 39.3x175 to Nos. 45 and 47 New st, x40.10 x167.7, seven and eight-story brick office building. L. J. Phillips for Chas. F. Tag. \$426,000

- 3d av, w, s, abt 51.1 n 185th st, 50x100, brick and frame buildings. F. J. Schnugg. 19,100
5th av, e, s, adj, 25x100. Ottinger Bros. 46,000
5th av, n, e, cor 79th st, 102.2x100, vacant. 109,000
79th st, n, s, 100 e 5th av, 50x102.2, vacant. Isaac V. Brokaw. 199,000

RICHARD V. HARNETT & CO.

- Goerck st, No. 115, w, s, 17.10 s Stanton st, 17.10 x50, three-story brick house. S. Stein. 3,300
Houston st, No. 430 E., n, s, 44.9 e A V D, 22.7x70, two-story frame (brick front) store and tenement. John Eiler. (Rent \$1,060). 9,400

- 31st st, Nos. 5-9, n, s, 162 e 5th av, 65.7x98.9, three four-story brown stone dwell'gs. 150,100
32d st, No. 8, s, s, 172 e 5th av, 22x98.9, four-story brown stone dwell'g. Samuel A. Weeks. 56,500
3d av, No. 684, n, w cor 43d st, 25.1x100, five-story brown stone apartment house and store covering lot. John E. Foley. 183,000
5th av, No. 309, e, s. 84.9 n 31st st, 28x150 to alley, four-story brown stone dwell'g and two-story brick rear stable. Le Grand B. Cannon. 7,350
Prospect pl, No. 2, n w cor 40th st, 18.6x75, three-story brown stone dwell'g. J. Stehler. 6,950
Prospect pl, No. 14, w, s, 17.1x75, similar dwell'g. T. J. Rush. 7,625
Prospect pl, No. 51, e, s, 16.8x58, similar dwell'g. Same. 6,975
Prospect pl, No. 61, 16.8x58, similar dwell'g. Same. 6,850
Prospect pl, No. 64, w, s, 16.8x54, similar dwell'g. Same. 7,025
Prospect pl, No. 68, s w cor 43d st, 17.1x54, similar dwell'g. H. Wronkow. 10,950
32d st, No. 358, s, s, 300 e 9th av, 16.8x98.9, four-story stone front dwell'g. Wm. Mulry. (Amt due \$8,625). 6,500
41st st, No. 366, s, s, 92.6 e 2d av, 16.8x67x17.9 x59.9, three-story brick dwell'g. T. Kirklund. 8,400
41st st, No. 346, 17 x irreg. x10x98.9, three-story brown stone dwell'g. M. Nugent. 8,150
41st st, No. 333, n, s, 350 e 2d av, 16.8x98.9, three-story stone front dwell'g. C. C. Bradhurst. 8,000
41st st, No. 339, 16.8x98.9, similar dwell'g. Thos. Monaghan. 8,760
42d st, No. 332, s, s, 341.4 e 2d av, 16.8x98.9, similar dwell'g. J. Stehler. 8,575
42d st, No. 340, 16.8x98.9, similar dwell'g. H. Dingenstein. 8,700
42d st, No. 345, n, s, 493.4 e 2d av, 16.8x98.9, similar dwell'g. John Cosgrove. 290
209th st, c, l, s e cor Bolton road, 1 lot. P. Fox. 630
209th st, adj, 3 lots. Same. 900
209th st, adj, 4 lots. Joseph Maguire. 1,800
209th st, adj, 9 lots. H. Wronkow.

P. F. MEYER.

- 23d st, No. 350, s, s, 300 w 8th av, 25x98.9, four-story stone front dwell'g. H. L. Sprague et al. (All right, title, &c.). 175

JOHN F. B. SMYTH.

- 62d st, Nos. 322 and 324, s, s, bet 1st and 2d avs, 35x100.5, two three-story brown stone dwell'gs. C. Schlosser. 9,700

JAMES BLEECKER.

- Tompkins st, No. 54, e, s, near Rivington st, 22 x60, four-story brick house. J. R. Wicks. (Mort. \$3,000) 6,500

SCOTT & MYERS.

- Av D, No. 131 w, s, 26 n 9th st, 20.6x70, three-story brick store and dwelling. Morris Deusch. 6,250
Total. \$2,076,270
Corresponding week 1885. \$605,410

BROOKLYN, N. Y.

In the City of Brooklyn, Messrs. J. Cole, Cole & Murphy, T. A. Kerrigan, and Ridden & Thomas have made the following sales for the week ending February 19:

- Bergen st, s, s, 226.7 w Franklin av, 20x131. Geo. Billings. 3,720
Fulton st, s, s, 150 w Grand av, 20x142, vacant. J. M. White. 9,100
Fulton st, adj, 20x142. Geo. Billings. 8,100
Fulton st, adj, 20x142. Geo. Billings. 7,500
Fulton st, adj, 20x142. Geo. Billings. 7,000
Fulton st, adj, 20x142. Geo. Billings. 7,100
Herkimer st, s e cor Lafayette pl, 25x98. P. J. Kennedy. 835
Herkimer st, s, s, adj, 97x98. J. Selover. 2,800
Lafayette pl, e, s, 98.7 n Atlantic av, 23x110, vacant. McNulty. 4,800
Lafayette pl, e, s, adj, 115x110. G. A. Fritsche. 2,400
Park pl late Baltic st, s, s, 175 w Saratoga av, 175x159.7x178x126.7, vacant. P. J. Kennedy. 1,240
Quincy st, n, s, 88 e Stuyvesant av, 60x100, vacant. Geo. Billings. 4,050
Quincy st, No. 695, n, s, 20x100, three-story brick dwell'g. H. Wellbrock. 5,425
Quincy st, n, s, 850 w Reid av, 50x100. Geo. Billings. 1,500
Sackman st, s, s, 98.7 n Atlantic av, 68x110, vacant. Geo. Billings. 1,800
Spencer st, e, s, 197.5 n Tillary st, 25x100. Henry Yunker. 675
Wallabout st, n, s, 225 w Harrison av, 50x100. V. M. Stilwell. 7,400
South 11th st, No. 80, near 2d st, three-story brown stone dwell'g. J. Stahl. 5,700
Atlantic av, n, e cor Lafayette pl, 25x98.7, vacant. P. J. Kennedy. 750
Atlantic av, n, s, adj, 97x98.7, vacant. Same. 1,920
Atlantic av, n, w cor Sackman st, 25x98.7, vacant. H. Conrady. 1,025
Atlantic av, n, s, adj, 49x98.7, vacant. Same. 1,000
Atlantic av, n, s, adj, 24x98.7, vacant. Same. 505
Clason av, e, s, 140.3 n Flushing av, 16.8x70.10x 16.8x70.6. F. M. Shepard. 1,025
Clason av, e, s, 107 n Flushing av, 40.2x70.10x 40.2x70.6. Same. 1,425
Clason av, e, s, 156.10 n Flushing av, 28x70.10x 28x70.6. Same. 1,400
Flushing av, No. 800, s, s, 20x100, three-story frame dwelling. P. English. 3,300
\*Franklin av, w, s, 125 s Willoughby st, 25x 101.10. George T. Hewlett. 2,500
Lexington av, No. 668, s, s, 90 e Stuyvesant av, 20x100, stone-front dwelling. H. Wellbrock. 4,000
Lexington av, Nos. 670 and 672, s, s, 40x100, stone-front dwellings. A. Livinsky. 8,070
Marcy av, w, s, 100 s De Kalb av, 25x100, vacant. James Martin. 1,825
Myrtle av, Nos. 406 and 408, s, s, near Vanderbilt av, 40.10x76.4x40x84.6, two four-story brick stores and dwell'gs. D. Costello. 16,300
St Marks av, Nos. 503 and 505, n, s, 835 w Franklin av, 40x131, two one-story frame buildings. Geo. Billings. 1,300
Stuyvesant av, No. 159, s e cor Lexington av, 20x90, brick dwelling. A. Cook. 4,425
Stuyvesant av, No. 177, u, e cor Quincy st, 20x 68, stone front dwell'g. A. Livinsky. 4,910

Stuyvesant av, No. 473, e s, 20x88, stone front dwell'g. Geo. Billings.....	4,500
Washington av, No. 75, e s, 130 n Park av, 20x100, frame dwell'g. Thomas Colligan.....	2,700
Willoughby av, No. 491, n s, 260 w Marcy av, 20x100. Chas. E. Brown.....	1,500
Wyckoff av, e s, 162.6 s Baltic av, 37.6x200 to Butler av, x 12.6x100x25x100. Geo. A. F. North.....	1,770
Total.....	\$140,075
Corresponding week 1885.....	\$65,650

WEST SIDE CONVEYANCES.

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

CONVEYANCES.

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

NEW YORK CITY.

FEBRUARY 12, 13, 15, 16, 17, 18.

Albany st, No. 17, n s, 26 w Washington st, 26x68, five-story brick store and tenem't. Charles Bradley, Newark, N. J., to P. Ballantine & Sons. B. & S. and C. a. G. November 16. nom

Broadway, No. 58, and Nos. 25-29 New st, begins Broadway, n e cor Exchange pl, runs southeast 132.7 to New st, x northeast 42.8 x northwest 8.11 x south 1.5 x northwest 18.4 x southwest 8.4 x northwest 101.8 to Broadway, x southwest 32.5, four-story brick and stone office buildings. William C. Schermerhorn et al., exrs. Eliz. S. Jones, to Frederic R. and Henry E. Jones and Edith N. Wharton. Feb. 18. \$470,000

Broadway, No. 737, and Nos. 294 and 296 Mercer st, begins Broadway, w s, 108 n Waverly pl, 39.7x200 to Mercer st, five-story brick building and store on Broadway, with four-story brick building and two-story brick stable on Mercer st. Frederic R. and Henry E. Jones, exrs. G. F. Jones, to Henry H. Man. 1/2 part. Feb. 17. nom

Same property. Henry H. Man to Frederic R. and Henry E. Jones and Edith N. Wharton. C. a. G. 1/2 part. nom

Same property. William C. Schermerhorn et al., exrs. Eliz. S. Jones, to same. 1/2 part. February 18. 75,000

Bond st, No. 25. Release from tax sale of alley adjoining the premises on the rear. Jacob D. Vermilye and ano., exrs. of Sophia Furniss, to Thomas B. Winthrop. Feb. 10. nom

Boulevard, w s, 50.5 x 75th st, 96x124x92x95.11, vacant. Charles H. Russell, Jr., et al., exrs. C. H. Russell, to Gilbert A. Webber. January 15. 43,800

Same property. Gilbert A. Webber to Isidor Cohnfeld. Morts. \$28,470. Jan. 15. 43,800

Boulevard, n w cor 87th st, 100.8x100, vacant. Charles H. Russell et al., exrs. C. H. Russell, to Moss S. Phillips. Feb. 2. 40,000

Same property. Moss S. Phillips to William Strauss. B. & S. M. \$25,000. Feb. 2. nom

Bowery, Nos. 251-255, e s, 61.10 n Stanton st, runs east 105 x north 35.4 x east 125.6 x north 14.9 x northwest 141.6 x south 24.1 x west 100 to Bowery, x south 64.7, with all title in Stanton court with easements, &c., two, three and four-story brick and frame stores and tenem'ts. Henry P. Butler to Emily Beach. 11-90 part. B. & S. Feb. 15. 12,158

Same property. Henry P. Butler to Sophia E. Beach. 8-90 part. B. & S. Feb. 15. 8,842

Broome st, No. 585. Henry Kelly and Lucy, J. his wife to Edward F. Barry, admr. of Mary A. Barry, dec'd. 1-20 part. Feb. 9. 400

Cedar st, Nos. 97 and 99, n w cor Temple st, 50.3 x 60.8 x 50.3 x 61, three-story frame and three-story brick stores and dwell'gs. Charles Blancke, Sandusky, O., to Caroline Blancke, Linden, N. J. Sub. to mort. \$30,000. January 27. 20,000

Cedar st, Nos. 130-134, s w cor Washington st, 61.2x68, three four-story brick stores. Charles Bradley, Newark, N. J., to P. Ballantine & Sons. B. & S. and C. a. G. Sub. to Mort. Dec. 1. nom

Cherry st, n s, indef't., runs east 16.1 x north 39.2 x west 0.9 x north 33.9 x west 3.8 x north 15.4 x west 2.1 x north 11.3 x west 10.9 x south 60.3 x east 0.5 x south 39.2. Charles M. and Hilma Anderson to Henry Sutherland. Mort. \$4,000. Feb. 16. 7,500

Christopher st, n s, 114 w Washington st, 22x95.3. George P. Valentine to Jennie A. V. Reed, Washington, D. C. All title. April 14, 1884. nom

Division st, No. 110, n s, 37 e Allen st, 16.5x76x16.8x83.7, three-story brick store and tenem't. Charles Jacobs to Sarah Scharlin. Morts. \$5,500. Feb. 12. 10,100

Grand circle, s w cor 59th st, runs west along street 114.10 x south 100.5 x east 125 x north 68.10 to circle, x northwest 33.2 one-story frame store.

8th av, No. 991, n w cor 58th st, runs west 200 x north 100.5 x east abt 95 to the circle x southeast 122.5 to 8th av, x south 40.8, one-story brick and frame buildings.

Sir Bache Cunard, England, to George De Forest Lord. Dec. 22. 312,000

Same property. George De F. Lord to Susan S. wife Charles G. Fracklyn. Feb. 12. nom

Fulton st, No. 15, north cor Front st, 23.10x28x23.4x27.7, five-story brick store. Mary A. Chisolm, College Point, to George E. Chisolm. Jan. 22. nom

Houston st, Nos. 147 and 149, s w cor Eldridge st, 50x75, two five-story brick stores and tenem'ts and one-story brick (frame front) stable on rear. Charles Hamberger to Charles Boswald. Feb. 15. 55,750

Houston st, s s, 25 w Eldridge st, 25x75. Charles Boswald to Caroline M. S. Weber. Mort. \$17,000. Feb. 15. 26,000

Houston st, No. 194, n s, 203.6 e 1st av, runs northeast 36.3 x nearly northeast 23 x 29.2 to 1st st, at point 198.6 east 1st av, x west 21.5 x southeast 48 x northwest 7 x southwest 43.10 to Houston st, x east 18.6, five-story brick store and tenem't on Houston st, and two-story brick dwell'g on 1st st. Carl Frank to Helene M. E. Oest. Morts. \$18,300. Feb. 15. 21,300

Madison st, No. 344, s s, 144.1 e Scammel st, 24.8x96x24.2x96, five-story brick tenem't. Hancke Hencken and Frederick Willenbrock to Joseph Ralbe. Mort. \$12,000. February 15. 20,300

Mott st, No. 282, e s, 75.8 s Houston st, 25x86.11x25x86.10, five-story brick store and tenem't. The New York Life Ins. Co. to Jacob Oppenheimer. Feb. 10. 16,667

Mott st, e s, 42.2 s Hester st, runs east 45.6 x south 8.7 x east 23.1 x north 50 to Hester st, x east 66 x south 100 x west 133.11 to Mott st, x north 56, being Nos. 108 and 110 Mott st, 156, 158 and 160 Hester st, and rear of No. 59 Elizabeth st, being now known as Fifth Regiment Armory; Nos. 108, 108 1/2 and 110 Mott st, two three-story frame (brick front) stores and tenem'ts and three-story brick store and tenem't on Mott st, and four-story brick buildings on Hester st, known as "Armory Hall." John Keane to Anna McGroory. Mort. \$33,000. Feb. 16. 60,000

Mangin st, No. 17, w s, 40 n Broome st, 19.7x50. Cordelia E. wife of Charles Le Gay to John Neely. 1-16 part. Jan. 27. 187

Same property. Eliza A. Dunning, widow, to same. 1-16 part. Feb. 5. 187

Same property. William W. Tracey, trustee Eleanor Tracy, to same. 1/2 part. Feb. 1. 375

Same property. Same, as exr. of Octavia A. Snowden, to same. 1/2 part. Feb. 1. 375

Same property. Cora A. Snowden to same. 1/2 part. Jan. 23. 375

Same property. Washington A. H. Bogardus to same. 1/2 part. Feb. 15. 1,500

Nassau st, No. 21, w s, six-story stone front office building. Frederick Gebhard to The Equitable Life Assur. Soc., U. S. All title. Jan. 11. nom

Same property. William H. Gebhard to same. 1/2 part. Jan. 11. nom

Nassau st, w s, bet Pine st and Cedar st. William H. Gebhard to Frederick C. Gebhard. Q. C. and release. Nov. 27, 1885. nom

Pearl st, No. 216, s e s, 23x64.6x33.5x71.3, five-story brick store. Elliott Roosevelt to Louis A. Salomon. Jan. 30. 21,000

Prince st, s w cor Sullivan st, 20x77. Rastus S. Ransom, Orange, N. J., to Emma A. Hatfield. Release. April 7, 1876. nom

Stanton st, No. 99, s s, 22x75, four-story brick store and tenem't. Frederick Jenner to Abraham Schlesinger. Mort. \$6,000. Feb. 15. 15,000

Stanton st, s w cor Attorney st, 37.8x62.2x37.6 x62.2, No. 185, three story brick store and dwell'g; No. 187, five-story brick store and tenem't. Anna M. wife of Frederick Greis to Johanneke Gerber. Morts. \$24,100. February 15. 27,500

West st, s e cor Bank st, runs south 120.1 x east 74.9 x north 0.10 x east 18 x north 20 x east 81.2 x north 100 to Bank st, x west 119, Nos. 440-444 West st, three and one-story brick factory. Cornelius H. Delamater to Enoch Morgan's Sons Co. Jan. 30. 85,000

Waverly pl, n s, 107.5 e Macdougall st, 82.6x136.9 to alley, x 82.4x131.2 with use of alley, &c., No. 23, three-story brick dwell'g; No. 23, four-story brick dwell'g and two-story brick stable on rear; No. 24, three-story brick dwell'g.

18th st, Nos. 205 and 207, n s, 100 w 7th av, 50x103.8, two three-story brick dwell'gs. Leasehold. Mary A. Chisholm, College Point, to George E. and Benj. O. Chisholm, in trust for Margaret W. Chisholm during life, remainder to her heirs. Jan. 22. nom

3d st, No. 118 W., s s, abt 25 w Macdougall st, 25 x100, five-story stone front tenem't. George W. Tubbs to Jefferson M. and L. Napoleon Levy. Sub. to mort. Feb. 1. 32,000

6th st, No. 719, n s, abt 254.1 e Av C, 18x90.10, four-story brick store and tenem't. Samuel Sloman to Joseph Schneittacher and Sarah his wife, joint tenants. Mort. \$5,000. February 15. 8,500

12th st, No. 132, s s, 300 w 6th av, 25x103.3, four-story brick dwell'g and three-story brick dwell'g on rear.

21st st, No. 56, s s, 169.9 e 6th av, 25x92, four-story brick dwell'g.

Mary A. Chisholm, College Point, L. I., to Benjamin O. Chisholm. May 6. nom

13th st, No. 204, s s, 100 w 7th av, 25x103.3, three-story brick dwell'g and three-story brick dwell'g on rear. Mary A. Chisholm, College Point, to Benjamin O. Chisholm. Sub. to lease, expires 1898. Jan. 22. nom

14th st, No. 50, s s, 225 e 6th av, 22.6x103.3, four-story stone front store. Mary F. Schiefelbin, Providence, R. I., to Benjamin O. Chisholm. Jan. 13. 65,000

16th st, No. 345, n s, 250 e 9th av, 25x91.9, three-story brick dwell'g and four-story brick tenem't on rear. Francis C. Devlin trustee Mary Halpin, dec'd, to John Totten. February 15. 10,250

16th st, No. 433 E., n s, 25x92, five-story brick tenem't. Jacob Doll to Leonhard Kohlmann and Frances his wife. Mort. \$10,000. February 13. 23,750

16th st, No. 435 E., n s, 25x92, five-story brick tenem't. Jacob Doll to John Newbauer. Mort. \$12,000. Feb. 13. 24,000

18th st, No. 447, n s, 225 e 10th av, 16.8x92, three-story brick dwell'g. Howard E. Turner, Brooklyn, to Leo A. M. Von Fliedner. Mort. \$4,500. Feb. 16. 7,460

18th st, No. 43, n s, 180 w 4th av, 20x92, three-story brick dwell'g. Alice S. wife of Louis P. Henop, Sing Sing, N. Y., to Charles S. Thurston, Huntington, L. I. 1/4 part. C. a. G. Jan. 22. 3,000

19th st, s s, bet 8th and 9th avs. Agreement as to apportionment of rents. Mary D. wife of George Mitchell, with Margaretta L. Burtis.

20th st, No. 135, n s, 368.8 e 7th av, 22.6x98.9, three-story brick dwell'g. John T. Money penny to Fanny R. Herzog. Mort. \$8,000. Feb. 15. 15,100

24th st, No. 47, n s, 200 e 6th av, 20.10x98.9, excepting a strip off west side, 0.6x54.4, four-story stone front dwell'g. Julius Bowman to Solomon Bloomfield. Feb. 13. 26,000

25th st, No. 419, n s, 250 e 1st av, 25x98.9, four-story brick tenem't. Melvin Samson, Cortland, N. Y., to Samuel B. Pierce. Mort. \$8,000 and int., Dec. 15, 1885. Feb. 4. 12,400

25th st, n s, 350 e 9th av, 50x98.9.

25th st, n s, 300 e 9th av, 50x98.9.

25th st, n s, 400 e 9th av, 50x98.9.

22d st, s s, 200 e 9th av, 20.10x98.6.

Michael A. Corrigan, archbishop, to The Roman Catholic Church of St. Columba, New York City. Feb. 13. nom

26th st, Nos. 250 and 258, s s, 116 e 8th av, runs east 59.1 x south 98.9 x west 9.7 x north 84.10 x west 49.9 x north 14.3, two four-story brick tenem'ts. Joseph I. West to Herman Wronkow. Mort. \$7,500. Jan. 21. 20,000

29th st, No. 506, s s, 125 w 10th av, 25x98.9, four-story brick store and tenem't. Emanuel Salomon, exr. Rebecca Salomon, to Henry Adler. Mort. \$4,000. Jan. 9. 7,250

29th st, No. 321, n s, 290 w 8th av, 22x98.9, four-story brick dwell'g. Alphonse W. Steinhart, San Luis, Obispo, Cal., Bertha wife of Jacob Ehrlich, Long Branch, N. J., Morris and Nathan Steinhart, San Francisco, Cal., Louis H. Steinhart, New York, and Rosie wife of Herman Rosenberg, Richmond, Va., heirs Caroline Steinhart, to William D. Dubois. Mort. \$5,000. Aug. 3, 1885. 12,875

29th st, No. 506, s s, 125 w 10th av, 25x98.9, four-story brick store and tenem't. Henry Adler to Herman Wronkow. Mort. \$4,000. Jan. 11. 7,250

30th st, No. 328, s s, 354 w 8th av, 24x98.9, three-story brick dwell'g. Albert J. Adams to George Wiley. Feb. 13. 15,000

32d st, No. 121, n s, 216.8 w 6th av, runs north 98.9 x west 8.4 x south 27.9 x west 8.4 x south 71 to 32d st, x east 16.8, three-story stone front dwell'g. Hannah L. Crossley to Adah Crossley. Morts. \$9,500. Feb. 4. gift

35th st, No. 243, n s, 125 w 2d av, 25x98.9, two-story brick provision house. Foreclos. Elhal F. Hall to Pauline A. Brooks. Feb. 15. 10,900

37th st, No. 204, s s, 100 e 3d av, 25x98.9, two-story frame dwell'g and two-story frame dwell'g on rear. Matthew Nugent to Joseph and Charles Watkins. Jan. 30. 10,000

Same property. William M. Allen et al., exrs. S. Allen, to John C. Brigham, Brooklyn. Q. C. Correction deed. May 1, 1867. nom

37th st, s s, 325 w 8th av, 50x98.9. Release mort. Edward Oppenheimer and Isaac Metzger to James H. Havens. Feb. 15. 14,000

37th st, No. 326, s s, 425 e 9th av, 25x98.9, five-story stone front tenem't. James H. Havens to Mary E. Barry. Feb. 15. 28,500

37th st, No. 324, s s, 450 e 9th av, 25x98.9, five-story stone front tenem't. Same to James Thompson. Feb. 15. 28,500

38th st, No. 219, n s, 222.7 e 3d av, 22.7x98.9, five-story brick store and tenem't and four-story brick tenem't on rear. Mary A. wife of Leroy L. Goodrich to Resolvart N. Goodrich. C. a. G. Mort. \$7,500. February 16. nom



Same property. Resolvert N. Goodrich to Leroy L. Goodrich. C. a. G. Mort. \$7,500. Feb. 16. nom

39th st, Nos. 117 and 119, n s, 200 w 6th av, 50x98.9, two three-story brick dwell'gs. John H. Morris, assignee J. D. Fish, to William I. Young. Morts. \$29,000. Jan. 15. 44,000

39th st, No. 239, n s, 383.4 e 8th av, 16.8x98.9, four-story brick tenem't. Hannah L. Crossley to Adah Crossley. Feb. 4. gift

40th st, No. 103, n s, 100 e 4th av, original line, 25x98.8, three-story brick dwell'g. L. Napoleon Levy to James W. Gerard and Benjamin S. Welles. Sub. to mortis. Feb. 13. nom

41st st, No. 48, s s, 165 e Madison av, 20x98.9, four-story brick stable, &c. James A. Flack, individ. and as exr. J. King, to Ellen King, widow. C. a. G. Feb. 16. 15,000

45th st, No. 210, s s 155 e 3d av, 16.8x100.4, four-story brick tenem't. James, Robert J. and John M. Kyle to Patrick Young. Mort. \$1,000. Feb. 15. 8,900

45th st, No. 350, s s, 175 e 9th av, 25x100.4, three-story brick store and dwell'g and three-story frame (brick front) dwell'g in rear. Charles Wagner to Louisa wife of Andrew Wagner. All title in 1-5th part. Feb. 12. nom

46th st, s s, 136.8 e 6th av, 16.8x100.5, Johanna Neuberger, Frankfort, Germany, to Jacob Neuberger, same place. All title. C. a. G. All liens. Jan. 20. nom

46th st, No. 451, n s, 527.6 w 9th av, 24.2x100.4, five-story brick store and tenem't. William H. Anness to Charles Muller. C. a. G. Morts., taxes, &c. Sept. 21, 1877. nom

48th st, No. 147, n s, 220 w 3d av, 25x100.5, two-story brick dwell'g. Daniel W. F. McCoy and ano., exrs. J. L. McCoy, to John Bauer. Sub. to mortis. Feb. 13. 11,500

48th st, n s. Party wall agreement. William H. Wagner with Margaretta Pessenecker and John Shaddt. Feb. 16. nom

49th st, No. 410, s s, 137.6 w 9th av, 18.9x48.8x19.2x52.4, four-story brick tenem't. William Prodgors to Thompson Gorman. Feb. 16. 9,000

51st st, s s, 75 w 4th av, 75x100.5, three five-story brick flats. William Cruise to Patrick and James F. McManus. Morts. \$101,500. Jan. 26. nom

53d st, No. 324, s s, 254.4 e 2d av, 23.10x100.5, four-story brick dwell'g. Louis H. Hasse, Hoboken, N. J., to Anna E. Hasse. B. & S. Confirmation deed. Feb. 9. nom

Same property. Anna E. Hasse, Hoboken, N. J., to Laurent Fischer and Margaretta his wife, joint tenants. M. \$7,000. Feb. 17. 13,300

54th st, No. 406, s s, 119 e 1st av, 25x100.5, five-story brick tenem't. Henry Engel to Ferdinand and Anna M. Becker, joint tenants. Feb. 1. 19,000

54th st, No. 10, s s, 310 w 5th av, 30x100.5, four-story brick dwell'g. John J. McCook to Susan M. wife of Henry M. Alexander. C. a. G. Mort. \$65,000. Mar. 18. nom

55th st, No. 532 W., 25x100.5, five-story brick store and tenem't. Contract. Charles H. Bliss to Charles L. Bucki. Feb. 16. 24,000

56th st, No. 60, s s, 145 e 6th av, 16x100.5, four-story stone front dwell'g. Mary F. Schieffelin, Providence, R. I., to George E. Chisholm. Jan. 13. 80,000

57th st, No. 218, s s, 191.3 e 3d av, 18.9x100.4, four-story stone front dwell'g. Solomon Silberberg to Herman J. Van Kan and Ellen his wife. Feb. 15. 18,000

57th st, No. 330, s s, 375 w 8th av, 25x100.5, four-story stone front dwell'g. The Rector et al. of St. Timothy's Church, New York, to Charlotte J. Holman. B. & S. Oct. 1. 30,000

Same property. Release mort. The Mutual Life Ins. Co., New York, to the Rector, &c., St. Timothy's Church. Feb. 13. 18,000

58th st, s s, 300 w 11th av, 25x100. Charles E. Appleby with Conrad Stein. Agreement to substitute above lot for another heretofore leased. 18,000

58th st, Nos. 225 and 227, n s, 400 e 8th av, 50x100.5, four-story brick stable. Contract. Mary Robbins to David E. Gregory. January 13. 58,000

59th st, s s, 525 e 9th av, runs south 100.5 x east 125 x north 68.10 to the circle, x northwest 33.2 to 59th st, x west 114.10, one-story frame stores. Susan S. wife of Charles G. Francklyn to Charles E. Appleby, Glen Cove. February 13. 89,000

60th st, No. 511, n s, 175 w 10th av, 25x100.5, five-story stone front flat. Randolph Guggenheimer to Margaret T. Donohue. Mort. \$15,000. Feb. 13. 20,900

60th st, No. 517, n s, 250 w 10th av, 25x100.5, five-story stone front flat. Randolph Guggenheimer to Mary Gault. Mort. \$15,000. February 13. 20,000

61st st, No. 319, n s, 274.6 e 2d av, 25x100.5, five-story brick tenem't. August L. Nesser to Albert Weber. Mort. \$8,000. Feb. 15. 16,000

62d st, n s, 250 e 10th av, 125x100.5, vacant. Ferdinand Beinhauer to Charles Gahren. Mort. \$34,875. Feb. 15. 44,000

64th st, s s, 200 e 10th av, 125x100.5, vacant. August C. Hassey to James A. Deane. C. a. G. Mort. \$40,000. Feb. 13. 47,500

69th st, s s, 100 e 5th av, 20x100.10, vacant. Mary Stuart, widow, to Ogden Mills. February 10. 28,000

69th st, s s, 120 e 5th av, 30x100.10, vacant. Mary Stuart, widow, to Maturin Livingston. Feb. 10. 42,000

69th st, n s, 350 w 11th av, 50x100.5, vacant. John M. Knox et al., exrs. R. S. Clark, and Mary C. Clark, widow, to Andrew J. Skinner. Dec. 21. 4,450

70th st, s s, 100 w 11th av, 100x100.5, vacant. John M. Knox et al., exrs. R. S. Clark, and Mary C. Clark, widow, to Andrew J. Skinner. Dec. 21. 12,700

71st st, n s, 589.6 w 8th av, 35.6x102.2, two four-story stone front dwell'gs. Owen Donohue to Randolph Guggenheimer. Morts. \$39,000. Feb. 12. 57,000

71st st, No. 404, s s, 85 e 1st av, 28x75.3, four-story stone front tenem't. Emma Harberts, formerly Brenner, Brooklyn, to Henrietta Stey. Mort. \$10,000. September 21. nom

73d st, s s, 113 e 1st av, 125x102.2. }  
73d st, s s, 100 w Av A, 150x102.2. }  
73d st, s s, 250 w Av A, 25x102.2. }

Hildegart wife Marcus Kohner to Louis Grunhut. Feb. 12. 100

Same property. Louis Grunhut to Marcus Kohner. C. a. G. Feb. 12. 100

74th st, No. 24, s s, 54.6 w Madison av, 20x80, four-story stone front dwell'g. Solomon B. Solomon and ano., exrs. Phoebe Davis, to Elizabeth wife Emil C. Caim. Mort. \$13,000. Feb. 17. 32,500

74th st, s s, 325 e 11th av, 25x142.1x25x144, }  
74th st, s s, 250 e 11th av, 25x146.2x25x147.3, }  
vacant. }

Augusta H. Aronson et al., exrs. and trustees H. Aronson, dec'd, to Francis M. Jencks. Feb. 1. 19,000

76th st, No. 425, n s, 221 w 9th av, 20x102.2, four-story stone front dwell'g. Terence Farley to Alexander McSorley. Morts. \$16,500. Oct. 22. 29,000

77th st, No. 240, s s, 213 w 2d av, 20x67, three-story brick dwell'g. Jacob Oppenheimer to Albert I. Sire. Mort. \$7,000. Feb. 12. 11,500

77th st, s e cor Madison av, 45x102.2, six-story brick flat. William B. and Edward Franke to Henry Franke, Brooklyn. 1/2 part. Morts. 1/2 of \$125,000. Feb. 13. nom

77th st, n s, 100 w 11th av, 100x102.2, vacant. Foreclos. J. Dana Jones to Francis M. Jencks. Feb. 15. 20,250

79th st, No. 194, s s, 74 w Lexington av, 18x102.2, four-story stone front dwell'g. James A. Frame to Moses Mehrbach. Feb. 12. 29,500

79th st, s s, 200 e 10th av, 50x102.2, vacant. Hanna Wolfe, widow, to George Wolfe. Sub. to encumbrs. Feb. 4. 24,000

79th st, No. 333, n s, 181.10 w 1st av, 27x102.2, four-story stone front tenem't. John D. Mennie to Julia wife of Jacob Froman. Morts. \$15,000. Feb. 8. 22,500

79th st, No. 56, s s, 250 w 4th av, 25x102.2, two-story frame dwell'g. Emmeline Smith to John C. Overhiser. Morts. \$15,000. February 17. 18,500

81st st, No. 436, s s, 231.6 w Av A, 25x102.2, four-story stone front tenem't. Edward Kelly to Albert Bielefeld and Louis Cohen. Mort. \$4,000 and assessmt \$100. Feb. 13. 12,300

83d st, No. 108, s s, 100 e 4th av, 25x102.2, two-story frame dwell'g. Foreclos. Alfred Wagstaff to Emily S. wife of Glover C. Arnold. Jan. 14. 12,000

84th st, No. 305, n s, 78 e 2d av, 22x102.2, with easement for light and air, four-story stone front tenem't. William Hall to Joseph Strohmer. Feb. 12. 14,225

85th st, No. 2, s s, 100 e 5th av, -x100.5x25x100.5, three-story frame dwell'g. }  
5th av, s e cor 65th st, 50.5x100, vacant. }

Also property in Brooklyn.

Martha A. Devoe to Samuel B. and John Amory, Fond du Lac, Wis. Q. C. Jan. 15. nom

85th st, s s, abt 225 e 10th av, 25x56.6x25.1x55.4, vacant. W. Jennings Demorest to John E. Fitzgerald. Mort. \$1,500. Feb. 13. nom

80th st, Nos. 321 and 323, n s, 300 w 1st av, 50 x102.2, two four-story stone tenem'ts. John Keane to Anna McGrory. Mort. \$14,000. Feb. 16. 29,000

90th st, Nos. 171 and 173, n s, 100 w 3d av, 55x100, two four-story stone front tenem'ts. Marcella Keenan to James Fay. C. a. G. June 17, 1884. 46,000

91st st, n s, 150 w 9th av, 150x100. 8, frame sheds. Henry L. Douglas, Tarrytown, N. Y., and Juliet Douglas to Charles Bryant. Feb. 8. 24,000

Same property. Charles Bryant to Samuel W. Bowne. Mort. \$18,000. Feb. 9. 30,600

93d st, n s, 145 e Madison av, 50x100.8, vacant. Partition. John Whalen to Jacob and William Scholle. July 14. 15,800

95th st, n s, 300 w 9th av, 50x100.8, vacant. 96th st, s s 300 w 9th av, 50x100.8, vacant. 95th st, n s 150 w 9th av, 50x100.8, vacant. 96th st, s s 150 w 9th av, 50x100.8, vacant.

William A. Street to William J. Merritt. Mort. \$12,000. Feb. 8. 50,000

98th st, s s, 310 e 3d av, 25x100.11, vacant. Helen R. wife of Charles T. Army, of Tilton, N. H., to Gilbert R. Hawes. Jan. 30. 3,500

100th st, s s, 100 e Boulevard, runs east 123.1 to centre old Bloomingdale road, x southwest 55 x west 121.3 to point 100.1 e of Boulevard x north 51, two-story frame building. Foreclos. Wilbur Larremore to Joseph I. West. Feb. 18. 11,900

102d st, s s, 305 e 4th av, 25x100.11, vacant. }  
101st st, n s, 305 e 4th av, 25x100.11, vacant. }  
Edward Daly to John S. Schultze. Sub. to mortis. Jan. 30. 10,000

102d st, s s, 93.4 w 10th av, 36.6x91.2 along centre old Bloomingdale road, x36.6x91.2, being east 1/2 of old road, vacant. William A. W. Stewart, New Brighton, S. I., to Albert B. Boardman, Tompkinsville, S. I. Feb. 2. 5,500

104th st, n s, 200 w 10th av. Agreement as to easement for light and air. James B. Gillie and Alexander Walker with Martha A. Lawson. Feb. 13. nom

106th st, No. 211, n s, 170 e 3d av, 20x100.11, four-story brick tenem't. Cordelia E. Macpherson, extr. G. G. Yvelin, to Paul Happel. Mort. \$5,000. Feb. 15. 10,500

109th st, No. 159, n s, 100 e Lexington av, 25x100.11, four-story stone front tenem't. Elise Letzeiser to Thomas Gillen. Morts. \$14,500, taxes, &c. Feb. 15. 14,500

109th st, s s, 195 e 5th av, 25x100.11, vacant. John Dunham to said John Dunham and W. H. Ebbitt, exrs. Wm. Dunham. B. & S. Feb. 15. nom

113th st, No. 126, s s, 288.5 e 4th av, 16.9x100.10, three-story frame dwell'g. James W. Kevenny, Brooklyn, to Marie wife of Augustus Moskopf. Mort. \$2,500. Feb. 16. 5,750

117th st, n s, 335 w 5th av, 75x100.11, vacant. }  
117th st, s s, 225 w 5th av, 75x100.11, vacant. }  
Edward Kearney to James M. Horton. Feb. 15. 24,000

118th st, n s, 135 e 6th av, 50x100.11, vacant. James M. Horton to John M. Reid. Mort. \$3,500. Feb. 13. 10,000

119th st, No. 437, n s, 231.9 w Av A, 18.9x99.11, two-story brick dwell'g. Charles F. Koehler to Clifton B. Bull. M. \$4,000. Feb. 15. 6,500

120th st, Nos. 247 and 249, n s, 63.3 w 2d av, 46.9 x52x—, two two-story frame dwell'gs. Edward Kelly to John Townshend. Q. C. Feb. 11. 450

120th st, No. 219, n s, 215 e 3d av, 20x100.10, four-story brick tenem't. The New York Life Ins. Co. to Mitchell Halliday. C. a. G. Feb. 12. 10,000

120th st, s w cor Manhattan av, 50x100.11, vacant. Isaias Meyer to A. Alonzo Teets. Mort. \$9,250. Feb. 15. 10,000

121st st, No. 76, s s, 60 w 4th av, 20x100.11, four-story stone front dwell'g. John H. Deane to Catharine W. St. John. Q. C. Aug. 7, '84. nom

121st st, No. 74, s s, 80 w 4th av, 20x100.11, four-story stone front dwell'g. Same to same. Q. C. Aug. 7, 1884. nom

121st st, No. 78, s s, 40 w 4th av, 20x100.11, four-story stone front dwell'g. Same to same. Q. C. Aug. 7, 1884. nom

122d st, n s, 475 w 10th av, 100x90.11, vacant. Andrew J. Skinner to Edwin A. Jackson. Feb. 15. 15,500

123d st, No. 135, n s, 348.4 e 4th av, 16.8x99.11, two-story frame dwell'g. Elizabeth O. Seymour, of Somers, N. Y., to Thomas Nelson, Peekskill. Ms. \$4,865. Dec. 12, 1871. 140

123d st, s s, 100 e 9th av, 100x100.11. Release mort. Mary G. Pinkney to Joseph W. and A. Alonzo Teets. Feb. 15. 10,000

124th st, No. 229, n s, 267 w 2d av, 20x100.11, three-story stone front dwell'g. The Germania Life Ins. Co. to Huldah wife of William Cohn. Feb. 11. 10,500

125th st, Nos. 409-413, n s, 100 w 9th av, 82 x northeast 178 x south 158.2 to beginning, three four-story brick stores and tenem'ts. John Lynch to George W. Tubbs. Mort. \$35,000. Feb. 13. 50,000

Same property. George W. Tubbs to Jefferson M. Levy. 1/2 part. Sub. to mortis. February 15. 25,050

Same property. George W. Tubbs to Robert B. Roosevelt. 1/2 part. Sub. to one mort. Feb. 13. 25,000

126th st, No. 219, n s, 187.6 w 7th av, 12.6x99.11, three-story brick dwell'g. A. Rivers Taylor to Theodora A. wife of Cornelius H. Ackerman, Jersey City Heights. 1-5 part. Morts. \$3,506. Feb. 17. val. consid

129th st, Nos. 262 and 264, s s, 60 e 8th av, 39.6x80, two four-story stone front tenem'ts. Clara Styles to John G. Cary. Morts. \$24,000. Feb. 15. 28,500

132d st, s s, 125 e 7th av, 100x99.11, vacant. Elizabeth Balmforth, widow, to John C. Overhiser. Jan. 30. 22,000

134th st, n s, 225 e 8th av, 25x99.11, vacant. William Reid, Nyack, N. Y., to Edmund Coffin, Jr. Feb. 15. 5,000

159th st, n s, 175 e Grand Boulevard, 150x99.11. }  
160th st, s s, 175 Boulevard, 150x99.11, vacant. }  
Patrick J. O'Brien to Mary E. wife of John Carlin. Morts. \$18,000. Feb. 4. 25,000

154th st, n s, 166 e 10th av, 18x99.11. James Monteith to Edward E. Williams. Feb. 13. 3,600

150th st, n s, 350 w 10th av, 25x99.11. Release mort. Nancy Ransom to Charles F. Thomas. Feb. 16. consid. omitted

159th st, n s, 325 w 10th av, 25x99.11. Release mort. Nancy Ransom to Charles F. Thomas. Feb. 16. consid. omitted

159th st, n s, 325 w 10th av, 50x99.11, vacant. Charles F. Thomas to Mary F. C. Smith. Feb. 16. 5,000

161st st, s e cor 10th av, 50 to Kingsbridge road, x south 101.8 x west 68.8 to av, x north 99.11. Release mort. Mary A. Coulter, extr. H. Coulter, to Israel Bower and Charles Phelps. 1-12 part. nom

Av A, No. 1098, e s, 38.8 n 59th st, 19.4x80, four-story stone front flat. Patrick Kennedy to Henry Siebert, Jr. Mort. \$8,500. Feb. 13. 14,000

Av A, No. 1525, w s, 51.2 s 81st st, 17x70, three-story brick dwell'g. Edward Kilpatrick to Eliza and Annie Brooks, joint tenants. Mort. \$3,000. Feb. 1. 6,500

Av A, No. 1669, w s, 25 s 88th st, 25.5x76, five-story brick store and tenem't. Charles Piltz to Maria wife of William Hasselberger. Morts. \$11,375. Feb. 13. 18,000

Av A or Eastern Boulevard, e s, 25.2 s 85th st, 26.6x78, five-story tenem't. Frederick Schuck to Annie Dohmann. Feb. 13. 20,500

Av D, No. 67, w s, 78 n 5th st, 19.5x32.5x18.3x32.5, three-story brick store and tenem't. John S. Miller to Sarah Miller. B. & S. June 8, 1882. nom

Fort George av, centre line at n e line of T. J. Powers land, runs southeast 311.2 x northeast 173.2 x northwest 163.6 to said Fort George av, x northwest 50 to said centre of said av, x southwest 211.11, except portion taken for Fort George av, plot 21 part of Isaac Dyckman estate. Fannie B. Dyckman to Thomas Bailey. Feb. 10. 6,000

Lexington av, No. 1053, s e, 17 s 75th st, 17x55, three-story stone front dwell'g. Moses J. Henry to Tena Henry. Q. C. Feb. 17. nom

Lexington av, No. 1073, w s, 51.2 s 76th st, 17x80, three-story stone front dwell'g. Isabella and Alice C. McQuade to Sarah A. wife of Alfred B. Ogden. Mort. \$12,000. Feb. 15. 21,000

Lexington av, s w cor 108th st, 20.11x75, three-story brick dwell'g. John Totten to Bernhard J. Decking. Mort. \$6,500. Feb. 5. 9,500

Pleasant av or Av A, e s, extd from 122d st to 123d st, 201.10x74. The Mutual Life Ins. Co., New York, to George F. Johnson. C. a. G. Feb. 17. 75,000

Pleasant av, s e cor 123d st, 91.11x74. Release judgment. Ward B. Chamberlain, assignee J. H. Deane, to The Mutual Life Ins. Co. Feb. 13. nom

Same property. Release judgment. Same to same. Feb. 13. nom

Riverside av or drive, s e cor 114th st, 26.5x105.4x25.11x110.6, vacant. Catherine Carrigan and ano. exrs. A. Carrigan, to George E. B. Hart. Feb. 13. 15,000

Same property. George E. B. Hart to Theodore W. Myers. B. & S. C. a. G. Feb. 15. 15,000

Same property. Release dower. Catharine Carrigan, widow, to George E. B. Hart. February 13. nom

St. Nicholas av, e s, extends from 129th to 130th st, and bounded east by line 125 e of St. Nicholas av, two-story frame store and dwell'g and one-story brick stable on rear. Mathilde wife of Theodore von Ellert to John M. Ruck. Mort. \$45,000. Feb. 12. 65,000

St. Nicholas av, 8th av, 124th st to 125th st. Elias S. Higgins, James Cassidy and William H. Moore to Alvin H. Higgins. Release. Nov. 17. nom

St. Nicholas av, w s, 11 n 137th st, 90.2x97.9x99.11x54.8x59, two-story frame dwell'g. Hannah L. Crossley to Adah Crossley. Mort. \$2,760. Feb. 4. gift

1st av, No. 1538, e s, 76.7 s 81st st, 25x106.6, five-story stone front store and tenem't. David K. Schuster to Jeannette wife of Nathan Gunther. Mort. \$14,000. Feb. 18. 25,500

1st av, Nos. 817-821, s w cor 46th st, 80.5x100, three five-story brick stores and tenem'ts. Dennis Harrington to Ferdinand Sulzberger. Mort. \$40,000. Feb. 17. 80,000

1st av, n e cor 47th st, runs east 80.6 x north 26.8 x west 0.6 x north 49.10 x west 80 to 1st av, x south 76.6. Release mort. David M. Koehler et al., exrs. H. Eisner, to Theresa Koehler, Sophie A. Freund, Frances Marks, Samuel L., Mark H., Julius H., Mary, David and Jerome Eisner. Feb. 10. nom

1st av, No. 891, w s, 100.5 s 50th st, 20x56.3, four-story brick tenem't. Samson Wallach to Charles Hahn. Mort. \$6,000. Feb. 15. 10,000

1st av, e s, 45.6 n 5th st, 24.3x100. Riecka or Rachel wife of Isidore Platt and an heir M. Goldstein to Morris Goldstein. Q. C. February 11. 1,000

1st av, Nos. 868 and 870, e s, 50.5 s 49th st, 50x100, two five-story brick stores and tenem'ts. Henry Guth to August Goetz and Auguste his wife. Mort. \$30,000. Feb. 13. 49,750

1st av, No. 1621, w s, 50 n 84th st, 26x77.10, four-story stone front store and tenem't. Philipp Kaiser to Christian Roth. Mort. \$8,500. Feb. 15. 21,000

2d av, No. 797, w s, 40.2 s 43d st, 20.1x75, four-story brick store and tenem't. Samuel Jacobs to Maurice V. Freund. Mort. \$6,000. Feb. 12. 16,000

2d av, No. 813, w s, 100.5 s 44th st, 25x80, five-story stone front store and tenem't. Christian and Louis C. Wagner to Frank Sachse and Emilie his wife, joint tenants. Mort. \$12,000. Feb. 15. 25,500

2d av, No. 822, s e cor 44th st, 20x82, four-story brick store and tenem't. Julius Abrahams to Mary E. wife of Patrick Norton. Mort. \$20,000. Feb. 1. 26,500

Same property. Samuel Josephs to Julius Abrahams. Feb. 1. 26,500

2d av, No. 1340, e s, 25.3 s 71st st, 24.11x74.1x25x74.1, five-story stone front flat and store. Frederick R. Frech, New Dorp, S. I., to Minna wife of Solomon Silberberg. Mort. \$12,500. Feb. 18. 24,950

3d av, No. 421, e s, 98.8 s 30th st, 24.8x110, four-story brick store and tenem't. Cornelius H. Carling to George H. B. Hill. Feb. 16. 45,000

5th av, s w cor 132d st, 149.11x75, eight four-story stone front dwell'gs. 132d st, s s, 75 w 5th av, 35x99.11, two four-story stone-front dwell'gs. Thomas Mackellar to James Fettech. February 13. 73,000

6th av, s e cor 120th st, 126.2x85, vacant. John H. Hildreth to John H. Watson. Mort. \$22,500. Mar. 31, 1885. 46,000

7th av, s e cor 128th st, 49.11x75, five-story stone front tenem't and five-story brick store and tenem't on corner. Michael Hughes to Mary E. Bailey. B. & S. Mort. \$30,000, taxes, assessm'ts, &c. Jan. 26. nom

Same property. Mary E. wife of and Samuel H. Bailey to John J. Gibbons. Mort. \$30,000. Feb. 15. 60,500

8th av, n w cor 58th st, runs west 200 x north 100.5 x east abt 95 to the circle, x southeast 122.5 to 8th av, x south 40.8. Susan S. wife

of Charles G. Francklyn to Amos R. Eno. Feb. 13. 145,900

8th av, No. 891, w s, 11.4 n 53d st, runs south 11.4 to 53d st, x west 175 x north 30.10 x east — to beginning, two story frame store and dwell'g on av and three two-story brick and frame buildings on 53d st. James A. Striker to Henry B. Wright. Feb. 18. 24,500

9th av, No. 256, e s, 59.4 n 25th st, 19.8x65, three-story brick store and tenem't. Edward H. O'Brien to David A. Mitchell. Mort. \$3,000. Feb. 4. 10,750

9th av, s w cor 69th st, 100.5x100. Hugh Blesson to George J. Hamilton. Q. C. February 10. nom

9th av, w s, 75.8 s 88th st, 25x100, vacant. Ebenezer Morgan, Groton, Conn., to Isabella McCormack. Jan. 30. 8,000

9th av, e s, extends from 94th to 100th st, 201.10x100, vacant. William J. Syms to Jacob M. Newman. Mort. \$40,000. Feb. 15. 61,500

9th av, s w cor 103d st, 100.11x100, vacant. Jane A. wife of Charles F. Wildey to Evan T. Hoopes. Mort. \$17,000. Feb. 8. 30,000

10th av, s e cor 64th st, 75.5x100, vacant. Edmond Connelly, individ. and exr. M. Connelly, to Anthony A. Hughes. Mort. \$6,000. Jan. 15. 30,000

10th av, s e cor 81st st, 102.2x100, vacant. 81st st, s s, 100 e 10th av, 25x102.2, vacant. John J. Pollock to James G. Dimond and Oscar F. Mackey. Mort. \$35,000. Jan. 14. 40,000

10th av, intersection St. Nicholas av, late old Kingsbridge road, runs south along w s of old road 167 x west 67 to 10th av, x north 159. Melissa M. von Gerichten to Mary A. Coulter. Q. C. Jan. 19. nom

10th av, s e cor 81st st, 102.2x100, vacant. 81st st, s s, 100 e 10th av, 25x102.2, vacant. John W. de Peyster, Red Hook, N. Y., to John J. Pollock. C. a. G. Jan. 14. 40,000

10th av, w s, 74.11 s 131st st, runs west 96 x southeast 10 x west 21 x east 92 to 10th av, x north 25, two-story brick dwell'g and one-story frame stable. Francis Lawlor or Lawlor to William Sargeant. Feb. 11. 4,500

10th av, No. 1220, e s, 158 n 73d st, 20x100, four-story stone front tenem't. Foreclos. Frank F. Van Derveer to The Murray Hill Bank. Mort. \$16,000. Feb. 10. 2,200

11th av, s w cor 70th st, 25.5x100, vacant. John M. Knox et al., exrs. R. S. Clark, and Mary C. Clark, widow, to Andrew J. Skinner. Dec. 21. 8,100

11th av, s w cor 76th st, 76.7x100, vacant. Simeon E. Church to Chauncey Kilmer. Jan. 25. 28,000

11th av, Nos. 630-636, e s, 20 n 46th st, 80.5x80. 46th st, n s, 80 e 11th av, 20x100.5. Four-story brick brewery. 47th st, s s, 80 e 11th av, 20x100.4. 47th st, s s, 100 e 11th av, 20x100. Two-story frame barn. John F. Rottmann to John F., Henry D., Herman H. and John F., Jr., Rottmann, of J. F. Rottmann & Sons. M. \$12,000. Feb. 9. 50,000

11th av, s w cor 76th st, 76.7x100, Release mort. Edwin H. Abbot, Milwaukee, Wis., to Simeon E. Church. Feb. 5. nom

Mill rock or Gibson's or Leland's Island in Hell or Hurl Gate, East River, abt 1 acre; also land under water adj, contains 8 639-1,000 acres. William T. Byrnes to Cecil C. Higgins. Mar. 30. 20,000

## MISCELLANEOUS.

Certified copy of last will and testament of Margaret Murray, dec'd. Exemplified copy of the last will and testament of John C. Draper. Exemplified copy of last will and testament of Eliza A. Hearn, dec'd. Exemplified copy of the last will and testament of George A. Hearn. One-fifth part of all the estate, real and personal, of which John Westfall died seized, and to which grantor is entitled under will of said J. Westfall, dec'd. Lucy H. wife of George A. Kuhn, Brooklyn, to Frederick Harting. Trust deed. Mar. 21, 1876. nom

Receipts of legacies and releases of Caroline Traum, by Bessie Oppenheimer \$1,000, Emma Bar \$1,000, John J. Bar \$300, Charles Gundersheimer \$5, and Simon Gundersheimer \$50. Rolling stock, consisting of 600 box freight cars, 200 gondola cars, 500 gondola cars and 10 refrigerating cars, valued at \$500,000. Frederick D. Tappens, lessor and trustee, to Buffalo, Rochester & Pittsburg R. R. Co., payable on delivery of cars \$100,000 and \$40,000 per year. Resignation of Felix Adler as trustee of Anna Otiendorfer and appointment of John D. Lange in his stead. Jan. 4. nom

## 23d and 24th WARDS.

Denman pl, s s, 567 w Union av, 33x118.1. Foreclos. Charles A. Jackson to Lucia M. Cohen, widow. Mort. \$1,000. Feb. 10. 3,075

Talnage st, s s, 80 w Quarry road, runs east 80 to Quarry road, x southwest along same 149 in two lines, x north 121.6 to beginning. Katharine Heimburger to William J. Barnes. Nov. 16. 2,000

135th st, n s, 131.6 e Alexander av, 75x100. Sarah wife of Patrick Donohue to John McLoughlin. Feb. 18. 9,000

136th st, n e s, 125 n w 3d av, 50x150. 136th st, n e s, 100 n w 3d av, 25x150. 136th st, n e s, 99.6 n w 3d av, 0.4x82.1x5.3x81.11. Plot comprising rear parts of lots 112 and 113 map of Mott Haven, &c., runs east 59.6 x north 25 x west 50.7 x south 25,

Eliza A. Stedman, individ. and exr. J. M. Stedman, dec'd, John W. and Nathan Stedman, Harriet wife of Alexander G. Wilson, Abbie wife of James G. Parker, Sophia wife of John Christy, Frances wife of John P. Stier, Seth, Hazen, Charles and John Stedman, Lucy Hurst, widow, Edward S. Jameson, Henry W. Jameson, James S. Belden, Adeline B. wife of Charles F. Sedgwick, Charles R. Belden, widow and heirs J. M. Stedman, to George W. Cheney. Jan. 30. 23,454

Same property. Mary Stedman, infant and one of the heirs of J. M. Stedman, by J. S. Geves, guard., to same. 1-44 part. Jan. 30. 545

138th st, n s, 144.1 e 3d av, 25x100. Foreclos. Richard H. Smith to William O'Gorman. Feb. 15. 4,500

142d st, n s, 100 e College av, 100x100. Oliver Dyer to Henry G. Cooper. Feb. 1. 8,500

147th st, n s, 125 e Prospect st, 50x100. James and John B. Livingston to Diedrich Knabe. Feb. 13. 1,000

150th st, s s, 120.3 e Morris av, new line, 25x100. Andrew Wood to Joseph Loughlin and Ellen his wife, joint tenants. Feb. 17. 950

Same property. Release mort. Jane wife of Robert Ellis to Andrew Wood. Feb. 16. nom

150th st, s s, 225 w Courtlandt av, 25x100. Elizabeth Happe, widow, to Sebastian Fischer. Release dower. Feb. 11. 566

Same property. John, Annie, Charles and Frederick Happe, by A. F. Wilson, guard., to Sebastian Fischer. Infant's share. Feb. 11. 1,171

Same property. Catharine wife of Charles Druhe, Joseph Happe, Elizabeth wife of Adolph Maybohm, Lena wife of Michael Hartling, and Frank Happe, heirs Franz Happe, to Sebastian Fischer. All title. Feb. 11. 1,463

152d st, n s, east 1/2 lot 377 map Melrose South, 25x100. Rosa wife of Peter Rice to Charles Nacke and Mary his wife, joint tenants. Feb. 8. 3,275

154th st, n s, 300 e Courtlandt av, 50x100. John Bachmann to Rosa C. Rice. February 13. 2,000

Av B, now Creston, e s, lot 174 map Prospect Hill estate, Fordham, 25x122, h & l. William Young to Bridget Fitzpatrick. Feb. 15. 1,000

Alexander av, No. 212, e s, 15 s 137th st, 14.4x60. Enoch C. Bell to Sallie R. wife of Alexander P. Bell. Mort. \$5,000. Feb. 6. 7,000

St. Anns av, westerly cor 138th st, runs south 475 to 136th st, if extended, x 300 to Mill brook, x along brook to 138th st, x east 394.4. St. Anns and Clifton avs, 143d and 144th sts, forty-two lots, each 25x100. St. Anns av, s w cor 141st st, 80.3x434.4x115.3x435.2. 141st st, s s, runs in three courses 298.8 x west to Clifton av, x north to 141st st, x east to beginning. Jose L. Ramirez to Peter W. Sheaffer, Pottsville, Pa. Feb. 3. 80,000

Willis av, w s, 75 s 140th st, 25x106. Mary M. Donnelly, Brooklyn, to James Rothschild and Fannie his wife, joint tenants. Mort. \$1,000. Feb. 5. 3,200

3d av or Fordham av, e s, 360.9 s Quarry road, 100.3x277.8 to Ridge st, x100x284. Lafayette pl, w s, 600 s Pine st, 100x200 to Ridge st. L. Napoleon Levy to George W. Tubbs. Feb. 16. 15,000

Same property. Release mort. Jefferson M. Levy, guard. H. Du Bois, to L. Napoleon Levy. Feb. 16. nom

3d av, Nos. 1117 and 1119, w s, part lots 41 and 42 map Morrisania, &c., 37.9x174.6x43.6x170, hs & ls. Henry A. Sherwood and David Tetzlaff to William H. Osborn. Mort. \$4,000. Feb. 12. 7,250

Lots 108, 109, 110 and 111 map of part of Morris Stebbins property, Morrisania; also Findlay pl, s s, 309.6 e Central av, 100x200, to Clark pl. Central av, s e cor Clarke pl, 63.3 to Gerard av, x 38.4 x 154.9 x south 100 to Arcularius pl, x50x200 to Clarke pl, x214.9. William H. Hewson, Jersey City, to Edith E. Stebbins, Jersey City. C. a. G. Feb. 16. nom

Same property. Augustus V. C. Stebbins, Jersey City, to William H. Hewson, Jersey City. C. a. G. Feb. 16. nom

Lots 913 and 914, section 18 Woodlawn Cemetery, contains 576 superficial feet. The Woodlawn Cemetery to George T. Dollinger. 1868. 194

Road from Fordham depot to Highbridge, s s, 50.6 e Av B, 50.6x170x72x133. Charles W. Lowerre to Susan A. wife of Charles A. Berrian. 1/2 part. Jan. 24. 600

Same property. Charles W. Fisher to same. 1/2 part. Jan. 24. 600

## LEASEHOLD CONVEYANCES.

Bowery, No. 207. Assign. lease. Julia J. Clark and ano., exrs. Eden P. Clark, to Chas. Schlang. 1,500

Centre st, No. 208. Assign. lease. Henry Schaffner to August Frank. nom

Crosby st, No. 55, store and part of basement. Assign. lease. George F. and Louis F. Schutte to John W. and Ernst A. Haaren and Ernst A. Meinken. nom

Fulton st, Nos 64, store nearest Cliff street. Assign. lease. Henry T. Jung to Frederick W. Kraatz. nom

Houston st, No. 352 E. Assign. lease. Ephraim Tencoorn, assignee of A. Devries, to Louis Tencoorn. 20

Liberty st, Nos. 18 and 20. Assign. lease. Sanford J. Peck, Brooklyn, to Edward Jeans and John A. Taylor, of Jeans & Taylor. nom

Springfield st, n s, 300 e Courtlandt av, 50x100.  
 Rosa C. Rice to John Bachmann and Clara  
 his wife. Life lease. Feb. 15. nom  
 Washington st, n e cor Clarkson st. Surrender  
 of lease. John F. and David Millemann to  
 Woodbury G. Langdon. 11,000  
 17th st, s s, 184.9 e 7th av, 24.3x92. Assign.  
 lease. Rudolph Bohm to Ernest Detmold,  
 Greenville, N. J. 21,000  
 31st st, n s, 225 w 6th av, 50x98.9. Consent to  
 assign. lease. Glorvina R. Hoffman to Wil-  
 liam T. Ryerson and Ida Brown.  
 Same property. Assign. lease. William T.  
 Ryerson and Ira Brown, of Ryerson & Brown,  
 to Charlotte Blumenthal. 1,000  
 31st st, n s, 225 w 6th av, 50x98.9. Leasehold.  
 Agreement as to easement for light and air.  
 Charlotte Blumenthal with William T. Ryerson  
 and Ira Brown. Feb. 16. nom  
 46th st, s s, 200 w 8th av, 22x100.5. Assign.  
 lease. Annie Rhoades, individ. and exr.  
 Louisa A. Johnson, to Patrick Malone. 7,500  
 47th st, n s, 455.9 w 5th av, 23.10x100.5. Trust-  
 ees Columbia College to Richard Orr. 21  
 years, from Nov. 1, 1885, per year, taxes, &c.,  
 and 1,090  
 75th st, s s, 100 w 3d av, 50x102.2. Assign.  
 lease and build'g. Maurice Sullivan to Ellen  
 Sullivan. nom  
 Av A, n e cor 75th st, 51x98. Assign. lease.  
 Henry C. Myers to Benedict & Co. 1,182  
 3d av, No. 1092, store, &c. Assign. lease.  
 John Oldenschlager to Henry Buckmann and  
 Frederick Budde. nom  
 3d av, No. 2341, n e cor 127th st, store, &c.  
 Assign. lease. George W. and William A.  
 Borst to Henry Thramann. 3,000

KINGS COUNTY.

FEBRUARY 12, 13, 15, 16, 17, 18.

Adams st, s e s, 300 n e Broadway, 25x100, h &  
 l. John Bauss : ann to Philip Ochs. \$4,000.  
 Arlington pl, w s, 100 s Halsey st, 20x100.  
 Charles W. Betts to William Westlake. 2,600  
 Adelphi st, e s, 833.4 s Park av, 16.8x100. Jo-  
 seph Carson to Nicholas P. Young. 2,900  
 Bergen st, s s, 200 e 6th av, 39.10x131, two  
 dwell'gs. William M. Husson to George F.  
 Thompson. 12,000  
 Bergen st, n s, 75 w Hoyt st, 50x100, hs & ls.  
 Harry C. More to George W. Ihrig. Mort.  
 \$2,000. 4,725  
 Bennett st, s s, 100 w Debevoise av, 25x100, h &  
 l. James W. M. Hipwell to Albert C. Hal-  
 lam. Mort. \$1,000. 1,500  
 Berry st, s e s, 50 n e North 9th st, 25x100. Sam-  
 uel I. Hunt to Michael Ring. 1,600  
 Boerum pl, north cor Bergen st, 125x100. Sarah  
 A. wife of Henry Du Zondt, Plainfield, N. J.,  
 to Thaddeus A. Van Zandt. 500  
 Boerum st, s s, 75 w Bushwick av, 25x100, h &  
 l. George Hahn and Minnie Kohler to Han-  
 nah Steinweg. Mort. \$3,500. 5,700  
 Bogart st, w s, 25 s Varet st, 25x96x25x97, h &  
 l. John Schubert to Albert F. W. Fahl and  
 Caroline his wife. consid omitted  
 Broadway, n e s, 125 n w Adams st, 25x100, h &  
 l. George Loffer to Jacob Gleesing and Maria  
 his wife, joint tenants. Mort. \$3,000. 9,000  
 Broadway, n e s, 23 s e Palmetto st, 77x90.  
 Release mort. John W. Phelps to Charles E.  
 Cozzens and William H. Barton. 37,000  
 Broadway, n e cor Palmetto st, 23x90. Release  
 mort. John W. Phelps to same. 11,000  
 Broadway, n e cor Palmetto st, 42.3x90, h & l.  
 Francis J. McMahon to John W. Ahren.  
 Mort. \$7,000. 22,000  
 Broadway, n e cor Palmetto st, 100x90, h & l.  
 Charles E. Cozzens and William H. Barton to  
 Francis J. McMahon. 75,000  
 Berkeley pl, s s, 170.2 e 5th av, 22x95, h & l.  
 Theodore, George W., Robert and William  
 Maynard and Mary M. wife of William T.  
 Welch, heirs W. Maynard, to Henry J. Brun-  
 ton and Charlotte his wife, joint tenants. 3,000  
 Butler st, n s, 115 w Rogers av, runs north  
 69.7 x southeast 21.6 x south 61.9 x west 20.  
 Butler st, n s, 175 w Rogers av, 40x77.5x42.11x  
 93.  
 Thomas K. Timoney to William H. Harris-  
 son. Mort. \$735. 650  
 Cheever pl, w s, 248 7 n Degraw st, 22.7x— in  
 two courses, x 22.8x88.6. Annie wife of  
 George Duncan to Nickolas Mullins. 5,800  
 Carroll st, n s, 230 w 6th av, 12x100. William  
 Curry to Granville G. Hallett. nom  
 Conselyea st, s s, 175 w Ewen st, 25x100. John  
 T. Shevlin to James H. Shevlin. 1-6 part. 500  
 Congress st, n s, 100 w Court st, 25x100. Brook-  
 lyn Benevolent Soc. to John J. Kelly, admr.  
 Ann Brown. Leasehold. Sub. to mort.  
 \$1,500. 8 years 1 month and 21 days, from  
 Dec. 10, 1885, per year, 175  
 Same property. Assign. lease. John J. Kelly,  
 admr. Ann Brown, to Helene C. Kut-  
 ruff. 5,500  
 Decatur st, s s, 592.8 w Ralph av, 17.8x100. El-  
 len P. wife of Joseph G. Conklin, Hunting-  
 ton, to Emanuel Simons. 745  
 Dean st, n e s, 440.9 s e Carlton av, 74.5x72.6x  
 68.4x115.6.  
 Clinton av, e s, 505.7 s Park av, 20x120.  
 The United States Trust Co., New York,  
 trustee Judith Bogert, dec'd, to Helen B.  
 Davids. ¼ part. nom  
 Douglass st, n s, 23 e 3d av, runs north in two  
 courses to point 85 north Douglass st and 35  
 east of 3d av, x east and south and east and  
 south to Douglass st, x west 201.6. Nancy B.  
 Wheeler to The New York Life Ins. Co.,  
 New York. exch

Diamond st, n s, 1,602.1 e Main st, Flatbush,  
 75x200, Flatbush. Aaron S. Robbins to Jas.  
 A. Hamblin. 2,625  
 Driggs st, late 5th st, e s, 50 n North 12th st,  
 runs north 100 x east 58 to Union av, x south  
 along Union av 175 to centre of south branch  
 Bushwick Creek, x west along creek to point  
 56 w of Union av, x north abt 40 x south 5 x  
 west 100. Harold Dollner to Adolph Van-  
 rein. C. a. G. ¼ part. 825  
 Same property. James L. Truslow et al., exrs.  
 and trustees G. Potter and Phebe Potter,  
 widow, to same. ¼ part. 825  
 Same property. John E. Camerden, exr. J.  
 Camerden, to same. ¼ part. 550  
 Elm st, n w s, 120 n e Broadway, 20x75, h & l.  
 Joseph J. Jones to Frederick G. Milligan. C.  
 a. G. Mort. \$1,500. nom  
 Same property. Frederick G. Milligan to  
 Mary E. B. wife of Joseph J. Jones. C. a.  
 G. Mort. \$1,500. nom  
 Ellery st, n s, 100 e Throop av, 25x100, h & l.  
 Robert Henderson, Jr., to The Throop Av  
 Presbyterian Church. Mort. \$3,000. 3,600  
 Fulton st, s s, 125 e Rochester av, 100x110.  
 George H. and R. A. Granniss, exrs. Maria  
 L. Tweed, to James W. Stewart. Mort.  
 \$23,000. nom  
 Fulton st or av, n e cor Duffield st, runs north  
 49 x east 32.6 x south 8.9 x southwest 50 to  
 Fulton st, x northwest 12. Oscar S. and C.  
 C. Fleet, exrs. S. Fleet, to Samuel E. W.  
 Fleet. 2,400  
 Fulton st, n e cor Duffield st, runs north 49 x  
 east 32.6 x south 8.9 x southeast 50 to Fulton  
 st, x northwest 12. Samuel E. W. Fleet to  
 Araminta T. Baxter. ¼ part. 3,000  
 Same property. Same to Mary A. Kissam,  
 New York. ¼ part. 3,000  
 Same property. Same to Clarence C. Fleet. ¼  
 part. 3,000  
 Same property. Same to Robert S. Fleet. ¼  
 part. 6,000  
 Fulton st, s s, 220.4 e Clason av, 20x117x19.11x  
 117, h & l. The Union Mutual Life Ins. Co.  
 Me. to Patrick J. Kenedy. Q. C. 10,750  
 Fulton st, n s. Party wall agreements. Giosne  
 Gianini to George A. Betts.  
 Fulton st, n s, 389 e Sackman st, runs north 100  
 x northeast 25.9 to Brooklyn and Jamaica  
 plank road, x southeast 84.5 x southwest 49 x  
 south 47 to Fulton st, x west 69. Foreclos.  
 Charles Fox to Howard L. Higgins. ¼  
 part. 1,025  
 Gallatin pl, e s, 157.5 s Fulton st, 24x87.3  
 x24.2x89. Louis J. Heydt to Pauline Heydt.  
 Mort. \$8,000. 15,000  
 Grand st, s s, 100 e 7th st, 25x104 to South 1st  
 st, hs & ls. Lewis Hurst to Simon Lipsky,  
 New York. Mort. \$10,000. 18,000  
 Harman st, s e s, 220 s w Central av, 20x100, h  
 & l. James Gascoine to William J. Kramer.  
 nom  
 Harman st, s e s, 260 s w Central av, 20x100, h  
 & l. James Gascoine to Cornelia M. wife of  
 Cord. Meyer, Jr. nom  
 Herkimer st, s s, 500 w Nostrand av, 25x100.8x  
 26x93.6, h & l. Foreclos. Don A. Hulett to  
 William J. Matheson. 7,100  
 Same property. William J. Matheson to Ade-  
 lia Macgowan. Mort. \$4,000. 7,250  
 Halsey st. Party wall agreement. Nellie M.  
 McLain to Gilbert De Revera. 120  
 Hancock st, s s, 150 e Patchen av, 5x100. Mar-  
 tha J. Williams to John W. Harman. nom  
 Hancock st, n s, 155 e Stuyvesant av, 20x100.  
 Marie T. wife of William J. March to Emma  
 M. Neal. 950  
 Hicks st, e s, 221 n Degraw st, 25x88.6. Annie  
 wife of George Duncan to Nickolas Mul-  
 lins. 1,550  
 Hicks st, n w s, 100 n e Huntington st, 25x102.8,  
 h & l. Foreclos. Charles B. Farley to Pat-  
 rick Brannen. Mort. \$1,600. 550  
 Humboldt st, e s, bet Nassau and Van Cott avs.  
 20.9x4.6x98.6x25x100, h & l. Henry Steers to  
 James Richard. 950  
 Huron st, s s, 95 e Franklin st, 25x100, h & l.  
 John Morrow to George Colloseus and Emilie  
 his wife. 2,600  
 Hamburg st or av, w s, 25 n Prospect st, 25x75,  
 h & l. John M. Stearns to Joseph A. Jono-  
 rovski. Mort. \$800. 1,500  
 Huron st, n s, 275 w Oakland st, 25x100. Ed-  
 ward P. Magoun, Hudson, N. Y., to Mary E.  
 Crofts, Watervliet, N. Y., Alice M. Burget,  
 Cheshire, Mass., and Morton Mitchell, Dal-  
 ton, Mass. C. a. G. 100  
 Herkimer st, n s, 116.8 w Hopkinson av, 16.8x  
 100. Herbert C. Smith to Stephen K. Mad-  
 den. Mort. \$1,600. 3,600  
 Java st, Nos. 177 and 179, n s, 225 e Manhattan  
 av, 50x100, hs & ls. Charles Curtiss and ano.,  
 exrs. A. Mills, to Thomas F., Walter A., and  
 Charles H. Pendleton. 6,250  
 Same property. Andrew Mills et al., exrs.  
 Eliza Mills, to same. nom  
 Keep st, s e s, 500 n e Marcy av, runs southeast  
 89.2 x north 76.8 to Division av, x west 50 to  
 Keep st, x southwest 20.4. Foreclos. Gerard  
 M. Stevens to Margaret Farrell. 1,500  
 Livingston st, s s, 150.5 w Smith st, 25x100.  
 Robert F. Matthews to John H. Aschoff. 14,000  
 Leonard st, e s, 61 s North 2d st, 19x60. Fore-  
 clos. Moses J. Harris to David Prothers. 860  
 Leonard st, e s, 61 s North 2d st, 90x60. Kuni-  
 gunda Badum, widow, to David Prothers.  
 Q. C. 120  
 Same property. William Wilson to David  
 Prothers. Q. C. 50  
 Lincoln pl, n s, 525 w 6th av, 65.3x110.2x37x  
 106.7. Mary A. wife of Joseph Fletcher to  
 George J. Weybrecht. 4,400

Locust st, w s, 1,125 n 2d st, 25x150, h & l, New  
 Lots. George Beach to Thomas H. Reding  
 and Ruth his wife. 1,950  
 Luquer st, n s, 190.10 w Court st, 20x100. Ed-  
 ward F. Broderick, heir Eliz. Broderick, to  
 Henry C. Murphy. nom  
 Same property. Henry C. Murphy to Mary A.  
 wife of Edward F. Broderick. nom  
 Madison st, s s, 480 e Tompkins av, 20x100.  
 Margaret E. wife of Augustus C. Tate to  
 Sarah E. Rea. Mort. \$5,000. 7,000  
 Madison st, n s, 175 w Sumner late Yates av,  
 25x100. The National Bank of Kinderhook  
 to Nathaniel W. Burtis. 2,000  
 Madison st, w s, 127.10 s Fulton st, 25x100, East  
 New York. Edward F. Linton to Maria T.  
 Strickland. 425  
 Same property. Sarah A. Stoothoff, et al., to  
 Edward F. Linton. Release mort. nom  
 Melrose st, s e s, 350 s w Hamburg st late John-  
 son av, 50x100. Adele Ficken to Philip Du-  
 gro. 1,850  
 Monroe st, s s, 165 e Bedford av, 20x100. Anna  
 T. wife of Charles B. Carpenter to Joseph W.  
 Walsh. Mort. \$5,000. 3,750  
 Meserole st, n s, 100 e Leonard st, 50x100, h & l.  
 Carolina Mitthauer, widow and devisee G.  
 Mitthauer, to Jacob H. Werbeloosky. 7,600  
 Montgomery st, s e cor Troy av, 72.1x42 to  
 patent line, x— to Troy av, x76.4; also  
 Montgomery st, s w cor Troy av, 41.2x— to  
 patent line, x— to Troy av, x102.10.  
 Catharine R. Knoop, widow and devisee of  
 J. H. Knoop, to John Shire. 750  
 Main road, w s, Canarsie, near J. E. Jones, one  
 acre. George W. Henry and Philip Wein-  
 houten to Amelia Weinhouten. 1871. nom  
 Same property. Amelia Baker to Amanda M.  
 Hocknell. 1884. nom  
 Macon st, n s, 100 e Arlington pl, 60x100. Absol-  
 om W. Dieter to Russell O. Frost. Mort.  
 \$4,700. 6,400  
 Moore st, n s, 100 w Humboldt st, 25x100. An-  
 dreas Kappel to Emilie Claus. nom  
 Same property. Emilie Claus to Andreas  
 Kappel and Karoline his wife, joint tenants. nom  
 McDougal st, s s, 125 e Howard av, 25x182.7x  
 25.7x176.9. George H. Granniss to James W.  
 Stewart. 3,500  
 McDougal st, s s, 100 e Howard av, 25x176.9x  
 25.7x171.6. John F. Praeger to James W.  
 Stewart. 3,500  
 McDougal st, s s, 150 e Howard av, 25x188.4x  
 25.7x182.7. Thomas G. Carver, East Newark,  
 N. J., to James W. Stewart. 3,500  
 McDougal st, s s, 425 w Saratoga av, 100x100.  
 Noah Tebbetts to Asa W. Tenney and John  
 W. Peckett, Jr. Mort. \$2,000. 4,000  
 McDougal st, s s, 150 e Saratoga av, 100x100.  
 Maria C. Martin, widow, New York, to Asa  
 W. Tenney and John W. Peckett, Jr. 3,250  
 President st, s s, 74 e 7th av, 18x100. Cornelius  
 E. Donnellon and Ezra D. Bushnell to Alvan  
 R. Johnson. 3,750  
 President st, s s, 56 e 7th av, 18x70. Same to  
 Albert E. Lamb. 3,750  
 President st, s s, 56 e 7th av, 36x100. Release  
 mort. Kate C. Henderson et al., exrs. and  
 trustees Isaac Henderson, to John Adamson.  
 3,600  
 Prospect pl, late Warren st, n s, 116.4 e 5th av,  
 18.9x80.3. Edward Fackner to Edwin Terry  
 Sub. to mort., taxes, &c. 5,500  
 Prospect pl, s s, 125 w Vanderbilt av, 18.9x131,  
 h & l. Joseph W. and George F. Hussey,  
 heirs Johanna Hussey, to Jennett C. wife of  
 John J. Goodwin. Mort. \$1,500. 2,600  
 Pulaski st, s s, 300 e Stuyvesant av, 25x100.  
 Charles B. Mayer to Arnold Hoffmann. 2,900  
 Penn st, n w s, 336.11 s w Bedford av, 20x100,  
 h & l. Margaret Wilson, widow, to Ellen  
 wife of Robert Fairchild. Mort. \$3,000. 6,000  
 Quincy st, n s, 42.3 w Sumner av, 19.3x100, h &  
 l. David S. Beasley to Benjamin J. Sturges.  
 Mort. \$3,200. 6,100  
 Quincy st, n s, 80.9 w Sumner av, 19.3x100, h &  
 l. David S. Beasley to Abby A. Ham.  
 Mort. \$3,200. 6,100  
 Quincy st, n s, 61.6 w Sumner av, 19.3x100, h &  
 l. David S. Beasley to Matilda S. wife of  
 Arthur Bliss. Mort. \$3,200. 6,100  
 Radde pl, e s, 98.7 n Atlantic av, 46x97. Chas.  
 F. Schleussner to Henry Snyder and Marg-  
 aret his wife, joint tenants. 1,300  
 Remsen st, s s, 125 e Henry st, 25x132.6 to alley,  
 with use of said alley. Joseph Haleburst to  
 Adelaide Haleburst. nom  
 Same property. Adelaide Haleburst to Hen-  
 rietta P. Haslehurst. nom  
 St. Felix st, w s, 111 s Lafayette av, 16x90.  
 Foreclos. John M. Riker to William H.  
 Macy. 7,000  
 St. Marks pl, late Wyckoff st, s w s, 1.2 n w 5th  
 av, 50x195.8x50x195.4. Susan McGlinn, San  
 Francisco, to Catharine Collins. 10,000  
 Stockholm st, n w s, 100 n e Hamburg av, 50x  
 100. Theodore F. Jackson to Alfred Stoff-  
 regen. 1,600  
 Stockholm st, n w s, 100 n e Hamburg av, 100x  
 100. Release mort. John Cassidy to The-  
 odore F. Jackson. nom  
 Stockholm st, s e s, 330.6 s w Wyckoff av, 25x  
 100.  
 Stanhope st, n w s, 246.7 s w Wyckoff av, 25x  
 100.  
 George Elford to Geza Liszka. 400  
 Sumpter st, s s, 275 e Howard av, 50x200 to  
 McDougal st. Frederick A. Stohlmann to  
 Charles A. Silver. 3,750  
 Sumpter st, s s, 225 e Howard av, 50x200 to  
 McDougal st. Julius E. Stohlmann to Chas.  
 A. Silver. 3,750  
 Sackett st, n s, 156 w Hicks st, 21x100. Patrick

F. Fallon to Mary R. Manton. Mort. \$1,000. 4,200  
 Same property. Mary R. Manton to Annie F. Fallon. Mort. \$1,000. 4,200  
 Schermerhorn st, s s, 24.10 w Nevins st, 18.9x100. Charles B. Hunter to Herman Posbergh. 7,250  
 Smith st, n w cor Grinnell st, 100x100. Charles M. Preston, assignee W. B. Fitch, to Edward J. Price and Agnes H. White. 3,600  
 Stagg st, s s, 275 w Waterbury st, 25x100. Magdalena wife of Jacob Schneider to Rudolph Binder and Emilie his wife, New York. 6,500  
 State st, s s, 280 e 3d av, late Powers st, 20x90. George Powers to Thomas Powers. Mort. \$4,500. nom  
 Same property. Thomas Powers to Mary A. wife of George Powers. Mort. \$4,500. nom  
 Scholes st, n s, 100 w Waterbury st, 25x100. Mary S. wife of and Charles R. Baker, formerly Schenck, heir C. Schenck, to Philip Dieffenbach. 700  
 Thames st, n s, 120 e Bogart st, 60x100. Edward W. Van Vranken to Annie B. Van Vranken. All title. 160  
 Thomas st, n s, 200 e Prospect st, 100x75, Flatbush. Patrick Connelly to John Rooney. C. a. G. 1/2 part. val. consid  
 Union st, n s, 292 w 5th av, 25x95. Betsey Meyer to Alanson W. Adams. M. \$1,800. 2,800  
 Verona pl, w s, 82 s Macon st, 20.6x76.9x20x72.3, h & l. Mary E. wife of and Levi Fowler to Sarah A. Kellett and ano., exrs. S. Kellett. Mort. \$4,500. 5,700  
 Warren st, s s, 148 e Clinton st, runs south 99.10 x east 23.3 x north 99.10 to Warren st, x west 23.4. Caroline M. Coles to Charles Benner, Astoria, L. I. Morts. \$5,000. 100  
 Warren st, s w s, 150 s e Hoyt st, 25x100. Levi Blumenaus, exr. E. McDevitt, to Julia wife of Michael Collemore. 4,850  
 Same property. Release dower. Eliza McDevitt, widow, to Julia Collemore. nom  
 Warren st, Nos. 625-627, n s, abt 214 e 4th av, 75x100. nom  
 Sterling pl, No. 2, s s, 204.7 e 6th av, 20x100. Mary E. Webb to Charles R. Smith. Contract. exch. for farm and other consid  
 Warren st, s s, 238.4 w 5th av, 20x100, h & l. Sarah E. wife of Horatio S. Stewart to Thomas McLoughlin. Mort. \$500. 4,300  
 South 2d st, s s, 100 e 11th st, 25x120. John M. Stearns to Henry Brossler. Mort. \$3,400. 4,700  
 2d st, n s, 94.3 w Bond st, 15.8x86.10x15.8x87.2. William F., Hattie L. and Anne S., widow, Bedell, Amy E. Pine and Claudine B. Hege-man, to Nellie A. wife of John B. McCarthy. Mort. \$1,500. 2,100  
 6th st, n s, 264.6 w 6th av, 16.8x100, h & l. 6th st, n s, 314.6 w 6th av, 16.8x100, h & l. 6th st, n s, 347.10 w 6th av, 16.8x100, h & l. 6th st, n s, 381.2 w 6th av, 16.8x100, h & l. Thomas Butler to George W. Welles. Morts. \$14,000. 22,000  
 North 6th st, s w s, 100 s e 2d st, 25x100. Catharine wife of Michael Hanna to Jacob, Isaac, and Aaron Levy. 5,000  
 11th st, s s, 70.9 w 4th av, 17.6x100, h & l. Elbert Verity to John H. Staats, New York. Morts. \$2,500. 4,000  
 Same property. John H. Staats to Elizabeth A. wife of Elbert Verity. C. a. G. Morts. \$2,500. 4,000  
 North 11th st, n e s, 200 n w Wythe av, 25x100, h & l. John and Henry Schlagenhaff to Lawrence Smith. Mort. \$1,500. 4,500  
 12th st, n s, 222 w 3d av, 25x100, h & l. Jose Baron to Charles Baron and Jose Hondas. Mort. \$1,500. val. consid  
 14th st, n s, 197.10 w 7th av, 49.10x100, h & l. Joel E. Skidmore and Thomas Coxhead to Charles E. Hartshorn. Morts. \$6,600. 15,000  
 Same property. Release mort. Laura A. Griggs to Thomas Coxhead and Joel E. Skidmore. 1,200  
 14th st, s s, 152.6 w 6th av, 47.10x100. Release mort. Sarah H. Powell to John Walters, Sr. and Jr. nom  
 14th st, n e s, 87.10 s e 7th av, 60x100. Release mort. Mary L. Grannis to Ransom F. Clayton. 500  
 East 15th st, w s, 181.5 n Gravesend Neck road, 200x200. }  
 Brooklyn, Flatbush and Coney Island Rail-way Co., w s, 789.3 n Gravesend Neck, 4 762-1,000 acres, Gravesend. }  
 Benjamin F. Stephens to The Kings Co. Water Supply Co. 4,549  
 16th st, s w s, 103.10 n w 9th av, 88x200 to Braxton st. Egbert L. Litchfield to William B. Litchfield. nom  
 19th st, s s, 225 w 6th av, 50x100. Jeremiah O'Mahoney to Amelia D. Borland. 7,000  
 19th st, s w s, 250 n w 6th av, 25x100. Benjamin Andrews to Jeremiah O'Mahoney. Q. C. 100  
 Same property. James Halen, by John Andrews, Jr., guard., to Benjamin Andrews. 100  
 24th st, s s, 100 e 5th av, 75x100.2. Alexander M. White to Thomas Pitbladdo. Mort. \$2,000. 3,000  
 26th st, n e s, 100 s e 4th av, 25x43.3x-46.6. Deborah wife of and Charles Speed to Casimir Szmikowski. Mort. \$300. 800  
 36th st, s w s, 100 n w 4th av, 50x100.2. Mary wife of Thomas Newnam to Elizabeth Delehanty. C. a. G. nom  
 Atlantic av, s s, 32 w Utica av, 16.8x83.4. Andrew J. Moses to Albert Moses. Mort. \$1,250. 2,500  
 Atlantic av, s s, 20 e Eldert av, 25x105.5x25.4x 101.1, New Lots. Thomas J. Atkins, Middle-town, Conn., to William Yungbaus. 300

Atlantic av, s e cor 5th av, 89x100. Adelbert A. Webster to Elizur G. Webster. 1/2 part. 1/2 of morts. \$17,000. 21,000  
 Atlantic av, s s, 33.4 e Utica av, 16.8x83.4. William C. Crawford to Clara A. wife of Charles W. Millen. Q. C. nom  
 Atlantic av, s s, 175 w Buffalo av, 99.8x165.1x 75.2x156.10. Release mort. Herbert C. Smith to George F. Van Dorn. 3,300  
 Bushwick av, w s, 120.2 s Greene av, 19.11x93.6 x21.4x92.10, h & l. Charles M. Allen, Bayonne, N. J., to P. Elbert Nostrand. Mort. \$4,000. 5,660  
 Bushwick av, e s, 80 s Ten Eyck st, 20x81.8x 20.8x89.11. William Muller to Michael Proestler and Eva his wife. Mort. \$1,000. 3,600  
 Central av, s w s, 25 n w Stanhope st, 25x86.4x 25x85.10. Michael Proestler to Leonard M. Fessler, tenants in common. 1,000  
 Central av, e s, 25 n Ralph st, 37.6x100, error. Barbara Schlegel to Edmund Schoeffler. Q. C. 1,100  
 Clason av, s e s, bet Baltic and Warren sts, abt 60 n e Baltic st, description as per old map as follows: Delancey st, e s, lots 53, 59, 60 and 61 map of L. Green property, 9th Ward, 50x 200 to Monroe st. Albert C. Woodruff to Albert Woodruff. nom  
 Clason av, e s, 85 s Prospect pl, 97x100. Albert Woodruff to The Brooklyn Home for Aged Men. 3,500  
 Cypress av, s w cor Liberty av, 144.11 to Brook-lynn water conduit, x northwest to Liberty av, x east 228.6, New Lots. John T. Peters to George Faubel and Amelia his wife. 700  
 Clermont av, w s, 470.5 s Fulton st, 25x100. Andrew R. Culver to Stephen L. Miller. 2,400  
 De Kalb av, late Chestnut st, n s, 25 w Ever-green av, 18.9x75. Isaac Hall, Mamaroneck, to Thomas Halstead. 1,800  
 De Kalb av, s s, 55.1 w Kent av, 36.6x74.11, h & l. Letitia J. wife of and William Spritt to John T. Cuming. Morts. \$8,720, taxes, asmts., &c. 11,140  
 De Kalb av, late Chestnut st, s s, 350 e Ever-green av, 25x100. Adam Neidinger to John Stotzer. Mort. \$1,000. 2,300  
 De Kalb av, n s, 199.4 e Stuyvesant av, 19x100. George W. Welles to Thomas Butler. Mort. \$4,000. 6,500  
 De Kalb av, n s, 250 e Marcy av, 50x100. George B. Clarke to William I. Martin. Mort. \$3,000. 1873. 9,000  
 Evergreen av, e s, 25 n Jefferson st, 25x75, h & l. Eva wife of John Wiegell to John C. H. and Mary C. Hecker. 6,000  
 Evergreen av, e s, 23 n Greene av, 22x100. John Deller to Adolph Minck. Mort. \$2,500. 4,000  
 Flatbush av, w s, abt 502 s Caton av, 99.7x204.6 x79.6x15.1x117x295.11. Ocean av, n e cor Church lane, abt 135x240x 131.6x240.2, Flatbush. W. Richmond Clarkson to Henrietta E. Hess. nom  
 Flatbush av, s w cor Caton av, abt 608.9x293x abt 264.3 to Church lane, x 286.1 to Ocean av, x714.9 to Caton av, x 546.11, Flatbush. John H. Kemble to W. Richmond Clarkson. Partition. 50,000  
 Flatbush, Ocean and Caton avs and Church lane, Flatbush. Release mort. Mary E. Lequin, Cornelia B. Remsen and Annie S. Clarkson to Bayard and William R. Clarkson and Henrietta E. Hess. nom  
 Franklin av, n e cor Hancock st, 100x100. Sumner R. Stone, of Westchester Co., and Edwin Stone to Charles Pratt. 18,000  
 Franklin av, n e s, abt 131 n Butler st, 78.6x 100. Release mort. William A. Colling-wood, New York, to Emerson W. Perry. nom  
 Gates av, n e cor Sumner av, 25x100. Release mort. Luer Otten to Mary E. wife of Charles G. Hall. 4,777  
 Same property. Release mort. Oscar H. Stearns to Mary E. Hall. 600  
 Greene av, s s, 550 e Grand av, 25x200 to Lex-ington av, x west 50 x north 100 x east 25 x north 100. Edward J. Anthony to Sara V. Jackson. nom  
 Greene av, n s, 490 w Patchen av, 20x100. James E. Eggleston, New Brighton, S. I., to Jane wife of James Day, New York. Mort. \$2,500. 4,000  
 Greene av, n s, 100 e Evergreen av, 20x100. John Deller to Adolph Minck. 900  
 Greene av, n s, 160 w Evergreen av, 20x100. Mary wife of James McElroy to William J. Clark, Southington, Conn. nom  
 Greene av, n s, 180 w Evergreen av, 20x100. William J. Clark, Southington, Conn., to Mary and James McElroy. nom  
 Greenpoint av, n s, 100 w Manhattan av. Release from covenants. Alfred C. Clark to John J. Randall. nom  
 Hamilton av, s w s, 111.10 n w Henry st, runs southwest 74.7 x northwest 21.7 x northeast 83.4 to av, x south 19.9. Annie Defiganieri to James Sautry. Morts. \$2,500. 3,250  
 Howard av, e s, 62.9 n Douglass st, 25x100. Thomas Woolsey and Eliza his wife to Jo-seph Zitzelsberger. 400  
 Knickerbocker av, n e s, 280 n w Jacob st, 40x 83. Gilbert Thompson to John Nolan. 350  
 Lafayette av, n s, 337.6 w Sumner av, 18.9 x100. }  
 4th av, e s, 40 n 16th st, 20x90. }  
 Ada C. Fisher to Richard Mayes. Mort. \$3,950. nom  
 Same property. Richard Mayes to Theophilus I. Fisher. Mort. \$3,950. nom  
 Lexington av, s w cor Concord st, 100x100, New Utrecht. Frances L. Carter, formerly Young, New York, to William P. Young, Ronkonkoma, L. I. nom

Lincoln av, w s, 264.8 n Liberty av, 25x100, East New York. Emanuel F. Wagner to Theodore Schussler. 200  
 Lincoln av, w s, 114.8 n Liberty av, 100x100, New Lots. Selina Cluff to John McGeehan. 500  
 Miller av, e s, 225.5 s Liberty av, 25x100, New Lots. John McGeehan to Henry E. Cluff. Morts. \$1,700. 2,200  
 Marcy av, n e cor Macdonough st, 100x100. Elizior G., and Adelbert A. Webster to Freder-ick H. Webster, who with grantors compose the firm of Webster & Bro. 1/2 part. Sub. to mort. 1/2 of \$9,000. 5,430  
 Marcy av, w s, 100 n De Kalb av, 25x100. Eliza wife of Frederick C. Hockemeyer to Michael Moran. 2,000  
 Marcy av, De Kalb av. Party wall agreement. Michael Moran with Frederick C. Hocke-meyer. nom  
 Myrtle av, s s, 142.2 e Stockholm st, 25x47.6x 27.1x58. Peter Donnelly to John H. Clayton. Mort. \$900. 2,500  
 Marcy av, n e cor Jefferson av, formerly st, 100x90. Hancock st, n s, 100 e Nostrand av, 80x100. Hancock st, n s, 380 e Nostrand av, 180x100. Nostrand av, s w cor Hancock st, runs west 60 x south 100 x west 40 x south 60 x east 100 to Nostrand av, x north 160. Nostrand av, s e cor Hancock st, 100x220. Hancock st, s s, 382 e Nostrand av, 98x100. Marcy av, s w cor Hancock st, 72x-81x 100. Jefferson av, s e cor Tompkins av, runs east 153 x south 100 x west 58 x south 100 to Hancock st, x 95 to Tompkins av, x north 200. Hamilton A. Weed to James D. Lynch, New York. 200,000  
 Myrtle av, n s, 104.2 w Adelphi st, 25 x north 104 x east 6.6 x south 19.3 x east 14 x south 83.6. Charles W. Hall to Frank C. Joslin. Mort. \$6,000. 12,500  
 Norman av, s w cor Banker st, runs west 37.9 x southwest 52 x southeast 103.2 x east 43.9 to Banker st, x north 115.7. North 15th st, w s, cor 2d st, 150x100. John B. Conley, New York, to Elizabeth Sacchi. Q. C. nom  
 Nostrand av, w s, 20 n Lexington av, 60x100, h & l. Joseph P. Fuels to John Broad. 37,500  
 Nostrand av, w s, 20 n Lexington av, 40x100, Release mort. Charles M. Marsh, New York, to Joseph P. Fuels. 15,000  
 Ocean av, s e cor Caton st, 250.1x81.7x155x25x 131.8 to Flatbush av, x 150x290.6x25x240 to Ocean av, x 98.1, Flatbush. W. Richmond Clarkson to Annie S. Clarkson, St. Jos, Mo. nom  
 Ovington av, s w s, ad j. J. Lefferts, 35 acres, extends to Bay Ridge av and in locality 79th and 80th sts, New Utrecht. Jimema Van Brunt to Edward Egolf and John A. Lott, Jr. 12,488  
 Rogers av, No. 76, w s, 48.5 s Prospect pl, 16.1x 80. Carleton Mendenhall to Adela K. Broome. Mort. \$2,500. 4,000  
 Rogers av, No. 72, w s, 16.3 s Prospect pl, 16.1x80. Same to Annie E. Matthews. Mort. \$3,250. 4,000  
 Rogers av, No. 78, w s, 64.6 s Prospect pl, 16.1x 80. Carleton Mendenhall to John Muller. Mort. \$3,250. 4,000  
 Reid av, w s, 40 n Chauncey st, 40x75. Mary J. Davis to Edward M. Atkinson. nom  
 Same property. Edward M. Atkinson to Wil-liam B. Davis. nom  
 Rockaway av, s w cor Hull st, 17x75. Rockaway av, w s, 33.8 s Hull st, 16.8x75. Rockaway av, w s, 67 s Hull st, 33x75. Maria wife of Essex Roberts to Clara E. Cobb. All liens. 14,650  
 Surf av, n s, part lot 32 common lands, Graves-end, Coney Island, 130x- to Prospect Park and Coney Island R. R., x130x-, without buildings. John Y. McKane to Conrad Stubenbrod. 10,000  
 Smith av, w s, 100 n Bay av, 25x100, New Lots. Ebenezzer Rogers to Abraham L. Ward. 400  
 Smith av, west cor Church st, 50x110, New Utrecht. Bridget wife of James Furey to Jo-seph Leydet. 1,900  
 St. Marks av, s s, 129.4 w Franklin av, 16.8x100. John P. D. Angus to William A. Glenn and Margaret M. his wife. 2,000  
 St. Marks av, n s, 222 e Schenectady av, 25x 127.9. Melvin Brown to Augusta wife of John B. Smith. 450  
 St. Marks av, n s, 175 e Albany av, 25x191.5x25 x182.9. Julius N. Kalley to Christopher C. Watson. Sub. to taxes and assessments. exch and 600  
 St. Marks av, n s, 315 w Franklin av, 20x131. Susan M. Murray and ano., exrs. and trus-tees M. Murray, to Robert Clark. 805  
 St. Marks av, n s, 150 e Buffalo av, 325x127.9. William B. Smith to Alfred Ogden. Morts. \$3,900. 5,000  
 Sumner av, s e cor Vernon av, late Withers-pon st, runs east 508.10 x southeast 281.3 to n s Willoughby av, x west 654.9 x northeast 3 to Sumner av, x north 197.10, being 52 lots, hs & ls. The Roman Catholic Sisters of Charity to The Roman Catholic Orphan Asy-lum. nom  
 Thatford av, w s, 100 s Union av, 50x100, East New York. Thurlow Weed to Margaret McCann. Mort. \$300. 1,300  
 Tompkins av, w s, 80 s Monroe st, 70x100, hs & ls. Lewis Roberts, Westchester County, to George H. Roberts. 7,500  
 Utica av, e s, 69.4 s Bergen st, 23.4x106.7. Dan-iel Sammon to John McCormick and Eliza-beth his wife, joint tenants. 600  
 Utica av, e s, 71 n Park pl, 28x90. Ellen McCauly to George Jordan. 900

Vanderbilt av, e s, 342.6 s Park av, 40.1x90, hs & ls. Arthur J. Peabody to John Schumacher. Mort. \$10,000 and taxes \$317. 14,200

Willoughby av, s w cor Steuben st, 20x80, h & l. Christopher C. Watson to Cornelius N. Hoagland. Mort. \$8,000. 10,500

Willoughby av, s s, 80 w Sumner av, 20x200 to Hart st. Michael J. McLaughlin to Louise A. Tylor. 4,000

Wythe av, w s, 60 s Clymer st, 20x60, h & l. Eleanor Frederick to Albert Haas, New York. All liens. 200

Washington av, e s, 286.7 n Gates av, 16.9x120, h & l. Elizabeth Wortman to Kate M. wife George A. Wood. C. a. G. All liens. 8,000

3d av, north cor 8th st, 25x100. William J. Howie to Thomas G. Little. 1,500

3d av, w s, 80 s 41st st, 20x100. Julius H. Cone, Freeport, L. I., to James E. Kelly. Mort. \$2,000. 3,000

3d av, s e s, 25.2 n e 37th st, 25x75x—x44.10. Christina wife of Frederick Ropke to James G. Carroll. 1,100

5th av, w s, 25 n Butler st, 20x90. Thomas B. Jackson to Joseph Marhoffer. 1,800

5th av, w s, 120 s Butler st, 40x90. Charles Hagedorn to Owen Nolan. 4,000

5th av, w s, 20 n Douglass st, 20x90. Daniel Orr to Owen Nolan. 2,100

6th av, e s, extends from 1st st to Garfield pl, formerly Macomb st, 200x90. William R. Martin to William H. Jackson. Mort. \$20,000, taxes, &c., from Feb., 1885. val. consid. 7th av, w s, 100 s 10th st, 40.7x100. Daniel Doody to Asa W. Parker, Hempstead, L. I. 4,000

7th av, s e cor 13th st, runs east 147.10 x south 200 to 14th st, x west 60 x north 20 x west 87.10 to 7th av, x north 180. Ransan F. Clayton to Carrie L. Clayton. 15,000

8th av, s e s, 75 s w 19th st, 25x100. Michael J. McCue to George A. Meyer, New York. 4,000

8th av, s e s, 50 s w 19th st, 25x100. James Smyth to George A. Meyer. 2,000

11th av, s e s, extends from Sherman st to Braxton st, 200x550, excepting gore on Braxton st, s w s, 260.9 s e 11th av, runs southeast along street 122.10 to a point and being 6.8 deep at n w s. Junius A. Fuller to Anthony Barrett. nom

11th av, s w cor Sherman st, runs west 87.9 x south 100 x west 121.6 x south 424.1 to patent line, x east to Sherman st, x north 610.4. Thaddeus B. Wakeman, New York, to Charlotte I. Campbell. Mort. \$2,500. nom

Interior lot, begins 75 e Lorimer stand 175 s Nassau av, runs east 25 x south 18.4 x west 26 x north 25.9. John J. Randall, Freeport, L. I., and William G. Miller to Jas. A. Weaver. 225

Land under water in Buttermilk Channel adjacent to property of grantees, contains 2 51-1,000 acres. People State New York to Union Ferry Co. letters patent.

Land under water East River, foot Atlantic av, adjacent to property of grantee, 5 913-1,000 acres. People State New York to Union Ferry Co. letters patent

Land under water East River, adj property of grantee, Atlantic av and Columbia st, 7 77-100 acres. Same to David Dows. letters patent

Land under water East River, adjacent to grantee's land, 2 15-100 acres. Same to same. letters patent

Land under East River, adjacent to property grantee. Same to James I. and Henry E. Nesmith, trustees J. Nesmith. letters patent

Lot 15 block 26 map of Ocean Parkway, &c., Flatbush. Wm. W. Wickes to Mary A. wife of John Linsberg. 300

Lots 21, 22 and 23 block 9 map of J. L. Williams property, East New York. Release mort. Mary L. Carl to Erastus D. Benedict. nom

Lots 32 and 33 map common lands, Gravesend, on Coney Island, begins at Atlantic Ocean, runs north to Coney Island Creek, x west—, &c., except 40-foot strip taken for N. Y. & C. I. R. R. Town of Gravesend to John Y. McKane. 1884. 7,000

Lots F and A and Nos. 1, 6, 9, 12, 13, 18 and 21 map of C. Naeher et al. property, Sheepshead Bay. John Rueger and Herrmann B. Scharmann to Charles Naeher. Q. C. nom

Portions of blocks 15, 25, 26, 27 map of Ocean Parkway, &c., Flatbush. Release mort. John S. Lott to William W. Wickes. nom

Part section 10 map 176, vacant lots, Flatbush, of J. A. Vanderveer, 75x125. John Rooney to Patrick Connolly. 1/2 part. nom

Exemplified copy of last will and testament of Alanson Johnson, dec'd.

Exemplified copy of the last will and testament of Elizabeth Horan, dec'd.

General release. Frederick P. Reed to Benjamin M. Blumenthal. nom

WESTCHESTER COUNTY, N. Y.

FEBRUARY 11 TO 17—INCLUSIVE.

EASTCHESTER.

Hufnagel, Marie T., to Charles L. Pierson, part lot No. 2 on e s Union av, 257 n Washington st, 40x120x118 6.10. \$500

Sleight, William P., to Sarah G. Minard, lot No. 505 on w s 6th av, Mt. Vernon, 100x105. 400

Hayers, John, Sr., to Peter Hayers, lot No. 292 and south 1/2 lot No. 291 on n w s Catharine st at Washingtonville, 75x100. 1

Leonard, John, to New Rochelle Water Co., lot on n s Ridge st, adj Daniel Leary, 150x250. 300

MAMARONECK.

Mahler, Canille, to Rolston Coles, lots Nos. 214, 215 and 216 on n s Grand Park av. 70

Larchmont Manor Co. to Sarah L. Clarke, n s Magnolia av at e s land of Anna L. Trip, 146 x151x134x162. 1,500

NEW ROCHELLE.

Howe, Wm. H. Ireland, to Henry M. Leshar, part lot No. 6 on Guion pl, 200 s cor Burling lane, 50x150. 600

Lorenzen, Frederick, to James A. Grenzebach, lots Nos. 16, 17, 18, 19, 20 and 21 on n e cor Spring st and Centre st, 100x250. 1,500

Smith, William H., et al., exrs. of John E. Stow, to Frederick Parsberg, lot at w cor Clinton lane, adj land formerly of W. W. Lerman, 27 acres; also lot on w s Weymans av, adj land of one Dusenbury, 4 1/2 acres. 3,500

PELHAM.

Pell, Alzindah and Sherman T., to George Kugel, part lot No. 1, at intersection of Main st with most northerly st on map of partition of grantor's on City Island, 50x100. 600

WESTCHESTER.

Nichols, Henry, to Mary A. Nichols, lot No. 1,082 on s s 12th av, 105x114. 350

Devine, Mary A. and Jane A., to Sarah A. Bramecott, 2 lots at s cor Washington and Railroad avs, at Westchester village, 50x75 each. 9,000

Braithwaite, Isaac, exr. Ann Baldwin, to St. Peter's Episcopal Church, lot cor Union av and highway leading from Harlem bridge to New Rochelle, adj James Butler. 7,000

Arnou, Andrew, to Charles A. Tier, s s road leading from Westchester to Pelham bridge, adj Watson Ferris, 5 acres. 3,500

YONKERS.

Farrington, Rebecca A., to Wainwright Hardie, tract on w s South Broadway, adj land of L. A. Gouch. 16,500

Houlahan, Catharine, to John Houlahan, lot D on n s Herriot st, 75 e Jackson st, 25x106.8x106.2. 5

McGrath, Kate C. and John T., to Margaret M. Connolly, e s Oak Hill av, 31.9 s Mulford st, 31x57. 1

Hardie, Wainwright, to Church of Immaculate Conception, lot on w s Broadway, adj lands of L. A. Gouch. 1

Speedling, Hannah C., to John Harriman, lot on s s Kellinger st, 175 e Spring st. 2,300

Pagan, John, to Daniel Hawley, s s Palisade av, 75 e engine house, 25x100. 15,000

Home Life Ins. Co. to Thomas Skipper, lots Nos. 10 and 12 on w s Buena Vista av, 93.9 n Vark st. 8,000

Hodges, Sarah, to John Pagan, Jr., s s Elm st, adj Wm. P. Mott, abt 100x60. 4,500

Cleveland, Cyrus, to Ida C. Thorne, lot No. 47 on n w cor Cedar and Spruce sts, 50.3x100x322x101.6. 295

MORTGAGES.

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given, and the amount. The general dates used as headings are the dates when the mortgage was handed into the Register's office to be recorded. Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

NEW YORK CITY.

FEBRUARY 12, 13, 15, 16, 17, 18.

Abrahams, Julius, to Samuel Josephs, 2d av, 44th st. P. M. Feb. 1, 3 yrs. or sooner. \$20,000

Bailey, Thomas, to Fannie B. Dyckman, Port George av. P. M. Feb. 10, 3 years, 5%. 4,000

Barry, Mary E., to THE WASHINGTON LIFE INS. CO., New York. 37th st. P. M. Feb. 15, due June 1, 1891, 5%. 17,500

Same to James H. Havens. Same property. P. M. Sub. to mort. \$17,500. Feb. 15, 1 1/2 years or sooner. 2,300

Bauer, John, to Daniel W. F. McCoy and ano., exrs. J. L. McCoy, 48th st. P. M. Feb. 13, due Sept. 1, 1886, 5%. 5,200

Bergmann, Sigmund, to Fred Orth, 64th st, No. 36, s s, 233 w 4th av, 17x100.5. Feb. 13, due Sept. 1, 1886, 4 1/2%. 10,000

Bielefeld, Albert, and Louis Cohen, to THE NEW YORK SAVINGS BANK, 81st st. P. M. Feb. 13, due June 1, 1887, 5%. 6,000

Blessing, George A., to Mary Stucke and Henry Bauer, as guard. of Charlotte Stucke, Suffolk st, e s, 225.2 n Rivington st, 25x100. Feb. 15, 3 years, 4 1/2%. 10,000

Bloomfield, Solomon, to Julius Bowman, 24th st, No. 47 W. P. M. Feb. 13, due Feb. 15, 1889, or sooner, 4 1/2%. 11,000

Boswald, Charles, to Charles Hamberger, Houston st, cor Eldridge st, 25x75. P. M. Feb. 15, installs, 5%. 25,000

Same to same. Houston st, 25 w Eldridge st. P. M. Feb. 15, installs, 5%. 17,000

Brooks, Eliza and Annie, to Edward Kilpatrick, Av A. P. M. Feb. 1, 5 years, 5%. 2,400

Barnes, William J., to Katharina Heimburger, Talmadge st. P. M. Feb. 17, due Nov. 16, 1888, 5%. 1,700

Becker, Ferdinand and Anna M., to Henry Engel, 54th st. P. M. Feb. 1, 5 years or installs, 5%. 10,000

Beudet, Homer J., to James S. Nason, Plain-

field, N. J. St. Nicholas av, e s, 149.11 s 133d st, runs south 81 to centre 132d st, now closed, x east 129.4 x north 79.11 x west 142.1; 8th av, w s, at centre 132d st, now closed, and at point 229.10 s 133d st, runs south 79.11 x west 225 to e s at St. Nicholas av, x north 80.2 x east 229.4. Feb. 15, due Mar. 1, 1886. 10,000

Blancke, Caroline, wife of and Ferdinand, to Amos R. Eno. Cedar st, No. 97, n w cor Temple st, 25.3x60.10x25.3x61; Cedar st, No. 99, n s, 25.3 w Temple st, 25x60.8x25x60.10. Feb. 16, 5 years. gold, 50,000

Bowne, Samuel W., to Charles Bryant, 91st st. P. M. Feb. 9, 1 year, 5%. 5,000

Brennan, Margaret A., wife of and Michael, to Henry W. T. Mali, guard. of Isabella M. Cammann, 76th st, n s, 415 w 9th av, 17x102.2. Feb. 16, due Feb. 15, 1889, 5%. gold, 15,000

Same to same. 76th st, n s, 432 w 9th av, 18x102.2. Feb. 16, due Feb. 15, 1889, 5%. gold, 17,000

Same to C. Adolphe Low, trustee for Evelyn T. Bridgman. 76th st, n s, 344 w 9th av, 19x102.2. Feb. 16, due Feb. 15, 1889, 5%. gold, 15,000

Same to same, as trustee for Adele T. Low. 76th st, n s, 363 w 9th av, 17x102.2. Feb. 16, due Feb. 15, 1891, 5%. gold, 12,000

Same to Julia Hallgarten et al., trustees A. Hallgarten, dec'd. 76th st, n s, 380 w 9th av, 18x102.2. Feb. 16, due Feb. 15, 1889, 5%. gold, 15,000

Same to same. 76th st, n s, 398 w 9th av, 17x102.2. Feb. 16, due Feb. 15, 1889, 5%. gold, 15,000

Same to Henry L. Cammann. 76th st, n s, 325 w 9th av, 19x102.2. Feb. 16, due Feb. 15, 1889, 5%. gold, 18,000

Brommer, Pauline, wife of and Alois, to John Eichler. Rivington st, n s, 44.3 e Ludlow st, 22x80. Feb. 16, 2 years, 5%. 6,500

Brooks, Pauline A., to Hallett C. Hicks. Peck slip, No. 10, w s, 21 including gangway x 57.9 x21x59.3. Feb. 15, 3 years, 5%. 6,000

Same to William D. Brooks, Blooming Grove, N. Y. 35th st. P. M. Feb. 15, 3 years, 5%. 5,000

Bryant, Charles, to THE MUTUAL LIFE INS. CO., New York. 91st st, n s, 150 w 9th av, 150x100.8. Feb. 9, 1 year. 18,000

Boettcher, Auguste P., to John M. Volz, and Louisa his wife, Jersey City. 36th st, s s, 267.9 e 8th av, 17.3x98.9. Feb. 18, due Jan. 1, 1891, 5%. 5,000

Cohen, Lucia M., widow, to Charles C. Tiffany, Denman pl. P. M. Feb. 10, due Feb. 13, 1889, 5%. 2,000

Calm, Elizabeth, wife of Emil C., to Solomon B. Solomon and ano., exrs. Phebe M. Davies. 74th st. P. M. Sub. to mort. \$13,000. Feb. 17, due Jan. 18, 1890, or installs, 5%. 14,000

Carlin, Mary E., wife of John, to Euphemia S. Coffin. 159th st, n s, 175 e 11th av or Grand Boulevard, 150x199.10 to 160th st. Feb. 4, due Jan. 1, 1887. 40,500

Carpenter, Anna M., widow, Jersey City, to Thomas H. Williams, trustee. Grand st, s s, 10.7 e East Broadway, 35x57.6x31.4x73.10. Jan. 1, 1 year. 5,000

Chapman, George M., to THE NEW YORK SAVINGS BANK. 16th st, n s, 275.2 w 9th av, 24.11 x92. Feb. 11, due Dec. 1, 1888, 4 1/2%. 9,000

Cheney, George W., Hartford, Conn., to Eliza A. Stedman. 136th st, &c. P. M. Jan. 30, 3 years, 5%. 10,000

Chesterman, Caroline P., to Joseph O. Brown and ano., exrs. George Chesterman. 125th st, s s, 480 e 3d av, 20x100.11. Feb. 4, 3 years, 5%. 1,060

Christie, David, to THE NEW YORK SAVINGS BANK. 39th st, s s, 400 w 10th av, 3 lots, each 25x98.9. 3 mort., each \$13,000. Feb. 15, due Dec. 1, 1888, 5%. 39,000

Coffin, Edmund, Jr., to William Reid, Nyack, N. Y. 134th st. P. M. February 15, 1 year, 5%. 3,000

Cohn, Huldah, wife of and William, to THE GERMANIA LIFE INS. CO., New York. 124th st. P. M. Feb. 11, due Nov. 30, 1891, 5%. 6,000

Cooper, Henry G., to THE METROPOLITAN SAVINGS BANK. 142d st. P. M. Feb. 13, 1 year, 5%. 4,500

Same to Oliver Dyer. Same property. P. M. Sub. to mort. \$4,500. Feb. 1, due Feb. 13, 1887, or sooner. 1,000

Cox, James, Brookhaven, L. I., to Clara Cox, widow. University pl, e s, indef., 44x83.3 x150x100x107.10, alley across rear; also No. 15 Dey st, 25x85; Broome st, Nos. 382 and 384, n s, abt 43 e Mulberry st, 35.2x97.2x26.6x90.10. All title. Feb. 6, due Dec. 1, 1886. 1,000

Crosley, Thomas H., to Ambrose K. Ely. Rose st, No. 18, n w s, 187 n e Frankfort st, 30.5x112.1x51x106. Feb. 12, 5 years, 5%. 20,000

Daly, Edward, to John S. Schultze. Lexington av, s w cor 102d st, 18x75. Jan. 30, due Aug. 1, 1886. Sub. to mort., 5%. 3,000

Same to same. Lexington av, w s, 18 s 102d st, 10 lots, each 16.7x75. Sub. to mort. 10 mort., each \$2,500. Jan. 30, due Aug. 1, 1886, 5%. 25,000

Deane, James A., to August C. Hassey. 64th st. P. M. Feb. 13, due Oct. 1, 1886. 7,500

Decking, Bernhard J., to John Totten. Lexington av, 108th st. P. M. Feb. 5, 1 yr. 1,000

Degnan, William E., Michael J., Edward J. and Rosie, Mary A. wife of Edward Hagerty, Katie A. wife of Thomas E. Desmond, children and heirs of E. Degnan, dec'd, and Bridget Degnan, widow, to THE EMIGRANT INDUST. SAVINGS BANK, New York. 1st av, s e cor 78th st, 25x73x25.6x77. Feb. 12, 1 year. 13,000

Deraismes, John A., to THE EMIGRANT INDUST. SAVINGS BANK, New York. Rivington st, s s, 75 w Columbia st, 50x100. Feb. 15, 1 yr. 12,000

Dunphy, Henry, to Leonard Scott. 29th st, n s,

170.6 e 3d av, 15x98.9. Feb. 16, 5 years, 5% 4,500  
 Demarest, Eliza M., wife of and William, to Emma Metzger. Barrow st, s s, 186 w Bleeker st, 21x40. Feb. 17, 2 years, 5% 500  
 Dohmann, Annie, to Frederick Schuck. Av A or Eastern Boulevard. P. M. Feb. 13, due Feb. 15, 1891, 5% 8,000  
 Dohmann, Annie, to Frederick Schuck. Av A or Eastern Boulevard. P. M. Feb. 13, due Feb. 15, 1891, 5% 8,000  
 Elderd, Ann, to THE HARLEM SAVINGS BANK, New York. 134th st, n s, 281.6 w Willis av, 21.5x100. Feb. 15, 1 year, 5% 2,500  
 Fay, James, to THE EMIGRANT INDUST. SAVINGS BANK. 90th st, n s, 100 w 3d av, 27.6x100.8. Feb. 12, 1 year. 11,000  
 Same to same. 90th st, n s, 127.6 w 3d av, 27.6x100.8. Feb. 12, 1 year. 11,000  
 Fattretch, James, to THE WASHINGTON LIFE INS. CO., New York. 5th av s w cor 132d st. P. M. Feb. 13, due Dec. 1, 1888, or sooner, 5% 18,000  
 Same to same. 5th av, 18 s 132d st, 4 lots. 4 morts., each \$15,000. P. M. Feb. 13, due Dec. 1, 1888, or sooner, 5% 60,000  
 Same to same. 5th av, 90 s 132d st, 3 lots. 3 morts., each \$16,000. P. M. Feb. 13, due Dec. 1, 1888, or sooner, 5% 48,000  
 Same to same. 132d st, 75 w 5th av. P. M. Feb. 13, due Dec. 1, 1888, or sooner, 5% 12,000  
 Same to same. 132d st, 92.6 w 5th av. P. M. Feb. 13, due Dec. 1, 1888, or sooner, 5% 12,000  
 Same to Thomas Mackellar. 5th av, 132d st. P. M. Feb. 13, due Jan. 1, 1887. 2,000  
 Same to same. 5th av, 18 s 132d st. P. M. Feb. 13, due Jan. 1, 1887. 1,500  
 Same to same. 5th av, 35 s 132d st. P. M. Feb. 13, due Jan. 1, 1887. 1,750  
 Same to same. 5th av, 53 s 132d st. P. M. Feb. 13, due Jan. 1, 1887. 2,250  
 Same to same. 5th av, 71 s 132d st. P. M. Feb. 13, due Jan. 1, 1887. 2,500  
 Same to same. 5th av, 90 s 132d st, 3 lots. 3 morts., each \$2,000. P. M. Feb. 13, due Jan. 1, 1887. 6,000  
 Floyd, Elizabeth C., wife of and Benjamin W., to THE NEW YORK SAVINGS BANK. 57th st, No. 434, s s, 339.8 e 1st av, 22.1x117x22.2x115. Feb. 9, due Dec. 1, 1888, 4 1/2 % 7,000  
 Same to same. 57th st, No. 436, s s, 361.10 e 1st av, 22.1x119x22.2x117. Feb. 9, due Dec. 1, 1888, 4 1/2 % 7,000  
 Same to same. 57th st, No. 438, s s, 383.11 e 1st av, 22.7x121x22.7x119. Feb. 9, due Dec. 1, 1888, 4 1/2 % 7,000  
 Franck, August, to Simon Bernheimer and August Schmid. Centre st, No. 208, lease, saloon fixtures, &c. Feb. 11, demand. 800  
 Franke, William B. and Edward, to THE WASHINGTON LIFE INS. CO., N. Y. 77th st, s e cor Madison av, 45x102.2. Feb. 11, due June 1, 1888, 5% 125,000  
 Freund, Maurice V., to John A. Lewis et al., exrs. and trustees B. B. Sherman. 2d av, 40.2 s 43d st. P. M. Feb. 12, due Feb. 1, 1891, 5% 10,000  
 Same to Frederic J. Middlebrook, Brooklyn. Same property. P. M. Feb. 12, due Feb. 1, 1887. 2,000  
 Fuller, Charles A., to Charles Frazier. Frankfort st, Nos. 35 and 37, s s, abt 118.1 w Gold st, 59x107x46.6x111.4. Feb. 12, 6 months. 15,000  
 Fowler, Sarah, wife of and William, to Augustus F. Childs. 49th st, No. 406, s s, 100 w 9th av, 18.9x52.11x19.2x59.9. Feb. 18, due June 1, 1888. 2,000  
 Gerding, Benjamin F., to Julia F. Chevers, Norfolk, Va. Lots 301 to 307 and about 15x125 of lot 299 map of C. Berriens building lots, Fordham, and the homestead lot and buildings on Kingsbridge road, 130x255x129x300. Feb. 13, 3 years. 6,000  
 Giraty, Edward J., Albany, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. 53d st, n s, 100 w 1st av, 20x100.5; 53d st, n s, 180 w 1st av, 20x100.5. Feb. 15, 1 year. 6,000  
 Gahren, Charles, to Ferdinand Beinbauer. 62d st. P. M. Feb. 15, 6 months, 5% 7,900  
 Gandy, Elizabeth H., wife of Sheppard, to Robert S. Stevens, of Attica, N. Y. 19th st, No. 46, s s, 285 e 6th av, 29x92. Feb. 9, 1 year, 5,000  
 Gerber, Johanneette, to Anna M. Greis. Stanton st, Attorney st. P. M. Feb. 15, 2 yrs., 5% 2,000  
 Gibbons, John J., to Mary E. wife of Samuel H. Bailey. 7th av, 128th st. P. M. Feb. 15, 1 year. 15,000  
 Gordon, Robert and Joseph, to Susan Dyckman. 2d av, s w cor 39th st, 49.5x83. Feb. 12, due Jan. 9, 1887, 5% 6,000  
 Halliday, Mitchell, to Clifford Putnam. 120th st. P. M. Feb. 15, 5 years, 5% 7,500  
 Hart, George E. B., to Catherine Carrigan and ano., exrs. A. Carrigan. Riverside av or drive. 114th st. P. M. Feb. 13, due Feb. 15, 1889, 5% 10,500  
 Hatfield, Emma A., widow, to Mary Hastings, Monmouth Beach, N. J. Prince st, s w cor Sullivan st, 20x77. Feb. 13, 3 years, 5% 8,000  
 Hawes, Gilbert R., to Helen R. Almy, of Tilton, N. H. 98th st. P. M. Jan. 30, 1 year, 5% 3,500  
 Helmsky, John, mortgagor, with Margaret A. Harrison. Extension of mortgage. Feb. 2  
 Holman, Charlotte J., to The Rector, &c., St. Timothy's Church. 57th st, s s, 375 w 8th av, 25x100.5. See Conveys. Feb. 13, due Oct. 1, 1886, 5% 7,000  
 Same to THE MUTUAL LIFE INS. CO., New York. Same property. Feb. 13, 1 year. 18,000  
 Horton, James M., to Edward Kearney. 117th st. P. M. Feb. 15, 3 years, 5% 14,000  
 Hughes, Anthony A., to August C. Hassey. Sullivan st, Nos. 223-233. See Conveys. Feb. 11, demand. 2,000

Happel, Paul, to Cordelia E. Macpherson, extr. G. G. Yvelin. 106th st. P. M. Feb. 15, due Mar. 1, 1889, 5% 5,000  
 Hargrove, John, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. Monroe st, No. 175, 23x100. Feb. 16, 1 year. 5,500  
 Hill, Valentine, to Timothy Sullivan. Cannon st, w s, 120 s Houston st, 20x100. Jan. 30, 1 year, 5% 5,000  
 Hughes, Anthony A., to Edmond Connelly, Brooklyn. 10th av, 64th st. P. M. Jan. 15, 1 year, 5% 22,000  
 Heuston or Hueston, Thomas, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. Bloomingdale road, s w cor Lawrence st, 25.1x113.1x25.1x115. Feb. 13, 1 year. 7,000  
 Hoopes, Evan T., to Jane A. Wildey. 9th av, 103d st. P. M. Feb. 8, 1 year. 12,000  
 Johnson, George F., to THE MUTUAL LIFE INS. CO., New York. Av A or Pleasant av. P. M. Feb. 17, due Jan. 28, 1887. 60,000  
 Jones, Frederic R., and Henry E. and Edith N. wife of Edward R. Wharton to THE MANHATTAN SAVINGS INST. Broadway and Exchange pl. P. M. Feb. 18, 10 years, 4% 270,000  
 Jencks, Francis M., to Augusta H. Aronson et al., exrs. and trustees H. Aronson. 74th st. P. M. Feb. 1, due Feb. 3, 1887, or sooner, 5% 18,000  
 Jackson, Edwin A., to THE MUTUAL LIFE INS. CO., New York. 122d st, n s, 475 w 10th av, 100x90.11. Feb. 17, 1 year, 5% 5,000  
 Jencks, Francis M., to Jacob Lawson, Brooklyn. 77th st. P. M. Feb. 15, demand. 15,000  
 Same to Henry E. Merriam. 94th st, n s, 478.6 e 10th av, 16.6x10.8. Feb. 17, demand. 3,000  
 Kane, Michael, to Emma Dean. 39th st, No. 247, n s, 83 w 2d av, 28.4x98.9. Jan. 30, 5 years, 5% 13,000  
 Kelly, Annie E., to Maria Moss. Av A, w s, 102.2 s 75th st, 85.8x101.3x69.11x100. Lease. Sub. to mort. \$10,000. Feb. 17, due Nov. 1, 1886. 2,000  
 Same to Michael Elias. Av A, w s, 52.2 n 74th st, 50x75.5. Lease. Feb. 17, 3 years. 10,000  
 King, Ellen, widow, and Henry F., Joseph, Frederick T. and Amelia King to Henry Burden, trustee H. Burden, dec'd. 41st st, s s, 165 e Madison av, 20x98.9. Feb. 16, due Mar. 1, 1889, 5% 15,000  
 Kohlmann, Leonhard, to Jacob Doll. 16th st. P. M. Feb. 13, due Mar. 1, 1888. 3,750  
 Kohner, Marcus, to Henry W. Strauss. 73d st, s s, 113 e 1st av, 125x102.2; 73d st, s s, 100 w Av A, 175x102.2. Feb. 16, due in Feb., 1889, 5% 30,000  
 Keenan, Marcella, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 90th st, n s, 155 w 3d av, 20x100.8. Feb. 12, 1 year. 8,000  
 Lewis, Frances, widow, to THE MUTUAL LIFE INS. CO., New York. 51st st, No. 446, s s, 262.6 e 10th av, 18.9x100.5. Feb. 12, 1 year, 5% 6,000  
 Loew, Sarah L., Red Bank, N. J., to John A. Aspinwall and ano., trustees of Louisa Minturn. South st, No. 194, n w cor Oliver st, 25.1x80.5x25x80.5. Feb. 15, 5 years, 4 1/2 % 7,000  
 Lyon, Catharine A., assignee of mortgagee, covenants as to manner in which principal and interest of mortgage made by Amos M. Lyon to Edward W. Chamberlain shall be applied.  
 Levine, Edward, to Katharina wife of Heinrich Petri. Grand st, n s, 75 w Suffolk st, 25x100. Feb. 16, 3 years, 5% 1,500  
 Levy, Jane, wife of Moss, to Emilie F. Bartow, trustee Catharine D. Mumford. 123d st, s s, 128.1 w 3d av, 16.6x101. Feb. 11, 3 years, 5% 4,500  
 Ludwig, Joseph, and Maria M. his wife, to Antonia Roehner, Buffalo, N. Y. 154th st, n s, 250 e Courtlandt av, 50x100. Jan. 2, due Jan. 1, 1889. 2,000  
 Lippmann, Charlotte, widow, and Martin Lippmann to Tarrant Putnam and ano., exrs. and trustees Rachel A. Winslow. 22d st, n s, 165.7 e 7th av, 21.10x98.9. Feb. 16, 3 years, installs, 5% 5,000  
 McCoy, Rachel E., wife of Andrew, to Mary A. Patterson, Elizabeth, N. J. Grand st, n s, 54 e Sullivan st, runs east 16 x northeast 60 x northwest along alley 12.3 x southwest along alley 35.6, with use of alley, &c. Feb. 18, due Sept. 6, 1887. 300  
 McMullen, James, to Gustav Wolfers, Weisbaden, Germany. Washington av, w s, bet 167th and 168th sts, 50x150. Jan. 30, 5 years, installs, 5% 4,200  
 Merritt, William J., to Francis M. Jencks. 95th st, s s, 289 e 10th av, 18x100.8. Feb. 16, demand. 2,500  
 Same to William A. Street. 95th st, 300 w 9th av. P. M. Feb. 8, 1 year, 5% 18,400  
 Same to same. 95th st, 150 w 9th av. P. M. Feb. 8, 1 year, 5% 18,400  
 Mehrbach, Moses, to William M. Deen, Short Hills, N. J. 79th st. P. M. Feb. 15, 3 years, 5% 18,000  
 Moskopf, Marie, wife of Augustus, to James W. Keveny, Brooklyn. 113th st. P. M. Feb. 16, due Feb. 1, 1887. 500  
 Myers, Samuel R., to THE MUTUAL LIFE INS. CO., New York. 126th st, s s, 175 w 2d av, 30x99.11. Feb. 17, 1 year, 5% 3,000  
 McGuckin, Henry J. and William J., and John P. C. Walsh to THE WASHINGTON LIFE INS. CO., New York. 53d st, s s, 350 w 9th av, 25x100.5. Feb. 12, due June 1, 1889, 5% 16,500  
 Same to same. 53d st, s s, 400 w 9th av, 25x100.5. Feb. 12, due June 1, 1889, 5% 16,500  
 Same to THE WASHINGTON LIFE INS. CO., New York. 52d st, n s, 350 w 9th av, 3 lots, each 25x100.5, 3 morts., each \$16,500. Feb. 12, due June 1, 1889, 5% 49,500

Same to Morris Steinhardt. 53d st, s s, 350 w 9th av, 75x100.11; 52d st, n s, 350 w 9th av, 75x100.11. Feb. 11, due Mar. 12, 1886. 6,000  
 Same to THE WASHINGTON LIFE INS. CO., New York. 53d st, s s, 375 w 9th av, 25x100.5. Feb. 12, due June 1, 1889, 5% 16,500  
 Merritt, William J., to William P. Austin. 95th st, s s, 117 e 10th av, 17x100.8. Jan. 8, 1 year. 2,500  
 Same to William E. D. Stokes. 95th st, s s, 379 e 10th av, 35x100.8. Feb. 11, demand. 4,000  
 Nacke, Charles, to Rosa, wife of Peter Rice. 152d st. P. M. Feb. 3, 5 years, 5% 2,300  
 Neely, John, to William H. McAllister, extr. W. McAllister. Mangin st, No. 17. See Conveys. Feb. 16, due Jan. 1, 1888, 5% 2,000  
 Newman, Jacob M., to William J. Syms. 9th av, s e cor 100th st. P. M. Feb. 15, 3 years, 5% 20,000  
 Same to same. 9th av, n e cor 99th st. P. M. Feb. 15, 3 years, 5% 20,000  
 Oest, Helene M. E., wife of Henry M., to Carl Frank. Houston st. P. M. Feb. 15, due Jan. 29, 1888, 5% 2,300  
 Ogden, Alfred B., to THE UNION TRUST CO. of New York. Madison av, s e cor 79th st, 21x80. Feb. 15, 3 years, 4 1/2 % 18,000  
 Oppenheimer, Jacob, to Benjamin Floyd. Mott st, No. 282. P. M. Feb. 12, 5 years, 5% 14,000  
 Otis, Adelia L., wife of and James, Bellport, L. I., to Frederick D. Tappen and ano., trustees Ann E. Cairns, dec'd. 10th st, No. 22, s s, 325 e 5th av, 25x92.3. Feb. 12, 3 years, 4 1/2 % 15,000  
 O'Neill, Henry, to Thomas J. Davis and ano., exrs. and trustees Eliz. C. H. Clark. 126th st, s s, 75 w 6th av, 20x99.11, except strip off w s 0.6x—-. Feb. 17, 5 years, 4 1/2 % 15,000  
 Oppenheimer, Jacob, to Meyer L. Sire. Mott st. P. M. Feb. 13, 1 year, or sooner. 6,000  
 Platt, Annie R., to William M. Prichard. Nassau st, Nos. 119 and 121, bet Beekman and Ann sts, 44.2x101.6 to Theatre alley, 45x101. July 16. 1,530  
 Pierce, Samuel B., to J. Melvin Samson. 25th st, No. 419. P. M. Feb. 12, 1 year. 2,200  
 Pollock, John J., to John W. de Peyster, Red Hook, N. J. 10th av, 81st st. P. M. Jan. 14, due Feb. 15, 1887, or sooner. 35,000  
 Phillips, Moss S., to Charles H. Russell, Jr., et al., exrs. C. H. Russell. Boulevard, 87th st. P. M. Feb. 2, 5 years, 5% 25,000  
 Rice, Rosa C., to John Bachmann and Clara his wife. Springfield st. P. M. Feb. 15, 6 years, 5% 2,000  
 Rabbe, Joseph, to John Stemme. Madison st, No. 344. P. M. Feb. 15, installs. 3,000  
 Reid, John M., to James M. Horton. 118th st. P. M. Feb. 13, 1 year, 5% 5,500  
 Roth, Christian, to Philipp Kaiser. 1st av, No. 1621. P. M. Feb. 15, due Feb. 1, 1888, 5% 2,500  
 Ruck, John M., to Mathilde von Ellert. St. Nicholas av, 129th st, 130th st. P. M. Feb. 12, due Nov. 1, 1886. 20,000  
 Same to same. Same property. Building loans. Feb. 12, due Nov. 1, 1886. 70,000  
 Rossiter, Thomas A., Brooklyn, to Samuel E. Lyon. 108th st, No. 161, n s, 132.3 e Lexington av, 16.11x100.11. Feb. 15, 3 years, 5 1/2 % gold, 8,500  
 Same to same. 108th st, No. 159, n s, 115.6 e Lexington av, 16.9x100.11. Feb. 15, 3 years, 5 1/2 % gold, 8,500  
 Same to same. 108th st, No. 163, n s, 149 e Lexington av, 16.9x100.11. Feb. 15, 3 years, 5 1/2 % gold, 8,500  
 Same to same. 108th st, No. 157, n s, 98.9 e Lexington av, 16.9x100.11. Feb. 15, 3 years, 5 1/2 % gold, 8,500  
 Seitz, Frank A., to Sarah H. Powell. Manhattan av, s w cor 106th st, 100.11x75. Feb. 15, 2 months. 10,000  
 Smith, James W. and Wilbur F., to THE EQUIVARIABLE LIFE ASSUR. SOC., U. S. Houston st, n e cor Goerck st, runs north abt 181.4 to 3d st, x east abt 201.9 x south abt 167 to Houston st, x west 200; also the land adjoining above that would lie on Mangin st if that st was extended; Houston st, n e cor Mangin st, if said Mangin st was extended, runs north abt 160.10 to 3d st, x east abt 201.8 to Tompkins st, x south 124.6 to Houston st, x west abt 200; also land in Tompkins st; also land under water, docks, piers, &c. Feb. 17, due Jan. 1, 1888. 110,000  
 Sterling, Edward C., to Margaret A. Beckenbaugh. 76th st, s s, 186 e Park av, 16x102.2, Feb. 17, 2 months. 1,000  
 Sachse, Frank, and Emilie his wife to Christian and Louis C. Wagner. 2d av. P. M. Feb. 15, due April 15, 1889, 5% 3,000  
 Salomon, Louis A., to THE SEAMEN'S BANK FOR SAVINGS, New York. Pearl st, No. 216. P. M. Jan. 30, 3 years, 4 1/2 % 10,500  
 Sawyer, William M., Brooklyn, to Sarah H. Powell. Thames st, Nos. 9 and 11, n e cor Church st, runs east 49.7 x north 50 x west 25 x north 0.11 x west 25.2 to Church st, x south 50.10. 1/2 part. Feb. 13, 2 years. 4,000  
 Schafer, Simon, to Enoch C. Bell. 135th st, s s, 100 e Lincoln av, 25x100. Feb. 12, 1 month, note. 500  
 Scharlin, Simon, to Sender Jarmulowsky. Division st, n s, 37 e Allen st, 16.5x76.16.8x83.7. Feb. 12, 2 years. 2,200  
 Schlesinger, Abraham, to Charles Kinken, Brooklyn. Stanton st, No. 99. P. M. Feb. 15, 1 year, 5% 2,000  
 Skinner, Andrew J., to Charles Frazier. 69th st, n s, 350 w 11th av, 50x100.5. Feb. 16, 6 mos. 3,000  
 Same to same. 11th av, s w cor 70th st, 25.5x100. Feb. 16, 6 months. 7,000  
 Same to same. 70th st, s s, 100 w 11th av, 100x100.5. Feb. 16, 6 months. 5,000  
 Schroeder, John B., to Bernheimer & Schmid.

Bowery. Saloon, lease and fixtures. Feb. 15, demand. 3,000  
 Same to same. East Houston st. No. 36. Saloon, lease and fixtures. Feb. 15, demand. 2,600  
 Skinner, Andrew J., to John M. Knox et al., exrs. R. S. Clark. 11th av, 70th st. P. M. Dec. 21, due Dec. 22, 1888, 5%. 4,860  
 Same to same. 70th st. P. M. Dec. 21, due Dec. 22, 1888, 5%. 7,620  
 Same to same. 69th st. P. M. Dec. 21, due Dec. 22, 1888, 5%. 2,700  
 Strohmenger, Joseph, to Victor Fauche, of Lyons, France. 84th st, No. 303, n s, 78 e 2d av, 22x102.2. Feb. 12, due Feb. 13, 1891, 4 1/2%. 7,000  
 Smith, Mary F. C., to Charles F. Thomas. 159th st. P. M. Feb. 16, 3 years or sooner. 2,500  
 Sterling, Edward C., to Louis A. Wagner, Brooklyn. 72d st, s s, 363 e 1st av, 50x102.2. Feb. 15, 3 months. 1,600  
 The Dingeldin Memorial Church, &c., to THE FRANKLIN SAVINGS BANK. 77th st, n s, 298.2 w Av A, 20.10x102.2. Feb. 12, 1 year, 5%. 4,000  
 Tuffs, Hannah, widow, to The Brooklyn Young Men's Christian Assoc. 69th st, n s, 175 e 11th av, 40x100.5. Feb. 17, due Feb. 1, 1891, 4 1/2%. 5,800  
 Teets, A. Alonzo, to Isais Meyer. Manhattan av, 120th st. P. M. Feb. 15, due Feb. 5, 1888, 5%. 9,250  
 The Ministers, &c., Reformed Low Dutch Church, to THE NEW YORK SAVINGS BANK. 3d av, n w cor 121st st, 126.2x100. Feb. 15, due Dec. 1, 1888, 4 1/2%. 100,000  
 Therasson, Charlotte W., wife of and Louis F., to Jennie L. Hurton, Guilford, Conn. Jersey st, n s, 141.9 e Crosby st, 16.7x66.5x30.6x67.3. Feb. 15, due July 1, 1889. 800  
 Thompson, James, to THE WASHINGTON LIFE INS. CO., N. Y. 37th st. P. M. Feb. 15, due June 1, 1891, 5%. 17,500  
 Totten, John, to Phillips Weeks. 11th av, e s, 123.5 n 39th st, 24.8x100. February 15, 3 years. 12,000  
 Trigg, George P., to THE BANK FOR SAVINGS, City N. Y. Hudson st, Nos. 273 and 275, and Nos. 30 and 32 Renwick st, begins Hudson st, w s, 200.3 s Spring st, runs west 90.3 x north 0.6 x west 59.10 to Renwick st, x south 46 x east 33.3 x north 0.3 x east 26.11 x south 4.5 x east 90 to Hudson st, x north 49.5. Feb. 13, 5 years, 4 1/2%. 30,000  
 Tubbs, George W., to L. Napoleon Levy. 125th st. 1/2 part. P. M. Sub. to 1/2 of mort. Feb. 13, 3 years. 7,500  
 Van Kan, Herman, and Ellen his wife to Estelle Asch et al., exrs. and trustees J. Asch. 57th st. P. M. Feb. 15, 5 years, 5% gold, 8,000  
 Von Fliedner, Leo A. M., to THE EMIGRANT INDUST. SAVINGS BANK. 18th st. P. M. Feb. 16, 1 year. 3,500  
 Vannier, Edward, to Catherine E. Shaw, late Vannier, of Randolph, N. J. 127th st, No. 136, s s, 322 e 7th av, 15.6x99.11. Feb. 15, 1 year. 3,000  
 Wood, Mary A., to Mabelle S. and James A. Wood. Madison av, w s, 191.1 n 128th st, 18x70. Feb. 15, 1 year, 5%. 5,459  
 Webb, Laura V., widow to THE CONNECTICUT MUTUAL LIFE INS. CO., Hartford, Conn. Canal st, Nos. 365 and 367, n s, 79.6 w Wooster st, runs northeast 61.6 x north 19.5 x west 32.2 x north 12.2 x west 11 x south 43 x southwest 42.6 to Canal st, x east 42; Wooster st, Nos. 5 and 7, w s, 94.9 n Canal st, 42.8x100x42.3x100; Laurens st, Nos. 2 and 4 (South 5th av), w s, 69.8 n Canal st, 38.6x100x38.8x100; 4th av, n e cor 17th st, 28x115. Feb. 13, 1 year, 5%. 130,000  
 Same to Frederic J. Middlebrook, Brooklyn. Same property. Feb. 13, 9 months. 30,000  
 Weber, Caroline M. S., to Charles Boswald. Houston st. P. M. Feb. 15, 1 year. 2,500  
 Webber, Gilbert A., to Charles H. Russell et al., exrs. Chas. H. Russell. Boulevard. P. M. Jan. 15, due Jan. 18, 1891, 5%. 28,470  
 Wiley, George to Cornelia P. Turnbull. 30th st. P. M. Feb. 15, due May 1, 1889, 5%. 8,000  
 Wilson, Solomon B., to Conrad Muller. 60th st, s s, 280 e Madison av, 20x100.5. Feb. 13, 3 years, 5%. 9,000  
 West, Joseph I., to James Bowen and ano., trustees Maria J. Bowen. 100th st, s s, 100 e Boulevard. See Conveys. Feb. 18, 3 years, 5%. 6,000  
 Williams, Edward E., to James Monteith. 154th st. P. M. Feb. 18, 1 year, 5%. 2,000  
 Wright, Louisa L., to Charles Fincke and ano., exrs. and trustees A. Man, Jr. Macombs Dam road, e s, adj A. B. Mills, 24th Ward, 212.3x2100x222.11x2,000. Feb. 10, 3 years, 10,500  
 Young, Alexander, West Brighton, S. I., to George W. Mercer, Essex Co., N. J. 17th st, No. 319 W. and 342 West 16th st, with power to collect rents and apply same. June 1. 300  
 Young, Patrick, to Edward Smith. 45th st. P. M. Feb. 15, 5 years, 5%. 5,000  
 Yung, Frederick, to John G. McGinn. Av A, w s, 38.6 s 12th st, 18x70. Feb. 12, due July 1, 1887. 2,000

KINGS COUNTY.

FEBRUARY 12, 13, 15, 16, 17, 18.

Ahrens, John W., to the South Brooklyn Savings Institution. Smith st, n e cor Butler st, 25x100. Feb. 13, 1 year 5%. \$3,000  
 Aschoff, John Henry, to Helen M. Hunt, Sing Sing, N. Y., and Julia W. wife of John Mathews. Livingston st. P. M. Feb. 11, 3 years, 5%. 6,000  
 Applegate, William H., to Maria A. Knight. 10th st, s s, 74 e 5th av, 19x100. Feb. 15, 3 years, 5%. 2,000

Beebe, Eve C., wife of and Alonzo, and John Canvin to Margaret M. Leverich. Fulton st, n s, 60 s e Grand av, 20x45. Jan. 25, 1 yr, 3,000  
 Bethel Ship Norwegian M. E. Church to The Brooklyn Savings Bank. President st, s w cor Van Brunt st, 50x100. Feb. 13, 1 year, 5%. 2,500  
 Birdsall, Stephen T., to George H. Daley, trustee A. Ward, dec'd. Jefferson st, n s, 261.8 e Tompkins av, 17.8x100. Feb. 9, 1 yr, 5%. 5,400  
 Bliss, Matilda, wife of Arthur, to David S. Beasley, Quincy st. P. M. Feb. 13, 1 year, 5%. 925  
 Bissett, Mary M., to Eugene G. Blackford. Concord st, n s, 50 e Bridge st, 25x75. Feb. 11, 3 years. 3,000  
 Britton, Winchester, to The Fulton Bank of Brooklyn. Elm st, n s, 37.4 w Central av, 22 x71; Central av, w s, 49 s Suydam st, 24.6x120.1x23.9x114.1; Central av, w s, 74.3 n Elm st, runs north 49.1 x west 120.1 x south 23.9 x west 25 x south 23.9 x east 107.3. Sept. 27, 1882, 1 year. 5,000  
 Burtis, Nathaniel W., to Elizabeth K. Wiggins, Mineola. L. I. Madison st. P. M. Jan. 23, due Jan. 1, 1889. 1,700  
 Bennett, James P., to Elizabeth Holmes et al., exrs. Gideon S. Holmes. Washington av, e s 343.6 n Greene av, 25x121; St. James pl, w s, 100 s Lafayette av, 25.7x100. Feb. 16, 3 years. 12,000  
 Broad, John, to Louis Brosi. Nostrand av, w s, 20 n Lexington av, 20x100. Feb. 13, 3 years, 5%. 7,500  
 Same to same. Nostrand av, w s, 40 n Lexington av, 20x100. Feb. 13, 3 years, 5%. 7,500  
 Brownell, Asa C., to Stephen H. Martling, Ridgefield, N. J. Fulton st, n s, 160 e Bedford av, 60x100. February 17, due May 15, 1886. 7,500  
 Clayton, Ransom F., to Horatio S. Stewart. 14th st, n s, 87.10 e 7th av, 3 lots, each 20x100. 3 mortgs., each \$1,500. February 15, 2 years. 4,500  
 Cluff, Henry E., to John McGeehan. Miller av. P. M. Feb. 15, 5 years. 700  
 Covert, Jane P., wife of and Henry H., to The Dime Savings Bank, Williamsburgh. Herkimer st, n s, 90 w Utica av, 17x100. Feb. 12, 1 year, 5%. 1,800  
 Campbell, Charlotte J., to The First Congregation of The Religion of Humanity, N. Y. 11th av, s w cor Sherman [st, 87.9x910.4. Jan. 1, 1 year. 2,400  
 Canvin, John, to Margaret M. Leverich. Putnam av, s s, 75 e Grand av, runs east 20 x south 36.4 x southwest 8.11 x west 20 x north-west 4.8 x north 32.1. Jan. 25, 1 year. 3,000  
 Clarkson, William R., to Mary E. Lequin. Flatbush av, w s, 301.11 s Caton av, 100x290.6; Ocean av, e s, 398.4 s Caton av, 25x240. Feb. 15, 3 years. 3,100  
 Same to Cornelia B. Remsen. Flatbush av, w s, 401.11 s Caton av, 100x295.10. Jan. 15, 3 years. 2,500  
 Clyde, Jane, wife of and William to Ellen L. wife of William Wallace. Brevoort pl, s s, 116 e Franklin av, 16x95. Feb. 15, 3 years, 5%. 6,000  
 Collimore, Julia, wife of Michael, to Levi Blumenuau, exr. E. McDevitt. Warren st. P. M. Feb. 16, due Nov. 1, 1886, 5 1/2%. 3,000  
 Collaseus, George, to John Morrow. Huron st. P. M. Feb. 13, 5 years, 5%. 1,600  
 Comerford, Peter, to Albert G. McDonald. Wythe av, easterly cor Penn st, 60x80. Feb. 15, due Feb. 1, 1889. 2,000  
 Cortelyou, Charles V. W. and Elizabeth F., and Catharine G. De Baun to Jennie V. Wilbur. Bedford av, centre line, 300 e Flatbush av, runs east to land J. Vanderveer, x south to land formerly of Griffith & Sloane, x west to centre line of Bedford av, x north to beginning. Feb. 1, 3 years. 1,000  
 Clark, Robert, to Susan M. Murray and ano., exrs. M. Murray. St. Marks av. P. M. Feb. 17, 3 years. 500  
 Clarkson, W. Richmond, to Nicholas W. Brown and ano., exrs. J. Wyckoff. Ocean av, e s, 134.11 n Church lane, 150x240. Feb. 1, 3 years, 5%. 3,200  
 Coady, Richard, to Helen E. Smith, St. Johnland, L. I. Schenck st, w s, 275 n Park av, 25x100. Feb. 17, 5 years. 1,000  
 Conway, Agnes T., to Anna M. Griswold. Lots 81, 82, 105, 106, 189 and 190 map 329 lots J. W. Voorhees farm, Gravesend; also rear part lot 21 map certain lots south C. I. road, Gravesend. Feb. 13, due July 1, 1886. 1,500  
 Cortelyou, Charles V. W., to Jennie V. Wilbur. East 40th st, n e cor Av E centre lines, runs north 942 x east 270 to Albany av, x south 551.5 x east 140 x south 790.10 x west 93.7 x south 454 x northwest 235 to centre line East 40th st, x north 226 x east 130 x north 465 to n s of Av E, x west 130. Jan. 15, due May 1, 1887. 2,000  
 Crabb, Ellen G., to John A. Vanderveer and ano., exr. J. J. Vanderveer. Clarkson st, n s, part lot 24 map of M. Clarkson property, 50x248.4, Flatbush. Feb. 10, due Feb. 1, 1887. 200  
 Dalton, Patrick, to Owen Gallagher. North 8th st, s w cor 3d st, 75x100. Feb. 8, 1 year. 1,300  
 Defiganere, Annie, to John E. Kelly. Hamilton av, w s, 111.10 n Henry st, 19.9x83.4x21.7x74.7. Sub. to mort. \$2,000. April 1, 1885, 3 years. 1,000  
 Donlon, Mary A., to Henry Witte. 8th st, n s, 420.9 e 3d av, 50x100. Feb. 13, demand. 600  
 Du Bois, Elizabeth T., to John M. Wyburn. Waverly av late Hamilton st, e s, 775 n Myrtle av, 18.9x100. Feb. 15, due June 1, 1889, 5 1/2%. 400  
 Dalton, Patrick, to Thomas C. Lyman and

Henry L. Greenman, of T. C. Lyman & Co. 3d st, n w s, 100 n e North 8th st, 25x100. Feb. 12, 6 months. 936  
 Egolf, Edward, and John A. Lott, Jr., to John I. Voorhees. Ovington av. P. M. Feb. 2, due Feb. 15, 1891. 7,000  
 Ehlers, Emma, wife of John, to Thomas J. Rose. Ralph av, e s, 50 n Madison st, 50x100. Feb. 15, 5 years, 5%. 6,000  
 Fehl, Albert F. W., to Joseph Fuchs, exr. P. Densel. Bogart st. P. M. Feb. 15, 3 years, 5%. 2,500  
 Fowler, Annie Y., wife of and David H., to Elizabeth Binns and ano., exrs. of J. Binns. Bedford av, e s, 140 s Halsey st, 20x75.6. Feb. 13, due May 1, 1887, 5%. 1,500  
 Farrell, Margaret, to Mary Cornelia Wood. Keep st. P. M. Feb. 15, due Aug. 15, 1886. 1,650  
 Gleesing, Jacob and Maria, his wife, to George Loffer. Broadway. P. M. Feb. 13, due Mar. 1, 1888, 5%. 2,000  
 Glenn, William A., to John P. D. Angus. St. Marks pl. P. M. Feb. 1, installs. 2,000  
 Hecker, John C. H. and Mary C., to Eva Wiegell. Evergreen av. P. M. Feb. 11, 9 years, 5%. 5,000  
 Hehl, Peter, to Susannah Hehl. Sumpter st, n s, 25 w Howard av, 16.2x100. Feb. 13, 3 years, 5%. 500  
 Hess, Henrietta E., wife of George M., to Henry E. Lequin. Flatbush av, w s, 501.11 s Caton av, runs south 91.8 x west 204.5 x south-west 79.7 x west 15.1 x north 117 x east 295.10. Jan. 6, 3 years. 2,450  
 Halstead, Thomas, to Isaac Hall, Mamoroneck, N. Y. De Kalb av late Chestnut st. P. M. Feb. 15, 2 years. 1,000  
 Hoffmann, Arnold, to Charles B. Mayer. Pulaski st. P. M. Feb. 15, 3 years, 5%. 1,000  
 Hildebrandt, John, to Bernard Cruise. Richards st, n w s, 25 s Sullivan st, 25x80. Feb. 13, 5 years. 1,350  
 Hockemeyer Eliza, wife of and Frederick C., to Franz A. Schneider. De Kalb av, n w cor Marcy av, 25x80. Feb. 17, 3 years, 5%. 4,500  
 Hurlimann, Mary Ann, and Jacob her husband to Jacob Walder. Nevins st, e s, 40 n Baltic st, 20x75. July 14, 1884, 1 year, 5%. 2,000  
 Jarman, Richard E., to The Williamsburgh Savings Bank. South 8th st, n s, 177.3 w Wythe av, 20x100. Feb. 18, 1 year, 5%. 5,000  
 Johnson, Alvan R., to Cornelius E. Donnellon. President st. P. M. Feb. 12, 1 year, 5%. 3,200  
 Johnston, William, to The Mutual Life Ins. Co., N. Y. Park pl, s s, 222.1 w 6th av, 16.8x100. Feb. 11, 1 year, 5%. 4,000  
 Joslin, Frank C., to Charles W. Hall. Myrtle av. P. M. Feb. 12, 3 years, 5%. 1,500  
 Johnston, John C., to Julia C. Latimer. Hoyt st, w s, 60 n Wyckoff st, 20x80. Feb. 17, 3 years. 6,000  
 Jonowwski, Joseph A., to John M. Stearns. Hamburg av. P. M. Feb. 10, due Feb. 14, 1889. 400  
 Kenedy, Patrick J., to The Union Mutual Life Ins. Co. Fulton st. P. M. Feb. 1, due July 1, 1886, 4%. 8,000  
 Kelly, James E., to Julius H. and Sarah A. Cone. 3d av. P. M. Feb. 11, 5 years, 5%. 2,000  
 Kelly, John J., to Eliza Dunigan. India st, n s, 375 w Manhattan av, 25x100. Feb. 15, 3 years, 4 1/2%. 3,000  
 Knowles, William F., to Frederick C. Knowles. Van Dyke st, n e s, 230 n w Richards st, 100x100. Feb. 8, 3 years. 4,000  
 Kramer, William J., to The Williamsburgh Savings Bank. Harman st, s e s, 220 s w Central av, 20x100. Feb. 15, 1 year, 5%. 2,000  
 Same to Anna E. wife of John G. Cozine. Same property. Feb. 15, installs. 1,000  
 Kuttruff, Helene C., to the trustees and associates of the Brooklyn Benevolent Society. Congress st, n s, 100 w Court st, 25x100. Lease. Feb. 17, 3 years. 2,500  
 Lamb, Albert E., to Ezra D. Bushnell. President st. P. M. Feb. 12, 1 year, 5%. 3,200  
 Lyons, Henry B., to George B. Bretz. Prospect av, w s, 225 s e 7th av, 25x80.2. Feb. 15, due July 1, 1889, 5%. 3,000  
 Lipsky, Simon, to Lewis Hurst. Grand st. P. M. Feb. 15, 3 years, 5%. 3,000  
 Litchfield, William B., to Agnes H. Davies. 16th st, s s, 193.10 w 9th av, 88x200 to Braxton st. Feb. 15, 2 years. 3,000  
 Lockhart, James, to Henry Gallagher. Steuben st, e s, 115 s Park av, 25x100. Feb. 24, 1885, 4 years, 5%. 710  
 Madden, Stephen K., to Herbert C. Smith. Herkimer st. P. M. Feb. 18, installs. 1,500  
 Mausson, Olof, to Ira M. Lang. 49th st, n s, 230 e 3d av, 20x100.2. Feb. 17, 3 years. 1,500  
 Same to Warren A. James. 49th st, n s, 300 e 3d av, 20x100.2. Feb. 17, 3 years. 1,500  
 Munson, Emily M., wife of and Walter D., to Mary Boorman. Lafayette av, n s, 200 e Marcy av, 75x100. Feb. 18, 2 years, 5%. 5,000  
 Same to Sarah A. Boorman. Lafayette av, n s, 275 e Marcy av, 60x100. Feb. 18, 2 yrs, 5%. 4,000  
 Martin, Josephine B., wife of and George C., Plainfield, N. J., to Herm Stutzer. Oakland st, e s, 250 s Meserole av, 25x100. Feb. 9, 1 year. 2,750  
 Mason, Fanny P., wife of Amasa, to Elizabeth W. Gilbert. Monroe st, s s, 365 e Bedford av, 40x83.6x40x87.6. Feb. 12, due Aug. 12, 1886. 560  
 Morrison, John G., to Charles H. Reynolds. Frost st, s s, 100 e Union av, 125x—x—x169. Feb. 4, 2 years. 1,500  
 Magner, William, to T. C. Lyman & Co. West st, s e cor Oak st, 25x75. Feb. 13, 6 mos. 800  
 Matheson, William J., to George F. Martense. Herkimer st. P. M. Feb. 15, 3 yrs, 5%. 4,000

Mahoney, Jeremiah O., to John Andrews. 19th st, s s, 250 w 6th av, 25x100. January 15, 3 years. 3,500  
 Same to same. 19th st, s s, 225 w 6th av, 25x100. Jan. 15, 3 years. 3,500  
 McCann, Margaret, wife of and John, to Louis G. Brown, Thatford av, w s, 100 s Union av, 50x100. Feb. 16, due May 1, 1889. 700  
 Miller, Stephen L., to Andrew R. Culver. Clermont av. P. M. Feb. 13, 3 years. 2,000  
 McDonough, Stephen F., to Calvin Burr. Grand av, s w cor Pacific st, 55x50. Feb. 15, installs. 3,500  
 McElroy, Mary, wife of and James, to William J. Clark, Southington, Conn. Greene av, n s, 180 w Evergreen av, 20x100. Feb. 16, due July 10, 1886. 600  
 McMahon, Francis J., to Charles A. Moran, trustee for Annie A. Moran. Broadway. P. M. Feb. 15, due Feb. 1, 1889. 7,000  
 Same to Charles A. Moran, trustee for Jessie I. Child, Blanche Costello and Henry S. Davis. Broadway. P. M. Feb. 15, due Feb. 1, 1889. 7,000  
 Same to Annie A. Moran. Broadway. P. M. Feb. 15, due Feb. 1, 1889. 7,000  
 Same to Dwight H. Olmstead et al., trustees for Virginia Clark. Broadway. P. M. Feb. 15, due Feb. 1, 1889. 7,000  
 Same to Alfred Hoyt, Stamford, Conn. Broadway, n e s, 42.3 s e Palmetto st, 57.9x90. Feb. 15, 1 year. 1,090  
 Meier, Barbetta, wife of and George, to Ulrich Maurer. Park av, southerly cor Franklin av, 41x82.3. Jan. 1, due July 1, 1887. 1,000  
 Murtaugh, Mary, wife of and Edward, to Jonathan M. Barkley. Wolcott st, s s, 125 e Ferris st, 25x100. Feb. 15, due Jan. 1, 1891. 600  
 Quinn, Mary, John S., Albert A. and George F., and Mary F. Reilly, Eliza wife of Harry McCann and Genevieve Jaquays to The Williamsburgh Savings Bank. South 9th st, s s, 150 e 9th st, 25x—. Feb. 15, 1 year. 600  
 Pitbladdo, Thomas, to Alexander M. White. 24th st, s s, 100 e 5th av, 75x100.2. Feb. 1, 1 year, 5%. 2,000  
 Potter, Harriet L., widow, Wethersfield, Conn., to Thomas B. Leggett et al., trustees Wm. H. Leggett, dec'd. Gold st, w s, 237.2 s Willoughby st, 21.10x100. Feb. 6, due Feb. 1, 1889, 5%. 3,700  
 Rueger, John, to The German Savings Bank of Brooklyn. Middleton st, s e s, 105 n e Marcy av, 20x100. Dec. 28, 1885, due Jan. 1, 1887, 5%. 2,500  
 Same to same. Middleton st, s e s, 125 n e Marcy av, 3 lots, each 25x100. 3 morts., each \$2,500. Dec. 28, 1885, due Jan. 1, 1887. 7,500  
 Russell, Susanna E. C., and Walter her husband, to William J. Sayres. Hancock st, s s, 69 w Nostrand av, 80x100. Feb. 13, due June 1, 1886. 5,000  
 Reding, Thomas H., to Ditmars Eldert. Locust st. P. M. Feb. 1, 4 years. 1,000  
 Richard, James, to Henry Steers. Humboldt st. P. M. Feb. 2, 5 years. 500  
 Schaffer, Mary, to Maurice Fitzgerald. 11th st, n s, 52.10 w 4th av, 17.8x100. February 13, 3 years. 2,200  
 Shaw, Henry F., to The Greenpoint Savings Bank. India st, s s, 100 w Manhattan av, 25x100. Feb. 15, 1 year. 500  
 Silver, Charles A., to Julius E. Stohlmann. Sumpter st. P. M. Feb. 13, 2 yrs., 5%. 2,000  
 Same to Frederick A. Stohlmann. Sumpter st. P. M. Feb. 13, 2 years, 5%. 2,000  
 Smith, Clarence A., to The Home Ins. Co., New York. Kosciusko st, n s, 400 e Nostrand av, 15x100. Feb. 13, due July 1, 1887. 1,000  
 Smith, Lawrence, to Henry Oberhausen. 1st st, n w s, 22 s w North 11th st, 22x100. Feb. 15, 5 years, 5%. 3,000  
 Stewart, James W., to George H. Grannis. McDougal st. P. M. Feb. 10, due Aug. 1, 1886. 3,500  
 Same to Thomas G. Carver. McDougal st. P. M. Feb. 9, due Aug. 1, 1886. 3,500  
 Same to John F. Praeger. McDougal st. P. M. Feb. 10, due Aug. 1, 1886. 3,500  
 Stoffregen, Alfred, to Theodore F. Jackson. Stockholm st. P. M. Feb. 9, 1 year. 1,100  
 Schumacher, John, to The Germania Savings Bank, Kings Co. Vanderbilt av, e s, 362.6 s Park av, 20.1x90. Feb. 11, 1 year, 5%. 4,000  
 Same to same. Vanderbilt av, e s, 342.6 s Park av, 20x90. Feb. 11, 1 year, 5%. 4,000  
 Smith, Augusta, and John B. her husband, to Melvin Brown. St. Marks av. P. M. Jan. 28, 3 years. 250  
 Straub, Catharine, wife of and George, to The Williamsburgh Savings Bank. Park av, s s, 330 w Marcy av, 25x100. Feb. 12, 1 year, 5%. 3,000  
 Stubenbord, Conrad, to John Y. McKane. Part lot 32 common lands, town of Gravesend. Nov. 1, due Mar. 1, 1887. 5,000  
 Shepherd, Stephen F., to John Winslow. 12th st, s s, 99 w 4th av, 18x100. Feb. 12, due Jan. 1, 1889. 1,000  
 Stillwell, James, to Albert Voorhees. Plot on shore line Gravesend Bay, adj s e line land James Stilwell, 41.3x485 to public road, x141.5x334.2x50x199. Feb. 9, 2 years. 700  
 Tenney, Asa W., and John W. Peckett, Jr., to Maria C. Martin. McDougal st. P. M. Feb. 17, 2 years, 5%. 2,500  
 Van Dorn, George F., to The Williamsburgh Savings Bank. Atlantic av, s s, 175 w Buffalo av, 5 lots, together 81.8x100. 5 morts., each \$1,400. Feb. 13, 1 year, 5%. 7,000  
 Same to same. Atlantic av, s s, 256.8 w Buffalo av, 18x101.1x3x100. Feb. 13, 1 year, 5%. 1,300  
 Vanderveer, John, to Stephen L. Vanderveer. Vanderveer pl, centre line at intersection of

Flatbush plank road, runs east to East 23d st, x north to land of E. A. Martense and west to plank road, x southeast to beginning. Feb. 13, 1 year. 2,000  
 Weber, William, to Emma M. Weber. 39th st, n s, 175 e 6th av, 25x111.11. Feb. 1, 2 yrs. 207  
 Westlake, William, to Charles W. Betts. Arlington pl. P. M. Feb. 13, 2 yrs., 5%. 1,600  
 Woods, George W., to Duane H. Clement. Palmetto st, n s, 381.8 s w Central av, 18.4x100. Feb. 13, 3 years, 5½%. 1,500  
 Waterbury, Sarah Ann, to Henry Ginnel. Spencer st, w s, 220 s Willoughby av, 20x100. Feb. 6, 5 years, 5%. 3,000  
 White, Agnes Haddow, and Robert her husband, and Edward J. Price to Simon Bing, Jr. Smith st, Grinnell st, P. M. Jan. 21, due Feb. 1, 1889. 2,000  
 Williams, Catharine L., to The Union Dime Savings Inst. of New York. Johnson st, n w cor Lawrence st, 26.6x62x27.6x62. Feb. 12, due May 1, 1889, 5%. 800  
 Winkemeier, Christian T., to Jacob Hentz. Grand st, n s, 135 w Lorimer st, 22.6x100. Jan. 1, 3 years, 5%. 8,000  
 Webb, Jane C., wife of Isaac J., and Sarah Carter, to William Schaefer. Newell st, w s, 325 s Meserole av, 25x100. Feb. 11, 5 yrs. 1,400  
 Weisenborn, John, to William Williamson. Bergen st, s s, 294 e 5th av, 20x100. Nov. 1, 1 year. 4,000  
 Werbeloosky, Jacob H., to Carolina and George Mithauer. Meserole st. P. M. Feb. 18, due May 1, 1891, 5%. 5,000  
 Same to Charlotte M. Ringe, Newtown, L. I. Meserole st, n s, 100 e Leonard st, 50x100. Feb. 18, 5 years. 1,500  
 Zeller, Lorenz, to The Mutual Life Ins. Co., New York. Greene av, n w cor Nostrand av, 100x100. Feb. 3, due Feb. 17, 1887. 41,000  
 Same to Ferdinand R. Minrath. Same property. Jan. 9, 1 year. 4,000  
 Zetzelsberger, Joseph, to Thomas Woolsey. Howard av. P. M. Feb. 16, 2 years. 109  
 Ziegler, William, to Jacob G. Dettmer. Montague st, n s, 78 e Hicks st, 51x100. Feb. 1, 2 years, 5%. 75,000

Street, William A., to Sir Roderick W. Cameron. nom  
 Same to same. nom  
 Sutphen, William, to Harriet F. S. Wheeler, New Rochelle. 2,500  
 Thomas, Charles F., to Sarah G. Hall. nom  
 Timm, Henry, to George L. Kingsland et al., trustees for Henry P. Kingsland. 6,000  
 Townsend, John H., Camden, N. J., to Letitia Townsend. 4,500  
 Union Dime Savings Inst., to Margaret B. Crane, extr. Theo. Crane. 5,000  
 Weil, Samuel and Jonas, individ. and as exrs. J. Weil, to Frederick Greis. 6,210  
 Winslow, Catharine F., admrx. Isabella G. Fish, to Clinton Gilbert and ano., exrs. Sarah A. Fish. 11,000  
 Wynne, James H., to Mary Boyle, admrx. T. Boyle. nom

KINGS COUNTY.

FEBRUARY 12 TO 18—INCLUSIVE.

Allen, John J., to Frederike H. Werhan. \$1,600  
 Bauer, John, to Joseph Fuchs, exr. P. Denzel. 2,500  
 Betts, Charles W., to Edward R. Betts. 1,600  
 Bunker, Robert T., to Hiram W. Mead. 2,000  
 Corley, Christopher, Peekskill, N. Y., to Andrew D. Baird. 4,000  
 Cortelyou, Peter R., to Jaques Cortelyou, East Fishkill, N. Y. 4,000  
 Earle, Clara N., to Cornelius Ditmars and ano., trustees A. Ditmars. 3,575  
 Fitch, William A., Chatham, N. Y., to The National Bank of Kinderhook. 616  
 Foote, Jennie E., to Philo P. Foote. 260  
 Fitzgerald, Henrietta C., to Thomas Brown. 260  
 Gormley, William, and John O'Donoghue, to Joseph La Fumee. 500  
 Green, Jessie T., to John O. Burnett. 3,500  
 Henderson, Charles H., to Robert Henderson, Jr. 1,000  
 Hewlett, Augustus J., Hempstead, L. I., to Caroline and Charlotte Hewlett, East Rockaway, L. I. 3,500  
 Hutchins, Levi, to Jane B. Lawrence. 1,000  
 Hamblin, James A., to Aaron S. Robbins. 3,400  
 Holmes, Elizabeth, Boston, Mass., to Elizabeth Holmes et al., exrs. G. S. Holmes. nom  
 Ivins, William M., to Caroline E. Cunningham. 2,000  
 Miller, John, to Daniel B. Tompkins, Portage City, Wis. 200  
 Molloy, Catharine, to Louis Bossert. 990  
 Moulton, Leonice M. S., Roslyn, L. I., to David Prothers. 1,580  
 Maurer, Ulrich, to Joseph H. Scanlan. 1,000  
 McManus, Thomas B., to Lucy Kirtland. 3,000  
 Moore, Thomas J., and John G. Price, to Mary J. and Emma L. Price. 2,600  
 Nostrand, George E., to Mary L. Van Brunt. 1,500  
 Porter, John G., to Benjamin Collins. 680  
 Sayres, William J., to Mary C. Schenck. 1,200  
 Sheil, Owen, to Theodore D. Dimon. 1,250  
 Saddington, Thomas B., to Helen J. Smith, Freehold, N. J. 2,265  
 Stryker, Cornelius S., to Ellen M. Warren. 4,000  
 The Phenix Ins. Co. to Robert McD. Kirkland. 2,800  
 Tatham, Francis, to Joseph B. Wray, trustee. 4,800  
 The Dime Savings Bank, Williamsburgh, to Celeste J. Ross. 3,500  
 The Germania Fire Ins. Co., New York, to Herman Watjen. 5,000  
 The Greenpoint Savings Bank to Theodore S. Bird. 4,000  
 The Mutual Benefit Life Ins. Co., Newark, N. J., to Robert S. Hayward, as trustee of David Sands, dec'd. 10,000  
 United States Trust Co., of New York, to Helen B. Davids, Philadelphia, Pa. nom  
 Weybrecht, George J., to George H. Roberts, N. Park Collin and George H. Roberts, Jr., of Roberts, Collin & Co. 1,000  
 White, Harriet J., to William W. and Charles H. Place. 2,000  
 Wilmarth, Lemuel E., to Thomas E. Simmons. 1,000  
 Ziegler, William, to Jacob G. Dettmer. 8 morts. 68,400

MORTGAGES --- ASSIGNMENTS

NEW YORK CITY.

FEBRUARY 12 TO 18—INCLUSIVE.

Allien, Henry V., trustee for Emma M. Allien, to Emma M. Allien. nom  
 Astor, John J., to Henry Day and Daniel Lord, Jr., trustees Susan A. Gibbes. \$5,000  
 Allien, Henry V. and ano., trustees Emma M. Allien, to Emma M. Allien. nom  
 Bowne, Samuel W., to Charles Bryant. 6,520  
 Bryant, Charles, to James F. Ruggles. 5,000  
 Same to same. 6,500  
 Cleaves, Addison C., to Mary A. Raymond. nom  
 De la Rua, Lutgarda G. Angarica, to Charles Coudert, trustee. 10,000  
 Dohmann, Berndina, to Frederick Schuch. 13,000  
 Dunkin, Thomas J., Jr., guard. of E. J. Giraty, to Edward J. Giraty. Mar. 29, 1875. nom  
 Same to same. 1875. nom  
 Equitable Life Assurance Society, U. S., to The Manhattan Savings Inst. 100,000  
 East River Savings Inst. to Samuel Jacobs. nom  
 Embury, Clarence U., Bay Ridge, L. I., to Cornelia F. Coster. val. consid. 3,000  
 Fountain, Gideon, to Celia M. Schell. 3,000  
 Francis, Isabella G., to William H. Hewlett, Manhasset, L. I. 3,000  
 Gardner, Eliza, to Sophia Schultz. 2,040  
 Gleason, John F., to Jacob Ruppert. 7,085  
 Greis, Frederick, to Johanne Gerber. nom  
 Guggenheimer, Randolph, to Emma Feist. 1,000  
 Hauptman, Arthur B., Jr., to William L. Hauptman. consid. omitted  
 Hurton, Jennie L., Guilford, Conn., to Nellie C. Reyppen. 300  
 Hussey, William H., East Orange, N. J., to Benjamin Collins, trustee. 7,000  
 Iselin, Adrian, exr. J. Gallatin, to The New York Life Ins. Co. nom  
 Kelly, Robert E., to Frederic R. and Charles Coudert. 2,900  
 Same to same. 2,900  
 Same to same, as surviving trustees. 11,000  
 Same to The French Benevolent Society. 11,200  
 Keteltas, John S., to Walter F. Platt, Brooklyn. 5,000  
 Kelly, Robert E., to William H. Simonson, trustee G. W. Taylor, dec'd. 12,500  
 Klebisch, Caroline, to George F. Cordes. 2,000  
 Kine, Anna, to Augustus F. Holly. 6,328  
 Lee, William H. L., to Jane L. Satterlee. 8,000  
 Loewenstein, Minna G., to Union Trust Co., trustee of said Minna G. Loewenstein. 18,000  
 Markewitz, Samuel, to George F. Cordes. 12,500  
 McCormick, James, to Mary McCormick. nom  
 McQuide, Hugh, to William McShane. 1,500  
 McShane, William, to William E. Brinckerhoff. nom  
 Middlebrook, Frederic J., to James N. Platt, exr. T. C. T. Buckley. 4,000  
 Potter, Frederick G., to Jane Potter, extr. W. H. Potter. 11,000  
 Putnam, William L., Portland, Me., to Edwin H. Abbot. nom  
 Reynolds, Alexander G., to Thomas Nelson. 624  
 Samson, J. Melvin, to Charles Rothschild. 2,800  
 Schneider, Matthias H., to George Lane. 2,825  
 Schultze, John S., to John McKim & Son. 3,000  
 Simmons, Edward, and ano., exrs. J. W. Anderson, to The Presbyterian Home for Aged Women, City of New York. 7,500

CHATELS.

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.

FEBRUARY 12 TO 18—INCLUSIVE.

SALOON FIXTURES.  
 Armstrong, Margaretta C. 178 Broadway.... J. I. Taylor. Restaurant Fixtures. \$425  
 Ahrens, H. 47 Mercer.... Catharina Lipsius (R) 1,000  
 Becker, Frieda. 388 E. Houston.... J. Everard. 335  
 Berz, M. 8 State.... J. Eichler. 400  
 Binder, Emilie. 610 Grand.... Cath. Lipsius (R) 2,000  
 Blume, W. F. & Co. 113 South.... J. Helsler (R) 500  
 Brown, Agnes. 9 Rector.... J. Friedrich. Fixtures, Furniture, &c. 850  
 Beck, H. 1329 2d av.... F. Oppermann, Jr. 800  
 Bischoff, H. 1130 1st av.... G. Ehret. (R) 900  
 Boekelmann, F. 299 East 11th.... P. Doelger (R) 200  
 Breitenbach, J. 99 Willett.... W. Hill. 300  
 Bromer, C. 1244 3d av.... Brunswick-Balke C. Co. Billiard and Pool Tables. 500  
 Clundt, Concordia. 117 Av A.... G. Ehret. Bar Fixtures and Furniture. 900  
 Crawford, W. H. 144½ 8th av.... J. Lynch. Restaurant Fixtures. 150  
 Conroy, J. 750 2d av.... J. Everard. 500  
 Converse, J. L. 1237 Broadway.... White, Hentz & Co. 5,683



Drake & Roach. 1786 3d av... I. Hays. 400
Davoren & Kuwich. 2630 3d av and 108 Broad st
...Beadleston & Woerz. 4,000
Degnan, J. 231 East 34th... J. F. Johnson. 500
Dreeke, F. J. 253 West 27th... Burr, Son & Co. 500

Conklin, Sarah E. 133 E. 55th... A. J. Steers. 160
Conkling, Susie H. 125 W. 45th... L. Baumann. 182
Crowley, Julia M. City... Bowers Bros. Furni-
ture, J. Storage. 1,267
Carroll, J. P. 60 East 11th... G. Brooks. 123

Ulman, Elizabeth M. 121 E. 35th... E. C.
Sheehy. (R) 2,000
Van Alton, Carrie. 844 9th av... T. F. Creegan. 200
Vandimere, Julia C. 149 W. 16th... J. B. Hill. 50

HOUSEHOLD FURNITURE.

Adams, Emma and Edith. W. 16th st... S. I.
Herschmann. 818
Agnew, Jessie. 765 3d av... Jordan & Moriarty. 254

Regensburg, L. 109 East 119th... R. M. Walters. 125
Rogers, Mary J. 59 Henry... Jordan & Moriarty. 143
Rothschild, O. 180 East 109th... J. F. Manges. 158

MISCELLANEOUS.

Angelo, V. 452 W. 41st... Archer Mfg. Co. 24
Barber Chairs.
Beck, Elizabeth. 1650 3d av... Metzger & Levy. 360
Butcher Fixtures.

Northshield, T. C. 150 Broadway .... Mosler, Bowen & Co. Safe. 100	Neale, W. A. 287 6th av. A. J. Steers. Furniture and Photographers Fixtures. 450	O'Brien, C. 348 E. 56th... E. Nolan. Horses, Coaches, &c. 800	O'Gorman, J. 241 Elizabeth... Weeks & Parr. Bakery Fixtures. (R) 1,500	Olmesdahl, A. 41 Centre... H. Grubenbecker. Lath and Press. 1,000	Pfaff, A. 323 1st av... S. Davis. Bakery Fixtures. 634	Peters, A. City... Meyer & Jacobson. Trucks. Phye, W. P. 39 Clinton pl... W. M. Phye. Laundry Fixtures. 275	Pillsbury, M. F. 680 6th av... W. Fiske. Press. Rost & Morris. 21 Hester... K. H. Rost. Laundry Fixtures. 330	Rafferty, P. Foot W. 52d st... E. L. Striker. Stone, &c. 250	Recchia, R. 61 Bowery... L. Laraia. Barber Fixtures. 1,500	Riggins, W. W. 68 Horatio... O. L. Cushman. Horses, Carcs, &c. 440	Rosenthal, I. 23 Rutgers pl... W. Brand. Machines. 300	Ryan, G. W. 145 Broadway... Hall's Safe and Lock Co. Safe. 125	Sanson & Baker. 47 Cherry... S. G. Kerr. Drug Fixtures. 1,200	Sanders, C. J. and Margt. A. 85th st, bet Madison and 4th avs, and 53 E. 83d st... Myron Strauss. Horse, Harness, Furniture, &c. 500	Sanders, F. B. South side 143d st, near Willis av... G. O. Wilson. Horses, Wagon, &c. (R) 300	Same... same. Mules, Wagon, &c. (R) 500	Schoentag, C. 1621 1st av... P. Ebel. Shoemaker's Fixtures, Tools, &c. (R) 800	Schutt, Anna. 1511 2d av... W. Wilde. Store Fixtures. 800	Seidenberg, A. 11 Essex st... Jennie Seidenberg. Machine. 170	Smith & Van Cleaf. 105 Barrow and Staten Island... A. Smith. Horse, Trucks, Wagons, &c. 1,000	Strauss, C. 237 Broadway and 170 E. 61st... Henrietta Strauss. Books, Safe and Furniture. 2,000	Stern, A. 12 Catharine... J. J. Millin. Presses, &c. (Mort. not dated.) 176	Sullivan, J. 1365 1st av... C. J. Cahill. Stock and Fixtures. 400	Scallon, Fanny. 321 E. 83d... D. B. Dunham. Coach. (R) 212	Schmidt, C. 222 W. 17th... F. G. Gise. Shoe Fixtures, &c. 250	Shine, M. 28 E. 14th... Marvin Safe Co. Safe. 170	Spencer, H. A. 36 E. 14th... C. E. Cady. Office Fixtures, Furniture, &c. (R) 829	Sylvester, L. Son & Co. 139 Maiden lane... Mosler, Bowen & Co. Safe. 120	Tracy, R. H. 59th st, bet 5th and 9th avs... J. Donaldson. Gas Fixtures, &c. (May 2, '83.)	The N. Y. Plow Co. City... Helena Craig. Machinery, &c. 10,000	Travis, Jennie K. 165 W. 49th and E. 31st bet 3d and Lexington avs... A. J. Steers. Wagons. 335	Turgetto, Lena. 204 E. 84th... Minnie Beile. Cigar Store Fixtures. 50	Van Wyck, Alida. 140 Nassau... Elizabeth Van Wyck. Type Writing Machine. 65	Velffort, E. 438 Pearl... Lina Bleyer. Presses, Machinery, &c. 850	Vogel, K. 114 Sheriff... G. Levy. Bakery Fixtures, &c. 150	Volkmar, H. G. 167 W. 39th... H. White. Horses, Carriage, &c. 250	Vogts, W. A. 107 W. 17th... W. W. Weed. Horses, Wagons, &c. 250	Van Dorn, E. 95 Sheriff st... H. Van der Wyk. Horses, Wagons, &c. 125	Vogt, J. 49 Greenwich... J. H. Lyddy. Grocery Fixtures. 750	Vogt, C. 62 Church... C. E. & Mary H. Vogt. Printing Fixtures. 1,000	Watson, Emma. City... M. A. Kellogg. Goods on Storage. 250	Same... H. J. Blye. Goods on Storage. 250	Weber, F. 177 Ludlow... J. Krausz. Grocery Fixtures. 300	Wilcke, E. 222 8th av... G. Wiemann. Laundry Fixtures. 1,600	Wendt, E. 140 8th av... J. W. Stansbury. Machinery, Cutlery, &c. 300	Werner, L. P. 314 E. 105th... Elise Muller. Horses, Wagons, Mineral Water Fixtures. 900	Wood, C. G. 762 8th av... W. H. Wood. Milk Route, Horse, Wagon, &c. (R) 230	Zahn, Wilhelmine. 390 Grand... Mary G. Miner. Florist's Fixtures. 800
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**BILLS OF SALE.**

Bacigalupo, G. 38 Mott... Henrietta K. Immen. Bar Fixtures. 800	Borst, Bros. 2341 3d av... H. Thramann. Bar Fixtures. 3,000	Campbell, W. G. 1004 6th av... F. A. Gale. Office Furniture. 60	Conomo, S. E. Church and Cqrlandt... J. Jorasso. Apple Stand. 500	Crighton, Elizabeth. 332 E. 17th... M. G. Wanzar. Furniture. 450	Dalton & Foley. 513 11th av... A. J. Koehler. Saloon. 200	Desrault, N. E's Grand Boulevard near 112th st... L. and Catharina Pftzing. Bar Fixtures. 140	Desrault, N. Grand Boulevard, near 112th st... L. and Catharina Pftzing. Bar Fixtures. 140	Faist, J. 238 E. 10th... Annie Van Dahl. Bar Fixtures. 600	Fernandez, M. releases J. Hatchwell from Bill of Sale on goods in No. 1 Cortlandt. 140	Holland, K. Highbridge... R. E. Holland. Bar Fixtures. 400	Huebsch, P. C. 678 10th av... Katie Huebsch. Grocery Fixtures. 500	Jaekkel, E. 354 3d av... O. Meyer. Willow Ware Fixtures. 150	Kleyenstuber, G. 1532 1st av... Babetta Kahn. Cigar Store, Fixtures, &c. 215	La Maida, C. & F... M. Bernardino. Jewelry, &c. 942	Lussen, Sophia. 1156 1st av... A. Oetjen. Grocery Fixtures. 350	McNulty, I. 441 3d av... E. Jahn. Stock and Fixtures. 4,000	Oettinger, M. 2314 1st av... M. Berwin. Cigar Fixtures. 2,500	Pinkernell, E. H. 197 1st av... J. Wilshusen. Grocery Fixtures, &c. 1,266	Quirk, D. J. 266 Av B... G. Lewson. Drug Fixtures. 1,000	Sanders, Margt. A. and Nellie C. N w cor Park av and 86th st... H. Straus. Grocery Fixtures, &c. 525
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Schmidt, M. 170 and 172 Chambers... A. Kleinau. Gilt Frame Manufactory. 800	Schwartz, J. 1431 1st av... Isabella Schwartz. Bar Fixtures. 600	Sullivan, M. 192 E. 75th... Ellen Sullivan. Horse, Wagons, &c. 1	Sulzer, C. 857 1st av... M. Lieber. Butcher Fixtures. 600	Wiebel, J., Jr. Cor 160th st and 10th av... M. Wiebel. Horse, Wagon, Tools, Machinery, &c. 1
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**N. Y. ASSIGNMENTS OF CHATTEL MORTGAGES.**

Boettner, J. C. and G. Ringler to Geo. Ringler & Co. (H. Frey, Feb. 17, 1885.) 500	Burlinson, J., to W. Steinert. (J. Kraemer, Oct. 1, 1885.) 92	Doelger, A. and J., to D. Stevenson, Jr. (T. Murphy, Dec. 1, 1883.) 500	Guggenheimer, R., to White, Hentz & Co. (T. Converse, Dec. 3, 1884.) 2,200	Heidelberger, A., to J. L. Jarvis & Son. (W. Hensler, Nov. 10, 1885.) 500	Jung, H. T., to S. Andesner. (F. W. Kraatz, Feb. 15, 1886.) 1,500	Knopf, S., to A. Davis. (I. H. Myers, Jan. 6, 1886.) 100	La Manua, C., to Teresa D'Angelo. (A. De Angelo, Jan. 26, 1886.) 460	Molleson Bros. to Bedell & Bro. (Bedell & Bro., Sept. 8, 1885.) 1,000
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**KINGS COUNTY.**

**SALOON FIXTURES.**

Borst, Dewitt. 462 5th av... C. Lipsius. (R) \$200	Brehm, J. 297 Broadway... A. J. De Goede. Pool Tables, &c. 75	Braun, C. W. Graham av, cor Maujer st... H. B. Scharmann. 400	Crotty, T. 267 Van Brunt st... H. Koehler & Co. 217	Dohrmann, F. 118 Elizabeth st... C. H. Martens. Same... H. Muller. 120	Dietz, George. 100 Cook st... Ernest Ochs. 675	Helsing, C. W. 372 Atlantic av... G. Roseberg. Billiard Tables. 80	Hesse, R. H. 251 Grand st... P. Doelger. (R) 250	Krieger, Louis. 471 Broadway... Otto Huber. 200	Kuck, C. and H. Ehlers. 230 Broadway... C. Lipsius. (R) 500	Pestenheider, Carl. 125 Cook st... Barbara Mohr. Pool Room. 130	Thompson, M. H. 1055 Fulton st... T. C. Lyman & Co. 1,000	Tietjen, John. 134 Broadway... Charles Luger. 6,000	Wessels, John. 26 Maujer st... Budweiser Brewing Co. 450	Winckelman, Rudolph. 257 5th st... The Budweiser Brewing Co. 500
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**HOUSEHOLD FURNITURE.**

Allen, Mrs. Randolph. 354 Bedford av... J. Mullins. 168	Art, Peter. East New York... S. M. Whipple. Piano. 100	Ash, Lena. 216 Devoe st... Jacob Bros. Piano. 192	Berman, Abraham. 173 Broadway... A. Schulz. Brislun, Rose. 103 North 4th st... A. Schulz. 183	Clancy, Bernard. Hancock st... J. Mullins. 110	Cogill, F. M. 51 Dupont st... W. E. Wheelock & Co. Piano. 225	Curran, Mary. 117 President st... E. D. Farrell. 188	Dodge, Martha J. and E. S. 539 Macon st... A. J. Steers. 200	Durand, Ella M. 242 Bedford av... Jacob Bros. Piano. 325	Dunne, Eliza. 155 Pierrepont st... A. R. Peabody. 130	Endris, Jacob. 260 Court st... J. Rochsler. (R) 700	Same... E. S. Steffens. (R) 500	Fagan, James. New Lots... Frederick Suter. Piano. (R) 15	Flammann, John. 33 South 4th st... A. Schulz. 131	Finch, A. B. 97 Lewis av... J. B. Hill. 5	Foster, Amanda T. 33 Ormund pl... I. Mason. (R) 109	Gilbert, James. 78 Ryerson st... J. Mullins. 218	Heid, Mina. 62 Walton st... A. Schulz. (R) 52	Homan, Maggie. 1163 Fulton av... V. Stratton. Ireland, Henrietta C. 417 Lafayette av... E. H. Bowers. 50	Ishani, A. J. 196 5th av... V. Stratton. 300	Johnson, Helen M. 67 St. James pl... W. B. Vanderpool. 50	Same—J. A. Eaton. 200	Kirk, G. D. 162 27th st... J. Mullins. 229	Kramer, Mary. 890 Herkimer st... Epstein & K. 158	Krieser, J. Mor. 773 1/2 Dean st... J. Mullins. (R) 45	Lewis, T. S. 86 Clinton av... W. F. Hall. 65	Leufer, William. 141 Central av... I. Mason. 235	Morgan, A. E. 10 Norman av... W. E. Wheelock & Co. Piano. (R) 45	Mulvaney, H. 703 Washington av... J. E. Murray & Co. 174	Murphy, J. McL. 66 Main st... G. Dorrance. 100	Orchard, Jennie... B. M. Cowperthwait & Co. 110	Pardee, G. W. and Fanny C. 569 Quincy st... J. C. Timanus. 301	Perry, J. W. 68 Middagh st... W. B. Vanderpool. 100	Rybock, Lena. Filmore pl cor Roebling st... A. Schulz. 187	Rule, James B. 99 Hall st... G. Dorrance. Piano. 30	Sloan, John. 180 Marcy av... E. D. Farrell. 226	Shelley, Michael. 325 9th st... Anna Bodker. 62	Solbu, Mrs. Olof. 55 Cheever pl... G. H. Brockway. 233	Smith, Mrs. Wm. Ivy st, cor Evergreen av... Simpson & Co. Piano. 360	Tomlinson, Bridget. 334 Nassau av... E. D. Farrell. 262	Turner, Charles. 820 Bergen st... Smith & Bowman. 500	Vickerman, Grace. 82 Hicks st... Cecelia Elmore. (R) 347	Walgrain, William. 82 Elm st... J. Mullins. 142	Walsh, Miss M. J. 75 Pearl st... E. D. Phelps. Piano. 200	White Mrs. Mary A. 406 Douglass st... J. Mullins. 177	Woolcocks, T. J. 469 Bedford av... G. G. Young. (R) 200
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**MISCELLANEOUS.**

Brandt & Rickert. 3d av and Warren st... C. Reckert. Machinery, &c. 550	Baehm, C. F. 279 Maujer st... O. Closius. Horse, Wagon &c. 100
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Berg, P. Pacific st, cor Clason av... D. J. Donohue. Wagon. 200	Brown, J. C. & Co. 66 and 63 John st... W. Fiske. Machinery. 115	Cort, J. W. 134 and 136 Clason av... J. W. Edwards. Machinery. 4,000	Desplace, H. L. 35 Poplar st... Mosler, Bowen Co. Safe. 50	Donnan, J. S. 595 Fulton st... Mrs. C. Osborn, admr. S. Donnan. Fixtures. 500	Dunn, J. J. 1293 and 1295 Atlantic av... W. B. Davis. Coaches. (R) 1,200	Durst, J. J. 338 Nevins st... N. Langler. Tools, &c. (R) 200	Demille, R. H. 79 3d st... D. B. Dunham. Landau. (R) 112	Eschmann, A. R., and H. Ettinger. 506 Bedford av... H. Noss. Drug Store. 800	Freeman, Oakley. 55 Cedar st, New York... H. Lindenmeyer. Printing Presses, &c. 385	Gardner, H. M., Jr. 74 Myrtle av... J. A. Scollay. Type, &c. 311	Glass, J. 291 Columbia st... Marvin Safe Co. Safe. 64	Hamlin, W. O. 663 Fulton st... Troy Laundry Machinery Co. Engine. 600	Jahn, Charles. 459 Fulton st... G. V. Zundt. Fancy Goods Store. 1,000	Julich, Elizabeth. 204 Bridge st... J. Laubenberg. Stock and Fixtures. 265	Kimball, Wesley. 295 Fulton st... D. L. Hawkins. Stock and Fixtures. (R) 400	Lock, Joseph. 4 Box st... Marvin Safe Co. Safe. 60	Leverich, S. B. 51 John st, New York... Campbell Printing Press & Mfg. Co. Press. 800	LeRoy, Mrs. E. 444 Marcy av... E. D. Phelps. Organ. 40	Meyer, Wm. 18 Grand st... Mary Harnet. Cigar Store. 1,000	Miller, Julius. 201 Joralemon st... R. C. Tucker. Barber Shop. 250	Miller, Andreas. 998 De Kalb av... Adler & Bauer. Bakery. 300	Mulvaney, E. J. Cor Hoyt and Douglass sts... Marvin Safe Co. Safe. 67	Neben Brothers. 12 Jacob st, New York... Campbell Printing Press and Manufacturing Co. Presses. 4,085	O'Connor, J. F. 515 Henry st... D. Appleton & Co. Books. 162	Prussen, John. 680 Douglass st... Catherine Groll. Fixtures. 50	Purdee, F. F. 86 Livingston st... Marvin Safe Co. Safe. 100	Pettee, H. C. 78 6th av... E. R. Davis. Bakery. 850	Savarese, P., and A. Guido. 300 Myrtle av... Archer Manufacturing Co. Barber Chairs. 279	Scherpich, F. F. 293 South 4th st... McKesson & Robbins. Drug Store. 150	Schreateswer, John. 152 Smith st... V. Schmitt. Butcher Shop. 660	Schutz, John. 230 Hayward st... Marvin Safe Co. Safe. 81	Seward, R. M. 1015 Atlantic av... Weeks & Parr. Bakery. 150	Shiel, D... P. Barrett. Wagon. 130	Snyder, Annie S. 200 Sackett st... Alexander Retter. Horse, Wagon, &c. 300	Sailsbury, Hiram. D Oakley... Horse and Truck. 70	Simpson, A. 91 William st, New York... Wm. J. Bannerman. Presse, &c. 312	Shaw, Ferdinand, to Thomas Clark. Restaurant, 355 Fulton st. 100	Taylor, Rosa. State st... W. B. Davis. Cab. 550	Walter, John. 441 Flatbush av... Archer Manufacturing Co. Barber Chairs, &c. 237
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**BILLS OF SALE.**

Camman, Jane L., to Mary A. Lennox. Grocery Store, 367 South 3d st. 1,500	Eaton, George S., to John D. Eaton. Letters Patent. 160	Hopkins, Charles W., to John W. Hopkins. Grocery Store, 331 Graham av. 300	Heydt, Louis J., to Pauline Heydt. Dental Fixtures, 395 Fulton st. nom	Ileyman, Jennie, to Moses Heyman. Dutcher Shop, 371 Graham av. nom	Johannsen, Minna, to Edward Meyer. Cigar Store, 699 De Kalb av. 360	Lennox, Mary A., to Jacob H. Camman. Grocery Store, 367 South 3d st. 1,500	Luger, Charles, to John Tietjen. Saloon, 134 Broadway. 9,000	Noll, Frederick, to George Bollman. Saloon, 223 Bushwick av. 1,850	Shank, Oscar, to Julia Shank. Shoe Store, 170 Ellyer st. 150	Stouffer, M. A., to Lucy Ronyon. Furniture, 152 Atlantic av. 300	Weck, Karl, to Anthony Oahler. Saloon, 18 Adams st. 750
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**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.

<b>NEW YORK CITY.</b>	
<b>February</b>	
13 Aberle, Jacob—Charles Copman....	\$5,423 50
13 Adler, Samuel }	G. F. Vietor..... 7,083 33
13 Adler, Seligman }	
13 Armstrong, William—Kelly & Jones Co.....	2,156 14
15 Acker, Joseph—C. W. Beck.....	28 50
15 Allen, George W.—August Blomqvist.....	381 22
15 Auld, Robert—Dio Lewis.....	costs 67 19
17 Aylward, Pierce—W. J. Davenport.....	185 33
18 Archer, William S.—D. D. Acker...	272 69
12 Abrams, Moses L.—J. W. Dimick. Correction.....	375 76
18 Atwood, Othniel T.—A. V. W. Baylis	233 82
18 Abendroth, William P.—Van Dolsen & Arnott. Lien of Jan. 13, 1885, restored by order of court.....	2,023 27
9 Bartholow, John M. C.—Fourth Nat. Bank, City N. Y. Correction....	10,084 01

Table listing names and addresses of individuals and businesses, including names like Butler, Bosch, Bingham, and various street addresses and phone numbers.

Table of names and addresses including: 12 Patterson, Thomas—C. C. Stuart... 106 42; 12 Purdy, Elijah H. } Edward Hen... 2,003 14; 15 Phillips, Isidor—Rosalie Phillips... 9,375 00; 16 Proskauer, William—S. E. Bernheimer... 126 57; 16 Peck, William D.—Charlotte Jenkins... 76 14; 17 Potter, Edward H.—H. G. Torrey... 254 78; 17 Puelle, William F. J.—Bowery Nat. Bank, New York... 477 22; 18 Peoples, William T.—J. A. Jarvis... 265 50; 18 Pasel, John H.—John Boyle... 226 75; 18 Parks, William F.—Margareit A. Murray... costs 94 92; 12 Quin, John J.—Mutual Life Ins. Co. New York... 229 77; 12 Roche, David T.—Clement Heardt... 742 89; 12 Reichhardt, Anthony—The Mayor, &c... 57 19; 12 Ross, Michael—T. W. Bailey... 1,288 11; 13 Rowan, David Noble—Nason Mfg. Co... 291 69; 15 Reynolds, Agnes—First Nat. Bank of Rondout... 656 05; 15 Roworth, Joseph G. } Emma F. Roworth, John W. } Green... 604 90; 15 Richardson, William B.—S. R. Eltison... 70 76; 15 Rudawfsky, Mendel—Dramin Jones... 474 74; 15 Ryan, Thomas F.—Sheridan Shook... 89 87; 17 Remington, G. A.—A. S. Maune... 360 94; 17 Rae, Thomas W.—Emily Charles... 83 37; 17 Rinaldo, Hiram—Henry Moss... 370 56; 18 Rawson, Albert—Emma A. Field... 71 00; 18 Rhinewald, Philip—J. W. Boyle... 47 21; 18 Roberts, Albert A.—Richard Arnold... 454 20; 13 Seeley, William M.—Emma J. Durando... 823 02; 13 Staszewski, Alexander—Hugo Meyer... 600 14; 13 Strachan, James—Silsby Mfg. Co... 677 32; 15 Sonnemann, Charles—Joseph Nowakowsky... 99 47; 15 Sutpen, William—T. H. King... 131 85; 15 Stockwell, Alden B.—Joseph Richardson... costs 141 25; 15 Schmidt, Edmund P.—E. D. Sniffen... 530 48; 15 Stoney, William A.—F. A. Kennedy Co... 78 02; 15 Streep, Louis S.—Wilson Fiske, costs 74 80; 15 Steuerman, Isaac—Thomas Sullivan... 661 76; 15 Skinner, Samuel S.—P. H. Pulver... 489 21; 16 the same—Erastus Darling... 274 03; 16 the same—J. W. Olmstead... 1,136 43; 16 Schwenk, Samuel K.—G. R. Merritt... 310 52; 16 Shephard, William A.—W. E. Barnes... 170 34; 16 Schaffer, Herman } Albert Lorsch... 850 08; 16 Schaffer, Jerome } 170 35; 16 Stanton, John C.—D. D. Acker... 668 40; 16 Stanley, James—Martin Hackett... 121 61; 16 Shanahan, Thomas—William Mecklem... 492 23; 16 Springer, Michael—Lewis Samuels... 529 69; 17 Sutton, Francis—Eagle Tube Co... 1,089 55; 17 Sutphen, William—P. L. Ronaldo... 111 51; 17 Scharinghausen, Frederick—O. A. Krauss... 117 87; 17 Schierenbeck, Frederick } J. R. Burk-Schierenbeck, Gerche M. } hardt... 257 93; \*Shynman, Samuel } E. C. Sand-Shynman, Jacob G. } ford... 2,712 37; 18 Sulzberger, Solomon—Vicente Mariniezbor... 77 87; 18 Schellenberg, Morris—Margaret Michel... 410 46; 18 Sato, Momotaro—Reuben Isaacs... 131 43; 18 Surbrug, John N.—A. A. Strohm... 276 74; 18 Stegman, Lewis R., Sheriff of the County of Kings—I. C. Hays... 167 50; 18 Suidam, Kate E.—A. A. Ingraham... 3,101 63; 18 Stransky, Solomon—F. W. Miller, as exr... 454 20; 18 Simon, Gustav—Richard Arnold... 110 80; 19\*Sturges, John Doe—Laurence Smaulholz... 171 78; 18 Smith, Marcus B.—E. C. Brennan... 259 62; 19 Smith, James M.—Frederick Bein-Smith, Mary A. } hauer... 10' 3'; 12 Towns, Simon—T. E. Greacen... 129 20; 12 Tregoning, Thomas—Henry Lubrs... 22,374 59; 12 Tuber, Horace K., as assignee of Herron & Spencer—R. J. Dean... 2,000 00; 12 Taylor, Morris—A. T. Sullivan... 2,619 93; 13 To-bach, William N.—Union Blue Stone Co... 1,133 46; 15 Taylor, Morris—Joseph Warren... 2,037 56; 15 the same—Thomas Dolan... 133 71; 15 Tucker, Charles A.—Stephen Pell... 568 81; 17 Tate, John M.—Joseph Reshover... 456 29; 16 Taylor, Daniel H.—John Van Loan... 233 27; 16 Tirkune, Edwin R.—Edwin Mead... 968 11; 16 Tate, John M.—Nat. Park Bank, New York... 178 17; 17 Tilden, Milano C.—Emily Charles... 2,430 45; 17 Truman, Charles M.—E. T. Schenck... 32 71; 17\*Thomas, Peter—Frederick Mallison... 10,193 80; 18 Thompson, William N.—W. A. Tanner... 72 46; 12 Nassau Building Co—Homer Lee Bank Note Co... 44 42; 13 The Cosmopolitan Roller Skating Co.—J. F. Graham... 1,102 49; 13 Ray Mfg. Co.—J. F. Wyckoff... 99 34; 13 The West, Bradley & Cary Mfg. Co.—Heloise Keller, as extrx... costs 116 83; 13 The Manhattan Brass Co.—E. L. Doughty... 513 93; 13 Sterling Rubber Co.—Robert Soltace... 507 32; 15 Compagnie Generale Transatlantique—Matthew Thompson

Table of names and addresses including: 15 Cincinnati Safe and Lock Co.—Brooklyn Mfg. Co... costs 85 86; 15 The Telegraph Publishing Co.—J. L. Collyer... 329 81; 15 The Union Pacific R. R. Co.—F. B. Brewer... 156 49; 16 Fontaine Pin Co.—Spencer Wire Co... 628 47; 16 The Dry Dock, East Broadway & Battery R. R. Co.—Sarah Uransky... 945 50; 17 The New York Plow Co.—J. W. Douglass... 2,882 87; 17 The Thomson Corset & Clasp Co.—H. A. Lee... 1,396 73; 17 Sovereign Mining Co.—W. T. Black... 2,548 79; 17 The Mayor, &c.—E. J. Weisman... 183 30; 17 the same—Jacob Ruppert... 958 49; 17 the same—the same... 1,067 50; 17 the same—Nicholas Krapp... 118 62; 17 the same—L. H. Reid... 365 08; 17 the same—James McGay... 105 68; 17 the same—J. W. Andreas... 702 54; 18 The American Exchange Nat. Bank, City New York—Central Nat. Bank, City New York... 2,759 02; 18 The North River Bank City N. Y.—Central Nat. Bank City N. Y... 2,920 64; 18 Globe Telephone Co.—W. W. Downing... 1,082 77; 18 Thomas, Charles—T. G. Patterson... 21 76; 18 The Mayor, &c.—Jacob Ruppert... 284 41; 18 the same—L. R. Norton, as exr... 20 92; 18 the same—Kosama A. Haaren... 36 72; 18 The N. Y. and Philadelphia Coal and Stone Transportation Co.—Edward Corrigan... 700 00; 19 The American Surety Co. of N. Y.—Lulu V. Jones... 1,125 88; 19 The American Telegraph and Cable Co.—Ellsworth Denstow... costs 76 97; 13 Utter, Francis A.—Sarah S. Whitney, as extrx... 296 32; 12 Veltry, Frank—W. B. Chase... 158 19; 13 Van Buren, Charles H.—E. J. Gillies... 93 54; 13 Vanderbilt, Edward W.—R. L. Harrison, trustee... 1,570 46; 13 Van Loan, Rosetta—Caroline Hickok... 506 76; 17 Van Aiken, Dederick—C. H. Mead... 93 59; 12 Wertheimer, Moses—Solomon Brodek... 279 92; 13\*Ward, Ferdinand—Irving Fish... 5,479 97; 13 the same—T. L. Rushmore, as substituted assignee... 100,776 86; 13 Woodford, Walter E.—Thomas Archer... 281 84; 13 the same—B. W. Kaufmann... 1,471 99; 13 the same—G. L. Knox... 197 79; 13 the same—London and Manchester Plate Glass Co. (Lim.)... 734 88; 13 the same—C. T. Reynolds... 247 41; 13 the same—W. H. Baker... 196 60; 13 Weekes, James W.—H. H. Daeniker... 973 97; 15 Wilson, Lemuel H.—S. D. Patterson Whitmore, James D. } Joseph Res-whitmore, Matthew N. } hower... 568 81; 16 Willets, Robert S.—J. P. Chatillon... 1,399 00; 16 Waite, Charles B.—Isaac Stern... 687 16; 16 Weisman, Simon } Jacob Rogal-weisman, Thomas } sky... 240 29; 16 Watson, Robert C.—Thistle Mills of Baltimore City... 4,882 42; 16\*Whitmore, Nathan N. } Nat. Park Bank N. Y. } 968 11; 17 Wedde, Albert—Elizabeth D. Noonman... 172 42; 17 Weaver, Stephen J.—Daniel Shire... 57 47; 17 the same—A. N. Hyman... 57 47; 17 Wood, William H.—Eagle Tube Co... 529 69; 17 Wolff, Morris—Frederick Berg... 4,580 20; 17 Wenke, Henry—George Goulet... 142 56; 17 Watson, Robert C.—Nat. Broadway Bank City N. Y... 5,055 00; 17 Wall, E. Berry—E. M. Earle... 109 90; 18 Williams, Henry F.—Emily Charles Warren, Isabella } I. L. Sink, costs } 69 70; 18 Warren, William S. } 1,413 64; 19 Woodruff, Caleb L.—C. S. Haines... 293 79; 19 Welde, Charles—Benjamin Weeks... 308 08; 19 Winkler, Edward—Octave Calvet... 1,490 25; 19 Webendorfer, Henry—O. L. Oppe... 170 35; 13 Young, Thomas, Jr.—F. E. Fassett... 167 26; 13 Zucca, Anthony } F. P. Osborn... 167 26; 13 Zucca, Enil } 3,101 63; 18 Zeimer, Samuel } F. W. Miller, as Zeimer, Henry } exr... 127 72; 19 Zeman, Solomon—Alvine Zeman

Table of names and addresses including: 12 Downer, Frederick K. and Benjamin F.—J. Moller, Jr... 123 85; 16 Driscoll, John—P. M. Panella... 98 45; 17 Davenport, George L.—N. McCallum... 102 81; 17 De Graff, Jane, name Jane being fictitious—H. N. Smith... 38 60; 17 Donovan, Michael—D. M. Koehler... 43 75; 17 Dowdell, Patrick—T. C. Lyman... 457 06; 18 Dixon, Thomas J.—E. Smith... 413 86; 13\*Edwards, Alfred L.—Leather Manufacturer's Nat. Bank, New York... 28,458 36; 13 Engle, Gottlob—C. Froeb... 158 00; 12 Fitzpatrick, Daniel—J. G. H. Ahrens... 129 02; 13 Feinier, Joseph—A. J. Perry, exbr... 40 35; 16 Forbes, Henry B., name Henry being fictitious—C. A. Miller... 2,647 01; 17 Fontaine Pin Mfg. Co. } G. W. Prentiss... 885 53; 17 Fox, William I. } 13 Gray, Edgar—Nat. Wire Mattress Co... 376 90; 15 Goldsmith, Betsey and Benjamin J.—A. Hunter... 110 35; 15 the same—the same... 110 35; 15 Gaylor, Charles—V. Ahfeld... 76 36; 12 Hermann, George—A. G. Wheeler... 144 14; 12 Hempsted, Charles A.—G. D. Pitts... 204 09; 12 Hoffmann, Louis—O. Geller... 73 50; 13 Hickman, Mary A.—A. Smith... 108 82; 15 Hild, Maria M. and Hinrich C.—P. Koch... 81 60; 16 Hartmann, Peter—P. Buchel... 163 59; 16 Hart, Adelbert C.—S. Pell... 153 71; 16 Homann, John—J. H. Mennen... 70 19; 16 Howard, William J.—J. P. Rogan... 1,103 88; 13 Kennedy, Joseph—J. R. Walker... 189 37; 15 Kimball, Edmund—A. A. Degraw... 309 12; 17 Kelsch, Frederick—L. Hasford... 111 99; 13 Lewis, Thomas C. and James—J. R. Walker... 189 37; 15 La Fetra, Daniel W.—C. H. Schoch... 1,945 55; 17 Lowitz, Ignatius B.—M. H. Wilson... 682 52; 17 Lloyd, Isaac—J. W. Osborne... 173 60; 16 Lindrot, Frederick—J. Drees... 90 58; 12 May, Hugo—D. P. Morse... 84 93; 13 Martin, Ellen—W. Cahill... 84 57; 13 Myhan, Robert—W. M. Tooker... 1,585 60; 13 Moore, Mark—G. H. Lowerre... 110 93; 13 Muller, Otto—C. Lion... 75 24; 15 McMahon, Stephen, otherwise known as Brother Justin—J. H. Gallaher... 89 30; 16 McDonough, Thomas—A. A. Bouker... 87 24; 16 McMahon, William—P. M. Panella... 357 30; 16 Maloney, Thomas—Brooklyn City R. Co... 124 19; 16 Mansen, Henry—J. E. Hyde... 448 14; 16 Marshall, Benjamin—G. M. Richardson... 358 90; 17 Maxwell, George H.—J. E. Nichols... 415 63; 18 McClellan, James—T. Field... 91 54; 18 Midas, Bernard—I. Hays... 1,619 20; 15 Newton, Stephen S.—J. S. Wells... 570 13; 15 Nutting, Frederick J.—J. H. Sessions... 788 46; 15 Patterson, Thomas—C. C. Stuart... 106 42; 12 Rhodes, Richard—W. T. Smith... 107 73; 13 Roche, David T.—C. Heardt... 742 89; 13 Roch, Jacob—P. Dieffenbach... 76 54; 15 Reilly, Josephine A.—E. W. Ashley... 932 29; 16 Rowland, Wesley S.—J. L. Cameron... 278 73; 17 Rowden, Ernest H.—J. T. Hennessey... 33 70; 12 Selbie, William J.—A. J. Disney... 77 65; 12 Starrs, Francis—G. F. Hastings... 70 75; 13 Spencer, Edwards—Leather Mfg. Nat. Bank, N. Y... 28,458 36; 13 the same—the same... 5,103 91; 15 Shickluna, Lewis, otherwise known as Brother Adrian—J. H. Gallaher... 89 30; 16 Studwell, George S.—F. J. Nodine... 115 51; 16 Stern, Max, name Max being fictitious—H. Booth... 121 19; 16 Smith, Ephraim—C. W. Chappell... 120 67; 17 Scharnowitzky, Henry—H. Steinhardt... 50 56; 17 Stanley, Arthur S.—J. T. Hennessey... 33 70; 17 Stegman, Lewis R.—I. Hays... 276 74; 13 The Lalance & Grosjean Mfg. Co.—C. W. Cooke... 3,526 31; 15 The Nassau Ferry Co.—J. Homeyer... 99 50; 15 The Brooklyn City R. R. Co.—E. Donnelly... 78 82; 16 Tucker, Charles A.—S. Pell... 133 71; 17 The Fontaine Pin Mfg. Co.—G. W. Prentiss... 885 53; 18 Trimm, Frederick M.—J. B. Hance... 422 66; 15 Wheeler, George S.—S. F. Mead... 704 44; 15 Washburn, William S. and Charles N.—City of New York... 154 35; 16 Williams, Elizabeth A.—J. L. Cameron... 278 73; 18 White, George T.—J. Lewy... 47 60; 18 Weidmaier, Henry—A. Roesch... 219 09

KINGS COUNTY.

Table of names and addresses including: February 15 Abrams, Moses L.—J. W. Dimock... \$375 76; 15 Ackerman, Tuttle C.—J. W. Marsh... 114 90; 12 Baker, George—J. A. Ferguson... 671 90; 13 Baussmann, John—A. Echter... 307 30; 15 Bedel, Isaac E.—P. Schulz... 1,095 24; 17 Brown, John—N. McCallum... 102 81; 17 Byrne, James A.—Brooklyn City R. Co... 81 57; 17 Bartsch, Charles—C. H. Tiebout... 240 57; 17 Bunker, Edward H.—W. H. Harrison... 222 94; 18 Blaney, Thomas—E. J. Lazarus... 273 62; 18 Bainbridge, Hannah, Harry and Richard—E. L. Wendling... 728 04; 12 Crooke, Robert L.—W. N. De Grauw, Jr... 6,473 57; 12 Conklin, Wilbur—A. B. Gildersleeve... 26 95; 16 Conway, Arthur J.—G. F. Victor... 223 85; 17 Curtiss, George H. W.—J. W. Osborne... 173 60; 17 Carlin, John—F. McCormack... 2,692 72; 18 Clute, James L.—W. Downey... 3,799 50

SATISFIED JUDGMENTS.

Table of names and addresses including: NEW YORK. February 13 to 19—inclusive. Adams, Wm. and Robert—C. F. Staples. (1883)... \$123 16; Adams, Albert J.—James Murray. (1884)... 69 35; Bliven, Louisa—N. E. Mead. (1884)... 99 81; Same—Ella M. Bliven. (1884)... 390 39; Bills, James A.—Henry Naylor. (1883)... 331 64; Bevins, C. H., Jr.—H. K. Thurber. (1876)... 318 00; Best, Albert Carhart, Edmund H. } Garfield Nat. Bank. } 7,570 25; Smith, James A. } (1884)... 173 60; Van Wagener, John B. } Same—same. (1884)... 7,577 02; Whitford, Wm. H. } Brown, Mary A.—T. B. Woolsey (W. F. Agar, by assign). (1878)... 6,375 23; Brady, James—Francis Delafield. (1886)... 441 25

Table listing names and amounts for Broadway & Seventh Av. R. R. Co. - S. Corbett, Jr. (1886) and other entries.

Table listing names and amounts for Newman, Simon - Fulton Grain and Milling Co. (1886) and other entries.

MECHANICS' LIENS.

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

NEW YORK CITY.

Table listing mechanics' liens in New York City for February, including entries for Jacob Achenbach and others.

KINGS COUNTY.

Table listing mechanics' liens in Kings County for February, including entries for Putnam av. n w cor Sumner av.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table listing satisfied mechanics' liens in New York City for February, including entries for Featherbed lane, s 24th Ward.

KINGS COUNTY.

February 13 to 19—inclusive.

Table listing mechanics' liens in Kings County for February 13 to 19, including entries for Adams, Emilie - Jno. C. Orr et al.

KINGS COUNTY.

February 13 to 19—inclusive.

Table listing mechanics' liens in Kings County for February 13 to 19, including entries for Fourteenth st, n s, 197.10 1/2 w 7th av.

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 listing buildings projected in New York City south of 14th Street, including entries for Bloomfield st, n s, and Little 12th st.

BETWEEN 14TH AND 59TH STS.

Table listing buildings projected in New York City between 14th and 59th streets, including entries for 29th st, Nos. 330 and 332 E.

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

Table listing buildings projected in New York City between 59th and 125th streets east of 5th Avenue, including entries for 61st st, s s, 215 w 1st av.

\*\* Vacated. \* Discharged by depositing amount of lien and interest with County Clerk. † Cancelled of record. ‡ Discharged by order of court on filing of bond.

105th st, s s, 100 e 1st av, one-story brick shop, 25x60, tin roof; cost, \$1,500; John W. McCabe, 218 East 105th st; ar't, John Franzmann; b'r, W. A. Yuch. Plan 172.

117th st, n s, 65 w Lexington av, five three-story and basement brick dwell'gs, 15x55, tin roofs; cost, each, \$4,000; William Fanning, 712 Broadway; ar't, T. M. Fanning. Plan 192.

121st st, n s, 203 w 3d av, four three-story and nine two-story brick dwell'gs, 14, 15 and 16x45 and 35, tin roofs; cost, three-story houses \$7,000 each and two-story houses \$3,000 each; George Zeiger, 165 East 121st st; ar'ts, Cleverdon & Putzel. Plan 175.

2d av, s w cor 101st st, five-story brick tenem't with stores, 25, 8x80, tin roof; cost, \$18,000; John Askey, Astoria, L. I.; ar't, John Brandt. Plan 187.

2d av, w s, 25.8 s 101st st, three five-story brick tenem'ts with stores, 25x65, tin roofs; cost, each, \$13,000; ow'r and ar't, same as last. Plan 183.

80th st, No. 14 E., four-story and basement brick dwell'g, 25x63, with extension 18x33.2, deck roof tinned, mansard of slate on fire-proof blocks; cost, abt \$30,000; ow'r and b'r, Edward Kilpatrick, Madison av, n w cor 80th st; ar't, Wm. E. Mowbray. Plan 202.

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

59th st, n s, bet 9th and 10th avs, extending through to 60th st, four-story brick medical college, 140x182, rear 96, tin roof; cost, \$250,000; College of Physicians and Surgeons, 25d st, n e cor 4th av; ar't, W. Wheeler Smith; b'rs, A. C. Hoe & Co.; m'n, J. J. Tucker. Plan 171.

72d st, n s, 325 w 9th av, two four-story and basement brick (stone front) dwell'gs, 22x59, and extension 13x29, tin roofs; cost, each, \$30,000; Margaret Crawford, 956 3d av; ar't, G. A. Schellenger. Plan 185.

9th av, w s, from 90th to 91st st, eight five-story brick flats with stores, 25 and 25.8x70 and 85, tin roofs; cost, each, \$16,000; Oscar Ferris, 762 Madison av; ar't, Andrew Spence. Plan 181.

71st st, s e cor 11th av, three four-story and two three-story brick (stone front) dwell'gs, total, 100 x52, and extensions 10x12, tiled, peak roof, ou corner, others tinned; cost, total, \$120,000; Ponner & Lowther, 149 Broadway; ar't, E. L. Angell. Plan 197.

8th av, w s, 50.11 s 123d st, two three-story brick stores and lofts, 25x80 and 25x100, tin roofs; cost, each, \$4,000; John M. Pinkney, 716 Madison av; ar't, J. H. Valentine. Plan 200.

#### NORTH OF 125TH STREET.

Lawrence st, s e cor Broadway, four four-story brick tenem'ts with stores, corner 27.6x46.2, rear 32, others 25x39, tin roofs; cost, corner \$8,000, others \$7,000 each; George F. Ferris, 762 Madison av; ar't, Andrew Spence. Plan 170.

143d st, s s, 350 e 8th av, three-story brick tenement, 25x50, tin roof; cost, \$6,000; Rebecca E. Havens, Devoe st, Highbridge; ar't, J. M. Dunn. Plan 169.

169th st, n s, 100 e Audubon av, rear, two-story frame carpenter's shop, 18x30, shingle roof; cost, \$500; ow'r and b'r, Archibald Campbell, Fort Washington. Plan 180.

7th av, e s, 99.11 n 134th st, two three-story and basement brick dwell'gs, 12.6x50, tin roofs; cost, each, \$8,000; Amanda M. Tompkins, 2367 2d av; ar't, Andrew Spence; b'r, W. P. Tompkins. Plan 198.

#### 23D AND 24TH WARDS.

Elm st, n s, abt 150 w Southern Boulevard, two one-half story stone and frame dwell'gs, 20x30, shingle roofs; cost, \$1,500; Elizabeth Reilly, Broadway, near Columbia av; ar't, D. D. Kennedy; b'r, not selected. Plan 184.

142d st, n s, 175 w Brook av, two four-story brick tenem'ts, 25x60, tin roofs; cost, each, \$15,000; Sarah O'Brien, 137th st, near 3d av. Plan 190.

143d st, s s, 125 w 3d av, three-story brick dwell'g, 15.6x55.6, tin roof; cost, \$6,000; ow'r and b'r, Edward Gustavson, 490 East 139th st; ar't, Ernest Schneider. Plan 173.

Franklin av, No. 1256, three-story frame dwell'g, 22x52, deck roof tinned, mansard slated; cost, \$5,000; George Schwieger, Hudson, N. Y.; ar't, Bart. Walther. Plan 179.

Westchester av, w s, abt 200 n 153d st, two-story frame stable, 15x25, gravel roof; cost, \$250; Carl Sotscheck, 311 Willis av; ar't, Adolph Pfeiffer. Plan 168.

#### KINGS COUNTY.

Plan 165—Fulton st, s s, 225 e Rochester av, one three-story frame (brick filled) store and dwell'g, 20x50, tin roof; cost, \$2,500; H. C. Conrady, Reid av cor Decatur st; ar't, A. Hill.

166—Herkimer st, No. 763, n s, 180 w Rochester av, one two-story and basement frame (brick filled) dwell'g, 20x42, tin roof; cost, \$2,800; John Gregory, 765 Herkimer st; ar't, A. Hill.

167—Herkimer st, n s, 75 e Utica av, one two-story frame storage, 25x75, gravel roof; cost, \$750; S. Hall, 1760 Fulton st; ar'ts, Platte & Acker.

168—Sackman st, e s, 100 n Truxton st, one two-story frame (brick filled) dwell'g, 18x28.6, tin roof; cost, \$2,000; John M. Elliott, 686 Jefferson av; ar't and b'r, C. M. Metcalf.

169—McKibbin st, No. 29, n s, 125 e Lorimer st, one three-story frame (brick filled) tenem't, 25x50, tin roof; cost, \$4,000; ow'r and b'r, George Doering, 27 McKibbin st; ar't, Th. Engelhardt.

170—Myrtle av, n s, 80 w Bushwick av, one three-story frame (brick filled) store and tenem't, 25 x irreg, tin roof; cost, \$6,000; ow'r and b'r, John Kramer, 712 Bushwick av; ar't, Th. Engelhardt.

171—Troutman st, Nos. 107 and 109, two three-story frame (brick filled) tenem'ts, 25x50, tin roofs; cost, each, \$4,000; ow'rs and b'rs, John Heer and J. McBride, on premises; ar't, Th. Engelhardt.

172—Myrtle av, No. 1253, n s, 150 e Evergreen av, one one-story frame stable, 20x25, tin roof; cost, \$50; ow'r, ar't and b'r, Gustave Schlosser, .68 Evergreen av.

173—4th av, cor 52d st, one one-and-a-half-story frame stable, 25x14, felt roof; cost, \$400; James Mills, 117 4th av; ar't and b'r, T. H. Lawrence.

174—Debevoise st, No. 45 W., one two-story frame (brick filled) shop and dwell'g, 25x26, tin roof; cost, \$1,700; Mr. Hepler, on premises; ar't, Th. Engelhardt; b'r, J. Wagner, Jr.

175—Devoe st, No. 67, n s, 175 e Lorimer st, one four-story frame (brick filled) tenem't, 25x55, tin roof; cost, \$6,000; John Lynch, 37 Skillman av; ar't, Th. Engelhardt; b'r, J. Fallon.

176—3d st, n e cor North 10th st, one one-story frame foundry and shop, 85 and 50x100, extension 35x40, felt and sand roof; cost, \$1,500; Z. Taylor & Co., 814 Quincy st; b'rs, A. Doll and J. Acker.

177—Duffield st, No. 70, w s, 90 n Tillary st, one two-story brick tenem't, 50x25, tin roof, tin cornice; cost, \$2,000; P. J. Rowan, on premises; ar't, W. Walsh; b'r, G. Phillips.

178—Monitor st, e s, 75 n Richards st, one two-story frame stable, 25x25, gravel roof; cost, \$500; ow'r and b'r, Jacob Hautz; ar'ts, Randall & Miller.

179—Central av, w s, 25 n Stanhope st, one three-story frame (brick filled) store and tenem't, 25x55, tin roof; cost, \$4,200; L. M. Fessler, 238 Central av; ar't and m'n, E. Loerche; c'r, J. Rueger.

180—2d av, n w cor 10th st, one one-story frame factory, 50x10, tin roof; cost, \$1,100; M. Zobelev & Co., 179 Luquer st; ar't, G. Damen; b'r, F. H. Skinner.

181—Grand av, e s, 165 s Park av, one three-story frame (brick filled) tenem't, 25x50, gravel roof; cost, \$4,000; E. J. Everts, 159 Washington Park; ar't, C. A. Everts; b'rs, T. Hanlon and C. Collins.

182—Chauncey st, n s, 206.2 w Rockaway av, two one-story frame shops, 16x32, board roof; total cost, \$80; Phoenix Bridge Co., 49 William st, New York; ar't and b'r, D. McCauley.

183—Knickerbocker av, w s, 44 s Troutman st, one three-story frame (brick filled) dwell'g, 22x38, tin roof; cost, \$3,500; Jacob Schregyak, 98 Knickerbocker av; b'r, H. Wolbach.

184—Harrison av, n w cor Heyward st, one two-story frame storage, 25x75, tin roof; cost, \$700; ow'r and b'r, Louis Bossert, 4 Union av; ar'ts, Platte & Acker.

185—Commerce st, s s, 90 e Van Brunt st, one two-story brick stable, 41x37, gravel roof, brick cornice; cost, \$4,500; The Richardson and Boynton Co., 232 Water st, New York; ar't, G. L. Morse; b'rs, J. Ashfield & Son.

186—Palmetto st, n s, 325 w Central av, three three-story frame (brick filled) tenem'ts, 16.8x52, tin roof; cost, each, \$2,700; F. Sigrist, East 104th st, New York; ar't, G. Hillenbrand; b'r, not selected.

187—Boerum st, No. 185, one three story frame (brick filled) tenem't, 25x50, tin roof; cost, \$4,500; Mrs. Christina Poh, 185 Boerum st; ar't, F. Holmberg; b'r, H. Bruchhauser.

188—Rockaway av, e s, 50 n Bergen st, one three-story frame (brick filled) tenem't, 25x45, tin roof; cost, \$3,000; ow'r, ar't and b'r, Henry McKeever.

189—Melrose st, No. 147, n s, 375 w Knickerbocker av, one three-story frame (brick filled) store and tenem't, 25x55, tin roof; cost, \$4,000; ow'r and b'r, F. F. Ehlers, 141 Palmetto st; ar't, E. Schrempf.

190—Bergen st, No. 1788, s s, 150 from Ralph av, one one-and-a-half-story frame stable, 12x12, shingle roof; cost, \$50; Henry Brandt, on premises; b'r, F. Brandt.

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

192—Sumner av, w s, 23 s Monroe st, eight two-and-a-half-story and basement brick dwell'gs, 19x42, tin roofs, wooden cornices; cost, each, \$5,500; Paul C. Grening, 420 Gates av.

193—Ellery st, s s, 250 e Broadway, one one-story frame stable, 25x13, tin roof; cost, \$100; ow'r, ar't and b'r, Edward Folkenhauser, Throop av, near Wallabout st.

194—Franklin st, No. 243, one one-story frame shop, 20x25, felt roof; cost, \$300; A. Lerver, 600 Dupont st; b'r, O. Goritz.

195—Marion st, n s, 150 w Rockaway av, one three-story frame (brick filled) tenem't, 25x56, tin roof; cost, \$4,200; Frederick Hackman, 427 Marion st; b'r, J. F. Heydinger.

196—Macon st, n s, 44.2 w Sumner av, one two-and-one-half-story and basem't brick dwell'g, 16.2x45, and extension 10x10, tin roof, wooden cornice; cost, \$6,000; K. Buckley, 890 Gates av; ar'ts, Otis & Burhaus; b'r, C. Schoonoven.

197—Macon st, n s, 37.8 w Sumner av, one two-and-one-half-story and basem't brick dwell'g, 16.6x45, and extension 10x10, tin roof and wooden cornice; cost, \$6,000; ow'r, ar't and b'r, same as last.

198—Sumner av, w s cor Monroe st, and Sumner av n w cor Madison st, two four-story brick stores and tenem'ts, 25x90, tin and gravel roofs, wooden cornices; cost, each, \$10,000; Paul C. Grening, 420 Gates av.

199—Dean st, Nos. 616 and 618, s s, 350 w Vanderbilt av, one four-story brick storage, 30x70; cost, \$7,560; Peter F. Reilly, 622 Dean st; ar't, J. W. Bailey; b'r, P. McGuinn and D. S. Leonard.

#### ALTERATIONS NEW YORK CITY.

Plan 187—3d st, No. 266 E., three-story and basement brick extension, 25x23.7 and 26.2, tin roof; cost, \$3,000; William Henne, on premises; ar'ts, J. Boeckell & Son.

188—1st av, No. 305, chimney cut out and wall built, &c.; cost, \$500; lessee, Otto Haug, on premises; ar't, D. Lienau; b'r, W. W. Owens.

189—54th st, No. 131 E., three-story brick extension, 10.8x16.6, tin roof; cost, \$2,200; C. Minzesheimer, on premises; ar't and b'r, G. W. Hughes.

190—Bleecker st, Nos. 410 and 412, repair damages by fire; cost, abt \$1,200; P. M. Wilson, 84 Bank st; b'rs, A. G. Bogert & Bro.

191—Worth st, Nos. 36 and 88, elevator box and tanks on roof; cost, \$300; Walter H. Lewis, 63 West 19th st; b'rs, A. C. Hoe & Co.

192—Warren st, Nos. 21-25, internal alterations; cost, \$6,000; C. A. Baudouine, 718 5th av; ar't, J. E. Terhune.

193—3d av, n w cor Washington av, one-story frame extension, 25x23, for wagon shed, tin roof; cost, \$250; City of New York.

194—150th st, No. 468 E., frame extension, 23x10, and building raised, tin roofs; cost, \$300; John Smith, 466 East 150th st; b'rs, J. Tully and A. Schrenk.

195—125th st, No. 153 E., internal alteration; cost, \$1,500; lessee, E. C. Steers, 81 East 125th st; ar't, G. Robinson, Jr.

196—William st, No. 20, wall raised 13 ft above roof; cost, \$350; Farmers' Loan & Trust Co., on premises; b'rs, J. Webb & Son.

197—Barrow st, No. 17, rear, three-story brick extension on front, 25x25; cost, \$1,000; Mrs. B. Kelly, 191 Grand st; ar't, E. J. Reynolds.

198—7th av, No. 345, new show window, &c.; cost, \$270; John Schade, on premises; b'r, H. Kroenke.

199—135th st, s s, 75 e 8th av, interior altered for class rooms for school; cost, \$5,000; lessees, Trustees of Common Schools of the 12th Ward; ar't, D. J. Stagg.

200—Broadway, n w cor Walker st, upper stories altered for offices; cost, \$7,500; National Citizens Bank, 401 Broadway; ar'ts, D. & J. Jardine.

201—Canal st, Nos 81 and 81½, one-story brick extension, 9.9x8, and connected with front and rear buildings, iron beams furnished; cost, \$2,000; Moritz Isaacs, 30 Suffolk st; ar't, J. M. Dumi.

202—Bowery, No. 250, new store front and repairs; cost, \$800; S. B. Duryea, 46 Remsen st, Brooklyn; b'rs, W. Jones and A. Williamson.

203—34th st, No. 44 E., rear and interior alterations; cost, \$15,000; Mary B. Harmon, 68 East 34th st; ar't, A. H. Thorp; b'rs, J. Hamel & Son.

204—6th av, No. 15, new show window; cost, \$200; B. B. Johnston, 104 St. James pl, Brooklyn; b'r, L. Sibley.

205—6th av, No. 17, new show window; cost, \$200; ow'r and b'r, same as last.

206—Front st, No. 80, repairs; cost, \$475; agent, H. H. Cammann, 4 Pine st; b'r, J. C. Klett.

207—14th st, Nos. 710-724 E., repair damage by fire; cost, \$4,000; Samuel Kraus, 249 East 78th st; ar't, A. Weber.

208—45th st, Nos. 616 and 618 W., part of shed raised, new gravel roof; cost, \$50; Abraham Ayres, 255 West 45th st; b'r, A. H. Hopkins.

209—6th av, n e cor 20th st, new flue built; cost, \$1,000; Church of the Holy Communion; C. W. Ogden, Clerk of Board of Trustees; b'rs, T. Reynolds and W. McFarland.

210—116th st, No. 176 E., front altered; cost, \$350; Robert Huson, 218 East 15th st; ar'ts, Cleverdon & Putzel.

211—113th st, No. 439 E., brick baker's oven, 10x10, in rear; cost, \$300; Julia A. Gilroy, 302 East 26th st.

212—6th av, No. 631, new show windows, &c.; cost, \$300; lessee, M. J. Smith, 260 West 37th st; b'rs, Smith & Radley.

213—Cliff st, No. 26, new flat tinned roof and iron cornice; cost, \$2,500; J. V. Black, 36 East 49th st; ar't, J. Stroud.

214—Chambers st, No. 148, alteration in basement; cost, \$1,375; J. F. Hamblin, on premises; ar't and b'r, J. Conklin; m'n, W. Lamb.

215—7th av, No. 161, new store front; cost, \$350; Dora Brock, on premises; b'r, D. Wilkie.

216—13th av, e s, 45 n 23d st, stables raised two stories; cost, \$5,000; 23d st Railway Co., 621 West 23d st; b'rs, W. A. & F. E. Conover and J. Downey.

217—125th st, Nos. 47 and 49 W., raised one story and connected, also two four-story brick extension, 18.9x5 each, on front, also internal alterations; cost, \$17,000; W. H. Redman, 47 West 125th st; ar't, H. A. Young.

218—Chrystie st, No. 65, repair damage by fire; cost, \$1,000; P. Nathan, 87 Bowery; ar't, J. Callahan; b'rs, Wallace & Co.

219—110th st, n w cor 5th av, alteration in grand stand; cost, \$50; lessee, Metropolitan Exhibition Co., on premises.

220—125th st, No. 2 E., frame building moved to No. 1, East 124th st, new foundations, &c.; cost, \$1,800; Peter Fuchs, 13 East 124th st; ar't, J. Kastner.

221—7th av, No. 267, internal alterations; cost, \$500; C. H. Phillips, 109 East 24th st; ar't and b'r, A. E. Fountain.

222—6th av, No. 272, new store front; cost, \$600; lessee, Samuel Marks, 114 West 16th st; b'rs, Steele & Costigan.

223—85th st, No. 127 E., two-story brick extension, 17x27, tin roof, basement altered front and rear; cost, \$2,500; Jacob Schlosser, 28 East 81st st; ar't, J. Brandt.

224-2d av, s w cor 78th st, two-story brick extension, 26.10x24.6, tin roof, new store fronts; cost, \$3,000; Ferdinand Weiler, 1489 2d av; ar't, J. Brandt.

225-153th st, No. 575 E., building raised; cost, \$600; Helena Haussner, on premises; ar't and b'r, B. Boosmann.

226-54th st, No. 351 W., new show windows, &c.; cost, \$250; Patrick O'Reiley, on premises; ar't and b'r, J. C. Byrne.

227-7th st, No. 85, raised 1 1/2 stories and five-story brick extensions on front and rear, 25x5.6 and 25x27.6, tin roofs, also internal alterations; cost, \$16,000; William Bishoff, 85 7th st; ar't, W. Graul.

228-North 3d av, No. 781, building moved back and raised one and two stories, also three-story frame extension, tin roofs; cost, \$3,000; Mathilde Kromm, on premises; ar't, A. Arctander.

229-121st st, No. 167 E., building moved forward 60 feet; cost, \$150; George Zieger, 165 East 121st st; ar'ts, Cleverdon & Putzel.

230-3d av, No. 34, new store front and internal alteration; cost, \$500; Mary C. B. Annett, trustee, 38 3d av; ar'ts and b'rs, W. & R. Watts.

231-3d av, No. 2194, one-story brick extension, 25x34, new store front and alterations in front and rear; cost, \$5,000; J. E. Guttenberg, 797 Lexington av; ar't, E. W. Greis.

232-3d av, No. 2156, repairs; cost, \$150; Benjamin Wilson, 1468 4th av; ar't, J. F. Burrows.

233-23d st, No. 60 W., new stairway; cost, \$200; John Yard, exr. and trustee of A. A. Yard, Yonkers; b'rs, McFarland Bros.

234-3d av, No. 864, new store front; cost, \$400; T. J. Fitch, 226 East 52d st; b'r, P. K. Lantry.

235-35th st, No. 245 E., extension raised two stories; cost, \$1,400; James Carroll, 604 2d av; ar't, D. J. MacRae; b'r, not selected.

236-125th st, No. 149 E., one-story brick extension, 9x11; cost, \$150; Lessee, Caroline Isaacs, 127 East 125th st; ar't, G. Robinson, Jr.; b'rs, R. Fullman and C. W. H. Elting.

**KINGS COUNTY.**

Plan 82-Wyckoff st, Nos. 111 and 113, rebuild front wall, extending same 2 feet forward to building line; cost, \$1,000; ow'r, ar't and b'r, Thomas Stone, 471 State st.

83-Graham av, No. 504 1/2, three-story frame extension, 6.6 and 3.7x20, tin roof; cost, \$300; H. C. Lester, 332 West 28th st, N. Y.; ar't, C. E. Knight; b'rs, Wm. Mooney and J. H. Lewis.

84-Myrtle av, No. 533, add one-story, tin roof; cost, \$175; J. Schliemann, on premises.

85-Devoe st, No. 82, flat tin roof; cost, \$500; John Lewis, on premises; b'r, F. Bundage.

86-Myrtle av, No. 1262, one-story frame extension, 16x16, tin roof; cost, \$120; ow'r and ar't, G. Lindner, 788 Broadway; b'r, J. Rueger.

87-Nostrand av, n e cor Clifton pl, one-story brick extension, 20x36, tin roof, brick cornice; cost, \$1,000; Mrs. A. C. Bosshard, 323 Clifton pl; ar't, W. N. Rae.

88-5th av, e s, 65.2 n Sterling pl, pier placed under column front wall; cost, \$100; McLaughlin & McConnell, Warren and Columbia st; ar't, W. M. Coats; b'rs, R. J. McConnell and J. Morrison.

89-Sumpter st, No. 336, raised 9 feet, brick story beneath and two-story and basement brick extension, 20x14 and 40, tin roof, wooden and tin cornices; costs, \$1,500; ow'r and m'n, P. Carrigan, on premises; ar't, J. D. Hall, c'r, not selected.

90-Broadway, No. 610, one-story frame extension, 15x18, tin roof; cost, \$450; Mrs. Baumgart, on premises; ar't, Th. Englehardt; b'r, C. Schneider.

91-Van Buren st, No. 650, two-story brick extension, 20x6.2, tin roof; cost, \$250; ow'r and c'r, Wm. Godfrey, 548 Monroe st; m'n, W. M. Gibson.

92-Wolcott st, No. 76, raised 8 feet, frame story beneath; cost, \$200; Chas. Westfall, on premises.

93-Ellery st, No. 270, repairs; cost, \$200; A. Gluck, Hart st, 100 w Stuyvesant av; ar't, F. Holmberg; b'r, A. Reinhard.

94-Conselyea st, No. 190, one-story frame extension, 10x10, tin roof; cost, \$36; W. B. Coleman, on premises; b'rs, M. Smith and W. Snowden.

95-Fulton st, s s, 300 e Albany av, one-story frame extension, 20x40, tin roof; cost, \$500; Samuel Van Wick, 62 New York av; ar't, O. E. Hoffes.

96-5th av, w s, 100 n 24th st, one story frame extension, 16x7.6, tin roof; cost, \$175; James Sharkey, 24th st and 5th av; ar't and c'r, C. A. Gildersleeve; m'n, Thompson.

97-18th st, No. 129, interior alterations; cost, \$150; F. Sellanblar, on premises; b'r, J. Stubler.

98-Bridge st, No. 280, flat tin roof, interior alterations; cost, \$1,800; Mr. Carroll; ar't, W. Walsh.

99-Fulton st, Nos. 273 and 275, interior alterations, girders, beams, &c.; cost, \$500; Eliza Clark, Oxford, Conn.; b'rs, Pitman & Read and W. H. Cooley.

100-Columbia st, No. 125, flat tin roof; cost, \$800; Charles H. Donohue, 370 Columbia st; ar't and b'r, J. Grady.

101-Bridge st, Nos. 172 and 174, one-story brick extension, 24.9 and 36.6x30, tin roof; cost, \$800; J. L. Davies, 72 Claremont av; ar't and c'r, S. J. King; m'n, J. Wiles.

102-Grand st, No. 235, repair damage by fire; cost, \$1,000; Frederick Ehrlich, 244 Grand st; b'r, S. Hough.

103-Boerum st, No. 77, front and interior alterations; cost, \$800; Mrs. Gluck, Hart st, 100 w Stuyvesant av; ar't, F. Holmberg; b'r, A. Reinhard.

104-5th av, No. 536, interior alteration; cost, \$500; E. H. Well, 520 5th av; b'r, W. Ferris.

105-Hamilton av, s e cor Centre st, rebuild foundation and straighten up walls; cost, \$1,000; Wm. Owens, Union st; ar't, G. Damen; b'r, Lanery & Lenton.

**MISCELLANEOUS.**

**BUSINESS FAILURES.**

**N. Y. ASSIGNMENTS-BENEFIT CREDITORS.**

Feb.

- 18 Andres, Thomas and John H. (firm of Thos. Andres & Son, eggs, butter and poultry, 406 Greenwich st), to Moses Herrman.
- 16 Birdsall, George M. (crockery, 60 Barclay st), to Matthew Taylor: preferences, \$1,000.
- 18 Dayton, Edmund E., and Charles A. Mallory (firm of C. A. Mallory & Co., straw board, 83 Walker st), to Chas. O. Brewster, Jr.
- 15 Frick, John (doing business as John Frick & Co., jewelry, 21 Maiden lane), to Martin L. Hollister: preferences, \$1,30.
- 15 Kissam, Wm. A., and Mortimer F. Randolph (firm of Kissam & Randolph, coal, 1 Broadway), to John W. Kissam: preferences, \$21,026.
- 16 MacDonald, Alex. J. (jewelry, 297 1/2 Broadway), to Nathan Barney: preferences, \$2,640.
- 12 Rose, Charles W., to Franklin Mulliner.
- 16 Silk, Adolph (men's furnishing goods, 577 8th av), to Magnus Weiman.
- 18 Sennhauser, Jacob, to Louis J. Heintz; preferences, \$637.

**IMPORTANT TO PROPERTY-HOLDERS. BOARD OF ASSESSORS.**

No. 11 1/2 CITY HALL, NEW YORK, February 17, 1886.

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

**SEWERS.**

No. 1-5th av, e s, bet 53th and 59th sts.

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

No. 1-5th av, both sides, from 54th to 59th st. 54th and 59th sts, 5th and 6th avs, blocks bounded by]

The above described list will be transmitted as provided by law to the Board of Revision and Correction of Assessments for confirmation on the 20th day of March, 1886.

**BROOKLYN BOARD OF ALDERMEN.**

BROOKLYN, Feb. 15, 1886.

**CROSSWALK.**

Bushwick av, s s Linden st.

**GAS LAMPS.**

Heyward st, bet Marcy and Harrison avs.

Frost st, from Lorimer to Ewen st.\*

**ELECTRIC LIGHTING.**

Myrtle av, cor Broadway.\*

Willoughby and Clason avs.\*

**CULVERT.**

3d av, cor 54th st.\*

**STREET OPENING.**

Vernon av, bet Lewis and Sumner avs.\*

**GRADING, PAVING, ETC.**

Union av, from Withers to Driggs st.\*

Frost st, from Lorimer to Ewen st.\*

**ADVERTISED LEGAL SALES.**

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

59th st, No. 329, n s, 310.8 e 9th av, 17.10x100 5, five-story stone front tenem't, by R. V. Harnett. (Amt due \$3,283)..... 20

Spring st, No. 233, n w cor Washington st, 20x60, five-story brick store and tenem't, by J. T. Stearns, at City Hall. (Surrogate's sale)..... 20

152d st, s s, 700 w Boulevard, runs west 88.10 to Hudson R. E. R. Co.'s land x southeast 208.3 to 151st st, x east 30.3 x north 199.10 to beginning, with 1/2 of streets lying in front of above, three-story frame dwell'g and two-story frame stable on rear, by D. M. Spaman. (Amt due \$10,727)..... 23

74th st, No. 127, n s, 136.6 w Lexington av, 17x102.2, three-story stone front dwell'g, by J. T. Stearns. (Amt due \$16,300)..... 23

28th st, No. 204, s s, 76.6 w 7th av, 20.4x61.4x19.7x 60.4, three-story brick dwell'g, by E. F. Raymond. (Amt due \$3,255)..... 23

55th st, No. 27, n s, 475 w 5th av, 25x100.3, four-story stone front dwell'g..... 24

56th st, No. 24, s s, 475 w 5th av, 25x100.3, four-story stone front dwell'g..... 24

47th st, Nos. 440-444, s s, 260 e 10th av, 75x100.5, three five-story stone front tenem'ts, by J. T. Boyd. (Amt due \$7,760)..... 24

95th st, No. 163, n s, 235 w 3d av, 25x160, three-story stone front dwell'g, by J. T. Boyd, 3 e Bleeker st, 42 x 297.6, two three-story brick tenem'ts and two-story brick building on rear..... 25

9th av, Nos. 604 and 606, e s, 16.9 n 43d st, 39.5x 59, two four-story brick tenem'ts and stores..... 25

88th st, No. 123, n s, 312.2 e 4th av, 25.6x100.5, five-story brick tenem't, by F. F. Meyer. (Amt due \$13,636)..... 25

88th st, No. 121, n s, 286.8 e 4th av, 25.6x100.5, five-story brick tenem't, by F. F. Meyer. (Amt due \$12,694)..... 25

83d st, No. 337, n s, 408.9 e 9th av, 20 x irreg. x 16.3 x 102.3, three-story brick dwell'g, by R. V. Harnett. (Amt due \$33,459)..... 25

ings and three-story brick factory with three-story brick rear dwell'g on 26th st and three three-story brick dwell'gs and four-story brick tenem't on 27th st and four-story brick factory and four-story brick tenem't on Broadway alley, by R. V. Harnett. (Partition sale)..... 25

Av B, s w cor 71st st, 100.4x98, vacant..... } 71st st, s s, 100 w Av B, 75x100.4, vacant. } With all right, title, &c. to land under water in front of above..... 25

by R. V. Harnett. (Amt due \$3,155)..... 25

48th st, No. 149, n s, 195 w 3d av, 25x100.5, two-story brick dwell'g, by L. Mesier. (Partition sale).... 26

St. Nicholas av, n e cor 124th st, 112x100, four five-story brick tenem'ts unfinished, by R. V. Harnett. (Amt due \$26,420; prior mort. \$23,000; sub. to taxes, asmts., &c.)..... 26

20th st, No. 521, n e s, 275 w 10th av, 25x91.11, four-story brick tenem't, by R. V. Harnett. (Leasehold.) (Amt due \$1,589)..... 23

17th st, No. 213, n e s, 421 w 2d av, 15x92, four-story brick dwell'g, by Mordecai & Bellamy. (Amt due \$8,977)..... 26

21st st, No. 528, s w s, 375 w 10th av, 25x91.11, } four-story brick tenem't..... } 21st st, No. 526, s w s, 350 w 10th av, 25x91.11, } four-story brick tenem't..... } by R. V. Harnett. (Leaseholds.) (Amt due on each \$3,125)..... 27

**KINGS COUNTY.**

Feb.

Lewis av, s w cor Van Buren st, 20x100, by A. M. Price, ref., at Court House..... 20

Smith st, n w cor 2d pl, 21.2x73.9x21x71.2, with courtyard adj..... 20

Smith st, w s, 40.3 n 2d pl, 60.5x83.7x60x76.1, 2d pl, n s, 71.2 w Smith st, 3 x irreg. 43.9x100, with courtyard in front and adj..... 20

by T. A. Kerrigan, at 35 Willoughby st. Pacific st, n s, 152.3 w Hudson av, 20x100, by C. J. Fox, at 45 Broadway, E. D..... 23

Baltic st, s s, 430 e 4th av, 20.4x55.8, by H. Graves, ref., at Court House..... 23

Lexington av, s s, 100 e Grand av, 25 x irreg. to Bedford road, by T. A. Kerrigan, at 35 Willoughby st..... 23

Court st, e s, extdg. from Lorraine st late Leonard to Grinell st, 200x100, by T. A. Kerrigan, at 35 Willoughby st..... 23

Vermont av, s e cor Baltic or South Carolina av, 28x106, East New York..... } Fernald st, n s, 91.6 w Hudson av, 40x100..... } by J. Cole, at 38 1/2 Fulton st..... 24

Jay st, w s, 318.7 s Concord st, 19.8x103.2, by P. L. Balz, Jr. ref., at Court House..... 24

Grand st, No. 354, s w s, 25x77, by Taylor & Fox, at 45 Broadway, E. D. (Partition sale)..... 24

Penn st, northerly cor Marcy av, 21x100, by J. Cole, at 339 Fulton st..... 24

Highway leading from New Utrecht to Flatbush, w s, at intersection of land of Geo. Marthens, runs southeast 494 x west 469 x northwest 275.6 x northeast 715 to beginning, Flatbush, Main road leading from Flaklands to Brooklyn, adj lands of Hopkins, Wyckoff et al., 45 acres, Flatlands..... 24

Lots known as Nos. 1, 2 and 3, block L map of May et al., New Utrecht..... } Lots known as Nos. 13 to 26 inclusive, block L, and lots 1 to 31 inclusive, block G on map of May et al., New Utrecht..... } Lots known as Nos. 1 to 41 inclusive, block P, and Nos. 1 to 24, block D, and lot 42 adj block E map of May et al., New Utrecht..... } New Utrecht Bay, adj land of A. Young, runs northeast along said land to the c. l. Franklin av, x southeast along av 301 x northeast - x northwest 12 chains and 29 links, x southwest 36 chains and 2 links, x southeast - x east along New Utrecht Bay 1,210 feet to beginning, New Utrecht..... } by J. Cole, at 339 Fulton st. (Partition sale)..... } Front st, n s, 205 e Jay st, 20x100, by J. Cole, at 339 Fulton st. (Partition sale)..... 25

Evergreen av, northerly cor Van Voorhees st, 63x 140x69x140, by T. A. Kerrigan, at 35 Willoughby st..... 25

Bergen st, n s, 360 e Grand av, 15x110..... } Bergen st, n s, 345 e Grand av, 15x110..... } by T. A. Kerrigan, at 35 Willoughby st..... 27

Lorimer st, e s, 40 s Ten Eyck st late Wyckoff st, 20x60, by C. J. Fox, at 45 Broadway, E. D..... 27

Inlay st, n w cor Bowne st, 20x90, by J. Cole, at 339 Fulton st..... 27

Dean st, s s, 234.4 w Underhill av, 25x100, by T. A. Kerrigan, at 35 Willoughby st..... 27

**LIS PENDENS, KINGS COUNTY.**

Feb.

De Kalb av, n e cor Schenck st, 39.8x80x99.2x80. } De Kalb av, n s, 59.6 e Schenck st, 20.1x80x18.7x 80..... } Frederick B. Taylor agt Carrie Lowitz et al.; at'y, Denning & Hubbell..... 12

De Kalb av, n w cor Schenck st, 100x63. Frederick B. Taylor agt same..... 12

Hicks st, w s, 75.8 n Pineapple st, 25x100.6. William E. Smith agt Amy B. Wilcox; att'y, G. A. Clark..... 13

Hamilton av, s w s, 111.10 n Henry st, runs southwest 74.7 x northwest 21.7 x northeast 83.4 to av, x south 19.9. Action to set aside deed. David J. Benoliel agt Catharine Griffin et al..... 13

St. James pl, e s, 83.6 e De Kalb av, 18.6x50. } St. James pl, e s, 83.6 s De Kalb av, runs east 75 x south 20.10 x west 25 x north 2.10 x west 50 to St. James pl, x north 18.6; foreclos. 2 morts. } Mary Maguire, admr. W. Maguire, agt John T. Cook, individ. and as exr. Mary H. Cooke; att'y, D. Barnett..... 13

Navy st, e s, 118 n Fulton st, 20x100.6. Bessie C. Shaw agt Adora S. Dauber; att'y, J. R. Allaben..... 15

Adelphi st, w s, 188 s Myrtle av, 100x100. James White agt John S. McRea and Centennial Baptist Church; att'ys, Hirsch & Rasquin..... 15

Flushing av, n s, 25 e Nostrand av if extended, 50 x 100x50x82.1..... 25

Flushing av, n s, opposite east line of Sandford st, 25x100..... 25

Also lots 379 to 414 inclusive, map of S. B. Master's property, including dock property Newtown Creek..... 25

Lynch st, n w s, 100 n e Bedford av, runs north 141.1 x northeast 23 x northwest 80 to Heyward st, x northeast 2.10 x southeast 260 to Lynch st, x southwest 6.6 x northwest 45 x northwest 36 x southwest 36 x south 94 to Lynch st, x southwest 14..... 25

Jacob F. Wyckoff agt Ray Manufacturing Co.; attachment; att'y, T. C. Ennever. 15  
 Madison st, n s, 33.4 w Nostrand av, 16.8x56. Walter K. McLean agt Isabella McIntire; action to set aside deed; att'y, J. B. Leavitt. 15  
 Lexington av, n s, 123.9 e Tompkins av, 23.3x100. Charles W. Bolles agt Aug. L. and Wm. McK. Martine; att'y, C. W. Bolles. 15  
 Broadway, east cor 12th st, now Hewes st, 25x100. Maryett Hodgetts, extrs. C. Hodgetts, agt James Lyons and Catharine his wife; att'ys, Jackson & Burr. 16  
 Broadway, n s, 225 e Keap st, 25x100. Alexander Place agt Sarah A. Law, individ. and trustee, et al.; att'ys, Jackson & Burr. 16  
 Hull st, s e s, 150 n e Broadway, 50x100. George H. Whelan agt Elizabeth Clifford et al.; att'y, J. M. Stearns. 16  
 Dean st, n s, 200 e Schenectady av, 25x107.2. James Mulvihill agt Owen Mulvihill et al.; partition; att'y, J. M. Cooney. 16  
 Carlton av, w s, 170 s Flushing av, 24x100. Nicholas R. Stillwell agt Catharine Fitzgerald et al.; att'ys, A. & J. Z. Lott. 16  
 Nassau st, n s, 30.4 w Mumbey's alley, runs nrth 40 x west 1.9 x north 5.10 x west 14.4 x south 44 to Nassau st, x east 20. Tillary st, n e cor Raymond st, 30.11x100.3x36.2x101.8. Tillary st, n s, bet Navy and Division sts, 25x100. Catharine Cunningham agt Daniel Connolly et al.; partition; att'y, J. J. Clark. 17  
 Tillary st, n w cor Division st, now closed, runs north along Division st, now closed, 102.3 x west 22.3 x south 102.9 to Tillary st, x east 22.3. Tillary st, n s, 17.3 e Canton st, 38.9x102.9x49.2x101.8. John Feeney agt Terence Harden and Elizabeth Feeney; partition; same att'y. 17  
 Pacific st, s s, 90 e Clinton st, 25x100. Merritt E. Sawyer agt Thomas J. Wayne and C. Hinds; action to have advances declared a lien; att'y, R. P. Getty. 18  
 Herkimer st, n s, 200 w Albany av, 26x100. Cornelius Cowenhoven agt Bertram W. Burtzell and John B. Bonney; att'y, J. A. Lott, Jr. 18  
 Kosciusko st, s s, 125 e Reid av, 25x100. Mary F. Dietz and ano., extrs. C. H. Dietz agt Carrie M. wife of Edward Rulon, Jr., et al.; att'y, F. Beames. 18  
 Carroll st, n e s, 55 s e Van Brunt st, 20x70, x west 10 x south 10 x west 10 x south 60. Hugh Murray agt Mary Murray et al.; partition; att'ys, Lansing & Judge. 18  
 6th av, s e cor 13th st, 19.9x80.9. Christopher E. Keogh agt Eliza L. Lincoln et al.; att'y, W. S. Logan. 18  
 Hancock st, n s, 175 e Stuyvesant av, 37.6x120. Ann Charman agt Mary E. wife of John H. Merwin and ano.; att'y, D. Barnett. 18  
 Poplar st, lot 10 part of Middagh estate, 25x67x28.4 x81.4. John Morton agt Hiram A. and Jacob Kemp; att'ys, R. & H. C. M. Ingraham. 18  
 Columbia st, e s, 40 n Carroll st, 30x75. Barlow Stevens agt Patrick Connor et al.; att'ys, Simpson & Werner. 18  
 Gerry st, n s, 75 e Harrison av, 25x100. Charles Griesbacher agt Gustav Griesbacher et al.; partition; att'y, G. W. Willis. 19  
 Elm st, s s, 450 e Central av, 25x100. David Cumberley agt Charles Smith et al.; action for partial cancellation of deed; att'y, F. Solinger. 19

RECORDED LEASES.

NEW YORK.		Per Year
Baxter st, No. 33, basement with oven.	Luigi Bassani to Agostino Balletto; 3 1/2 years, from Dec. 1, 1885.	\$324
Bowery, No. 23.	William W. Winans to John Schroeder; 3 years, from May 1, 1886.	3,600
Bowery, No. 207.	Julia J. Clark and ano., extrs. Eden P. Clark, to Nathan Morris and Myer Samuels; 4 years, 5 months and 18 days, from Nov. 11, 1885, at \$350 to Dec. 31, 1885, and then.	4,200
Bowery, No. 359, third floor.	Henry Zimmer to William G. Schulze; 5 years, from Feb. 1, 1886.	360
Broadway, Nos. 21-27, s w cor Morris st.	Stevens House. James Phelan, San Francisco, to John F. Ames; 5 years, from May 1, 1886.	15,000
Centre st, No. 241, store and cellar.	Aug. Trenkmann to Michael T. Condon; 1 year 9 months and 20 days, from July 11, 1885, per month \$35.	
East Houston st, No. 63, ground floor.	Johanna Habermann to John Fichter; 5 years, from Dec. 5, 1885.	600
East Houston st, No. 378.	Susan Ranney, Chicago, Ill., to Leopold Kohn; 3 1/2 years, from Feb. 1, 1886.	636
Forsyth st, No. 70.	Emma Floring to August Paffen; 5 years, from May 1, 1890.	1,200
Front st, No. 81.	Cornelia A. Hill, Middletown, N. Y., to William H. Merritt, of Merritt & Ronaldson; 7 years, from May 1, 1886.	1,800
Greenwich st, No. 345, store, basement and part sub-cellar.	Frederick W. Loew to Joseph Bacharach; 3 years, from May 1, 1886.	1,400
Ludlow st, Nos. 9 and 11, front and rear.	Henry Korn to Philip Berstine; 7 1/2 years, from March 1, 1886.	3,600
Mulberry st, No. 84, store.	Michael Scanlon to Luigi Riccitielli; 5 years from Feb. 21, 1886.	360
Maiden lane, No. 35, first loft above store.	Ellen M. Murray, Brooklyn, to Oppenheimer Bros. & Veith; 5 years, from May 1, 1888.	2,400
Norfolk st, No. 92.	Phillips, Phoenix and ano., trustees S. Whitney, to Jacob Barnett; 5 years, from Jan. 1, 1886.	gold, 600
Spring st, No. 118.	Babette J. Jetter and Gustav K. Haag to Louis Nehling; 3 years, from May 1, 1886.	2,100
Thomas st, No. 60.	Fanny Platt, trustee M. Smith, dec'd, to George Meislohn; 4 years, from May 1, 1886.	1,800
Washington st, No. 301, n w cor Reade st.	Lawrence Drake to Edward Propfe; 5 years, from May 1, 1886.	3,500
West st, No. 391.	Patrick Colligan to John A. Apelt; 5 years, from May 1, 1884.	780
William st, No. 232, basement.	Thomas Stillman to Albert Rodler; 5 years, from May 1, 1885.	360
1st st, No. 11, store and back rooms.	Julius Crager to Henry Moosmann; 3 years, from Feb. 15, 1886.	70

5th st, No. 303 E., the east side store. John H. Boessenecker to Adolph Freund; 3 years, from May 1, 1886. 408  
 7th st, No. 160 E., store and two rooms second floor. Christian Braun to Leopold Schneider; 5 1/2 years, from Feb. 1, 1886. 396  
 15th st, Nos. 102-106 E., Hotel Dam. Jacob A. Gross and ano., extrs. and trustees A. J. Dam, to Andrew J. Dam and George B. De Revere; 6 1/2 years, from Jan. 1, 1886. 13,500  
 15th st, No. 14 E., store and basement. The J. Wayland Kimball Co. to Charles Tisch; 4 1/2 years, from Feb. 1, 1886. 3,000  
 19th st, No. 3 E., two upper floors. W. G. Reed to W. J. Morse; 5 years, from May 1, 1886. 1,500 and 1,650  
 20th st, No. 316 W. Joseph O'Donnell to John Simon; 3 years, from Mar. 1, 1886. 1,500  
 24th st, No. 28 E., s w cor 4th av. Philip J. Brady to Terence C. Barden; 3 years, from May 1, 1884. 1,500  
 28th st, No. 511 W., store and three back rooms. August Kriete to William Sackmann; 5 years, from Feb. 1, 1886. 192  
 38th st, No. 250 E. J. D. Gott to The Tammany Central Assoc.; 5 years, from May 1, 1885. 900  
 38th st, Nos. 509-517 W. Smith Cliff, extr. and trustee Stuart F. Randolph to John Kenmes; 3 years, from May 1, 1886. 1,500  
 42d st, No. 307 W. Adam Alheit to Augusta Phillips; 3 years, from May 1, 1886. 1,860  
 42d st, Nos. 619 and 651 W., stores and dwell'gs. John S. Sutphen, trustee L. Appleby, to Wm. Von Twister and John H. Fischer; 5 1/2 years, from Feb. 11, 1886. 2,000  
 46th st, No. 7 E. Hannah G. Gerry to Charles Smith and John P. Bell; 2 years, from May 1, 1887. 2,508  
 46th st, No. 9 E. James W. Ranney to Charles Smith and John P. Bell; 2 years, from May 1, 1887. 2,508  
 63d st, Nos. 322-328 E. Sarah L. wife of William L. Loew, Red Bank, N. J., to Samuel Joseph & Co.; 3 years, from May 1, 1886. 7,200  
 93d st, No. 239 E. Lewis C. Tufts to Carl Michels; 5 1/4 years, from Mar. 1, 1886. 1,800 and 1,400  
 Courtlandt av, No. 649, store and use of cellar. George Grebe to Philip Kraues; 5 years, from May 1, 1886. 780  
 1st av, No. 232 1/2 w cor 119th st. Henry J. Armstrong to Charles J. Schneider; 4 years, from May 1, 1886. 1,200  
 2d av, No. 1947, s w cor 71st st, store and front basement. Moses Selig to Cordes Bros.; 3 years, from May 1, 1886. 1,440  
 3d av, No. 1191, store and back room on north side of building. Moritz Bauer to Salmon Rose; 1 year 7 months, from Oct. 1, 1885. 720  
 3d av, No. 2198. Moses H. Moses to Patrick F. McKeon; 8 1/2 years, from Sept. 1, 1885. 3,500  
 3d av, No. 479, store and part basement. Frederick Heusler to Charles Christian; 3 years, from May 1, 1885. 1,100  
 3d av, No. 940. Solomon Loeb to Francis O'Neill and Alfred J. O'Keefe, of F. O'Neill & Co.; 10 years, from May 1, 1886. 4,000  
 3d av, No. 1187, n e cor 69th st, store and front basement. Moritz Bauer to John Fox; 4 1/2 years, from July 1, 1885. 1,800  
 3d av, No. 923. Aethia B. Stewart to Henry Roemer; 5 years, from May 1, 1886. 1,800  
 3d av, No. 1390. Thomas Kane to B. H. De Boes & Co.; 10 years, from May 1, 1886. 3,204 and 3,400  
 3d av, No. 1620, store and basement. Robert G. Gregg to C. Ernst Vetter; 3 years, from May 1, 1886. 1,500  
 3d av, No. 1894, front and rear. Morris A. Myers to Carolina Klein; 3 years, from May 1, 1885. 1,250 and 1,350  
 6th av, No. 366. Margaret King, of Montgomery, N. Y., to John O'Neil; 7 years, from May 1, 1886. 3,000  
 7th av, No. 2161, s e cor 128th st, store and part cellar. Mary E. Bailey to Frank A. Gundlach; 5 1/2 years, from Feb. 1, 1886. 1,000  
 8th av, e s, 41 1/2 n 126th st, 16.8x59. Adolph Karweg to Charles Tietgen; 5 years, from June 1, 1885. 600 and 800  
 10th av, No. 382, store and basement. Adolph Jantzen to Leopold Guggenberger; 5 years, from May 1, 1886. 960  
 10th av, n e cor 64th st, store and part cellar. Henry J. Burchell to Jacob Abel; 5 years, from Oct. 1, 1885. 1,800

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.

Allen, W L—Wm Hose, Peshine av	\$1,000
Atkinson, G J—R McGerran, Jr, Main st, Orange	2,750
Bonnel, J L—M E Peck, Canal st, Bloomfield	1,800
Bowman, M E—J P Wakeman, Broad st, e s, 22x120	35,000
Botticher, P G—J B Bray, Central av, East Orange	500
Berg, Fred k—G O Smith, Dey st, Orange	9,000
Baldwin, B E—T S Kingsman, South Orange	1
Same—same, Centre st, South Orange	14,123
Buchanan, Paul—F Kern, Bergen st, e s, 125 n 16th av, 50x100	2,800
Bowman, M E—B H Davis, 3 tracts, Newark	2,800
Bataille, Edward—M Flood, Union st, Orange	2,025
Clark, J A—M S Clark, South 17th st	800
Collius, G G, by exrs—R McGerran, Jr, Main st, Orange	2,750
Craus, Fernando—L K Conklin, Grove st, East Orange	3,000
Newark—C Koegel, Charlton st	320
Same—W H F Fiedler, Broome st	425
Same—same, Prince st	500
Same—M Liebstein, Avon av	660
Same—W F Campbell, Prince st	505
Same—S Lowy, Rose st	700
Same—G Koegel, Charlton st	350
Deane, Catharine—W Mallory, North Prospect st	1
Davis, B H—M E Bowman, Broad st, n s, 32 n Oriental, 25x100	5,000
Ellis, C R—J E Jacobi, Franklin	4,000

Freeman, M D—J Stevens, Morris av, East Orange	600
Finley, H P—M L Sauvau, Centre st, Orange	1
Felder, L A—N Fermicola, Van Buren st	1,250
Gage, R S—E G Edsall, Roseville av	1,500
Gillender, E H—W Mallory, North Prospect st	1
Gardner, L J—M L Morton, 3 tracts, Newark	1
Same—V Sythoff, 3 tracts, Newark	1
Same—same, Elmwood av, East Orange	1
Hensler, Joseph—A F Hensler, Halsey st	1
Hoag, F M—A Cervone, Boyden st, w s, 180 n State, 30x71 1/2	3,000
Harrison, Sarah—D A Bell, Jones st, East Orange	250
Hughes, J W—P Kelly, South Orange	228
Hassinger, Peter—M Ennis, Alpine st, n s, 140 w Hillside, 22x100	2,500
Hemsheimer, Henry—C Seibert, Boyd st, n s, 225 n Kinney, 25x100	3,950
Johnson, Thomas, by exr—G D Crane, Caldwell	1
Jacobson, Amelin—W E Jacobson, 2 tracts, Belleville	3,000
Jacobs, M D—E B Hutchinson, Franklin st, Bloomfield	900
Jacobs, M D—M F Davis, Franklin st, Bloomfield	250
Kreutzer, Gustav—T Bertrand, Delancy st	1
Kobbe, M E—N Tooker, Evergreen pl, East Orange	7,000
Munn, T C—M C Knapp, Arlington av, East Orange	18,000
Mallory, Rose—C A Deane, North Prospect st	1
Mulford, Timothy—Christ Church, East Orange, Mulford st, East Orange	800
McSulla, M A, et al—P McGuinness, Camden st	700
Morton, M L—V Sythoff, 3 tracts, Newark	1
Myers, David—H P Dempsey, 8th av	200
Orange Nat Bank—J B Bray, Central av, East Orange	3,000
O'Callaghan, Wm—H A Mittnacht, Frankfort st	750
Same—same, Wheelers Point	1
Plume, A G—J B Mickels, Garside st	1,000
Perry, H M, et al—E S Dean, Sheffield st	500
Peck, Ira, by exr—J W Towne, 6 tracts, East Orange	18,000
Quimby, E E—H R Baker, Aqueduct st	135
Quale, Michael—P Gilmartin, Valley st, Orange	400
Rockwood, C G, trustee—G and W C Montclair, Bloomfield	1
Stetson, Horace—J B Stetson, Main st, Orange	7,500
Speeding, J J—H C Speeding, Kearney st	1,400
Schenk, H V—R S Gage, n w cor Gould av and South 11th st, 50x100	2,000
Smith, T J—M Williams, East Orange	3,000
Stephens, W H—H C Cole, Belleville	1
Sythoff, Victoria—M L Morton, 3 tracts, Newark	1
Tillou, M E—W H Jackson, Summer av	20
Tichenor, H H—M Brooke, Commerce st, s s, 91 e Lawrence, 21x90	6,400
Trainor, James—T W Crane, Maple pl, Montclair	1,850
Van Arsdale, Alexander—J G Ward, Clinton av	690
Same—J H Van Ness, Clinton av	600
Vanderpool, Wm, exr—S H Van Wagenen	5,000
Bleecker st, n s, 250 w Washington, 25x112	5,000
Wakeman, F S—M E Bowman, Wakeman av, e s, 210 n 2d av, 25x100	4,500
Wakeman, J P—same, Garside st, n s, 187 w 4th av, 25x100	6,000
Same—same, Wakeman av, n s, 210 w 2d av, 25x100	4,500
Wilkinson, George, reevr—H W Knight, Clinton av, n s, 355 e Stratford, 62x101	2,600
Same—C M Hopping, Milford av	750
Same—S F Greethead, Milford av	750
Wilkinson, George—L Cooper, Camden st	400

MORTGAGES.

Bray, J B—Orange Nat Bank, Central av, Orange	2,500
Brooke, Mary—H H Tichenor, Commerce st	2,400
Buckley, Joanna—Merchants' Ins Co, Murray st	500
Black, P A—P Carragher, Mill st, Belleville	400
Baumer, Andrew—J W Baldwin, Baldwin st, Bloomfield	1,000
Cervone, Antonio—F M Hoag, Boyden st	500
Clark, M S—E C Fawcett, South 17th st	1,200
Clayton, S B—H M Jube, Franklin st	4,000
Dempsey, H P—U Eberhard, 8th av	1,700
Ennis, Manuel—M Hassinger, Alpine st	700
Ennis, Manuel—14th Ward B & L Assoc, Alpine st	1,500
Fernicola, Nicols, et al—L A Felder, Van Buren st	500
Finan, Michael—Orange Sav Bank, North Park st, East Orange	400
Fell, L F—A M Rollinson, Elizabeth st, Orange	1,000
Gould, A L—W B Allen, Caldwell	600
Greethead S E—G Wilkinson, Mulford av	325
Gage, R S—H V D Schenk, Gould av	900
Gruhn, Hartmann—A Buernann, Broome st	1,200
Gorges, M C—M Paul, Nichols st	300
Hose, Wm—C Wmns, Peshine av	500
Holmes, H J—J Jackson, Milburn	350
Hogan, E E—Security Sav Bank, Central av	10,000
Howe, E J—A E Harrison, Broad st	5,000
Holmes, Joseph—M Dodd, Franklin	350
Kelly, Patk—C Trefz, South Orange	500
Kingman, F S—E Reynolds, Centre st, South Orange	10,000
Knapp, J E—T C Munn, Arlington av, East Orange	15,000
Knight, H W—G Wilkinson, Clinton av	900
Knecht, Christian—N Ball, William st	800
Kelly, Patk—State Banking Co, South Orange	1,050
Keating, Mary—Orange Sav Bank, East Day st, Orange	500
Kiernan, Matthew—M J Reilly, Chambers st	400
Levy, C E—G A Oakes, Nichols st	400
Leary, Anna, et al—T Williams, West Orange	800
McGuinness, Patk—C Muldon, Camden st	700
McGowan, Robert—M Collins, Main st, Orange	4,666
Same—A M Rollinson, Main st, Orange	895
Perry, L H—D S Beach, Glenwood av, East Orange	700
Pannick, Bernhard—S Schuber, Belmont av	1,000
Pawne, J W—M M Dodd, 6 tracts, East Orange	10,000
Rohrer, Wilhelm—M D Ungrich, Walnut and Scott sts	6,500
Roberts, G W—B F Morehouse, Milburn	1,000
Reinicke, Fred k—H D Jones, Charles st, Montclair	600
Sanders, F F—M B L I Co, William st	2,000
Scharff, F A—W Clark, 4th and Bloomfield avs	7,600
Seibert, Conrad—N G B & L Assoc, Boyd st	4,200
Standing, Mary—Howard Savings Inst, Clay st	3,000
Smith, G O—F Berg, Day st, Orange	8,750
Van Zile, George—F A Bochmann, Fullerton av, Montclair	1,400
Weiser, Philip—S B & L Assoc, S 11th st	800
Ward, J G—H Van Arsdale, Clinton av	345

CHATTEL MORTGAGES.

Cohen, Adolph, 240 Market—H W Gebicke, barber fixtures	40
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BUILDING MATERIAL PRICES.

Table with columns for Size, DOORS, MOULDED, 1 1/4 in., 1 1/2 in., 1 3/4 in. Rows include 2.0x8.0, 2.0x8.8, 2.6x8.8, etc.

Table with columns for Per lineal foot, up to 2.10 wide, up to 3.1 wide, up to 3.4 wide.

Table with columns for Per lineal foot, 4 folds, Pine, 4 folds, Ash or Chestnut, etc.

Table with columns for Cedar—Small, do—Medium, do—Large, Mahogany—Small, etc.

GLASS.

Table with columns for Window Glass, Prices Current per Box of 50 f.e.t., SINGLE, 6x8-10x15, 11x14-16x24, etc.

Table with columns for DOUBLE, 6x8-10x15, 11x14-16x24, 18x22-20x30, etc.

Sizes above—\$15 per box extra for every 5 inches. An additional 10 per cent. will be charged for all glass more than 40 inches wide.

Discount 80@80 and 10 per cent. single thick on French; 70@75 and 10 per cent. on American.

Table with columns for GREENHOUSE, SKYLIGHT AND FLOOR GLASS, 1/2 Fluted plate, 1-16 Fluted plate, etc.

Table with columns for HAIR—Duty free, Cattle, Goat.

Table with columns for IRON, Pig, Scotch, Coltness, Pig, Scotch, Glengarnock, etc.

Table with columns for BAR IRON FROM STORE, Common Iron, 3/4 to 1 in. round and square, etc.

Table with columns for Refined Iron, 3/4 to 2 in. round and square, 1 to 6 in. x 3/8 to 1 in., etc.

Table with columns for Sheet, Common American, R. G. American, Nos. 10 to 16, etc.

Table with columns for Galvanized, 10 to 20, do 21 to 24, do 25 to 26, etc.

Table with columns for LABOR, Ordinary, per day, Masons, do, Plasterers, do, etc.

Table with columns for LIME, Rockland, common, Rockland, finishing, State, common, cargo rate, etc.

LATH—Cargo rate M 2 30 @ 2 35 (Continued on page IX)

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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.

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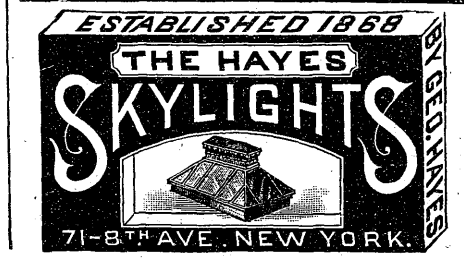
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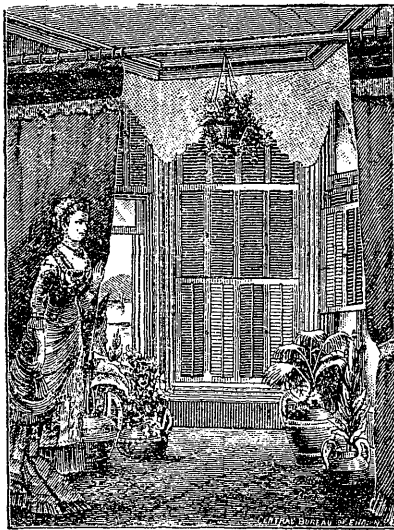
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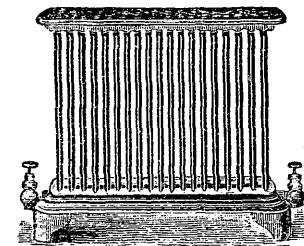
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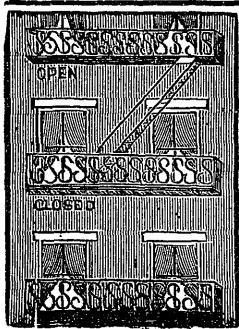
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LUMBER.

Prices for yard delivery, average run of stock. Allowance must be made on one side for special contracts, and on the other for extra selection.

Table of lumber prices including Pine tub plank, Spruce boards, Hemlock joist, Oak, Maple, Chestnut, Cypress, Black Walnut, etc.

Table of plaster prices: Calcined, ordinary city; Calcined, city casting; Calcined, city superfine; Calcined, Eastern.

Table of paint and oil prices: Chalk block, Chalk in barrels, China clay, Whiting, gilders, &c., Whiting, common, Paris White, English, Lead, white, American, dry, etc.

SLATE. Delivered at New York.

Table of slate prices: Purple roofing slate, Green slate, Red slate, Black slate, Pennsylvania (at Jersey City).

STONE—Cargo rates, delivered at New York.

Table of stone prices: Amherst freestone, in rough; Berlin freestone, in rough; Berea freestone, in rough; Brown stone, Portland, Ct.; Brown stone, Belleville, N. J.; Granite, rough; Granite, Scotch.

NATIVE STONE.

Table of native stone prices: Common building stone, Base stone, 2 1/2 ft. in length, Base stone, 3 ft. in length, Base stone, 3 1/2 ft. in length, Base stone, 4 ft. in length, Base stone, 4 1/2 ft. in length, Base stone, 5 ft. in length, Base stone, 6 ft. in length.

SOLDERS.

Table of soldier prices: Half and half, Extra, No. 1, No. 2.

TIN PLATES.

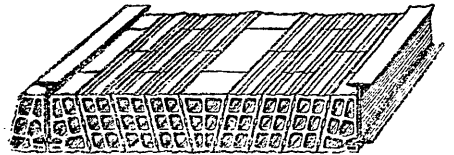
Table of tin plate prices: I. C. Charcoal, 10x14; I. C. coke, 10x14; I. X. charcoal, 10x14; I. C. charcoal, 20x28; I. X. charcoal, 14x20; I. C. coke, 14x20; I. C. coke, terne, 14x20; I. C. charcoal, terne, 14x20.

ZINC.

Table of zinc prices: Sheet, cast; Sheet, open.

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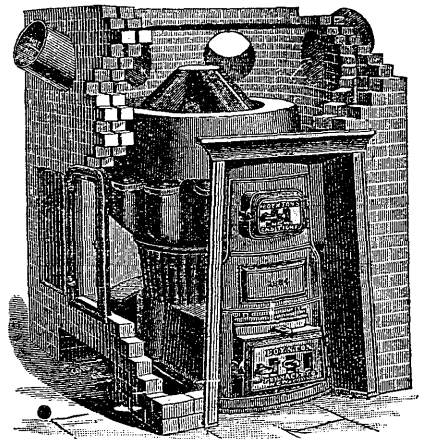


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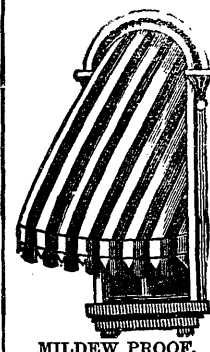
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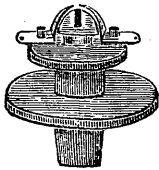
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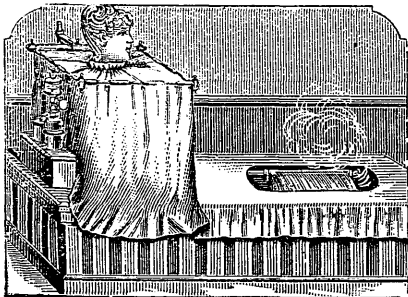
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**NOTICE.—THE FIRM OF WILMER-  
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limitation. Mr. Robert J. Hoguet, Mr. John C. Wil-  
merding and Mr. John Currie Wilmerding will sign  
in liquidation at the store of WILMERDING, HO-  
GUET & CO.  
Dated New York, December 31, 1885.

**LIMITED PARTNERSHIP.**—This is to certify that  
the subscribers have formed a limited partnership,  
pursuant to provisions of Title I, Chapter IV, Part  
II of the Revised Statutes of the State of New York,  
and of the several acts amendatory thereof, for the  
transaction of mercantile business within the State of  
New York; to be conducted under the firm or name of  
WILMERDING, HOGUET & CO.  
The general nature of the business intended to be  
transacted is the auction business and the commission  
business.

The names of all the general and special partners  
interested therein and their respective places of resi-  
dence, are as follows:  
Gen'l Partners—Robert J. Hoguet, of the City of  
New York; John C. Wilmerding, of Orange, N. J.,  
and John Currie Wilmerding, of the City of New  
York.

Special Partners—Henry L. Hoguet, of the City of  
New York, and J. C. Wilmerding, of the City of San  
Francisco, California.

The amount of capital which each special part-  
ner contributes to the common stock is as fol-  
lows: Henry L. Hoguet, the sum of one hundred  
thousand dollars in cash; and J. C. Wilmerding, the  
sum of one hundred thousand dollars in cash.

The partnership is to commence on the first day of  
January, one thousand eight hundred and eighty-six,  
and will terminate on the thirty-first day of Decem-  
ber, one thousand eight hundred and eighty-eight.

Dated New York, December 31st, 1885.  
**ROBERT J. HOGUET,**  
**JOHN C. WILMERDING,**  
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