

# THE RECORD AND GUIDE,

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J. T. LINDSEY, Business Manager.

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Speculation is raging on several of the exchanges of the country. The petroleum market is exciting, and literally millions of barrels are bought and sold every hour. The volume of transactions on the Stock Exchange is the largest known to the "street." There are now two exchanges which deal in railway securities, and between them it is probable that over a million shares were daily dealt in last week. In periods of excitement the total number of shares is understated. Then there is another mining "boom" under way. Consolidated Virginia in the Comstock Lode has advanced within a couple of months from less than a dollar a share up to fifty dollars a share, and there is the wildest kind of purchases of mining securities without respect to merit. These are unwholesome symptoms. No doubt but what the country is prosperous. This is shown by the demand for the metals and for manufactured goods; by the increase in the domestic exchanges and the splendid business which is being done by the great railway systems.

But these indications of better times does not justify this excited speculation in the stock market. Then the mining fever is a peculiarly bad symptom. If one of the Grangers, Coalers or the Vanderbilts should advance in value upon merit, it would be an argument in favor of buying others of the same group of stocks. For what would benefit one would benefit all. But it is preposterous to purchase mining shares in California, Montana or Virginia because a new bonanza had been found in the Comstock Lode, in Nevada. Yet, here are people buying mining shares of all kinds because of a presumably favorable development in one mine. There will be a crash some day. Our advice to all who are interested in the markets would be to realize and have money on hand to purchase good securities when the evil hour comes. But in no case should sensible people have anything to do with mining stocks.

There is one class of investment, however, about which people with money can make no mistake, and that is real estate in and near New York city. The returns may not be as quick as in Wall street, but they are far surer. Any good, cheap property bought to-day near the lines of improvement is certain to enhance in value before the close of next spring. There has rarely been such a chance for making money in real estate as at the present time. A crash in other markets only helps real estate, for investors who are bitten in speculative ventures turn naturally to real estate when they have met disappointments.

Before the next number of THE RECORD AND GUIDE is issued, the message of President Cleveland and the report of the Secretary of the Treasury will have been read and digested by the American people. Nothing very startling is to be expected in either document. But it is sincerely to be hoped that the administration will put itself in accord with the country as well as the great bulk of the Democratic party on the silver question. The United States, situated between gold monometallic Europe and silver monometallic Asia, with silver-producing and silver-using countries in the South, should favor both the precious metals equally. We are the greatest producers of gold and silver of any nation on earth; indeed, as much as all other nations combined. But, as we produce more of the white than the yellow metal, we ought to give it, at least, an equal show. Unless he is one of the most obstinate men that ever sat in the White House, Mr. Cleveland must see that the great revival in business is due in great part to our use of silver, and hence that he was entirely mistaken in the letters and messages he wrote after his election to the Presidency. If he wants to make himself "solid" with the country and his party, let him suggest measures that will lead to the rehabilitation of silver as a money metal among all the commercial nations.

Then the President ought also to urge Congress to provide ample funds for fortifying our exposed seacoasts. We want great guns and plenty of them. Floating batteries are required, and a few—

a very few—swift war vessels. We have plenty of money in the Treasury; indeed, the Democratic Congressmen profess to be very much perplexed as to what to do with the surplus. There need be no embarrassment. Let us spend it in gun factories, seacoast defences, ships of war, and internal and harbor improvements, such as the deepening of the channel in our lower bay. There will be no time to tinker with the tariff this session, but the bill prepared by Mr. Hewitt to reform the procedures in our Custom House ought to be taken up and promptly passed. Then a bill extending the free list to encourage manufacturing could be so framed that free-traders and protectionists alike would vote for it. On civil service reform, despite the clamor of disappointed politicians, the President cannot afford to take any step backward. The business of the country must be conducted on business principles.

Admiral Porter confesses we need seacoast defenses far more than ships of war. He asks, however, Congress to authorize the construction of a number of swift, armored vessels as commerce destroyers. A few such are doubtless needed along our coast in case of war, but we cannot send war vessels into distant seas, as we are without naval stations in any part of the world. Great Britain has coaling and refitting stations all over the world. But it would be useless for our war ships to make captures, as they could not make prizes of the merchant ships of the nation with whom we might be at war. We want fortifications, floating batteries, and a few great war ships, to help beat back an attacking fleet. If we want commerce destroyers, why not encourage the building of twenty or thirty swift and strong merchant steamships, which, in the event of war, could be altered into government vessels and armed with a few guns, which would make them master of any ordinary merchant ship on the high seas. Such vessels would carry our flag into every sea in peace as well as war, and would allow American merchants to make some of the profits out of the immense foreign commerce of this country.

## The late Republican Candidate for Mayor.

Although defeated in the late contest for Mayor, Theodore Roosevelt, nevertheless, promises to be a foremost figure among the political leaders of the near future. Indeed, it is not improbable that he consented to run for Mayor and thus lead a forlorn hope with the understanding that he was to be the standard bearer of his party in the next State canvass.

The views held by a man of so much mark and prominence are of interest to the public. He has been talking with a reporter in London, and his utterances are noteworthy. He does not think that the workingmen will be able to organize a new party; but, he says, "a new element has been introduced into our politics to be bid for by the old parties." He scouts the idea that the George vote in this city represents the strength of Socialism. That was only one of many factions represented in that demonstration. Socialism, as he understands it, is, he claims, un-American. Individualism and self-help are the very basis of our New World civilization. But, curiously enough, Mr. Roosevelt himself advocates State Socialism when he proposes that the tenement house system should be supervised and improved by State interference. He thinks the workingmen have just cause of complaint, in that they are forced to live in unwholesome and foul abodes. If we understand him aright, he would charge the Board of Health with larger powers, so that nuisances would be abated and the homes of the poor be under the care of State officers.

But Mr. Roosevelt, like many others, does not define what he means by Socialism. Most people confound it with spoliation by law and with Anarchism. But, really, it is as wide apart as the poles from the latter. The Anarchists are simply Jeffersonian Democrats run mad. They wish to get rid of all government, whereas the Social Democrats, as they are called in Europe, clamor for a great deal of government, only they demand that the powers of the State should be used for the good of the greater number and not to enrich the favored few. In this point of view public schools are Socialistic. Property has to pay for the education of all the children of the community. The rich are forced to contribute to the education of the children of their poorer neighbors. Our common roads, our public parks, our post-office department—all these are Socialistic in the sense of those who advocate enlarged powers for the government to advantage the common weal. This school advocates State control and ownership of the telegraph and railway system. The United States is the only government where a private company is allowed to make profits from the telegraphic service, and on the continent of Europe State ownership is the rule and private ownership the exception. The advanced thinkers among the Socialists want the State to own the mines, even Henry George, although a free-trade-no-government Democrat, insists that the government should be the sole owner of the soil.

In writing and talking about Socialism it would be well for journalists and orators to keep these facts in mind. In a certain sense the Socialists can claim relationship with the conservative parties

in all countries. The Federalists in our own land and the Tories in England have always favored strong governments; but, of course, the latter wish to wield the power of the State for the privileged classes. The State Socialist is quite willing to have a strong government, but he would have it used for his privileged class—the working-people.

But this is a digression. Mr. Roosevelt lays down his platform, which is certainly an excellent one, as follows:

The changes which I would have tried to make would have been mainly in the working of the city government. That is what I would have been elected for. I should be working quite as much for the workingman as for anybody, in putting our municipal civil service on a purely business basis, in doing away with all sinecures, cutting down expenses and using the knife with merciless energy against all officeholders who were either corrupt themselves or, what is far more common and quite as dangerous, who connived at corruption in others. Yes; I think the workingmen, as such, have wrongs that I should have tried to see redressed. I should have tried to have the construction of tenement houses improved. There is a great deal to be done in the way of improved dwellings for workingmen; but, after all, the main thing is to guarantee to the workingmen, to every other American citizen—indeed, according to my experience, almost every American citizen is a workingman of one kind or another—the rights he has under the constitution.

Mayor-elect Hewitt wanted his opponents in the recent election to give him suggestions as to what he should do. The above programme is deserving of his attention.

The Record for Eleven Months.

We give below our usual monthly tables of conveyances, mortgages and projected buildings. The comparison is that of the past eleven months compared with the eleven months of 1885 and 1884. The conveyances show an increase of over 2,000 compared with last year and about 1,000 compared with 1884. The money equivalent shows how much heavier were the payments in 1886 than in 1885 and 1884. Allowance should always be made for the number of transactions where the consideration is nominal. It would be probably safe to add fifteen to twenty millions to the recorded money obligation incurred in the purchase of realty. The greater number of transactions and the heavier payments necessarily involve an increase in the mortgages. These amounted to something over \$129,400,000 in 1886, against less than \$97,000,000 in 1885 and less than \$109,000,000 in 1884. The following is the table of conveyances and mortgages, which should be carefully studied by all who wish to keep thoroughly posted as to the dealings in real estate:

CONVEYANCES.									
1886.	Conveys.	Amount.	Nom.	23d & 24th W.	Amount.	Nom.			
Jan.-Oct., inc.	11,242	\$201,526,369	1,954	1,616	\$6,206,479	258			
November.....	1,145	19,805,623	191	288	809,169	40			
<b>Total....</b>	<b>12,387</b>	<b>\$221,331,992</b>	<b>2,145</b>	<b>1,904</b>	<b>\$7,015,648</b>	<b>298</b>			
1885.									
Jan.-Oct., inc.	9,193	149,511,513	2,003	1,275	\$3,905,010	298			
November.....	1,030	16,431,466	205	182	480,003	35			
<b>Total....</b>	<b>10,223</b>	<b>\$165,945,979</b>	<b>2,208</b>	<b>1,457</b>	<b>\$4,385,013</b>	<b>336</b>			
1884.									
Jan.-Oct., inc.	10,413	\$156,037,610	2,566	1,518	\$3,468,884	341			
November.....	945	12,722,171	244	179	287,204	28			
<b>Total.....</b>	<b>11,358</b>	<b>\$168,759,781</b>	<b>2,810</b>	<b>1,697</b>	<b>\$3,756,088</b>	<b>369</b>			
1886.									
Jan.-Oct., inc.	10,223	\$165,945,979	2,208	1,457	\$4,385,013	336			
November.....	1,189	18,541,818	306	168	402,835	43			
<b>Total.....</b>	<b>11,412</b>	<b>\$184,387,797</b>	<b>2,514</b>	<b>1,625</b>	<b>\$4,787,848</b>	<b>379</b>			
1885.									
Jan.-Oct., inc.	10,413	\$156,037,610	2,566	1,518	\$3,468,884	341			
November.....	945	12,722,171	244	179	287,204	28			
<b>Total.....</b>	<b>11,358</b>	<b>\$168,759,781</b>	<b>2,810</b>	<b>1,697</b>	<b>\$3,756,088</b>	<b>369</b>			
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MORTGAGES.									
1886.	No.	Amount.	No. at	less than	Amount.	Banks,	Amount.		
Jan.-Oct., inc.	10,150	\$116,920,132	5,162	5,936	\$4,809,055	T. & I. Cos.	\$30,534,701		
November.....	1,153	12,505,259	515	106	5,721,247	236	3,721,975		
<b>Total.....</b>	<b>11,303</b>	<b>\$129,425,391</b>	<b>5,677</b>	<b>1,042</b>	<b>\$10,530,302</b>	<b>1,909</b>	<b>\$34,256,676</b>		
1885.									
Jan.-Oct., inc.	8,483	\$86,525,804	3,919	300	\$6,828,834	1,226	\$33,393,800		
November.....	962	9,933,855	410	81	1,664,000	179	3,555,150		
<b>Total....</b>	<b>9,395</b>	<b>\$96,459,659</b>	<b>4,329</b>	<b>381</b>	<b>\$8,492,834</b>	<b>1,405</b>	<b>\$36,948,950</b>		
1884.									
Jan.-Oct., inc.	8,691	\$98,883,230	3,513	.....	.....	1,524	\$32,731,905		
November.....	789	9,783,177	319	.....	.....	164	4,537,700		
<b>Total.....</b>	<b>9,480</b>	<b>\$108,666,407</b>	<b>3,832</b>	<b>.....</b>	<b>.....</b>	<b>1,688</b>	<b>\$37,269,605</b>		
1886.									
Jan.-Oct., inc.	10,150	\$116,920,132	5,162	5,936	\$4,809,055	1,936	\$30,534,701		
November.....	1,153	12,505,259	515	106	5,721,247	236	3,721,975		
<b>Total.....</b>	<b>11,303</b>	<b>\$129,425,391</b>	<b>5,677</b>	<b>1,042</b>	<b>\$10,530,302</b>	<b>1,909</b>	<b>\$34,256,676</b>		

But the tables as to the building movement during the past eleven months are of even more interest. November shows a decided increase over the two previous years. A study of the tables annexed will show where there is the most activity. But the comparison for the whole eleven months is particularly interesting. It will be seen that the proposed expenditure for new buildings was nearly \$17,000,000, against about \$13,000,000 for 1885 and something over \$10,000,000 in 1884. This shows how active builders have been recently within the limits of New York city. It will be noticed that nearly \$15,000,000 was to have been expended west of the Central Park, against about \$9,500,000 in 1885 and something over \$6,000,000 in 1884. Then just north of the Central Park,

between Fifth and Eighth avenues, the expenditure will be for the eleven months about \$1,000,000 more than they were last year and about four times more than they were in 1884. Although our figures are apparently precise in the tables, it should be remembered that they were the estimates of the builders when the plans were filed, and the actual cost was in some cases more and in others less. But the annexed table shows what the builders have been doing in the past eleven months, and also where there has been the most activity:

BUILDINGS PROJECTED.									
1884.		1885.		1886.					
Total No. of plans filed.....	1,569	Total No. of plans filed.....	2,639	Total No. of plans filed.....	2,639	Estimated cost.....	\$40,089,073	Estimated cost.....	\$42,903,831
No. south of 14th st.....	291	No. south of 14th st.....	305	No. south of 14th st.....	311	Cost.....	\$6,959,570	Cost.....	\$6,823,279
No. bet 14th and 59th sts.....	450	No. bet 14th and 59th sts.....	473	No. bet 14th and 59th sts.....	438	Cost.....	\$10,568,197	Cost.....	\$8,336,766
No. bet 59th and 125th sts, east of 5th av.....	690	No. bet 59th and 125th sts, east of 5th av.....	667	No. bet 59th and 125th sts, east of 5th av.....	667	Cost.....	\$11,637,470	Cost.....	\$9,839,329
No. bet 59th and 125th sts, west of 8th av.....	803	No. bet 59th and 125th sts, west of 8th av.....	612	No. bet 59th and 125th sts, west of 8th av.....	612	Cost.....	\$6,245,990	Cost.....	\$9,430,284
No. bet 110th and 125th sts, 5th and 8th avs C. st.....	45	No. bet 110th and 125th sts, 5th and 8th avs C. st.....	107	No. bet 110th and 125th sts, 5th and 8th avs C. st.....	107	Cost.....	\$548,500	Cost.....	\$1,855,002
No. north of 125th st.....	261	No. north of 125th st.....	356	No. north of 125th st.....	356	Cost.....	\$2,572,515	Cost.....	\$3,730,721
No. 23d and 24th Wards.....	590	No. 23d and 24th Wards.....	544	No. 23d and 24th Wards.....	544	Cost.....	\$1,494,236	Cost.....	\$1,824,474
<b>Total No. of buildings projected.....</b>	<b>163</b>	<b>Total No. of buildings projected.....</b>	<b>233</b>	<b>Total No. of buildings projected.....</b>	<b>254</b>	<b>Estimated cost.....</b>	<b>\$2,119,685</b>	<b>Estimated cost.....</b>	<b>\$2,936,205</b>
No. south of 14th st.....	11	No. south of 14th st.....	19	No. south of 14th st.....	31	Cost.....	\$237,700	Cost.....	\$208,200
No. bet 14th and 59th sts.....	21	No. bet 14th and 59th sts.....	38	No. bet 14th and 59th sts.....	13	Cost.....	\$568,450	Cost.....	\$727,000
No. bet 59th and 125th sts, east of 5th av.....	29	No. bet 59th and 125th sts, east of 5th av.....	77	No. bet 59th and 125th sts, east of 5th av.....	66	Cost.....	\$337,250	Cost.....	\$1,132,850
No. bet 59th and 125th sts, west of 8th av.....	38	No. bet 59th and 125th sts, west of 8th av.....	37	No. bet 59th and 125th sts, west of 8th av.....	40	Cost.....	\$751,700	Cost.....	\$532,800
No. bet 110th and 125th sts, 5th and 8th avs.....	.....	No. bet 110th and 125th sts, 5th and 8th avs.....	7	No. bet 110th and 125th sts, 5th and 8th avs.....	.....	Cost.....	.....	Cost.....	.....
No. north of 125th st.....	12	No. north of 125th st.....	16	No. north of 125th st.....	41	Cost.....	\$118,885	Cost.....	\$141,200
No. 23d and 24th Wards.....	51	No. 23d and 24th Wards.....	39	No. 23d and 24th Wards.....	64	Cost.....	\$110,700	Cost.....	\$102,075

1884.		1885.		1886.	
Total No. of buildings projected.....	163	Total No. of buildings projected.....	233	Total No. of buildings projected.....	254
Estimated cost.....	\$2,119,685	Estimated cost.....	\$2,936,205	Estimated cost.....	\$3,620,785
No. south of 14th st.....	11	No. south of 14th st.....	19	No. south of 14th st.....	31
Cost.....	\$237,700	Cost.....	\$208,200	Cost.....	\$184,650
No. bet 14th and 59th sts.....	21	No. bet 14th and 59th sts.....	38	No. bet 14th and 59th sts.....	13
Cost.....	\$568,450	Cost.....	\$727,000	Cost.....	\$144,250
No. bet 59th and 125th sts, east of 5th av.....	29	No. bet 59th and 125th sts, east of 5th av.....	77	No. bet 59th and 125th sts, east of 5th av.....	66
Cost.....	\$337,250	Cost.....	\$1,132,850	Cost.....	\$1,349,500
No. bet 59th and 125th sts, west of 8th av.....	38	No. bet 59th and 125th sts, west of 8th av.....	37	No. bet 59th and 125th sts, west of 8th av.....	40
Cost.....	\$751,700	Cost.....	\$532,800	Cost.....	\$877,000
No. bet 110th and 125th sts, 5th and 8th avs.....	.....	No. bet 110th and 125th sts, 5th and 8th avs.....	7	No. bet 110th and 125th sts, 5th and 8th avs.....	.....
Cost.....	.....	Cost.....	\$141,000	Cost.....	.....
No. north of 125th st.....	12	No. north of 125th st.....	16	No. north of 125th st.....	41
Cost.....	\$118,885	Cost.....	\$141,200	Cost.....	\$560,350
No. 23d and 24th Wards.....	51	No. 23d and 24th Wards.....	39	No. 23d and 24th Wards.....	64
Cost.....	\$110,700	Cost.....	\$102,075	Cost.....	\$305,035

1884.		1885.		1886.	
Jan to Oct., incl.	2,476	Jan to Oct., incl.	2,874	Jan to Oct., incl.	3,704
Cost.....	\$37,969,338	Cost.....	\$39,917,626	Cost.....	\$53,119,068
November.....	163	November.....	233	November.....	254
Cost.....	2,119,685	Cost.....	2,936,205	Cost.....	3,620,785
<b>Total.....</b>	<b>2,639</b>	<b>Total.....</b>	<b>3,107</b>	<b>Total.....</b>	<b>3,958</b>
Cost.....	\$40,089,073	Cost.....	\$42,903,831	Cost.....	\$56,739,853

We now come to Kings County, which also shows a gratifying increase in the number of conveyances. We give only seven months of the transactions, but they tell the progress of our sister city. It will be noticed that more property has changed hands this year than last, but the projected buildings table also shows that there was no more money expended in new buildings in the past eleven months than in the corresponding eleven months of last year. In other words, there has been an increase in transactions without any very large increase to the number of new houses erected.

KINGS COUNTY CONVEYANCES.				
1886.	Number.	Amt involved.	No. nom	
May.....	1,241	\$1,895,732	219	
June.....	898	3,872,174	176	
July.....	1,115	5,401,507	192	
August.....	722	2,741,906	110	
September.....	879	3,072,815	163	
October.....	1,158	5,212,117	214	
November.....	1,226	4,670,399	206	
<b>Total.....</b>	<b>7,234</b>	<b>\$30,605,650</b>	<b>1,280</b>	
1885.				
May.....	1,179	\$4,742,748	268	
June.....	922	3,402,261	228	
July.....	1,027	4,031,505	177	
August.....	627	2,750,491	146	
September.....	887	3,804,142	187	
October.....	1,085	4,212,144	257	
November.....	1,023	4,219,358	203	
<b>Total.....</b>	<b>6,750</b>	<b>\$27,196,649</b>	<b>1,466</b>	
1884.				
May.....	1,003	\$1,374,189	516	\$2,638,585
June.....	797	3,200,869	360	1,866,093
July.....	938	3,064,962	541	1,898,830
August.....	627	2,743,314	325	1,421,825
September.....	724	3,633,875	373	1,748,082
October.....	974	3,633,602	497	2,193,210
November.....	945	3,320,496	531	1,860,684
<b>Total.....</b>	<b>6,006</b>	<b>\$22,967,307</b>	<b>3,164</b>	<b>\$13,632,310</b>
1885.				
May.....	894	\$3,419,508	356	\$1,445,102
June.....	712	3,198,861	302	1,824,998
July.....	879	3,225,898	424	1,706,741
August.....	491	2,186,037	204	1,427,300
September.....	676	2,184,771	283	923,565
October.....	873	3,201,771	466	1,775,839
November.....	803	2,445,456	305	1,234,019
<b>Total.....</b>	<b>5,328</b>	<b>\$19,861,242</b>	<b>2,340</b>	<b>\$10,202,564&lt;/</b>

### Taxation of the Rich.

The vote of 68,110 which was cast for Henry George in this city is likely to have far reaching consequences. There is a well-founded suspicion that this large total does not represent all the ballots cast for George. He had no friends among the canvassers, and the appointees of the three party machines were unanimous in desiring to keep out any fourth organization from entering the local field with its candidates for the various municipal positions in the gift of the Mayor and his appointees. The representatives of the laboring people would be quite as rapacious and hungry as the office-holders and office-seekers representing the County Democracy, Tammany and the Republican factions; hence the union of the latter to keep out interlopers, and hence, also, the reasonable suspicion that as the counting of the votes were in their hands that George's candidacy did not show as good results as was expected.

Granting then that there are fully 70,000 adult males in New York who are radically discontented with things as they are, the problem with the politicians is how to capture the support of the bulk of this voting multitude. The newspapers which represent, not the laboring class, but the mass of the business community, think that an appeal to the general prejudice against the very rich is what will catch the supporters of George in future elections. Hence the *World*, representing the middle classes, who are really more jealous of the millionaires than the working people, has opened its batteries on the exemption of the very rich from taxation of their personal property; nor can there be any doubt but what the paper in question has a good case. The press of the country is taking the matter up, and the agitation will not end until laws are enacted to force the owners of personal property to bear their just share of the public burdens. The following article from the *Chicago Inter-Ocean* sums up about the average public judgment in this important matter:

The New York *World* admits that while the population of that city has increased beyond expectation during the last decade, while the improvement in the prices of real estate and the consequent increase of revenue from the taxation of realty has been more than remarkable, and while it is self-evident from the erection of palaces for merchant princes that the increase of the value of personal property, and especially of such personal property as is to be counted among the attributes of luxury, has been beyond that of any other decade, yet the assessor's books show absolutely less personalty in 1886 than in 1876. This is another illustration of Democratic mismanagement. But, beyond the moral of Democratic unfitness, the *World's* New York revenue statistics are worthy of consideration. In every great city the increased number of costly carriages, high-priced horses, pictures almost as costly as jewels, imported tapestries and carpets, silver table ware, diamonds, and other pure luxuries is discernible. Possessions of this kind should be taxed as rigidly as any other property. For it is the first maxim of equitable taxation that he should be taxed most who is most able to bear taxing. The complaint that real estate is made to bear too large a burden of taxation is growing louder every day. And yet it is well to consider that there are kinds of personalty which perform functions akin to those of realty, and which should be taxed lightly, as productive realty always should. Of this kind are the tools of laborers and the plant and machinery of productive industries. Land, tools and machinery are the materials by which wealth is produced, and should therefore be taxed as lightly as possible. That rich and unproductive lands which are held by speculators in hope of a profit consequent upon the labor expended on adjacent lands should be taxed beyond their actual value as mere earth is accepted by many as a cardinal doctrine of just taxation. It is strange that a like equity has not been applied to the divisions of personal property. He who invests money in diamonds, pictures, pleasure yachts, race-horses, costly carriages, or other articles of simple luxury is not taxed upon the real value of them. Is not he who pays, say, \$10,000 for a picture or \$100,000 for a steam yacht, or \$1,000 for a diamond, in equity bound to contribute in as large ratio to the taxation of the country as he who invests \$10,000 in a small factory or \$100,000 in a large one, or \$1,000 in some small business? The latter are contributing to the productive force of the country. The former are withdrawing capital from the productive force. The owner of luxuries is as earnest in demand of police to protect his property, of good roadways to display his equipage and adornments upon, of good drainage for his palace as the investor in productive enterprises. All this goes on the theory that Inxurious personalities are taxed in the same degree as moderate personalities. But there is good reason to believe that in many instances they are not taxed at all. The assessor easily takes in the value of the furniture of a cottage or the house of a man of moderate means or the plant of a factory. But the value of diamonds, pictures, bric-à-brac, race-horses, costly cellars of wines, etc., has to be left largely to the conscience of the owner. And in New York the conscience of the owner is evidently obtuse.

It should be steadily kept in mind that the laborers proper can do nothing of themselves to hurt the owners of large fortunes. It is when the middle class take up the matter in earnest that the millionaires are in real danger. When the agitation in California was confined to Dennis Kearney and the sand-lot agitators their denunciations were ineffective. But the real trouble on the Pacific coast previous to 1879 was that the wealth dug from the mines and that which had been invested in business somehow all found its way into the coffers of some fifty or sixty men; then the political revolution took place which resulted in the adoption of the anti-

monopoly constitution. Kearney and his followers commenced the uproar. but could not do anything until they were joined by the impoverished store-keepers, farmers, miners and other victims of the Pacific coast millionaires. And so here at the East the heavy labor vote will be utilized by the middle-class representatives who have become alarmed at the accumulation of wealth in a few hands, and who are indignant over the way in which personal property escapes taxation. The feeling of this class is very well expressed by the *Shoe and Leather Reporter*, which thus points out how rich men shirk their obligations:

There is one grievance which men of moderate means have against the rich which grows most serious as wealth accumulates, and that is that taxation is not equitable. This matter has often been discussed and nobody seems to be able, or to have the disposition, to bring about a satisfactory solution of it. It is receiving fresh consideration just now, because a metropolitan journal has been proclaiming the fact that the greatest estate in America—that of Vanderbilt, known to have been worth about \$200,000,000, of which half at least must have been personal property, not government bonds—is assessed at eight millions only. The assessors don't pretend that the estimate is not ridiculously low, but they defend their adoption of it on the ground that it would be evaded if increased. They apprehend that the heirs would change their residence rather than pay any more. Now this state of things has become chronic, and applies to every very rich citizen of the metropolis. The whole tribe of them shirk their liabilities and leave the burdens of local government to fall on less affluent taxpayers—on widows, on orphans, on individuals whose entire property isn't a tenth part as much as the annual income of any one of several hundred of them. Here is an argument against property-holders which has a great deal of force in an assemblage gathered to listen to the teachings of Communists. "Why, look at it!" exclaimed these orators; "here are men who are monopolizing all the good things on earth, living in voluptuous luxury, thinking little and caring less for the multitude who can hardly get bread to eat, and adding prodigious sums every year to their superfluous hoards, and yet they are not willing to pay their share of the expense of maintaining even the police which give them protection. They go yearly to the tax office and bully the Commissioners, telling them they will run away unless their debts to the community are remitted." What could anybody say in answer to this arraignment? The truth of it couldn't be disputed.

It is idle, however, for the city or State authorities to attempt the taxation of personal property. It would result in driving our rich men away from New York, and rival cities would profit at our expense. There must be national action so that there can be no escape, and it must be in the form of an income tax levied on all who receive more than a certain income year by year. Only in case of war would it be necessary to tax diamonds, carriages and other luxuries such as those mentioned by the *Inter-Ocean*.

We have no idea that the labor party will hold together as a unit. Its members will naturally return to their old political organizations, but the party platforms will be profoundly modified by the desires of the politicians to propitiate the multitude represented by the Henry George vote at the last election.

The press is very generally abusing the Tory government of England because it is using the police and the military to enforce the payment of rents in Ireland. Undoubtedly in the past some landlords have been cruel, and the evictions ordered by them were crimes against humanity. But during the past generation there has been many enactments passed to relieve the burdens of the tenants. The last was the Gladstone land law, under which the rents were fixed by the courts on what was supposed to be an equitable basis. American and East Indian competition, however, so lessened the price of grain as to make farming unprofitable all over Europe. The Irish Land League has ordered tenants to pay only a portion of their rents and to put the balance in the hands of trustees for future disposition. It is this anti-rent movement which the Tory government is fighting. Were the League to commence like operations in this country they would have no standing either in the courts or with public opinion. The Irish-born editor of the *Evening Post* has been an earnest advocate of his countrymen, but he is forced to make the following admission as to the positions of the landlords:

The landlords are entitled to a good deal of sympathy. Probably very few have it in their power to make any reduction in their rents without reducing themselves or their families to absolute penury. Their estates are generally mortgaged, or charged with annuities which cannot be reduced. The mortgagees are mostly English insurance companies which have no bowels of compassion, and the annuitants are widowed mothers and sisters who have nothing but the annuity between them and the poor-house. Hundreds of delicately-bred Irish ladies are in fact to-day in a state of utter destitution, or dependent on subscriptions raised by charitable people in England. The crisis is truly an awful one for all concerned.

The question has been raised as to whether the Constitutional Convention should be a small or a large body. Ex-Governor Hoffman and Judge Daly say the fewer the delegates the more likely to come to an early and wise conclusion. The convention of 1867 was talked to death, and its labors went for naught. Representatives of the labor people say it ought to be a large convention, and a portion of its members should be chosen by minority representa-

tion, so that people with peculiar views could have a chance to air them. This would open the door for wordy cranks who might wish to ventilate their several lunacies. To discourage talking there should be a time limit to the speeches, and not more than one in ten of the members should be a lawyer. It is these last whose tongues are always wagging.

### Our Prophetic Department.

**OBSERVER**—You seem to be in luck in your predictions lately, Sir Oracle. Last week, in your conversation, you said: "I don't know where it will come from, but in all my bones I feel there is trouble ahead in the street. There is nothing in sight against the market, and all I can give you is an impression." Well, the current speculation had a blow between the eyes last Tuesday afternoon, and the market has been unsettled ever since. Do you look for a permanent revival of the buying fever?

**SIR ORACLE**—I am always a little dubious about the stock market in the last month of the year. Usually, though not always, there is one or more breaks in prices around the holiday season. You see the great corporations withdraw their money from the "street" to pay dividends on the 1st of January. The land taxes all over the country are generally paid in December. Operators toward the close of the year like to balance their books, and hence sell their securities in order to take account of stock. This is an exceptional market, but I would not be surprised if stocks would go off more or less during the coming month.

**OBSERVER**—For the time being then you are a bear; that is, if you think the market is a sale.

**SIR O.**—Oh, I am anything but a bear on the general situation. To me the future is full of promise in all the markets of the world. I am a pronounced bull, even on the so-called fancies. I am a believer in Richmond Terminal and Reading at the current quotations. I think both cotton and wheat a great purchase. I am anything but a bear—for next year I expect to see higher prices than ever.

**OBSERVER**—You are a believer then in the January rise?

**SIR O.**—Professor Loomis, of Yale, demonstrated some years ago that there were no such things as "equinoctial" storms. It is true that during the spring and fall, when the temperature changes, the earth's surface is visited by tempests. But then the facts show that these are more likely to occur before or after the sun crosses the equator than at that time. So with this so-called January rise. After the heavy disbursements of interest and dividend accounts in the early part of the year, there is naturally a large amount of unemployed funds seeking new investments. As money is usually not much needed before March it is available for stock speculation during January and February. But in many years there has been no rise in those months. There certainly has not been any this year; still the chances favor a better market in 1887.

**OBSERVER**—What makes you so pronounced a bull in the future? Have we not had a large and dangerous advance, and is not there a contraction of currency going on, due to the withdrawal of bank notes?

**SIR O.**—I am a bull on prices because of the great activity in iron, steel and other metal industries. The advance of silver on the London market is another encouraging symptom. Last summer only 60 per cent. of the steam tonnage of the world was employed. This December will see 80 per cent. of the steam tonnage doing a profitable business. Then our currency is being added to. The national bank note contraction for four months past was less than \$8,000,000. During that period we added \$25,000,000 gold to our reserve, two-thirds of which came from abroad. During the same period we added \$12,000,000 silver certificates to our currency, so that there has been a decided inflation of our currency, and we are only in the beginning of it. The one dollar silver notes are only just coming on the market—the twos have not yet been issued—and there are \$80,000,000 silver dollars in the Treasury which in time will make their appearance as certificates to stimulate all kinds of prices. Unless all the signs fail, next year will see a boom as marked as that of 1880. The inflation in prices has only just begun.

**OBSERVER**—To change the subject, what have you to say as to the forthcoming message of President Cleveland?

**SIR O.**—I think it will be a document that will please the bulls. The President will have a good word to say for subsidized railroads, especially the Union Pacific. He will favor appropriations for the navy and coast defenses, and will approve of some measure to extend our commercial relations with the nations south of us. He will not probably say much about silver, while the points he will urge will be interpreted as favoring bimetallicism. Congress will be far more liberal in its appropriations this session than it was last.

**OBSERVER**—I suppose it would please you if Congress should appropriate large sums for cannon foundries, naval vessels and seacoast fortifications.

**SIR O.**—I am not in favor of the government entering into

competition with employers generally by hiring labor and purchasing raw material when prices are rising. As the government of the country exists not for a day, but for generations, I have always held that it should increase its appropriations in dull times, when trade was depressed and labor unemployed. There is always a great deal of public work to be done in the way of buildings for post-offices, courts and custom-house purposes; in improving our rivers and harbors and strengthening our defenses. Our public credit is so high that we ought to borrow money in large quantities in bad times, to keep labor employed and take advantage of the low price of materials. Then, as times grow better, the nation should cease as far as possible its outlays, and not stimulate either the price of labor or materials unwholesomely by competing for both in the various fields of industry. The hard times in 1876 gave the Democrats a majority in Congress and came very near electing Mr. Tilden but what did that party do when it got into power? Why, under the lead of Sam Randall, Holman and others it deliberately added to the public distress by cutting down all expenditure. It threw labor out of employment as far as it could and turned swarms of clerks out of office to compete with the employes of private firms. If the Democratic party could have risen to the height of the argument it would have favored heavy appropriations for war vessels, fortifications, guns, public buildings and internal improvements. This would have employed labor and stimulated the industries of the country. But no; Mr. Randall looked upon "Uncle Sam" as on the verge of bankruptcy, and he went vigorously at work to retrench, the consequence of which was the Democratic party was kicked out of power at the next general election. Under President Cleveland the same leaders came to the front, but they have learned nothing and forgot nothing because of their past experiences. The last session of Congress saw the same penny wise and pound foolish meagre appropriations, and every branch of the public service has suffered therefrom. In the meantime, thanks to the silver coinage law, we have had a remarkable revival of industry, and now it seems to me the duty of the government is not to become a large employer of labor or purchaser of raw material. In other words, it should not enter into competition with other employers of labor in times of great industrial activity. Yet all the indications are that Congress intends to be liberal at the very time it should be prudent. When times were bad it did what it could to make them worse; now, when there is a boom in iron, labor, and stocks, Congress proposes to add to the unwholesome excitement by entering the field as a large employer of labor and purchaser of raw material. "Go forth, my son," said Oxenstern, the Swedish minister, "and see with how little wisdom the world is governed."

### Home Decorative Notes.

—Royal red is seen in the new leather goods, both in card cases and pocket-books. The newest shaped pocket-book is long and slender with heavy silver mounting.

—Persian silk and bolting cloth are materials used for decorative scarfs, they may be painted or embroidered, and are susceptible of various artistic arrangements.

—Fashionable note paper has the address stamped thus, "Seventy-second street, 128 West."

—Japanese tea-pots, being a square of copper with bamboo handles, are to be the thing at five o'clock teas.

—Small tables upholstered in cloth or plush, edged with chenille crescents, are fitting repositories for bringing out the strong points of marble, alabaster and terra cotta statuettes.

—Square dinner plates grow in favor, and the newest are a perfect study of artistic decoration.

—A popular article this season is the English bath-gown, exceedingly convenient, because it is equally appropriate for a dressing-gown, being both warm and attractive in material and color.

—Sprays of grass may be beautifully frosted by dipping them in a solution of gum-arabic and sprinkling them with powdered glass.

—Sapphire blue and gray is an effective combination.

—House painting done during the autumn or early winter is much more durable than that done earlier in the season. The painter, too, is not then annoyed by the tiny flies which are always attracted by fresh paint if applied while they are around.

—The tube rose can be kept through the winter by putting the bulbs in paper bags of bran or sawdust, and storing them in places where there is no danger of their freezing.

—The revival of brass, as an ornamental accessory to furniture and the furnishing of our apartments, has already shown itself to be unlike the usual run of fashionable freaks, inasmuch as it promises to be permanent and fixed. Brass beadsteads please the popular taste; they are shown in plain styles and with canopy frames. Brass tables with ivory tops are considered very elegant, and many of them have chains and drops attached to the corners. Clocks are made of brass; the legs of ornamental tables, curtain rods, candlesticks, in fact brass is being put into shapes never heard of before, and in a variety of household articles has taken the place of wood and other metals.

## Concerning Men and Things.

\* \* \*

Amos Cummings, the newspaper man who was elected to Congress from the lower district of this city, is having himself serenaded and dined, so as to give an idea of his importance before he takes his seat. He boasts that he represents the richest district in the United States, which is true, for it embraces the region in which is included Wall street, all our exchanges, and the majority of our banks. He also claims to represent more newspapers than can be found in a dozen of our largest cities, which is also true. Yet Mr. Cummings' real constituents—those who voted for him—were the same who gave Bill Tweed 13,000 majority after he was known and proved to be a thief. There are doubtless some excellent people in the Sixth District, but the voters are made up very largely of janitors, longshoremen, emigrant house runners, saloon-keepers, and floating people without any stake in the community. The rich bankers and brokers who own property in this district live elsewhere, as do the editors, reporters and readers of the multitudinous publications issued in the lower part of the city. This district furnishes a good text to show the absurdity of our present system of electing Congressmen. At least one-third of the present House ought to be chosen at large. Then the people who are members of Exchange, owners of banks and newspaper shares, would have something to say as to who would represent them in Congress.

\* \* \*

Lakewood, New Jersey, has very much improved of late, and promises to become one of the most popular and famous sanitariums of the country. It now boasts of a new and handsome hotel, a number of fine new residences, a perfect drainage system and fresh water. Handsome streets are being laid out, which in other places would be called boulevards. A silk factory has been gotten rid of. The electric light is about to be introduced. Liquor shops are forbidden in the town, and everything is being done to give the place an excellent reputation. The town is thronged with people who have lung and throat troubles, as well as those afflicted with insomnia. Some very remarkable stories are told of the efficacy of the air in restoring invalids to health. There is talk of a new line of railway to Freehold, by which Lakewood would be reached from New York in an hour and one-half at the furthest. It now takes two hours and twenty minutes. People now come to Lakewood who formerly went to Cape May, Old Point Comfort, Aiken, S. C., and Florida. Sick people would do well to try the nearby place before going so far from home.

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Theodore Tilton is now writing letters from Paris to a Chicago Sunday newspaper. His clerical foe, Henry Ward Beecher, is also a regular contributor to the *Sunday World*. Tilton's last letter was about the Café de Regence, the headquarters of chess in Paris. This king of games has been played in this café for 150 years. The table is still on exhibition at which Cadet Bonaparte used to play his very ordinary games. Tilton himself is fond of chess, but is a mediocre player. The writer has had frequent matches with him, which commenced as far back as 1856. The headquarters for chess then was at the corner of Fulton and Nassau streets. One of the players was W. J. A. Fuller, who has since made a fortune as a lawyer and speculator, but Tilton mentions playing with him recently at the Café de Regence. What a promising career was blighted by that Brooklyn scandal. Tilton, though not much of a chess player, was an effective speaker and a very forcible writer. Were it not for the Beecher imbroglio he would have become one of the foremost figures in the literature and politics of the country.

\* \* \*

The *World*, last Sunday, gave a long article about New York real estate, illustrated by pictures. The facts as a general thing were quite correct, for they were all taken from THE RECORD AND GUIDE, as the information it gave could be got from no other source. There was, however, one omission, the *World* failed to give credit for the facts and figures it filched from our columns. THE RECORD AND GUIDE, by the way, is a source of general enlightenment on real estate matters. The reporters of both the *World* and the *Herald* learned all they know about real estate when employed by us. They each served a long apprenticeship in contributing to our columns. But THE RECORD AND GUIDE still remains the great storehouse of figures throwing light upon the real estate situation.

\* \* \*

And now Henry George is about to enter the field of weekly journalism. This will be rough on John Swinton, who expected to occupy the field since taken by George. But Swinton was too previous. He resigned a lucrative position on the *Sun*, and used up \$20,000 in trying to establish a weekly workingman's paper. When Swinton ran for Mayor he got eighty votes. George secured 68,000. Swinton has spent his money, but George is making money by the advertising he has got. Then his paper will, of course, be pecuniary successful.

\* \* \*

The Brooklyn *Union* has again been reorganized. The city of churches ought to be able to sustain one strong, newsy Republican paper, but a dozen attempts have been tried and all failed to make such a journal pay, because, as we suspect, the editor has been hampered by the ownership. It is rare that a newspaper can be a financial success when the editor is under the thumb of shareholders. It is true the *Eagle* has been owned by Democratic politicians, but from the time of Kinsella to McKelway the editors of that paper were allowed perfect independence of action. Mr. John Foord was a man of mark on the *New York Times*, but he seems to have been sat upon by the Brooklyn politicians while he was in charge of the Brooklyn *Union*.

\* \* \*

The four lots recently sold by Jacob Halsted to Dr. Cornelius Dumond and F. S. Howard, on the south side of Seventy-second street, 425 feet west of Eighth avenue, brought \$26,250 each. This is the highest figure ever paid for street lots on the west side. Four lots adjoining on the west changed hands in October, 1879, for \$9,750 each, and were resold in May, 1885, for

\$18,000 each for improvement. A successful builder recently expressed the opinion that lots on this street would bring \$50,000 each within five years.

\* \* \*

The detached mansion now being erected on the corner of St. Nicholas place and One Hundred and Fiftieth street by James A. Bailey, of Barnum, Bailey & Hutchinson, will form one of a group, without exception perhaps, the most striking in the city. Mr. Bailey purchased two and one-half lots for \$30,000, and the cost of the building will be \$30,000. S. B. Reed is the architect and Fordyce & Himpler the contractors for the entire work.

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Although it is generally known that a great building movement has been going on on the west side, few people can imagine the great transformation that has taken place. A ride on the "L" road to the Seventy-second street station, thence to West End (11th) avenue, will land one in the midst of blocks of new houses, both ornate and novel in design. W. E. D. Stokes, Lamb & Rich, W. J. Merritt, Fanner & Lowther, John Carlin and Charles A. Fuller have built many of the houses on this handsome avenue.

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Mr. Joseph Mitchell, when examined to see if he was qualified to act as a juror on the McQuade trial, stated that the paper he read most and liked best was THE RECORD AND GUIDE; indeed, he rarely read any other journal. The judge at once saw that he was a man of intelligence and sound sense, and promptly accepted him as a juror. He has since, however, been retired for some inscrutable reason.

## Current Appreciation of Silver Bullion only Temporary.

Editor RECORD AND GUIDE:

The article in a recent issue of THE RECORD AND GUIDE places certain facts, connected with the depreciation in the price of silver bullion, before the public in a forcible and new way, and conveys a strong caution to the mercantile community not to allow itself to be misled by a rise which has only occurred in connection with the appointment of a Silver Committee in London, to inquire into the cause (already known) of the low price of silver, and to endeavor to suggest remedies.

In previous communications it has been stated that the British Royal Commission on Silver, now sitting, is a sham. The instructions to the commission are stultifactory—*e. g.*, take the last paragraph:

"If the commission should come to the conclusion that the aforesaid changes in the values of the precious metals are causing permanent or important evils or inconveniences to any of the interests above referred to, it would be their duty then to inquire whether it is possible to suggest any remedies within the power of the Legislature or the government, by itself or in concert with other powers, which would be effectual in removing or palliating the evils or inconveniences thus caused, *without injustice to other interests, and without causing other evils or inconveniences equally great.*"

The whole matter lies in the tail—in the portion italicized by the writer. "Without injustice to other interests" means, without reducing the profits of the government railways in British India, by lessening the transport of produce over them for dispatch to the sea-coast for conveyance to Europe and other parts of the world, which would occur as soon as the price of silver appreciated to such an extent that the current "export bonus" would disappear; for it is only by means of the low price of silver that the British India export trade is able to compete so powerfully with that of all the other nations (auro-metallic) of the world. Remove this advantage and the British India trade confines itself within ordinary bounds—always provided that the "Home Charges" are confined within proper limits so as to diminish the supply of Council drafts. It may be as well to state that the railways in India are the property of the government, and also to mention that a great part of the money lost in exchange is made up by increased earnings on the railways, and *vice versa*. "And without causing other evils or inconveniences equally great," *i. e.*, interference with the PATRONAGE of the English Court party and its friends, who make such pleasant profits out of the expenditure of British India's tribute of £18,000,000 to £20,000,000 annually to England. Concisely speaking, it means do not interfere with the India export trade.

*En parenthesis*, it may not be amiss here to state that there is no probability of proper and just government for British India until the Council, in London, is entirely [done away with and she is allowed to govern herself to the same extent as Canada, Australia, or any other British colony. That Council, in London, is the curse of India. India is quite as capable of governing herself as Japan or China. The chief material benefit derived by India from the presence of Englishmen has been accomplished by non-official Europeans and by the missionaries; the government has simply sought to increase its revenue for the purposes of patronage, *circumspice*.

The article in last week's RECORD AND GUIDE carried a very strong reproach against the underhand manner in which the English government works, when it has some important object to obtain and unattainable by fair and direct means. Reference is here made to the extract from the Washington (D. C.) correspondent of the *Commercial Bulletin* anent the visit of quasi representatives of the English government intrusted with the duty of collecting information on the subject of bimetallism. You imply that these men ought to have been sent in an official and proper manner, and you are quite right. Their advent, at the present time, is a remarkable coincidence, timing as it does with the late election of Congressmen, whose *personal* views on this important question, doubtless, these unofficial representatives of the English government will be glad to obtain by *personal* interviews. A straw blown about shows the direction of the wind. The following extract from Judge Hughes' "American Dollar" (page 74), referring to the *trickery* adopted during the passage of the Act of February 12th, 1873, may induce voters to prevent their representatives following the same unpatriotic course:

\* \* \* "If it had been generally known that any such vital question as the demonetization of silver was lurking in the bill, unused by fitting agents of European bond-holders in the lobbies of the American capitol, it would have aroused the most indignant discussion in the country." \* \* \*

History repeats itself; hence the visit of these unofficial representatives of

the English government is to find out how many will vote for the demonetization of silver in America, so as to keep silver low in order to benefit the export trade of British India. Under the peculiar circumstances of their visit the American administration has acted very wisely in ignoring their presence. Would such a course have been adopted towards Germany or Russia? To retain silver low, British India officials could afford to double the salary of each man voting for its demonetization! The safety of the English in India, under its present form of maladministration, depends on a supply of cheap silver in order to foster an artificial export trade required to be maintained to absorb an excessive supply of Council drafts issued in excess of the legitimate demands of trade.

The subjoined extract from the *Economist* (London) of April 12th, 1879, demonstrates the way in which America and the rest of the world have been misled into the belief that the demonetization of silver in Germany in 1874 was the primary cause of the depreciation in the price of silver bullion:

"The ratio between gold and silver in 1870 was 15.58, and in 1871 the same; in 1872, the year of the introduction of the gold standard into Germany, there was a drop to 15.63. The average price of silver in 1872, in London, was 60 5-16d. per ounce, but from that time a diminution in its value commenced, which has continued nearly without intermission to the present time.

"The coincidence of the dates supports the suggestion that it is rather the pressure of the German silver on the market for that metal in Europe, than the pressure of the India bills on the money market in London, which has been the active element in the depreciation of the value of silver. To go back as far as 1864:

Years.	Yearly average value of silver bullion.	Amount of Council bills, years ended April 30th.	Years.	Yearly average value of silver bullion.	Amount of Council bills, years ended March 31st.
1864.....	61 3/4	8,979,521	1869.....	60 7-16	3,705,741
1865.....	61 1-16	6,739,473	1870.....	60 9-16	6,980,122
1866.....	61 3/8	6,998,899	1871.....	60 1/2	8,413,509
		Years ended March 31st.	1872.....	60 5-16	10,310,339
1867.....	60 9-16	(11 mos.) 5,613,764	1873.....	59 1/4	13,939,95
1868.....	60 1/2	4,137,285	1874.....	58 3-16	13,255,685

"It will be seen by this statement that the price for silver was 61 3/4d. per ounce in 1864 with Council bills of nearly £9,000,000, and as late as 1872 60 5-16d. per ounce with Council bills of about £10,000,000. A high value for silver has therefore been coincident with a comparatively large draught of Council bills, and may be so again. It seems hardly credible that an increase of £3,000,000 in the Council bills between 1872 and 1874 should have had the effect of lowering the price of silver 2d. an ounce, though the much larger increase in the amount of these same bills between 1868 and 1871, from £4,000,000 to £8,000,000, had no influence on the price of silver."

The above comparisons are valueless, as no allowances have been made for the circumstances of the periods referred to. In 1864 the American civil war had stopped the export of cotton from America, causing an immense drain of that staple from India, to pay for which large remittances had to be made to India. The India Council drafts naturally appreciated as the demand for them increased—the merchants competed for them—with the result that silver benefited in a corresponding degree. Between 1856 and 1872 the railways in British India were being constructed by non-official Europeans, through whose instrumentality the rate of exchange for Council drafts was kept up. From about the year 1873 the government of British India took the construction of railways into its own hands (for the sake of the enormous patronage they developed), and from that time the price of silver commenced its downward descent, and has continued to depreciate ever since. The *Economist* found it convenient to avoid any reference to the foregoing facts, as it proposed to throw the blame on Germany, not wishing to expose the delinquencies of the officials of the British India government, slowly, but surely, leading India into national bankruptcy similar to Austria and other borrowing countries which are gradually getting deeper and deeper into debt, necessitating increase of taxation until the life of the inhabitants is of the most dreary kind.

Suppose the *Economist* had gone on with its table up to 1879, another tale would have been told, viz.:

Years.	Yearly average value of silver bullion.	Amount of Council bills, years ended March 31st.	Value of silver bullion (no gold) dispatched to British India.
1875.....	56 3/4	10,840,000	3,710,000
1876.....	52 3/4	11,510,000	10,910,000
1877.....	54 1/4	8,640,000	17,000,000
1878.....	52 9-16	12,980,000	5,840,000
1879.....	51 1/4	14,700,000	7,080,000

A good example of cause and effect, showing how augmentation in the issue of Council drafts reduces the quantity of silver bullion sent to India. A comparison of this description was conveniently omitted by the *Economist* for reasons already mentioned.

Needless to say that as the rate for Council drafts went down, wheat, cotton, rice, and other articles of American export trade followed suit, as they had—and have—to compete with the "bonused" export trade of British India. It cannot be too often repeated. The superabundant supply of British India Council drafts issued by the Secretary of State for India, in London, in excess of the legitimate demands of trade, is the prime factor in lowering the price of silver bullion and other articles measured thereby.

No journal has yet explained the method—the trick—by which the rate for British India Council drafts has been lately appreciated; some, because they are unaware of it—others, though knowing all about it, find it more profitable to be reticent on the subject. The trick is simply this, viz.: Last year and the year before the British India government obtained the sanction of the English Parliament to raise, in London, £13,000,000, it has also the power to raise £3,000,000 a year in London. When this money is made use of, naturally the drawings on India lessen by the amount so raised in London, consequently the Secretary of State for India holds the power of appreciating the rate of exchange (*ergo*, price of silver bullion) merely by refusing to grant Council drafts (or telegraphic transfers, the terms are almost synonymous) except on his own terms, and thus he forces up the rate of exchange. But he has to face the question—how long will it

last? For as soon as his supply of cash raised by those loans is exhausted he is once more in the hands of the mercantile community who can screw him down to their own terms by pitting silver against Council drafts, and *vice versa*. Of course he can obtain Parliamentary sanction to borrow money, annually, in London, and so reduce the remittances from India to England, but this measure is a very extravagant one and resembles burning a candle at both ends, for though a saving for the time being may be effected in exchange, ultimately the interest—payable in gold—increases every year as these loans are added to the capital debt of India until the increased interest will outweigh any advantage in saving of exchange, and then national bankruptcy (of India) results. Following hereon is a table showing the average amount of issues of Council drafts during the period between April 1st and the first week in November from 1864 to 1886.

Years.	Approximate Issue of Council drafts.			Years.	Approximate Issue of Council drafts.		
	Price of silver bullion per ounce.	April 1st to first week in Novem.	Monthly issue of Council drafts.		Price of silver bullion per ounce.	April 1st to first week in Novem.	Monthly issue of Council drafts.
1864.....	61 3/8	5,328,000	748,000	1876.....	52 3/4	6,714,000	954,000
1865.....	61 1-16	3,960,000	565,000	1877.....	54 1/4	5,040,000	1,720,000
1866.....	61 3/8	4,082,000	582,000	1878.....	52 9-16	8,155,000	1,600,000
1867.....	60 9-16	3,274,000	467,000	1879.....	51 1/4	8,575,000	1,225,000
1868.....	60 1/2	2,413,000	344,000	1880.....	52 3/4	9,070,000	1,290,000
1869.....	60 7-16	2,161,000	308,000	1881.....	51 11-16	9,491,000	1,355,000
1870.....	60 9-16	4,071,000	581,000	1882.....	51 5/8	7,029,000	1,004,000
1871.....	60 1/2	4,925,000	703,000	1883.....	50 9-16	11,025,000	1,575,000
1872.....	60 5-16	6,014,000	859,000	1884.....	50 11-16	9,899,000	1,413,000
1873.....	59 1/4	8,131,000	1,107,000	1885.....	48 3/4	6,423,000	918,000
1874.....	58 3-16	7,749,000	1,107,000	1886.....	45 3/4	5,136,241	733,000
1875.....	56 3/4	6,323,000	903,000				

The evidence of the trick is conclusive, for, in the face of increasing "Home Charges," in consequence of that iniquitous war in Burmah and additional expenditure for railways, interest, pensions, etc., the public are called upon to believe that the supply of Council drafts has been lessened. The thing is preposterous. The British India Council, in London, is using up the balance of its sanctioned borrowings, and will (privately) borrow more—just as much as is necessary to enable it to keep up the price of silver until the Royal Commission closes its labors, when matters will be allowed to take their own course, and silver again drops down; the money so borrowed (privately) will be repaid next year out of the loan which the India Council will obtain sanction from Parliament to raise, under the pretence of the exigencies of the war in Burmah. There is the method of governing India; all in the interest of patronage, and the Indigenes have to remain quiescent as they are without any national form of representative government.

The proper way by which the Secretary of State for India can reduce his Council drafts is by letting India govern itself as a Federation—like the United States of America. As this means loss of patronage to the English Court-party it will occupy some time to bring it about, unless there should arise some "Boston boys" to throw the tea-chests—the India Council—into the sea, and so get rid of the current ruinous method of ruling India. Failing that, his other prospect is increase of exports by means of additional capabilities for prospecting produce from the interior of the country to the seaports for dispatch to foreign countries. The present facilities are strained to their utmost, hence exports are limited; but with the opening of lines of railways from Pahlunpur to Kotri, from Calcutta *via* Midnapur and Sumbulpur to Nagpur, from Raipur to Vizagapatam, and the extension of the Oudh and Rohilkand system *via* Shergotty to Calcutta, the exports can be doubled, provided silver keeps low; of course, if silver rises, such of the export trade of British India which is "bonused" by a low price for silver ceases, and the earnings of the government railways in India become considerably reduced. It may be as well to bear in mind that, as silver bullion rises, wheat, cotton, rice, etc., appreciate in price.

England can become bimetallic at any moment she pleases. The third clause of the Bank Act for 1844 permits the Bank of England to hold silver as well as gold as reserve against its issue of notes. Sir Robert Peel seems to have contemplated this, for when he introduced the above bill into Parliament—never anticipating any abnormal supply of Council drafts—he remarked:

"If the Bank is restricted from buying silver it will sell at a lower rate than if the Bank were allowed to buy it, and so, by permitting its purchase we shall probably insure the maintenance of such a stock of silver as may give facilities for rectifying the exchanges and supplying the demands of commerce."

The Bank of England has held as much as one-third (in 1846) of its reserve in silver (the Act limits it to one-fourth); yet, after all, what would such a sum be under the present annual deluge of Council drafts—never anticipated by Sir Robert Peel or any other honest financial or philanthropic statesman? It would exert no influence on the price of silver. Silver is not the culprit. The India Council draft is causing the ruin of the agricultural industries in America and in England. In 1831 the Bank of England was willing to purchase silver for the issue department within the limits of the Act (7th and 8th Vic., cap. 33, 1844) provided suitable arrangements could be made with France and Germany with respect to the coinage of silver, but the proposition came to nothing for want of earnestness on the part of the high contracting party.

But the matter is not a governmental one, it is a mercantile one, and it rests with the commercial men of America to appreciate silver bullion to its old price of 60 3/4d. per ounce. By doing so they would not only benefit the producers of raw material, but the manufacturing and shipping trades of America, by combining together to use silver in the method suggested in THE REAL ESTATE RECORD AND BUILDERS' GUIDE for Nov. 20th.

Might it not prove an advantage to form an "American Bimetallic Club," wherein men of all shades of politics could meet and discuss matters connected with the depreciation of silver, wheat, cotton, rice, and other exportable articles of American produce. It could possess a reading-room, debating room, library—chiefly of books relating to coinage, and altogether prove a very convenient rendezvous for persons interested in that important subject?

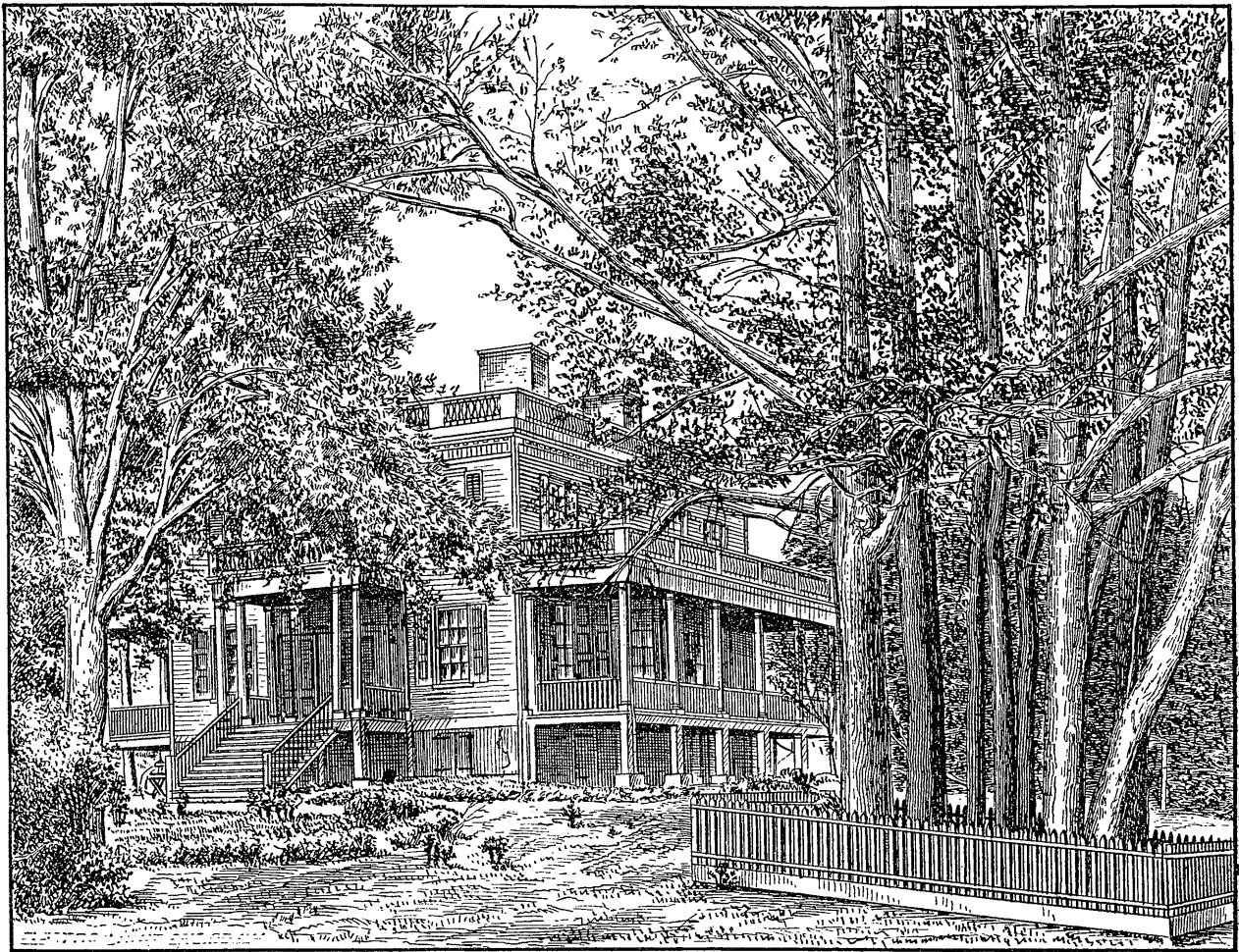
G. P. PAUL,

No. 416 East Twenty-sixth street, New York city,

### Hamilton Grange.

A beautiful region of little villas in the outskirts of a city, somewhat apart from the system of straight streets crossing each other at right angles and at arbitrarily established grades, tastefully laid out with reference to the natural conformation of the ground and so as to please the eye, is a thing that is more characteristic of foreign cities than of our own, but will be none the less appreciated for that reason whenever it is found on our side of the Atlantic. A New York capitalist, whose judgment and taste have been proved by results in former purchases of some of the handsomest residence property in the city, has had the tact to secure a tract in the city, near the Hudson and just south of Washington Heights, which shows splendid advantages for establishing an elegant villa region, and the enterprise is already well under way with a certainty of complete success, both from the artistic and the financial point of view. The tract, which is the property of Mr. W. H. De Forest and still retains the name of Hamilton Grange, which it received in the last century, lies between One Hundred and Fortieth and One Hundred and Forty-fifth streets, east of Tenth avenue, on which the side towards the river fronts. The situation is easily accessible by the cable road on Tenth avenue and by the elevated road, having stations at One Hundred and Thirty-fifth and One Hundred and Forty-fifth streets on Eighth avenue. For magnificent residence sites it would be hard to find its equal, considering the high and handsomely-formed ground, the noble views of river, city, mountains and sea, and the added romance of old historical associations of the deepest interest and full of revolutionary memories. It is no wonder that it was selected, at a time when all the surrounding country was open to his choice, by such a man as Alexander Hamilton, and his individuality

The Hamilton mansion, still standing, is one of the finest remaining specimens of the Colonial Classic style of architecture—a style which has a great deal of intrinsic merit, together with its interesting associations, and is often reproduced by leading architects at this day. The exterior has been a little neglected, and one does not at the first glance fully appreciate the elegance of its proportions, the chaste beauty of the cornice and the balustrades surrounding the roof, the perfection of its porches and colonnades, and the light, graceful, hospitable and home-like aspect of the old-time house. The large bay windows on the eastern and western sides add much to the cheerfulness of the interior, which is to-day that of a pleasant and well-furnished home. Most of the interior fittings of the house were imported from England, and the heavy brass and iron knobs, bolts and locks—some of these requiring two turns of a ponderous key to throw the bolt to the full distance—are curious features. The grounds show hedges of box, planted in geometrical forms, such as are seen about many houses that belong to the same period, and noble trees throw their shade about the mansion. A measurement of one of these showed it to be about 17 feet in circumference. These are features such as cannot be produced to order to beautify a new place in a day, but the most interesting object near the house is a cluster of thirteen venerable trees that were planted by Hamilton with his own hand to symbolize the original thirteen States of the Union. These have grown with unequal degrees of thrift, and it is noticeable that the one that is nearest to the mansion, and perhaps standing for New York as the State that was nearest to the heart of the patriotic owner, is much the largest of the group. Mr. De Forest has inclosed these trees with a fence, and they are likely to stand for a long time to come as most interesting memorials of the founder of the Grange. As for the mansion, its fate is still uncertain; but, unless some special effort is made



COUNTRY SEAT OF GENERAL ALEXANDER HAMILTON IN 1802, SHOWING THIRTEEN TREES, REPRESENTING THE THIRTEEN ORIGINAL STATES.

is illustrated in the choice itself, as well as in the mansion and the landmarks which he left upon it. The place and everything about it are suggestive of the man and of his character, as history describes it—generous, open, full of honorable ambition, cultured and refined, and fitted to appreciate everything that is beautiful and noble. To the westward is the Hudson, with the rocky wall of the Palisades on its farther shore to the northward, and hills rising beyond it; on the south is the city, which in Hamilton's day was miles away; and, in the southwest, distant hills on Long Island stand out clearly in the view, and in other directions is a region of plains, hills and waters which was dotted with farm-houses and lined with old wagon roads and turnpikes at the beginning of the century, and is now a part of a populous and beautiful city, still growing rapidly to the northward. An important post road crossed a corner of the Hamilton property and wound away through the fields and apple orchards of New England to Boston, with many a tidy village inn, of a type now almost forgotten, as a stopping place for the stages which passed over it, and carried to the waiting groups news which was often quite as thrilling as any that the telegraph carries to-day. Among the houses of other men of revolutionary note that were in sight from General Hamilton's was that of Roger Morris, which was Washington's headquarters in 1776; that of General Gates, the captor of Burgoyne and his army, on the Rose Hill farm, near the East River, and that of the Quaker, Peletiah Murray, whose charming wife, with all the skilful strategy of her sex, detained the British officers with bright conversation and wine, while Putnam with his troops were crossing the island in the darkness to the American army on the Heights, and saving his force from destruction.

to secure its preservation, it will probably be taken down. Its destruction would certainly be a thing greatly to be regretted, and it is well worthy of being appropriated by some association of gentlemen as a club-house, or as a depository of objects of historical interest and a monument to its first owner. There is certainly no revolutionary name that has a truer claim to remembrance than that of Alexander Hamilton. Born, seemingly, to a modest station, though of an aristocratic Scotch and English stock, showing phenomenal mental and moral force even from childhood, warm-hearted, magnetic, the bosom friend of Washington, the statesman of wonderful ability, above all suspicion of any meanness, he was sacrificed at last to a widespread public sentiment that demanded the duel as a satisfaction for insult, but went to the field leaving a most remarkable letter that had the effect to almost destroy that sentiment, and contained evidence that he intended to expose his own life without attempting to take that of his enemy.

The situation of the Hamilton Grange property is just far enough back from the river front to be sufficiently sheltered from winds, and for convenience of access to every part of it by the established means of transit. In the advance of improvement on the western side of the city, it has been seen that the sites on Riverside Drive and on the river's bank are not so soon chosen for residence as those that are a little removed from it. The plan on which streets are to be opened through the Hamilton property is rather unique. The roadway will be only 30 feet wide, while the sidewalks will be 23 feet wide, and each will be shaded by a double row of trees. The houses will be placed 20 feet back from the street. The eastern crest of the hill on which the old mansion stands is

to be cut and graded in a handsome form, and will receive the name of Hamilton terrace. The tract of 23 acres comprised in the whole property will be a beautiful park, with lawns, flowers and tasteful dwellings, and will certainly have a strong distinctive character of its own, though bearing more resemblance to the suburbs of London than to anything in the vicinity of New York. More than twenty elegant houses, of English Gothic, Flemish and other styles, as modified by the taste of the architect, Mr. Wm. E. Mowbray, are already planned and will be built without delay. A beautiful chapel is one of the buildings that have been determined upon, and a good deal of native rock will be taken from the ground and built into this, as well as into the other structures. Vines will be planted so as to run upon walls, rocks and terraces, and nothing will be omitted that can add to the beauty of the park. The plots will be sold with absolute restrictions relating to the character of the improvements to be made, the plans for all of which must be submitted to a good architect for approval. Capitalists and home-seekers will not fail to recognize, in the scheme which Mr. De Forest has developed, backed as it is by money and good judgment, and provided with every needed safeguard, opportunities for making investments that will be free from all risk.

**West Side Improvements.**

Editor RECORD AND GUIDE:

No portion of New York will in future be under a greater debt of gratitude to its builders than the west side of the city, and merchant and contractor, as well as investing builders, in the style of work they have accomplished in this section have given the best possible evidence of their taste and skill. That their work will be attended with the best possible results as far as financial returns are concerned there can be no question, and already values, as well as the character of the buildings projected, show plainly the effects of the work accomplished by leading builders of the past, while the fact that those at present engaged in operations in this quarter intend to follow in their footsteps is admirably set forth in the following description of the five-story double flat No. 33 West Sixtieth street, recently completed by the owner Mr. H. Kiehl:

Exteriorly this building presents a very unique and substantial appearance. The front is set off by a portico entrance of brown stone, supported by elegantly-finished granite columns, which display excellent taste in design and gracefully harmonizes with the stone trim on the entire front, with the pressed brick and ornamental panels of terra cotta in artistic designs. The basement is concreted and finished in Portland cement, well lighted and ventilated, and provided with all the modern appliances for furnishing steam-heat and water for all the apartments in the house, which is in charge and under the care of an experienced janitor. There are twelve rooms on each floor, six on each side, that are all trimmed and wainscoted in cherry in the front rooms and birds-eye maple in the rear rooms. The ceilings are handsomely frescoed, while the parlor and sitting-rooms are provided with beautiful mantels, beveled plate mirrors in ornate frames, open-grate fire-places and tiled hearths; each apartment is also provided with a completely fitted bathroom, replete with all the latest scientific and luxurious sanitary appliances, dumb-waiters, refrigerators, door-openers, speaking-tubes and all modern facilities to be found in a first-class flat. The mason work is substantial, solid, and of the best materials, and in the carpentering only well-seasoned lumber and hardwoods have been used. The plumbing is not only complete as to detail, but in the convenience of its arrangements, the superiority of the material and appliances employed in its construction and the excellence of the workmanship, it will compare advantageously with any work of this nature.

All the apartments in this first-class house have been taken at large rentals, and the property, combining to a remarkable extent such desirable characteristics, is exceedingly likely to attract the eye of some investor, who will find its purchase to be a profitable one.

OBSERVER.

**Rapid Sales and Transfers.**

Since Nov. 22, as appears in another column, Wm. J. Merritt & Co. have sold nine of their Ninety-fifth street houses. The last two were sold on Thursday of this week, and are to be transferred on Monday next. One of the main causes of this great record is the guarantee of the title by the Title Guarantee and Trust Co. at the expense of the seller. This saves the purchaser \$150 to \$250 in expenses, and gives him besides a double protection to his title, and a certificate under which he can afterwards mortgage at a nominal charge. The seller profits by better prices for his houses, quicker sales and immediate transfers. His saving in interest by the latter advantage alone pays for the insurance.

H. Van Wagenen sold two of his West End avenue houses in the same way during the week, and the deeds are to be passed on Dec. 10. Mowbray & Hartung have sold twelve of their First street, Brooklyn, houses under this system since Oct. 10 last. The advantageous position of the seller is quite as apparent, in such cases as in building lot sales, and the builders are fast availing themselves of it.

**Note.**

The American Institute of Architects held the twentieth annual convention on the 1st, 2d and 3d instant, in the directors' room of the Mutual Life Insurance Company, Nassau street, New York City. The meetings were largely attended, and many subjects have been discussed of interest to architecture and art. President Thomas U. Walter delivered the opening address, after which the reports of the various departments were read. A discussion was held on "Architects' Protective Associations," introduced at the last convention by T. M. Clark. An evening session was held in the Architectural Department of Columbia College, at which a large collection of valuable drawings was exhibited by Professor Ware. Various papers were read at the other meetings and debates held, one especially interesting on "The Labor Question," as affecting architects, con-

tractors and builders. Visiting members from distant places during their stay have spent as much time as possible in sight-seeing, and express pleasure with the improvements they observed in the buildings of New York city. The annual dinner was held at Pinard's.

**Wants and Offers at the Exchange.**

(For the week ending Friday, December 3d.)

Note.—By quoting the "No." opposite each item the name of the broker in the transaction can be obtained at the Real Estate Exchange. Persons desirous to communicate with the brokers can do so by sending an envelope addressed to the "No" in care of the Exchange.

NO.	DESCRIPTION	PRICE
17	17th, 18th or 19th streets, just west of 5th avenue. House on south side.....	\$35,000 to 40,000
17	96th or 106th street, between 8th avenue and Grand Boulevard. Five or six lots, or six lots on any corner of Grand Boulevard, between 86th and 106th streets.....	
17	72d street, bet 8th and 9th avenues. One lot.....	25,000
65	Small property below Wall street.....	20,000 to 25,000
81	Down-town business property. Large pieces, well rented, for investment.....	
81	A first-class fire-proof apartment house, well rented, for investment.....	
121	23d to 50th street, between Lexington and 6th avenues. House, not less than 29 feet front.....	22,000 to 30,000
202	Below 14th street. Property well rented, for investment..	
202	35th to 50th street, between 1st and 3d avs. Corner plot, 50 x100, for improvement.....	
353	Lot from 65th to 85th street, east side.....	15,000 to 25,000
364	Between 14th and 23d streets, 6th and 7th avenues. One lot, with or without buildings.....	
423	A piece of down-town business property, or a corner building, on either 3d or 6th avenue, below 59th street. Wanted for investment. Price not to exceed.....	60,000
439	Corner lot or plot. Vacant or poorly improved; avenue property preferred. Cash buyer.....	
451	Below 23d street. A building to lease, 50x100; for business purposes.....	
451	A private house, south of 14th street. To purchase.....	
1008	3d avenue, above 115th street. One or two lots, with old buildings; corner preferred.....	
1013	Store property on 2d avenue, between 10th and 80th streets. No liquor store.....	
1013	Lots on 2d avenue, below 80th street.....	
1013	Not west of 10th avenue or above 59th street. [Two to six lots, suitable for tenements.....	
1019	Elizabeth, Mott, Mulberry, Spring or Prince street lots, with old buildings.....	13,000
1019	On Broadway, between Pine and Liberty streets. An office, either on ground or first floor. Must be 20x40 or 50, or will take two adjoining rooms. Possession May 1st. Liberal rent.....	
1019	Broadway. I have a customer for all kinds of Broadway property paying large rentals.....	
1019	1st, 2d or 10th avenue fronts (vacant), for quick cash buyer.....	
1019	Vicinity of Henry street. Down-town lots for building.....	
1019	Vicinity of Ridge street. Lots down town for building.....	
1019	3d avenue property, below 80th street. Must pay 10 %.....	
1019	In 9th Ward. One, two or four lots.....	
1019	2d, 3d, 6th or 8th avenue property. \$100,000 cash to invest in good paying property. Do not wish any with stores leased for liquor business.....	
1035	East side, with old buildings, 50x100.....	

NO.	DESCRIPTION	PRICE
7	54th street, near 10th avenue. Four lots, no rock. Each....	7,000
7	63d st, near 10th avenue. Two lots. Each.....	4,500
7	10th avenue, near 76th street. Two lots. Each.....	10,000
7	10th avenue, near 106th street. Two lots.....	10,000
7	124th street, near 6th avenue. Three lots, with cottage, stable and carriage-house.....	24,000
14	West 10th street, near Greenwich avenue. Two dwellings and lots. Each.....	15,000
14	On lower 8th avenue. A corner store and flat house. Well rented.....	50,000
116	40th street, north side, 83 east of Broadway, 200x98.9.....	200,000
186	First-class apartment house, 75x89x100. All decorated in perfect order, never had vacancy. Rent \$11,000. Will leave 70 % at 4 1/2 % for five years.....	110,000
213	48th street, between 5th and 6th avenues. Four-story and basement high stoop brown stone house. Free and clear.....	32,000
213	Madison avenue, west side, between 42d and 43d streets. Four-story and basement high stoop brown stone house, 25.4x60x76.2. Easy terms.....	46,500
246	Greenwich street, northwest corner Desbrosses street, 25x80. Four-story stores and tenement.....	
246	Washington street, corner, 50x70. Five-story and basement, two elevators. To leave for 3 or 5 years.....	
257	59th street, north side, 225 west 10th avenue, 75x100. Easy terms. Each.....	6,500
322	57th street, between 6th and 7th avenues. Four-story high stoop brown stone house, handsomely decorated, 22x65x100. For sale or to rent. Rent \$3,500.....	45,000
364	On Jumel terrace, west side, 125 south 162d street. Two lots, 50x100. Would sell one for \$1,800 if sold at once.....	4,000



364 119th street, between 5th and 6th avenues. Three lots, 75x100.	20,000
373 West 120th street, Nos. 256 and 258, between 7th and 8th avenues. Two four-story stone front brick flats, 22x68x99, each.	42,000
381 Apartment house between 6th avenue and Broadway, below 50th street. Rented for \$22,500. All apartments rented..	250,000
425 \$70,000 to loan on bond and mortgage, in sums to suit.	
433 67th street, between Madison and 4th avenues. Four-story portico stoop, brown stone residence, 20x55x80. In perfect order, frescoed, cabinet trimmed.	45,000
1019 Forsyth street. Five-story front and rear tenement, 18.9x75x104. Mort. \$10,000 at 5%. Rent \$2,200.	21,000
1019 Suffolk street. Six-story tenement, 25x60x100. Good condition. All rented. Rent \$4,800. Mort. \$26,000.	42,000
1019 Morton street. Three-story high stoop brick, 25x60x100. Mort. \$7,500.	17,000
1019 10th street, near 1st avenue. Four-story brick house, 22x50x100. Free and clear or leave mort. Rent \$90 a month.	12,500
1019 West 11th street. Three-story high stoop brick, 20x59x100. All improvements.	14,500
1019 Below 14th street, "Jane street." Four-story factory to lease for term of years, 26x80. Otis' elevator, 15 horse-power engine, 25 horse-power boiler. Rent \$2,200 per year.	
1019 16th street, near 8th avenue. Three-story high stoop brick, 18x50x89. Rent \$900.	10,000
1019 41st street, near 9th avenue. Four-story brick, front and rear, house with store, 19.6x100. Mort. \$6,000. Rent \$1,250.	11,500
1019 54th street, near Lexington avenue. Old building, 32x100.	22,000
1019 113th street, corner 6th avenue. Plot of four lots. Bargain.	
1019 126th street, near 7th avenue. Private three-story residence, 16.8x50x100. All improvements.	14,000
1019 3d avenue, near 59th street. Four-story and basement brick tenement and sub-cellar, 20x50x110. Mort. \$9,000 at 5%.	26,000
1019 3d avenue, corner below 100th street, 100x115. Cheap, with good loan.	
1035 22d street, near 7th avenue. Three-story high stoop brick dwelling. All improvements. In good order.	16,000
1035 Near 81st street "L" Station. Three-story high stoop brick. Modern improvements. \$100 per month.	
1035 East 123d street. Three-story and basement brown stone. Will trade for east side property.	9,000
1035 Corner flat, near "L" station. Seven large rooms with steam heat.	45
1035 2d and 3d avenues. Business property to exchange for west side lots.	
1035 2d avenue, corner. Good location. Four-story brick with store, 21.5x64. All rented.	27,500
1035 9th avenue, corner, and plots, near "L" station, with loan.	
1044 On 69th street, south side, 300 west of 11th avenue. Cellar depth. Seven lots. In exchange for tenement property.	
1044 59th street, south side, 125 west 1st avenue. Two lots. Stable rent \$540. Mort. \$7,000 at 4 1/2%. Can be paid off.	16,000
1044 68th street, south side, 375 west 10th avenue. Two lots. Mort. \$3,900 at 5%. Want offer.	13,000

**New Members.**

**PROPOSED.**

Jefferson M. Levy, lawyer, 102 Broadway, has been proposed as a stock member of the Real Estate Exchange by H. W. Donald. Reference, W. E. McKenna.

**ANNUAL NON-RESIDENT MEMBER.**

Arthur H. Clark, of 29 Threadneedle street, London, England, proposed by Clarence Gordon. Reference, Chas. S. Brown.

**Important to Property-Holders.**

**BOARD OF ASSESSORS.**

No. 11 1/2 CITY HALL, NEW YORK, November 29, 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.—144th st, bet 8th av and first new av west of 8th av. }  
New av, bet 142d and 145th sts. }
- No. 2.—Westchester av and 150th st, bet Brook and Courtlandt avs, with branches in North 3d av and Bergen av, bet 149th st and Westchester av.
- No. 7.—88th st, bet Madison and 5th avs. }  
Madison av, bet 87th and 91st sts. }
- No. 8.—8th av, bet 104th and 116th sts.
- No. 9.—83th }  
89th }-sts, bet 9th and 10th avs.  
90th }

**REGULATING, GRADING, SETTING CURB AND GUTTER STONES AND FLAGGING.**

- No. 3.—146th st, bet east curb line of North 3d av and the west curb line of St. Ann's av.
- No. 4.—East 134th st, from Willis to Brook av.
- No. 6.—157th st, from 10th av to the Boulevard.

**FLAGGING SIDEWALKS, SETTING CURB AND GUTTER STONES.**

- No. 5.—Elton av, from Washington to 3d av, and laying crosswalks in said av and in each intersecting street within the aforesaid limits.

**FLAGGING.**

- No. 10.—79th st, n s, bet 9th and 10th avs, an additional course 4 feet wide.
- No. 11.—62d st, s s, bet 1st and 2d avs, an additional course 4 feet wide.
- No. 12.—121st st, s s, bet 4th and Lexington avs, an additional course 4 feet wide.
- No. 13.—59th st, s s, bet 4th and Lexington avs, an additional course 4 feet wide.

[The limits embraced by said assessments include all the houses and lots of ground situated as follows:

- No. 1.—New av, both sides, from 142d to 145th st. }  
Blocks bounded by 143d and 145th sts and 8th and New avs. }
- No. 2.—Westchester av, both sides } from Brook to Courtlandt av.  
150th st, both sides }  
Bergen av, both sides, from 149th st to Westchester av. }  
North 3d av, both sides, from 149th to 150th st. }  
Courtlandt av, e s, bet 150th and 151st sts. }
- No. 3.—146th st, both sides, bet North 3d and St. Ann's avs and to the extent of half the block at the intersecting avenues.
- No. 4.—East 134th st, both sides, from Willis to Brook av and to the extent of half the block at the intersecting avenues.
- No. 5.—Elton av, both sides, from Washington to 3d av and to the extent of half the block at the intersecting avenues and streets.
- No. 6.—157th st, both sides, from 10th to 11th av.
- No. 7.—88th st, both sides, bet Madison and 5th avs. }  
Madison av, both sides, bet 87th and 91st sts. }
- No. 8.—8th av, both sides, bet 114th and 116th sts.
- No. 9.—88th }  
89th }-sts, both sides, bet 9th and 10th avs.  
90th }
- No. 10.—79th st, n s, bet 9th and 10th avs.
- No. 11.—62d st, s s, bet 1st and 2d avs.
- No. 12.—121st st, s s, bet 4th and Lexington avs.
- No. 13.—59th st, s s, bet 4th and Lexington avs.]

The above described list will be transmitted as provided by law to the Board of Revision and Correction of Assessments for confirmation on the 29th day of December, 1886.

**The World of Business.**

**Some Substantial Facts in Southern Progress.**

The development of industry in the South during the last seven years has been most encouraging, in spite of railroads that have become bankrupt and enterprises that have failed. Expressed in statistics in the last trade number of the New Orleans *Times Democrat*, it is a cheerful story of progress in agriculture, manufacture and general wealth. Agriculture remains the largest element of Southern wealth, though manufactures have advanced more rapidly. Cotton is still the great staple, though instead of forming half it now constitutes only one-third of the agricultural yield, a larger production of food crops making a healthful diversity of farming. The fruit and garden truck crops have increased from \$10,751,599 to \$23,371,000, while the value of stock has sprung from \$326,378,414 to \$573,704,762 or 60 per cent. since 1880. A better cultivation has increased the production of cotton, compared with that previous to the war, 41 per cent. and sugar 62 per cent. Only 28 per cent. of the cotton crop is raised on the false credit system, which acts as an 8 or 10 per cent. tax on agricultural industry. Yet a large amount of land remains open for cultivation, for the South can sustain fivefold as large a population as to-day from farming alone. In manufactures there has been progress. The Southern cotton mills have increased in number in six years from 161 to 310, and in production 88 per cent. In cotton seed oil the number of factories has increased from 47 to 130, and 4 per cent. has been added to the value of the cotton crop by this industry. In six years the number of manufacturing establishments has increased 49 per cent., the capital 93 per cent., number of hands 63 per cent., and products 60 per cent. In respect to minerals there has been a marked improvement in output from more than \$5,000,000 to more than \$17,000,000, or 216 per cent. In the total of industries there has been an increase of \$352,211,787, or 36.6 per cent. against an increase of population of 17.5. The production per capita in 1880 was \$70.06, and in 1886, \$81.45.—*Boston Journal.*

**It Is Coming.**

The London *Economist* comes out with a rather startling proposition affecting the currency. The editor proposes to retire the gold half-sovereigns, which amount to \$100,000,000 in a total gold circulation of \$557,000,000, and to substitute therefor \$50,000,000 in silver coins and \$50,000,000 in gold sovereigns. This proposition, if acted on, would increase the silver currency of England about 90 per cent., and would raise the silver currency to about \$115,000,000 against \$500,000,000 gold currency, or 23 per cent. The silver currency of the United States is about 38 per cent. of the gold, and in France it is about 70 per cent. The German proportion is not far from the English. The *Economist's* proposition does not involve any change in the legal status of the silver currency, which is legal tender for not more than £2 or \$10, while most of that of France, Germany and the United States is unlimited tender. All these nations have the monometallic gold standard for their currency basis. To return to the *Economist's* proposition of increasing the silver element in the circulation by 90 per cent., and making it 23 per cent. of the whole, it must be conceded a surprising proposition from a journal which has a straight monometallic descent through all generations. But it must be added that the silver proposition is merely an incident and means of carrying out a proposed renovation of the gold currency. The editor of the *Economist* calls the condition of the English gold currency "deplorable." He also says that "the work of reconstituting the gold currency is one which it would be scandalous to delay much longer;" also, "so depreciated have the gold coins become that on the average they have ceased to be legal tender as to weight and are only maintained in circulation because the law is systematically disregarded." The *Economist* proposes to save the expense of recoinning the gold currency by retiring the 40,000,000 half sovereigns, substituting sovereigns for one half and silver coins for the other. The English coinage rate of silver being 5s. 6d. per ounce, and at the assumed price of 54d. per ounce, the necessary amount of silver, 36,364,000 ounces, would cost £8,818,000. The currency value of this silver would be £10,000,000, and the difference of £1,181,000 would be the mint profit on converting £10,000,000 worth of half sovereigns into silver currency. To recoin the whole remaining gold issue would cost £318,000, leaving a net profit of £1,000,000. The late Chancellor of the Exchequer recommended two years ago that the reformation of the coinage be accomplished by putting into the half sovereigns a 10 per cent. silver alloy, thus saving 10 per cent. of the gold in £20,000,000 of coin. The *Economist* computes very logically that the announcement of the government's being a buyer of 36,364,000 ounces of silver would sharply advance the price, and hence, while at the time of the writing the price of silver was 46 1/2 d. per ounce, the writer estimated the probable cost at 54d. The present price is 48 11-16d., so that according to the leading financial authority among English journals, this operation would run up the bullion market about 10 per cent.

The profit on the silver coinage 16 per cent. above the present price would be 22 per cent. When will England buy \$50,000,000 worth of silver bullion, which is 45 per cent. of a year's product of the world's silver mines, does not appear, nor is the effect of such a purchase on the market over-estimated. That amount would be equal to the whole product of the United States in a year, or to a year's average takings for India. This matter is presented in some detail as an interesting study in coinage finance, and also as one of the numerous recent indications of the set of the current in the world back toward bimetalism. This paper, which has ever been the head and front of the monometallist interest, urges that the gold currency of England be cut down by throwing out about 10 per cent. thereof, and that the silver currency be increased by nearly 90 per cent. It is a scientific and wise suggestion, as the nations which incorporate silver into their circulation at its present prices will forestall an inevitable rise of 30 per cent.—*Louisville Courier-Journal*.

### Some Southern Railways.

An enormous deal in Southern railways has just taken place, by which the Richmond and West Point Terminal and Warehouse Company, a small affair in Virginia, until now owned by the Richmond & Danville Railroad Company, which controls over 2,600 miles of Southern roads, has escaped from its owners and turned like a gigantic boa and swallowed them up. The transaction involves some \$80,000,000, and would be of no consequence to the people but for the spirit animating the new owners. It is of little use to the public for one millionaire to buy out another; the charges are the same, and it is only a question of who shall devour the profits squeezed from the traffic. But in the case under consideration it happens that the Richmond & Danville has been a Southern Company in the main, extending its lines in Southern States, building no inconsiderable new mileage every year. It has been slowly approaching the Mississippi River, having long ago reached Birmingham, and having nearly closed the gap to Columbus, Miss., and intending to build through to the great inland sea at Greenville, and to make close connections for New Orleans and Memphis. It several years ago acquired the Western North Carolina and completed it to a junction with the East Tennessee, and thereby made itself independent of the Norfolk & Western for Western connections, and was consequently able to make terms for business. It has an extensive system reticulated throughout Virginia and the Carolinas, no inconsiderable road in Georgia, and some even in Mississippi. The new owners are conservative. They seem to be resolved to abandon the progressive policy of the Danville, and to make the Terminal which with \$7,500,000 capital is in control of \$100,000,000 worth of property, an uncommonly conservative institution. We have no right to question this procedure, which may be for the pecuniary interest of the owners, chief among whom is Standard Oil, but we can see consequences of much public interest. The Terminal is to give up the leases of the Virginia Midland and of the Western North Carolina, it is stated, and it cannot be doubted that the projects of the Baltimore & Ohio and of the Pennsylvania for Southern extensions within the next two years will lead to some spirited contests for these important properties. That the two grand Northern corporations will reach Birmingham, the centre of more hopes than any other small town in the country, within two years is altogether probable. Neither one of them can afford to give the other much the start in the race for the traffic of the new South. The Baltimore & Ohio is ahead in actual Southern extension, but the Pennsylvania has the most money, and is in the habit of leasing what it can get instead of building new. Now if the Pennsylvania can lease the Midland and the Western, it can easily connect them inside of three months, and bound ahead of the Baltimore. But the latter has its plans made, and will come to Birmingham within the time laid out. Before that time arrives the Fort Scott road from the West will be at Birmingham, and the Georgia Central from the East. This vigorous young railroad and manufacturing centre will then require new outlets to deep water, and the great corporations from the Northeast will start a race for New Orleans, which will give us two more trunk lines. They will be here in less than four years, and can come sooner if the race should become heated.—*New Orleans Picayune*.

### Shrinkage in Silver Stocks.

A Bostonian writes that the effect of the heavy silver production in late years has resulted, in connection with the diminished consumption of silver in coinage, in an unheard of accumulation of idle bullion, which would swamp any free mints that might open in Europe or America. Such assertions are not unfamiliar to the readers of Eastern papers. It requires no long argument to settle this. The figures will do it in very few words. The production of silver in the world since 1870, when the millionaire conspiracy began the scheme of demonetization, amounts to 924 million dollars worth; the exports to India in that period amount to about 575 million dollars worth; the exports to China amount to about 209 million dollars worth; the coinage of the United States and Mexico amount in that period to 550 million dollars worth. Here then are four items of bullion consumption, India, China, the United States and Mexico, which have taken up in fifteen years 1,325 million dollars worth of silver bullion, and the mines of all the world have produced only 924 millions in that period. This computation is not intended to be exhaustive. It does not include the silver takings of the South or Central Americas, nor Japan, nor other regions in Asia, nor Africa, nor Europe, Europe alone having coined in that period at least 400 million dollars worth. Nor does the computation include anything for the consumption of the world in the arts in fifteen years, nor does it include any allowance for waste, loss or abrasion. The stock of silver in all forms, except current money, is at least \$700,000,000 less in the Western Hemisphere than in the period immediately antedating 1870, in which the mints of Europe and America were free to silver, and the coinage par was sustained in bullion at 60½ pence. The cheapness of bullion has been causing an immense flow to Asia, and also an exceedingly liberal subsidiary coinage in gold standard nations, and the *Courier-Journal* has already published coinage details which show that the silver coinage in the world last year, with the Latin Union left out, exceeded the gold coinage by nearly \$30,000,000. A still more transparent fraud is the threat so frequently published that other nations would dump upon any free-coinage nation their silver currency. Let us see what this implies. In the United States the bullion value of the silver dollar is about 24 per cent. less than its currency value. In France, Italy, Belgium, and other double standard nations of Europe, the discount is about 27 per cent. In England and most of such nations as use silver only as subsidiary currency, the discount is 35 to 40 per cent. Very well. Now in the nations like France and others, where silver coin is full legal tender, and where the great stock is naturally located, such coins will buy exactly as much as gold coins, as our legal tender silver dollars do in the United States. So that those foreign people, as we are told by many ignorant or shameless writers, would send us their coins as bullion to buy our gold at discounts of 25 to 27 per cent., while at their own homes they are passing them at par with gold money in buying merchandise, securities, labor, bank notes, bank checks—everything. As to England and other nations with subsidiary silver only, their small-change pieces are also legal tender for \$10 or more, and pass for their full value, at par with gold, more largely than any other coins in buying, selling, hiring, renting, etc. The other forms of silver consist of plate, jewelry, ornaments, etc., in which the workmanship is worth many-fold more money than the metal. Therefore, if they were to ship us these wares they would sacrifice, even more than the 25 to 40 per cent. they would lose by sending us their silver currency. As bullion in the form of bars there is probably not in all Europe a supply equal to one-half of a year's mint consumption at the world's coinage rate of 1885; and the remainder of their silver in the form of coin could be sold to a free mintage

nation only by losing 25 to 40 per cent. on coins which at home are at par with gold, and the plate, jewelry, etc., could be sold in that way only on the basis of valuing a watch by breaking it to pieces and appraising it only for the metal used in making it. But, altogether, in bullion, in currency, in plate, in jewelry, and in all other forms in which silver is used by man, there is at least 700,000,000 dollars worth above ground in the Western Hemisphere less than there was fifteen to twenty years ago, when the mints of Europe and America were coining it free. As to the Asian continent, their coinage systems value silver still higher, and their varied silver hoards are still more highly prized; and of all quarters of the earth there is none where the demand for silver money and bullion is so intense, so stable and so permanent.—*Louisville Courier-Journal*.

### Sufficient Volume of Currency.

Much useless alarm has been expressed concerning the retirement of national bank currency. There are but little more than \$80,000,000 bonds subject to call before 1891, and there are more than \$300,000,000 in national bank notes outstanding. There evidently cannot be more than \$72,000,000 more national bank notes retired compulsorily by bond calls for five years yet, even though every 3 per cent. bond outstanding were in use as security for circulation, which is not the case. The banks have on deposit to secure circulation not \$70,000,000 of uncalled 3 per cents. The calling of bonds cannot therefore affect more than \$63,000,000 of national bank circulation, leaving at least \$237,000,000 untouched for years to come, except by voluntary surrender. Those who look at the subject superficially are apt to jump at the conclusion that because there were in round numbers \$308,691,000 in national bank notes outstanding July 1, 1886, and only \$301,234,000 in national bank notes outstanding November 1, 1886, the currency has been contracted to the extent of about seven and a half millions. This is a very mistaken notion. Currency consists of not only national bank notes, but money and issues of the government as well. There were outstanding in the banks and in circulation July 1, 1886, of gold, silver, national treasury notes, national bank notes and fractional silver coin the sum in round numbers of \$1,249,498,000 and on November 1, 1886, the aggregate was \$1,280,841,000, so that while the national bank note circulation decreased about seven and a half millions the total circulation increased more than thirty-one millions. It stands to reason that every one hundred dollars put in circulation by the payment of a bond where only ninety dollars was in circulation before, based on the bond, must increase instead of decrease the total volume of the currency. It is a currency of another kind, an actual coin volume instead of a credit currency, money instead of bank notes. Financiers are reviewing the agitation for "a twenty-year 2 per cent. bond to be given in exchange to any national bank for 4 per cent. and 4½ per cent. bonds at a rate that will pay 2 per cent. on said 4 per cent. and 4½ per cent. bonds, the national banks to deposit said new 2 per cent. bond and receive an equal amount of national bank currency, said currency to be a first lien on all the assets of the bank; the present tax of 1 per cent. on circulation to be abolished." This would simply be paying a premium to the national banks to maintain a circulation which, with the increasing wealth of the government and its ability to issue coin, or certificates for coin, is daily becoming more and more unnecessary. It is based on the fallacy that there can be no paper currency except a credit currency. It is at best a temporary expedient, for twenty years must roll by as they have rolled by, and what is to be done then? Issue more bonds for no other purpose than to base a national bank currency on them? This is simply saying there should be a national debt maintained for the convenience of a certain class of banks and to provide a uniform currency which can as well be provided by the government itself if proper measures are taken to issue certificates on silver bullion and coin as well as on gold bullion and coin. This nation wants, and always will want, a national banking system; but it wants such a system for other purposes than the mere issuing of currency. National bank currency is very desirable when the issues of the government are insufficient to meet the demands of trade, but with the productiveness of our country such insufficiency is not very apparent when the agency of the mint and the deposits of bullion for certificates are considered.—*Pittsburg (Pa.) Commercial Gazette*.

### The Reason.

The consumption of cotton by the spindles of the United States is about 35 per cent. larger in the year 1886 than in 1885. If the trade of England and Europe, which takes 65 per cent. of American cotton crops, had increased in this proportion in the trade revival which is developing there as well as here, the price of cotton would probably be three cents higher, or \$14.50 per bale more, and the aggregate value of the crop would be increased by \$94,250,000. But, unfortunately, that rate of improvement has not been felt in England or Europe, or any approach thereto, and the reason has never been brought into daylight. And yet it is not far from the outer surface. It is mainly this: The principal consuming markets for the cotton manufactures of England are in India, China, all Asia and other silver-using nations. In those nations silver has not declined, as it has in Europe, and \$1 worth of their silver coins will buy only 70 to 75 cents worth of European goods, while it will buy \$1 worth of Asiatic productions. European manufacturers get a partial cancellation of this factor by the help of the "export bonus" of 25 or 30 per cent. on raw cotton shipped thence for manufacture in Europe, as that so cheapens European manufacture as to enable them to sell their goods at unnaturally low prices. But to the American cotton-grower there is no relief or help in any quarter; and besides the competition of Asiatic raw cotton, bought with silver at a ruinous discount, he also has his foreign market restricted and shut in by the partial closure of Asiatic markets to the European goods made of his cotton. This is what he gains by the silver discount.—*Louisville (Ky.) Courier-Journal*.

### Limited Trains.

The demand for limited trains having been met by several of the principal railroad companies of the West, already there is seen the desirability of having double tracks on which to operate them. For many years Western railroads have been content with, and their patrons have not made much complaint, against schedules which have not called for more than twenty-five or thirty miles an hour, but that time has passed. Competition and the requirements of business have produced the limited trains running in all directions at a high rate of speed, though as yet no more than a single track has been provided for them. Nearly all of the through lines to the East have double tracks, and one of them has four tracks. Before the introduction of these improvements accidents were of frequent occurrence, and not a year went by that did not witness some smash-up so dreadful in its results that the whole country was appalled. These disasters were the legitimate result of attempting to do too large and too risky a business on an insufficient road. As double and quadruple tracks appeared the catastrophes diminished in number, and since the system has become general very few serious accidents have taken place. The immense amount of traffic on the trunk lines made an enlarged equipment imperatively necessary, but the growth of the West has been such as to make the situation here not much different, so far as some of the principal lines are concerned, from what it was at the East before the parallels were laid. Radiating in all directions to the northwest, west and southwest from Chicago are many roads, which, by the rapid growth of the Mississippi and Missouri Valleys, have become as important factors in a great system as the Eastern trunk lines are in their own. With a constantly increasing traffic, both in passengers and in freight, and with the addition of limited trains running at a rate of speed not thought of a few years ago, it may well be asked if, in the interest of the public, the time has not come when on most of the main lines the tracks should not be doubled. Acci-

lients have been found to be inevitable under every management and under all circumstances, but it is a fact which will not be disputed that they are less frequent on the roads which are not compelled to tax one track unduly. —*Chicago Herald.*

### Capital Investments.

The railroad investment in the United States has increased \$3,400,000,000 in the last ten years, or 75 per cent. While more than half the new capital is water, the aqueous solution is probably no weaker at the end of the decade than at the beginning, and consequently the proportion of apparent increase will probably hold good. In the United Kingdom in that period the railroad investment has increased by £185,700,000, or \$928,500,000, or 30 per cent. The capital newly invested in American railroads in ten years is only \$630,000,000 less than the entire English plant is capitalized at, and the present American rate of expansion is within a fraction of four times the English rate. The accession of capital to railroad investment in ten years falls within the aggregate increase of capital in five of the leading classes of English investment by only \$1,300,000,000; or, stated in another form, it is 75 per cent. of that aggregate. The London *Economist* comments with gratified surprise at the contrasts which it finds in the wealth status of England at the beginning and end of the decade 1875-85. This has been a period mainly of complaint and discontent, with more or less steady shrinkage, and yet wealth has rapidly accumulated. The gains in certain investments in that period are: Houses and tenements, £100,000,000; home railways, £186,000,000; other joint stock companies, £200,000,000; colonial loans, £30,000,000; municipal loans, £72,000,000. The total is £938,000,000, or an aggregate gain of \$1,690,000,000 in five classes of investments in ten years. This increase is about 13 per cent. of the commonly accepted estimate of value of all the property in the British Isles. The increase in realty assessments is from £94,000,000 to £123,000,000, or 37 per cent. The home railroad capital investment has increased from £630,200,000 to £815,700,000, or £185,500,000, about 30 per cent. —*Louisville (Ky) Courier-Journal.*

## Real Estate Department.

The conveyances of real estate this week are very heavy, as is usually the case during the first week of the spring and fall months. Of course it is understood that the official transfers found in our columns to-day represent transactions completed a month ago. Under our barbarous land transfer laws it takes about a month to complete even the most unimportant change of title from one owner to another. One can buy and sell millions of securities in Wall street within an hour. The expense in that case is trifling, and the title is perfect. But the transfer of a hundred dollar lot is surrounded with all sorts of difficulties, all of them artificial and created by the defects in our laws. The list of conveyances this week are swollen also by the sales of the "Fox estate." The Liberty Street Exchange was thronged every day when there was any sale of moment. The fall business, as we supposed it would be, is the largest known in the history of auctions in New York.

Business in the broker's offices has also been very good. There are literally no bears in the realty market. There is a general agreement, unless some disaster occurs which is quite unexpected, that next spring's business will be unprecedented.

On Saturday the four-story stone front dwelling No. 20 East Sixty-eighth street, 18x100.5, was sold under foreclosure for \$31,000, to V. Henry Rothschild, the plaintiff. The amount due thereon was \$32,500. This house was sold to Henry Prouse Cooper in August, 1879, for \$27,500.

The two foreclosure sales announced for Monday were postponed. The attorney for plaintiff in the matter of the sale of eight flats on Third avenue, between Sixty-ninth and Seventieth streets, protested against the adjournment. The mortgage foreclosed is for \$21,850, subject to a mortgage for \$16,500, held by the Williamsburgh Fire Insurance Company. The property was conveyed by Moritz Bauer to George Hooks in December, 1884, for \$350,000. Mr. Hooks mortgaged it for \$285,000 (a third mortgage for \$100,000 being to Mr. Bauer), and a week later reconveyed it to Mr. Bauer for a nominal consideration. One year later, in December, 1885, Mr. Bauer contracted to sell to E. A. Morrison for \$251,500.

Tuesday was a very busy day. Sales were held by ten auctioneers, and the Exchange was crowded. The most important sale was that of the westerly front on Seventh avenue, between Fortieth and Forty-first streets, 197.6x125, which was first offered as one parcel at an upset price of \$170,000. As no bid equal to the upset figure was received, the property was then put up in separate parcels and realized the sum of \$183,900. Wm. Rankin, John Boyd, Marks Rinaldo and Charles G. Ross were the buyers. The four lots on the northwest corner of Fortieth street together brought \$79,300, and the four on the corner of Forty-first street went for \$76,400. The lots on Fortieth and Forty-first streets sold for \$14,000 and \$14,200 respectively. The four-story stone front dwelling No. 323 Madison avenue, 25.4x76.2, went to James T. Watkins for \$43,800. A similar dwelling No. 20 East Seventy-third street was bid in at \$47,250. One lot on the north side of One Hundred and Fifteenth street, east of Fourth avenue, and a strip, 10x99.11, on the northeast corner of One Hundred and Thirtieth street and Madison avenue, were bid in at \$10,800 and \$10,000 respectively. Two lots on the east side of Seventh avenue, 24.11 feet south of One Hundred and Thirty-fourth street, were sold to Dore Lyon for \$7,050 each, and two lots on One Hundred and Thirty-fifth street, between Fifth and Sixth avenues, were bid in at \$4,200 and \$4,550. Eighteen lots on Tinton and Union avenues, near One Hundred and Sixty-eighth street, realized a total of \$14,490, or an average of \$805 per lot. N. D. Lawton bought eleven of the eighteen lots.

On Wednesday the attendance was light and the sales few. Five lots on the northwest corner of One Hundred and Third street and Manhattan avenue were eagerly bid for and brought \$31,800. The corner sold for \$9,000, the two lots adjoining for \$6,600 each, and two for \$6,300 each. They were purchased by E. H. Lecour, G. S. Adrian and George Marschand. Four lots on the southwest corner of Fourth avenue and One Hundred and Eighteenth street, which have been traded four times in about one year, were sold under foreclosure for \$20,565. This is considered a good price for them. Four lots on the southwest corner of Fourth avenue and One Hundred and Nineteenth street were sold recently for \$25,000, with a loan. Two lots on the northwest corner of One Hundred and Seventeenth street changed hands last month at \$12,000 and were resold at \$16,000, with

a loan. The dwelling No. 802 Lexington avenue, southwest corner of Sixty-second street, 25.5x75, on which \$24,530 is due, was sold for \$27,050. This house changed hands in 1882 for \$28,650.

The attendance was small and the sales few and unimportant on Thursday. The three-story dwelling No. 135 East Forty-third street, 16.8x100.5, was bid in at \$13,850. The tenements No. 153 Baxter street were not offered, having been previously disposed of at private sale. Only four of the twenty-seven lots on One Hundred and Forty-seventh street, near the Southern Boulevard, announced for sale, were offered, the prices not being satisfactory. T. C. Higgins was the purchaser and paid \$1,900 for the four lots.

Only two sales were held on Friday. The four-story dwelling No. 24 East Seventy-fifth street, southwest corner of Madison avenue, 25.7x102.2, was disposed of under foreclosure of a second mortgage and brought \$54,000. The amount of the first mortgage and interest is \$53,000. Myer Hellman purchased the dwelling No. 140 East Sixty-first street, southwest corner of Lexington avenue, 20x80, for \$25,000.

It is seldom indeed that any property on which the owner has expended a quarter of a million in money, with an almost endless amount of time, thought and care, for the object of making it a permanent home for himself, nobly conceived in its general plan and perfected with exquisite taste in every detail, is offered for sale at auction in less than three years from the date of its completion. Such an event is to occur in a few days, as may be seen by reference to other columns of this issue of THE RECORD AND GUIDE. Mr. John C. Anderson has chosen, for reasons of health, to reside in the South in winter and at a Northern seaside resort in summer, and has consequently just sold the furniture of his magnificent dwelling in New Haven, Conn., and has put the house and grounds in the hands of an auctioneer, to be offered at an "upset" price that would scarcely cover one-third of the cost. Public attention is thus drawn anew to this most beautiful dwelling that the Elm City and the wealthy little Nutmeg State can show, to which the word "palatial" may be applied as fairly describing its character without the exaggeration with which the term is generally used.

Leaving the Grand Central Depot in New York at 9 A. M. the visitor may arrive in New Haven at 11 by a pleasant express train running over a ballasted track. About twenty trains pass between the two cities daily. The situation of the Anderson property in New Haven is within a few minutes' walk of the station, on Orange street, extending through to Lincoln street, and also having a wide and handsome frontage on Trumbull street. The neighborhood is healthful, airy and elegant, not far from two street railroads, and within a few minutes' walk of the "Green," the colleges, the hotels and all the principal business quarters of the town. The house stands on a very large, smooth and bright lawn, which, like everything about the place, is in perfect order, and is fronted with a handsome iron fence on the three streets. The dwelling, 50x80 feet in dimensions on the ground, and three stories high above the basement, built of pressed brick with a great amount of richly-carved stone in the trimmings, is massive, elegant and architecturally imposing in appearance and pleasing to the eye from every point of view. A magnificent porch, handsome oriel windows and other prominent features give variety and force to the whole design, and a remarkable feature of the exterior is the great profusion of very rich carving in the stone, which appears on every side of the building, and is very noticeable for the excellence of the designs and the unusual clearness and care with which they are cut. Handsome examples of this are the large clusters of stone blossoms and leaves resting at the top of the balustrade, on each side of the broad and graceful flight of steps leading up to the front entrance. The view of the main hall and the staircase impresses the visitor at once with the rich, costly and tasteful character of the interior of the house. The whole of the great staircase is of solid mahogany; hardwoods beautifully polished and carved with the utmost perfection of detail abound on all sides; stained glass windows, in many original and striking designs, abound throughout the house; beveled mirrors of the finest plate-glass are built into the walls, and the drawing-room, with its splendid chandeliers, its Corinthian pillars of choice wood, and its ceiling frescoed in crimson and gold and many warm but delicate shades of color, only suggest the perfect finish of the whole house. The profuseness of the fine and costly work throughout the entire building is quite as remarkable as its quality, and it is easy to believe that no expense has been spared at any point and that nothing has been done by contract. Everything that adds to the healthfulness of the house has been studied with special attention by the owner. The plumbing is costly and perfect, with an abundance of water on every floor; a double system of steam-heating apparatus gives a summer-like temperature with careful ventilation to the whole interior in any weather, and all the floors are double. The stable is a very handsome building, suited to the house in the character of its design, and expensively finished within.

The house was built by Chatfield & Grant, the staircase was put in by Gould, the cabinet finish by White, Potter & Paige, the stone work by Gill & Baird, the plate-glass was supplied by the London and Manchester Plate Glass Company, the stained glass by J. & R. Lamb, the steam-heating apparatus by Baker, Smith & Co., the plumbing by George Cummings, the gas fixtures by Mitchell, Vance & Co., and the fresco work by Artmann & Fechteler. The entire work was under the superintendence of John P. Seely, of Brooklyn, N. Y.

There are several interesting announcements in our advertising column to which the attention of our readers is directed.

Adrian H. Muller & Son will sell on Tuesday, December 7th, the northwest corner of Sixth avenue and Fifty-eighth street, 71.6x100.5, vacant; the six-story Nova Scotia stone front building on Fifty-ninth street, running through to Fifty-eighth street, finished throughout in hardwood, and suited for an elegant private dwelling, club, hotel or apartment house, 58.6x200.10, and the vacant plot, 46.6x100.5, on Fifty-ninth street, adjoining the above.

James L. Wells will sell on Thursday, December 9th, the substantially built apartment houses Nos. 115 and 117 East Ninetieth street, between

Lexington and Fourth avenues, near the Eighty-ninth street elevated station. A guarantee policy will be given free of cost to each purchaser.

Richard V. Harnett & Co. will sell for assignees on Thursday, December 9th, thirty-three lots and buildings on Avenue D, Ninth and Tenth streets, convenient to horse railroads on Tenth street and Avenue D and near the Greenpoint ferry. The lots will be sold in plots to suit purchasers.

John L. Carrigan will sell on Tuesday, December 14th, by order of the Supreme Court, in partition, seventy-four lots and gores on Fifth and Sixth avenues, One Hundred and Thirty-ninth, One Hundred and Fortieth, One Hundred and Forty-first and One Hundred and Forty-second streets.

CONVEYANCES.			
	1884.	1885.	1886.
	Nov. 28 to Dec. 4, inclus.	Nov. 27 to Dec. 3, inclus.	Nov. 26 to Dec. 2, inclus.
Number.....	235	336	408
Amount involved.....	\$3,166,300	\$7,702,435	\$6,863,346
Number nominal.....	57	72	74
Number 23d and 24th Wards..	40	67	76
Amount involved.....	\$52,635	\$138,679	\$170,218
Number nominal.....	3	9	13
MORTGAGES.			
Number.....	199	299	346
Amount involved.....	\$2,015,348	\$4,249,769	\$3,277,661
Number at 5 per cent. ....	81	163	169
Amount involved.....	\$684,906	\$2,318,141	\$1,781,562
Number at less than 5 per cent.	9	29	37
Amount involved.....	\$294,500	\$618,500	\$547,440
Number to Banks, Trust and Ins. Cos.....	32	55	65
Amount involved.....	\$850,000	\$1,859,300	\$936,675
PROJECTED BUILDINGS.			
	1884.	1885.	1886.
	Nov. 29 to Dec. 5.	Nov. 28 to Dec. 4.	Nov. 27 to Dec. 3.
Number of buildings.....	37	49	42
Estimated cost.....	\$473,300	\$584,550	\$651,950

Gossip of the Week.

Crombie & McKean have sold for Henry Muhlker the four five-story apartment houses and stores on the southwest corner of Fourth avenue and One Hundred and Twenty-fourth street, 100 feet on the avenue and 89 on the street, for \$118,000 to Jacob Ruppert.

Wm. Noble has sold the four-story brown stone dwelling No. 22 West Seventy-second street, 20x57x100, for \$65,000 to Ellsworth L. Striker.

Ralph Irvin has sold the five-story brick and stone flat with four stores on the northwest corner of Lexington avenue and Seventy-seventh street, 30x100, for \$86,000 to Judge Rufus B. Cowing.

The sale of the five-story brick building No. 70 East One Hundred and Thirteenth street, 25x100; at \$36,000 to A. D. Newell, is reported.

J. Lagowitz has sold five lots on the south side of Eighty-eighth street, 225 feet west of Ninth avenue, for \$7,000 each.

J. J. Coady & Co. have sold for Whitman Phillips four lots on the northwest corner of Broadway and One Hundred and Thirtieth street, 100x108, for \$20,000 to Ottinger Brothers.

V. K. Stevenson & Co. have sold for H. K. Thurber the four-story brick store No. 133 Reade street, 25x75, to S. F. Shortland.

Geo. R. Read has recently sold, in connection with J. & W. Rutherford, the new five-story stores and flats Nos. 1152 and 1154 Third avenue, each 25x85x100, above Sixty-seventh street, to Henry White for \$80,000.

Jasper E. Corning has sold by exchange for J. W. O'Shaughnessy six lots on the north side of One Hundred and Thirty-second street, 175 feet west of Seventh avenue, 25x99.11 each, and one lot on south side of One Hundred and Thirty-third street, 250 feet west of 7th avenue, 25x100, to Anthony McReynolds, and for Anthony McReynolds two three-story brown stone dwellings Nos. 127 and 129 West One Hundred and Thirty-second street, 18.9x50x99.11, to J. W. O'Shaughnessy; also for Charles W. Dayton four lots, each 25x99.11, on One Hundred and Thirty-fourth street, between Twelfth avenue and Boulevard, to John Mulford for \$1,550 each; and for Henry Friedman the plot, 75x125, on the southwest corner of One Hundred and Thirtieth street and Seventh avenue to S. Chas. Welsh.

Edmond M. Connelly has sold for Alfred Roe three irregular lots on the south side of Watts street, 100 feet east of Varick street, for \$27,500. These lots have since been resold for \$31,000.

Cotes & Lawrence have sold the southeast corner of West End avenue and One Hundred and Second street, 50x100, to Charles Blauvelt for \$14,000.

George Ebert has sold the plot on the north side of One Hundred and Twenty-fourth street, 140 feet east of Third avenue, 88x100, with three-story frame dwelling thereon, for \$30,000 to Adam Harrmann.

The lot 25x100, with an old building, No. 30 Delancey street, 25x100, has been sold for \$15,100 to M. Rosendorff.

Five lots on the northwest corner of One Hundred and Third street and Manhattan avenue were offered at the Brokers' meeting last week for \$50,000. They were put up at auction last Wednesday and sold for \$34,800.

Frank A. Gale has sold twelve lots, three on the east side of Eighth avenue, 25 feet south of One Hundred and Twelfth street, five on the north side of One Hundred and Eleventh street, 100 feet east of Eighth avenue, and four on the south side of One Hundred and Twelfth street, 100 feet east of Eighth avenue, for \$72,000, to Dore Lyon. Brokers, Mordecai & Bellamy. These lots were to have been sold at auction on November 16th and 17th.

The five-story brick store No. 231 Grand street, 25x125, was purchased by Solomon Loeb last month for \$130,000. The property is rented to the well-known firm of J. Lichtenstein & Son for ten years, at \$12,000 per annum.

There are many handsome and novel designs shown in the style of architecture of the dwellings along upper St. Nicholas avenue. Nathan Hobart, of the well-known firm of Minot, Hooper & Co., was one of the pioneers to make a move in the way of fine improvements in this locality.

Walter W. Montague has sold for Mrs. M. Jackson the three-story high stoop brick house No. 224 West Twenty-second street, 20x45x98.9, to A. Dunham; for John McLellan the three-story high stoop brick house No.

441 West Nineteenth street, 25x45x72, for \$10,500 to the same party, and for William Mulry the four-story single flat No. 345½ West Seventeenth street for \$12,950 to James Lynch.

James Kenny & Son, with Wm. G. Rule, have sold for the House of the Good Shepherd a parcel of about sixty lots, bounded by St. Anns and Brook avenues and One Hundred and Fifty-sixth street, the price for which has not been reported.

James Kenny & Son have sold the property No. 21 Prince street, 21x80, with three-story and store building on the front and three-story building on the rear, for \$11,700, to Patrick Daly, and for the estate of Henry Manron the lot, 25x100, with three-story tenement and stables, No. 225 Mott street, near Prince street, for \$12,000.

Louis Yenne has sold for George Peper the five-story brown stone tenement No. 1351 Second avenue, between Seventy-first and Seventy-second street, 25.6x64, for \$32,000 to Francis J. Reinhardt.

Anna Shafer has sold the five-story brick tenement and lot on the east side of Second avenue, No. 2028, 25x75, for \$17,500 to Friedrich Peters.

William A. Rockefeller, of the Standard Oil Company, has purchased the entire estate of the late William H. Aspinwall in the towns of Mt. Pleasant and Ossining, on the banks of the Hudson. There are about 800 acres in the estate. The price paid is said to be about \$300,000.

The four-story brown stone store and office building Nos. 4 and 6 West Fourteenth street, 43x103.3, and the two-story brick store No. 3 West Thirteenth street, 25x103.3, have been disposed of at private sale. Reports say the figure is \$180,000.

C. G. Dobbs is the purchaser of the four lots on the northwest corner of West End avenue and Eighty-second street, reported sold for \$31,000 on November 6th. Brokers, Schuyler & Giles.

Smith & Carrigan have sold for R. O'Gorman, Jr., a plot on the south side of One Hundred and Twelfth street, 150.10 east of Riverside Drive, 25x201.10 to One Hundred and Eleventh street, x3.4x191.3, to F. M. Jencks for \$7,000.

Fourteen lots on Fifty-eighth and Fifty-ninth streets, 125 feet west of Sixth avenue, have been offered as an armory site to the Armory Board, by Lespinasse & Friedman at \$450,000. The same brokers state that the adjoining lots fronting Sixth avenue, 200.10x125, are also for sale.

S. G. Hyatt & Co. have offered to the Armory Board a plot on Broadway and Fifty-sixth street, at \$280,000, and another plot at \$110,000.

R. V. Harnett & Co. have sold three lots on the northeast corner of First avenue and Sixtieth street for about \$27,500.

Wm. J. Merritt & Co. have sold the following houses on West Ninety-Fifth street, all with title guaranteed at their expense by the Title Guarantee and Trust Company: No. 120 to D. G. Culver, No. 124 to Celia A. Newman, No. 126 to Charlotte I. Hoyt, No. 128 to Mary F. Beers, No. 130 to Peter D. Jeannot, No. 140 to Catherine S. Barrows, No. 144 to Celia A. Newman, No. 160 to John B. James, No. 162 to Catherine S. Barrows. The average price throughout was a little less than \$15,000.

H. Van Wagenen has sold with title guaranteed at his expense by the Title Guarantee and Trust Company, and deeds to be delivered within ten days, two of his West End avenue houses, No. 235 to Mrs. Emily M. Gibson, and No. 289 to H. Hobart Babcock. The price for each was about \$19,000.

Andrew Powell negotiated the sales of Nos. 285 and 289 West End avenue referred to above. Mr. Powell has sold for W. E. D. Stokes a three-story brick and stone dwelling on the south side of Seventy-fourth street, between Boulevard and West End avenue, for \$26,000 to Mrs. Miller, of Cincinnati, and a similar dwelling on the north side of Seventy-fourth street, between the same avenues, for \$22,500 to A. L. Smith.

P. C. Eckhardt has sold for Wm. Rankin one of his new five-story apartment houses No. 338 West Forty-ninth street, for \$31,000, and for Bernard Bopp the four-story single flat No. 324 West Forty-fourth street, for \$11,000 to J. D. Askin.

Howard G. Badgley has sold for the Misses Myers two lots, with three-story brick and frame dwelling, on the northwest corner of St. Nicholas avenue and One Hundred and Fifty-seventh street, for \$25,000 to Henrietta Moses, and for Geo. F. Betts a plot of four lots, each 25x100, on the southwest corner of Tenth avenue and One Hundred and Fifty-sixth street, two fronting on the avenue and two on the street, to Henry Morgenthau.

Tichborne & Melrose have sold the brown stone high stoop flat No. 154 East Fifty-sixth street, 16.8x60x100, for \$16,500, and for Mrs. A. Brauns the four-story double brick tenement No. 343 East One Hundred and Fourth street, 25x55x100, for \$10,000.

Brooklyn.

Messrs. Mowbray & Hartung have sold, with title guaranteed at their expense by the Title Guarantee and Trust Company, two more of their First street houses, one to Wm. Kowalski, and one to Mrs. Waller. This leaves but six of the eighteen on the market.

C. T. Beeckman has sold for Schuyler & Giles the plot on the northeast corner of Gates and Grand avenues, 89x92.8x89.1x96.4, to Nelson Abbott for \$25,000.

The Commission appointed to appraise the Fish property in Washington street, which is wanted for bridge purposes, has fixed the price at \$27,500. The tenants are to receive \$400 each and the special guardians of infant tenants \$50 each. The acquisition of this piece of land will add 31 feet 8 inches to the bridge property, and afford space for twelve new cars.

J. & W. G. Murphy have sold for John H. Schultz the plot on the northeast corner of Lynch street and Marcy avenue, 325x85, to Nicholas Mulvihill for \$23,000; two three-story frame flats, 20x58x100, on the east side of Lynch street, near Lee avenue, to W. H. Anderson for \$13,400; a three-story frame dwelling, 20x76x100, No. 111 Ainslie street, to Elmira Rich for \$5,800, and a three-story and basement brick dwelling, 25x about 50x100, No. 328 South Second street, to Mary A. Noonan for \$6,000.

Fr. Herr has sold the two-story frame dwelling, 18.9x about 48x93, No. 13 Ditmars street, to Robert Inness for \$4,300; a similar dwelling No. 15 Ditmars street, adjoining to Bernhard Harbers for \$4,350; for George H. Hadden a plot, 70.3x120, on Central place, to John H. Hardy et al., fo

\$3,550, and for Aaron Strause a two-story frame flat, 22x58x95, No. 19 Myrtle street, to Charles Eberling for \$4,750.

CONVEYANCES.			
	1884. Nov. 23 to Dec. 4, inclusive.	1885. Nov. 27 to Dec. 3, inclusive.	1886. Nov. 26 to Dec. 2, inclus.
Number.....	227	242	295
Amount involved.....	\$768,817	\$1,649,923	\$1,050,557
Number nominal.....	60	80	53
MORTGAGES.			
Number.....	186	207	205
Amount involved.....	\$643,883	\$679,094	\$729,779
Number at 5 per cent. or less.	62	99	105
Amount involved.....	\$261,325	\$412,157	\$421,163
PROJECTED BUILDINGS.			
	1884. Nov. 29 to Dec. 5.	1885. Nov. 28 to Dec. 4.	1886. Nov. 27 to Dec. 3.
Number of buildings.....	72	56	75
Estimated cost.....	\$220,850	\$196,200	\$452,435

**Out Among the Builders.**

The Missionary Society of the Most Holy Redeemer will erect a building, to be used for the purposes of a school under the direction of the society, on the plot which they have recently bought extending through the block on Sixty-first and Sixty-second streets, between First and Second avenues, with frontages of 172.2 and 62.8 feet on the two streets respectively. The details are not yet determined and the architect has not been selected.

Samuel Colcord will build two four-story and basement brick and stone dwellings, 26x55, with extensions, on the north side of Eighty-first street, 245 feet west of Ninth avenue, to cost \$70,000.

C. W. Luyster has commenced excavating on the south side of Seventy-first street, 375 feet west of Eighth avenue, preparatory to the erection of five four-story brown stone dwellings, each 20x60, with extensions, at a cost of about \$25,000 each. John H. Duncan will draw the plans.

Jobst Hoffmann has made the plans of two five-story basement and store, brick, iron, stone and terra cotta houses, one for George Manley and the other for Jacob Cohn, to be built at Nos. 20 and 22 Lispenard street. Each will be 25x80, with 9 feet extension. Great care will be given to the construction.

Alexander I. Finkle has completed the plans of two five-story and basement brick, stone and iron houses for Charles Emerick, to be built on the south side of Houston street, 75 feet west of Cottage place. Each will be 25x89. The cost of each \$18,000.

Charles T. Mott is the architect of four three-and-a-half-story and basement brick and stone houses for a New York gentleman, to be built on West Seventy-sixth street, between Eleventh avenue and the Boulevard. Two will be 18x60 and two 20x60. The cost of each \$15,000.

George Ott, Jr., will soon erect two five-story brick tenements, 25x60, on the north side of Thirty-ninth street, 125 feet east of Second avenue.

Gen. Fitzgerald has reported to the Armory Board in favor of the plans of architect John R. Thomas for the \$330,000 armory to be built for the Eighth Regiment and the Second Battery at Madison avenue, Ninety-fourth and Ninety-fifth streets, and of the plans of architect George B. Post for the \$300,000 armory for the Twenty-second Regiment, to be erected at Ninth avenue, Boulevard, Sixty-seventh and Sixty-eighth streets. The reports were adopted.

Harry Graham will improve four lots on the south side of One Hundred and Second street, 100 feet west of Second avenue, by the erection of several tenements.

M. Rosendorff will erect a six-story tenement on the lot No. 30 Delancey street, 25x100, which he has purchased for \$15,100. The architect has not been selected.

Jordan & Giller have completed the plans of alterations and additions to a house at No. 19 East Thirty-first street, for Miss L. H. Barrett. This will be remodeled for a dressmaking establishment and private residence. It will be 59x22.6, with extension 24x15. An extra story will be added to the latter.

It is understood at the Fire Department that the removal to the new building on Sixty-seventh street will take place this month and be finished by January 1st.

**Brooklyn.**

Robert Dixon is preparing plans for a four-story brick furniture warehouse, 75x90, with Philadelphia red brick front, Ohio stone and terra cotta trimmings, to be built on the east side of Fifth avenue, 50 feet north of Thirteenth street. The building will be heated by steam and contain passenger elevator. The owner is H. V. Monahan, and the cost will be about \$30,000.

Charles E. Heberd, of New York city, has made plans of a two-story and extension brick dwelling, with mansard roof, for Miss Annie Savery, of Montana, to be built on the south side of Herkimer street, 98 feet west of Saratoga avenue. It will be 21x43, and extension 16x18. The cost \$6,000.

H. Vollweiler is preparing plans for two three-story frame double tenements, 25x60 each, to be built on the north side of Hull street, 100 feet west of Rockaway avenue, for Adolph Sussman, to cost \$3,500. A two-story stable, 20x35, on the west side of Van Siclen avenue, 80 feet south of Baltic avenue for Syler & Schwartz, to cost \$1,500, a three-story frame dwelling, 25x75, on the corner of Jefferson street and Hamburg avenue for Conrad Burkhard, to cost \$7,000; a three-story brick dwelling, 25x56, at 391 Lexington avenue for John Bitner, to cost \$7,500, and a three-story frame dwelling, 25x75, on the south side of Elm street, 200 feet west of Hamburg avenue for George M. Schorpflin, to cost \$4,500.

Nicholas Mulvihill is about to erect nine three-story frame double tenements on the northeast corner of Lynch street and Marcy avenue.

John H. Hardy will erect four two-story and basement frame dwellings on the northeast side of Central place.

The Department of City Works of Brooklyn will receive sealed proposals at its office in the Municipal Department Building until 12 o'clock on Tuesday, December 14th, for grading and paving Bergen street, from Utica avenue to

Rochester street, with cobblestone pavement, in accordance with specifications which can be seen at that office.

Sealed proposals will be received at the office of the Board of Education in Brooklyn until 4 o'clock on Tuesday, December 7th, for furnishing boilers and heating apparatus for the new school building at Starr street and Central avenue. Specifications can be seen at the office of the Chief Engineer in Red Hook lane.

Permits have been granted to the Board of Education for two four-story new school buildings, one on Maujer street, near Grand avenue, to cost \$50,000, and the other on the northeast corner of Putnam and Throop avenues, to cost \$55,000; also for three three-story school buildings to cost \$50,000 each, at the southeast corner of Fourth avenue and Twentieth street, on Starr street, near Central avenue and on the corner of Meeker avenue and Humboldt street.

**Out of Town.**

**East Orange, N. J.**—R. H. Rowden is making the plans for a two-and-a-half story building of field stone with slate roof, 40x60, for the town, to be used for the disinfection of sewage, to cost \$10,000, and a detached one-story tank-house, 75x110, of similar construction, to cost \$6,000.

**Giffords, S. I.**—J. M. Merrick, C. E., of New York city, has made the plans of two two-story, cellar and attic frame summer cottages for Henry Metcalfe, to be built here. They will be 30x40 each, of Queen Anne style. The cost of each is \$6,000.

**Eastern Point, Conn.**—Palliser, Palliser & Co., of New York city, have made the plans of a two-story and attic frame house for Charles Bard, of Norwich, Conn. It will be 48x40. The cost \$4,500.

**Elizabeth, N. J.**—John H. Duncan, of New York city, has made the plan of a two-and-a-half story frame private residence for a Mr. Day. It will be 40x45. The cost \$7,000.

**Greenwich, Conn.**—Harris C. Blanchard, of New York city, has made the plans of a one-story stone and frame gate-house for the Greenwich Water Company, under the direction of John W. Rutherford, the chief engineer. It will be 25x18. The cost \$5,000.

**Ithica, N. Y.**—F. K. Irving is preparing plans for a brick and frame Queen Anne church, 100x64, to cost \$6,000, and a bridge for carriage drive with three spans 150 feet each and draw 50 feet, extending from Barnum Island to Long Beach. The draw will swing on ball bearings patented by the architect. The cost will be \$50,000, and will be built for a private company.

**Key West, Fla.**—Alexander I. Finkle, of New York city, has made the plan of a large three-story brick, stone and terra cotta factory for Pohalski Bros., cigar manufacturers, to be built here. It will be 140x50, with a tower 80 feet high. The cost \$25,000.

**Lake Mohout, N. Y.**—N. Le Brun & Son, of New York city, have made sketches of alterations and additions to the Mountain House Hotel, for the proprietor, A. K. Smiley, who will build for himself.

**Morris Park, L. I.**—A. J. Manning, of New York city, is the architect of twenty cottages for the Long Island Improvement Co., to be built here. The company is at present building a cottage here planned by him.

**Mount Kisco, N. Y.**—L. J. O'Connor, of New York city, has made the plan of a one-story frame church for the Catholic rector of this parish. It will be 40x80. The cost \$5,000.

**Montclair, N. J.**—John E. Baker is making sketches for a two-and-a-half-story stone and frame dwelling, 55x30, for F. W. Stevens, of New York, to cost \$5,000.

**New Haven, Conn.**—H. Edwards-Ficken, of New York city, has completed the plan of a two-story and attic brick and stone hall and dormitory for the Sigma Delta Chi Society of Yale College. It will be 36x64, the roof red tiled, and in the style of the German Renaissance.

**Newark, N. J.**—H. D. Havell is the architect for a three-story frame dwelling, 25x56, on Nelson place, for Mrs. Joseph D. Squire, to cost \$6,500, and three two-and-a-half-story frame dwellings, each 16x50, on Clifton avenue, near Sixth avenue, for John J. Garside, to cost \$7,000.

R. H. Rowden has the plans for a two-and-a-half-story Queen Anne dwelling, 21x30, with extension 14x14, at No. 23 Astor street, for Horace Alling, to cost \$3,200.

Carl F. Rehmann has drawn plans for a three-story dwelling, 25x45, on West street, for Judge Roder, which will cost about \$4,500.

H. C. Klemm has made drawings for a two-story dwelling, 26x40, with extension 16x20, at No. 104 Bowery street, for John Bannon, to cost \$2,400.

The following plans have lately been filed in the Building Department: A 3-sty dwg, 25x36, at 28 College pl, for Anton Schmidt; a 3-sty dwg, 25x36, at 26 College pl, for Mr. Holzwarth; a 3-sty dwg, 22x36, at 42 Holland st, for J. Hanhauser; a 3-sty dwg, 25x36, at 227 Lafayette st, for J. Metzger; a 3-sty dwg, 22x41, at 26 Nelson pl, for Hannah B. Squire; a 2-sty dwg, 25x12, on Orange and 7th sts, for W. Liters; a 2-sty dwg, 15x28, at 75 Quitman st, for W. H. Townley; a 2-sty dwg, 21.6x45, at 126 North 3d st, for Joanna B. Breunerman; a 3-sty and 2-sty brick boiler and storage house, 100x40, at 99 to 101 Charlton st, for Gottfried Krueger—architects, Charles Stoll & Son, of Brooklyn; a 2-sty tenem't, 22x32, Elm road in Van Buren st, for Nicholas Tittel; a 3-sty bldg, 27x48, at 100 Vesey st, for E. R. Corhuff; a 2-sty dwg, 19x26, on Aqueeduct st, for Samuel Hampson; a 2-sty and attic brk dwg, 40x30, on Pennsylvania av, for George M. Keasby; two 2-sty dwgs, 34x30, at 163 and 170 Barclay st, for L. Zwickler; three 2-sty dwgs, 16x28, on Clifton av, near 6th av, for Elizabeth L. Garside; a 2-sty brk extension to dwg, 16x26, at 47 Rankin st, for John Seidel; three 2½-sty dwgs, 23x31, at 9, 11 and 13 Milford av, for Messrs. Rindell and Gardner; a 2½-sty dwg, 21x30, at 188 North 2d st, for Melchior Rache; a 2½-sty dwg at 88 and 90 Mt. Prospect av, for R. A. Price; two 2-sty dwgs at 25 to 27 High st, for Jos. Farrington; a 2-sty dwg, 46x21, on Court st, for George Jakobs; a 2-sty tenement, 20x32, at rear of 663 Market st, for Paul B. Abrell; a 2-sty building, 16 x15, at 24 Hunterdon st, for John Mulvany; a 2½-sty dwg, 21x26, at 205 North

7th st, for A. Brundage; a 1-sty saw factory, 42x71, at 15-31 River st, for C. Richardson; a 2½-sty dwg, 18x27, on Lincoln av, for Charles Gies; a 2½-sty dwg, 25x44, at 177 North 6th st, for Wm. P. Odell; a 2-sty dwg, 18x33, at 86 Fairview st, for Mrs. Bleich; five 2-sty dwgs, 77x33, on the corner of 8th av and Clifton st, for Robert Morton; a 2-sty brk stable, 20x28, at 80 Rutgers st, for Benjamin Smith; a 2½-sty dwg, 21x43, at 165 South Orange av, for Dr. Fred. Ill; a 2-sty dwg, 19x30, at 83 South 8th st, for James E. Hampse; a 2 sty dwg, 14x28, at 9 Napoleon st, for J. Bratten; a 1-sty dwg, 40x110, in rear of 18-26 Joy st, for R. G. Solomon; four 3-sty stores and dwgs, each 24x40, at 16-20 Belleville av, for J. H. Osborn; a 2 sty dwg, 22x44, at 79 Bruce st, for George Nugent; a 2 sty dwg, 27x30, on Summer av, for John M. Phillips; a 2 sty dwg, 18x26, at 21 Montgomery st, for R. Bohnenberger; a 2 sty dwg, 21x33, at 404 Walnut st, for M. F. McManus; a 2½-sty dwg, 24x30, on Virginia av and Lake st, for David Blake; a 2-sty dwg, 20x30, at 183 South 7th st, for R. Dod; a 2½-sty dwg, 20x35, on Chester st, for Elizabeth M. Jones; a 2½-sty dwg, 20x33, at 130 Montclair av, for L. Martin; a 2-sty dwg, 20x27, at 46 Milford av, for Charles Wolber; two 2½ sty dwgs, 20x30, at 341 and 349 Summer av, for T. H. Smith; a 2-sty dwg, 17x30, at 185 Astor st, for C. J. Van Riper; a 3 sty brk dwg, 21x45, at 301 South 9th st, for J. O'Hern; three 2-sty dwgs, 27x28, on Aqueduct st, for F. Becher, M. Donnelly and E. G. Heller; a 2 sty dwg, 18x26, on Parker st, for M. Springer.

Alonzo E. Hudson, of New York city, has made the plans of three small two-story and basement frame private dwellings for Judge Heany, to be built here. They will be 16x31, with kitchen extension 12x14, flat roof and clapboarded. The cost \$1,500 each.

**Orange Valley, N. J.**—H. C. Klemm is the architect for a two-story frame building, 47x50, containing a store and hall, on South Jefferson and Forest streets, for Gottfried Kruger, which will cost \$5,100.

**Orange Valley, N. J.**—Arthur D. Pickering, of New York city, has made the plan of a two-story and attic stone and shingle cottage, for William McGall, to be built on the side of Orange Mountain. It will be 45x55. The cost is not yet estimated.

**Rutherford, N. J.**—B. J. Schweitzer, of New York city, has made the plan of a two-and-a-half-story frame cottage for H. G. Bell, to be built here. It will be 20x32, with extension 12x13. The cost \$2,500.

**South Lake Weir, Florida.**—Charles P. H. Gilbert, of New York city, has made the plan of a two-story and attic frame and brick plantation overseer's residence for T. B. Snook, to be erected here. It will be 30x35,

and arranged with rooms for the owner's own use when he visits the place. The cost \$3,000.

**Special Notices.**

The well-known firm of T. S. Clarkson & Co. have engaged Wm. O. Hoffman, Esq., of the late firm of Lindley M. Hoffman & Son as their auctioneer, and will sell real estate, stocks and bonds at auction at the Real Estate Exchange. They also carry on a general business in negotiating private sales of real estate and loans and the management of estates. The office of the firm is at No. 55 Liberty street.

Mr. Charles E. Bonwell, the real estate broker of Tenth avenue and Ninety-fourth street, has purchased the office and good-will of Mr. James W. Lupfer, the well-known broker of No. 355 West Fifty-ninth street. Mr. Bonwell is an active and energetic gentleman, and will give his special attention to the collection of rents, insurance and the management of estates.

**Contractors' Notes.**

The Board of Commissioners of the Dock Department will receive estimates at their office, at Pier A, North River, until 12 o'clock, on Thursday, December 9th, for repairing the old pier, 54 North River, at the foot of Perry street, the pier at the foot of West 19th street, and the pier at the foot of Bogart street.

The Commissioners of the Health Department will receive estimates for erecting a brick morgue on North Brother Island, at their office No. 301 Mott street, until 2:30 p. m., on the 9th day of December.

The School Trustees of the 6th Ward will receive sealed proposals at the hall of the Board of Education, No. 146 Grand street, until 4 o'clock p. m., on Monday, December 8th, for supplying a pump, tank and connections in Primary School No. 8, at Nos. 62 and 64 Mott street.

Sealed bids will be received by the Department of Public Charities and Corrections, No. 66 3d avenue, until 9:30 o'clock a. m. on Wednesday, Dec. 15th, for furnishing boilers and steam fittings at the Penitentiary on Blackwell's Island, and for plumbing and gas-fitting work at new pavilion on Hart's Island.

A sudden demand for pennies has sprung up, and they were at a premium of 3 per cent. recently. There are 700,000,000 of these minor coin in circulation.

**BUILDING MATERIAL MARKET.**

**BRICKS.**—On the market for Hard Brick the influences have about balanced, keeping a pretty steady tone, but on the whole the tendency was toward a little more strength, especially at the close. Manufacturers, as intimated last week, have relaxed no effort to push stock forward, and every available means was employed to continue shipments, so that supplies have run pretty full, but the demand seemed to be waiting for the cargoes as they came in, and receivers rarely experienced any great amount of trouble in securing customers at about former rates on first bids and occasionally a little judicious negotiation would have the effect to slightly add to the rate. Pretty much all the stock hauded, it is asserted, still goes into very early consumption and many dealers and builders possessing both the room and the disposition to pile up have been enabled to make much headway. This week's touch of winter brings a powerful reminder that the "season" is pretty well over, and while work must, of course, to some extent be retarded by "cold snaps," the most direct effect will be upon supplies, and "last shipments" from many points along the river are already spoken of. Jersey, Staten Island and Long Island are all now contributing somewhat to the supply, and are likely to send larger amounts, though not sufficient to neutralize the shrinkage from the Hudson unless demand also unexpectedly falls away. About \$7.00 is now an average inside rate, and \$7.62½@7.75 top on Hards, but some of the best makes of Haverstraws have gone a fraction higher. For Pales the demand is still reported as excellent with "anything" equal to \$4.75@5.00 per M, while the choice stock is occasionally found to appreciate customers at 12½¢, and even 25¢ per M more. Lammies are quoted at "about \$4.50@5.00 per M," and there has been some effort made to sell them, but no buyers appeared ready to take hold. Fronts generally firm and such grades as Trentons and Philadelphia are scarce, with dealers in some instances enabled to obtain more than the usual difference between alongside pier rates and parcels from yard.

**HARDWARE.**—Business shows up about as full as could be expected for this time of the year, but that is nothing very brilliant, and in a general way the market has a slow tone. The selection, from standard goods is made mostly with an idea of keeping up an ordinary assortment, and hence buyers cut their invoices down to the closest possible limit. Offerings fair, and rather full if anything, in comparison with the outlet, while on prices the tone rules somewhat nominal, as a great many variations from lists take place to induce trade. Official announcements of changes have not as yet been numerous, but revisions are under way. An advance of ½¢ was recently made on sisal cordage. On screws some irregularity is again reported, but no quotations differing from "regular" figures can be named.

**LATH.**—The market presents no very noticeable features, except possibly the comparative ease with which sellers retain most of the advantage. Supplies since our last have been quite full, a little greater possibly than anticipated, yet buyers secured no positive advantage, and as a rule receivers placed the offering without becoming subject to extra exertion. It is still claimed that dealers are in many cases carrying out a moderate accumulation, and the manner in which cargo offerings have disappeared is a very good indorsement of that assertion. The selling basis at latest reports was \$2.20@2.25 per M, according to quantity, delivery, etc.

**LIME.**—The market has not undergone any very noticeable change. Possibly, as a whole, the demand was hardly so full as last week, and with rather free arrivals there was an accumulation of unsold

cargoes, but receivers express confidence in ability to eventually work off everything, and of course former rates are expected to rule steadily on all sales from first hards.

**LUMBER.**—The distribution of supplies has on the whole been fair but somewhat irregular, according to the trade of dealers. Those who sell largely to builders appear to be doing the principal business, partly in meeting old contracts and occasionally on new orders, but outside of that the movement is not remarkably full. There is particularly an absence of call from carpenters for repairs, alterations, fittings, etc., and the smaller manufacturers of various kinds who depend upon offerings at this point are also comparatively poor customers. They are not getting any very large amount of stock direct, but simply are without work, compelling them to invest heavily in material, and weekly and monthly bills run rather below an average. The cost of pretty much all descriptions of stock undergo no change, and has a general tendency to sustain a steady position or possibly gain a little more strength on the most attractive descriptions. Dealers do not make very excellent customers at the moment, as the majority who handle heavy amounts have pretty closely provided for their expected wants, and we still find quite a number willing to wait until actual necessity compels them to move and expecting to obtain rates to cover any additional cost that may be added through winter transportation charges. So far as can be judged from the reports as yet available there will be a full crop of logs cut at all points this winter.

Eastern Spruce appears to hold a good market, with pretty much everything merchantable likely to meet with sale whenever it can be offered. A receiver who has had occasion to visit a great many yards in this vicinity of late tells us that he was greatly surprised to find the comparative small amount of stock on hand in many cases where, from previous purchase, it would naturally be supposed dealers held a much larger accumulation, with orders from consumers still flowing in to make the reduction still greater, and this with corroborative testimony from other sources makes it pretty certain that supplies cannot greatly over-run the outlet, if at all, unless manufacturers make bigger cuts and fuller shipments than usual at this season, and of that there seems very little chance for the present outlook. Many of the recent arrivals appear to have been previously sold, and supplies disappear about as fast as cargoes can be handled. We quote \$14.00@17.00 per M for randoms and \$18.00 for specials as a nominal sort of figure as very few such can be placed.

White Pine has a market much the same in all general particulars as that for some time noted. There are dealers with a dull trade and dealers with an active trade according to momentary ruling influences, and striking an average for any given period the volume of the movement differs but slightly. The character of the distribution is also sufficient to include nearly all grades for home consumption with a proportion of export assortment, and on prices the tone is preserved steadily at former figures. Dealers, however, are not investing to any extent in new stock, the majority being fairly provided for, and those who may find use for additions before spring now, feeling willing to wait until the necessity shall arise and order by car lots, etc. Western agents continue on the market to some extent, and, while not forcing matters seriously, appear able to offer comparatively easy terms. We quote \$16@17 for West India shipping boards; \$26@29 for South American do.; \$13@14 for box boards and \$15@17 for extra do.

Yellow Pine continues to be offered with some care and, as a rule, only at about former rates, though buyers claim that for slightly distant delivery they have been tendered rather easier terms. It was, however, only about a difference in transportation charges, as some of the coasters changing to th

Southern trip and anxious to secure a freight to start with have been willing to name more attractive terms. There is some uncertainty as to the demand owing to a disposition among operators to remain reticent regarding their movements, but it occasionally crops out that very good bills have been quietly negotiated, and more are believed to be under treaty, with mill rates differing very little from those for some time current. Trading in f. o. b. lots for export is slightly irregular. We quote as follows: Randoms \$17.50@19.50 per M; Specials, \$19.50@21 do.; Green Flooring Boards, \$20@22; Dry do. do., \$23@25; Siding, \$20@22 do.; Cargoes f. o. b. at Atlantic ports, \$13@15 for rough, and \$19@20 for dressed; Cargoes f. o. b. at Gulf ports, \$12@14 for rough, and \$19@21 for dressed.

Hardwoods showing really useful quality can still be depended upon to attract attention when offered and command pretty good prices. The demand, however, is not of an open and free character, as most dealers are fairly stocked up and appear, for the time being, to be in a position to stand off until sellers come to them. The distributive trade on new orders is also a little slow at the moment, and that is not without some influence as a quieting factor on first hand business. Offerings from interior points do not seem to be quite so full, and a slight hardening on cost is noticeable. We quote at wholesale rates by car load as follows: Walnut, \$60@110 per M; white ash, \$35@40 do.; oak, \$30@40 do.; quarter sawed clear, \$50@60 do.; maple, \$20@32 do.; chestnut, \$28@32 do.; cherry, \$72@90 do.; whitewood, \$28@35 do.; elm, \$20@23 do.; hickory, \$42@55 do.

Shingles not over plenty and steadily held. Home buyers are rarely heard from, but exporters hand in orders now and then and keep trade in motion to a fair extent here for the season with agents securing some f. o. b. trade for direct shipment. We quote Cypress at \$8@10 per M for 6x20 and \$10@11 do. for 6x20 regular assorted shipping; Cypress large \$15@17. 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 \$23@28.50 for No. 1; for 24 inch \$13@15 for A and \$18.50@20.50 for No. 1; for 20 inch, \$8@9.50 for A and \$11@12.50 for No. 1.

The export of lumber, exclusive of hardwoods, from the port of New York, during the month of November last and since January 1, were as follows:

	Feet.
To West Indies.....	1,665,000
To South America.....	3,062,000
To East Indies.....	391,000
To Europe.....	36,000
Total feet.....	5,154,000
Previously reported this year.....	49,813,000
Total since Jan. 1, 1886.....	54,967,000
Total, same time, 1885.....	69,307,000

**GENERAL LUMBER NOTES.**

**THE STATE.**

The Albany market is reported by the *Argus* as follows:

The trade is rather quiet as far as buying is concerned, but the district is in a state of activity as regards shipping, there being considerable hurry exhibited in the desire to complete the shipment of orders before winter places its bar on navigation. The season is growing beautifully less and the orders from small buyers continue to arrive freely, but do not have very much effect on the volume of trade. There were several agents of large New York export firms looking about yesterday, but we do not hear of their having left any orders behind them.

THE WEST.

SAGINAW VALLEY.

LUMBERMAN'S GAZETTE,  
BAY CITY, MICH.

The lumber business, so far as manufacturing and water shipments are concerned, may be announced as practically closed, and the few mills still running will cease operations in a few days at the farthest.

There are still quite extensive inquiries for the pine product, and the rail shipments for the winter are undoubtedly destined to exceed those of any previous year. Owing to the fact that holders of lumber here are in a condition to remain firm in their demands as regards prices, the outlook is encouraging, and prices during the winter months are destined, from the two causes named, to rule high. The prospects are that the lumber in pile on the Saginaw river will be greatly diminished before the opening of navigation in 1887; and that it will have changed hands on exceedingly satisfactory terms to present holders.

Editorially the *Timberman* of Chicago discusses the situation as follows:

Were it not for one thing, the outlook for the lumber trade next season would seem almost without a cloud. If it could be insured that there would not be more logs put in and more lumber cut than there should be, one could hardly ask for a better prospect. But this is an unfavorable condition that always threatens the trade to a greater or less degree, and it is unfortunately now a disturbing possibility. The season in the woods has begun early and vigorously. Millions of feet of logs are already on skidways, or even in streams, and the winter can hardly be said to have begun. Men are going into the woods by hundreds, and in some places it is hard to find all the help the loggers think they need to accomplish the results at which they are aiming. Occasionally there is a district in which it is said that logging operations will be reduced, but in the majority of them it is admitted that the input will not fall short of, if it does not greatly exceed, that of any year since lumbering in the Northwest first began. Lumbermen are not apt to overrate their intentions. They are more likely to underrate them, for very obvious reasons. Hence it is not unfair to infer from all the reports and indications now observable that the log crop of 1886-'87 will be one that will keep the available mill capacity pretty busy next season turning it into lumber. It would be an unfortunate thing if the supply should prove to be in excess of the demand, but it must be granted that this is a result to be feared, and it is not one that the men most interested are likely to avert by taking thought of it. That they might do so is plain enough, but that any modification of their inclinations and their determinations will follow even the conviction of the danger is not so easily demonstrated. Most members of the lumber trade whose interests lie wholly or mainly in the pine branch of it understand why this is so, and how fruitless is the attempt to change the course of the business by lengthy and tedious preachments. It is easy to advise loggers to reduce their cut and to point out to them the risk they are running in neglecting to be guided by what is so clearly the perfection of reason and common sense. All this is simple; but, as in the case of Humpty Dumpty, all the king's horses and men, and all his newspapers, too, are as powerless as a child to make a thousand feet difference in the quantity of work done. As the *Timberman* has before pointed out, the exceedingly high cost of stumpage to many present owners compels its cutting with as little delay as circumstances will permit, and even the heavier holders who may have bought their pine when prices were low, are staggered at the accumulating interest on the basis of even a moderate valuation. The rush to cut timber, though it may crowd the market, seems to be one of the features of the business which must be looked forward to every year. Until the stock is much smaller than it is now, there will be great haste made by many, if not most, owners to turn their pine into money with least delay, and the consequence as a matter of course, will be markets supplied with a lavish liberality that must imperil values to no small degree. True, consumption will increase also, and there is hope that it will at least keep pace with the feverish haste to meet its wants. If it were not for this, the prospect of business next season would be alarming; for that the mill cut will, in all probability, greatly oversupply a slow, restricted trade, such as we have had this season, there is small room to doubt. The salvation of the lumber business is not to come from a decreased production—at all events not at present. It must be sought and found in the opposite direction—in an enlarged consumption. This will come naturally, and every wise seller of lumber will see to it that no means are neglected to foster and develop it wherever there seems to be a chance to put two boards where he has been accustomed to put but one.

And upon the yard trade as follows:

Prices have not materially changed from last week. It is alleged that some yards are selling certain sizes of piece stuff and small timbers at \$11.50, and that a few are offering the list in the country at that price. While this course is considered very unwise, and entirely exceptional, it has a tendency to create a feeling of uneasiness in the minds of dealers who are conscientiously holding for a twelve-dollar basis. It is said that 4x4 and 6x6, as well as 2x6 stuff, is not worth as much as other sizes. But the feeling about particular sorts greatly varies between yards. Some are not well stocked with any kind of dimension, while others are so well supplied that they feel easy, and are willing to cut a little on the less salable sizes. Still it can be reasonably claimed that the price of the more desirable sizes and lengths is \$12 a thousand and there is no reason why any holder should cut below that figure, in view of the present condition of stocks and the prospects of trade. The jobber begins already to speculate in his mind on the big log crop that is to be put in this season, and fears that it is possible to hold piece stuff a little too tightly. But he should be willing to maintain a firm attitude until the spring trade begins at least, for trade can be stimulated but little through December and January by the offering of inducements.

There continues to be much talk about common and cull boards. The dry stocks of these descriptions are pronounced really scarce. Late purchases of inch lumber on the cargo market have had special reference to boards. The 12 and 10-inch stocks are wanted most, but all widths of 12-foot boards, and even other lengths, are wanted. First quality 16-foot fencing is in active demand between yards at \$14 a thousand, and No. 2 is strong at \$11.50 to \$12, according to length.

Good lumber is still rather dumpish. Prices are

certainly not on the rise, and some think they tend to a sag. The strong demand seems to be for common and cull lumber, of which there is no overstock, and no prospect of any.

The *Northwestern Lumberman* reports the Chicago cargo market as follows:

This week receipts have been very light, and market business has fallen to the minimum. The commission men know that there will be very little more lumber on the market this year, and that many yards are short of piece stuff and boards; consequently the lumber that will be offered hereafter will be held for stiff prices, with some advance on piece stuff. This disposition was evinced on Thursday, when a cargo of short and long that was yet to come in was offered at \$9.75 for the short. The would be buyer agreed to give \$9.62½ for the short and \$12.50 for the long, but the sellers would not yield the shilling. Some houses claim that they will get \$10 a thousand for short, green piece stuff before the incoming fleet is worked off. One cargo of all short Norway was sold for \$9.50. The range on short stuff can be placed this week at \$9.50 to \$9.75, with a strong tendency.

The *Timberman*, reporting upon the Chicago hardware market, says:

There is but little variation in the call for lumber. Dry walnut of the cull quality is still wanted in moderate amounts, and quartered oak both red and white, is in sharp demand. This is such a favorite stock that dealers do not seem to be able to get quite all they want. Sycamore is noted as having been selling to some extent of late, but there is no call for it in the market in a wholesale way. Some dealers say they are selling considerable cherry, but they do not report such a brisk movement as to make large consignments from mills desirable. It is still a favorite material with the desk makers, and furniture men use it a little, but for finish it is getting to be too expensive, though sometimes used in houses of the better grades. Gum holds its own, and is one of the things which can be sold in this market, if well manufactured. The good qualities of gum are those that are wanted. Some ash is called for, and the demand for thick stock of good quality, heretofore noted, is not yet fully supplied. Plain oak plank, would sell to some extent, and there is a good inquiry for railway timber. Hardwood prices are steady upon the basis which has ruled for some time back. The quotations cover the market about as nearly as a list can, but the quality and condition of offerings govern actual figures made in selling to a degree that makes it difficult to accurately represent values in a list of prices.

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

The early opening of winter assures what the loggers will call a splendid winter; that is, they will all cut a great many more logs than they started in to get, making it sure that a man can get logs cheap next spring. The history of logging for twenty years past affords no parallel to the craze which seems to have struck the fraternity. Stumpage for Western consumption has run up to \$5@7 in Northeast Wisconsin and upper peninsula of Michigan, with common lumber at \$11 at Chicago. Jee whelkens! Where is the profit?

The trouble about cars continues everywhere, although the Wisconsin line, under the pressure, have been doing much better during the last week, but there is no hope of making up for lost time this winter.

The thirty-four mill men who can saw bill stuff this winter in the Northwest are bucking each other heavily on prices, although they are all loaded down with orders. We hope to be able to issue to each of them a large and elaborate leather medal before spring. They each and all deserve one.

ENGLAND.

The *Timber Trades Journal* as follows:

A rather sudden abatement in the rate of importation of timber goods all round the coast, with few exceptions, was noticeable in our last week's issue, and it was calculated to inspire the trade with renewed confidence, as in October there was a kind of rally in the import business, which looked like the prelude to an increasing supply for the remaining open weeks of the season.

Liverpool was out of spirits at the suspensions and rumors of difficulties which have lately taken place there, but at the public sales goods of mercantile dimensions and fair quality maintained their ground, though the Miramichi birch plank did not find a bidder outside of the reserve set upon them. Nevertheless, Liverpool complains that the small improvement in trade previously noticed had evaporated from the wholesale division.

Hull announced that the importation was sensibly falling off, and that it was agreeably disappointed thereby.

Hartlepool also was somewhat surprised to find that latterly the timber cargoes arising had not averaged one per diem, and it was very cheerful on account of its inland trade assuming a brisker appearance, and buyers coming forward who had latterly been shy of giving their orders.

Grimsey also seemed to have almost done importing, and so on of the east coast generally as far as Leigh, Westward, both Bristol and Cardiff seemed to be doing but little in that line, but they complain of trade being dull still, though the latter port makes the very unusual admission that it is open for a further supply of mining wood, which, by implication, would seem to denote considerable activity in coal and iron districts.

These few facts put together tell favorably for the trade on the whole, and some more obvious improvement may be expected to reveal itself very shortly.

American Black Walnut—Fresh supplies have been coming in lately, but not to so large an extent as to interfere with the recent inclination towards higher prices. Old imports seem to be moving off, and, on Wednesday next, some further lots are, we see, to be cleared without reserve, which, we think, is a wise step on the part of the brokers, as there is no doubt that this mode of selling induces buyers to examine and bid for wood which otherwise they might not trouble to look after. Several parcels of cut stuff have come in lately and seem to be going off pretty well, as there is no doubt a growing inclination on the part of many consumers to buy wood in this form when they can get it in fair condition in preference to logs. The trade in this wood continues good, and there is no doubt that it is making its way, as we can see it is now being largely consumed by builders as well as by cabinet makers.

American White Pine—In this there is nothing much new; trade is steady but not quite so active as it

might be; but still this too is a wood the use of which is extending, and which has undoubtedly an important future before it.

Sequola—We hear that there is rather more moving in this wood, although the stock in the docks does not decrease very rapidly. There is again an assortment in the coming sale, and apart from that now here we understand that no further supplies can arrive for many months.

An auction sale of mahogany took place at Queen's Dock, Glasgow, on 16th inst., when there was sold the entire cargo just landed ex *Excelsior* from Tonala, viz., 323 logs Tabasco mahogany, 124,677 sale feet, at 2½d. to 8d. per foot, averaging 4 3-32d.; 174 mahogany curls, 11,000 feet, at 3d. to 8½d.; 3 logs cedar at 2½d., and 7 logs and 1 curl cedar at 2½d.; 32 mahogany log ends at 2½d. and 2½d.

Some old remainder lots of small-sized Mexican mahogany and cedar were put up after the above, but did not find purchasers.

NAILS.—Demand continues more or less uncertain from all quarters. Claims are made for increased activity but they do not hold good any length of time, and buyers evidently cannot be led away from the course of action planned out by themselves. Prospective lower prices did not hurry them and the chances for an increase of cost is quite as much a failure as a stimulant for investment. At the moment the tone is somewhat unsettled, but general quotations range at about \$2.00@2.05 per keg for 10d. to 6d from store, according to size of invoice or slight advance.

PAINTS, OILS, ETC.—Business moves along in about the former moderate and uncertain volume and there is really nothing new to suggest at the moment. Buyers invest only to the extent of immediate wants but will handle nothing beyond, and they find stocks offered in sufficient quantity to satisfy all calls, with cost generally kept upon an attractive level though making no positive changes of late. Linseed Oil remains about the usual outlet and a steady price at 37¢ @38¢ for Western and 39¢@40¢ for City. Spirits Turpentine has been selling slowly and while offered at lower rates does not appear to move beyond jobbing parcels. Quoted at 36¢@37¢ per gallon, according to quantity, delivery, etc.

TAR AND PITCH.—About an ordinary trade demand prevailed, which was fairly met with quantity and a assortment of stock to suit, and sellers generally willing to accept former rates. No tendency to shade cost, however, could be noted. We quote Pitch \$1.40 @1.70 per bbl. Tar \$1.90@2.40, according to quantity, quality and delivery.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending December 3.

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

E. H. LUDLOW & CO.

7th av, No. 560, n w cor 40th st, 24.9x100, three-story brick building. Charles G. Ross	28,500
7th av, No. 562, w s, 26 8x100, two-story frame building. C. G. Ross	18,000
7th av, No. 564, 22.8x100, similar building. C. G. Ross	15,600
7th av, No. 566, 24 7x100, similar building. M. Rinaldo	17,200
7th av, No. 568, 24.7x100, similar building. Same	17,700
7th av, No. 574, s w cor 41st st, 24.8x100, three-story brick building. Wm. Rankin	27,300
7th av, No. 572, w s, adj, 22x100, similar building. John Boyd	14,160
7th av, No. 570, adj, 26.1x100, similar building. Same	17,300
4th st, No. 207, n s, 100 w 7th av, 25x98.9, two-story frame dwelling. Wm. Rankin	14,000
41st st, No. 206, s s, 100 w 7th av, 25x98.9, two-story frame dwelling. M. Rinaldo	14,200

RICHARD V. BARNETT & CO.

Greenwich st, No. 422, s w cor Laight st, 20 7x 58, five-story brick tenement with store. Dye & Castree	\$28,300
81st st, No. 307, n s, 150 e 2d av, 25x102.2, five-story brick tenement. Louisa M. Stein. (Amt due \$15,935)	21,800
81st st, No. 309, adj, 25x102.2, similar tenement. A. Ganzenmuller. (Amt due \$15,935)	21,700
115th st, No. 337, n s, 150 w 1st av, 25x100.10, five-story brick tenement. W. J. Kane. (Amt due \$1,790; prior mort. \$11,276)	13,751
*Riverside av, e s, 1,025 n 123d st, 6x100, vacant. Frederick A. Post. (Amt due \$7,983)	8,000

JAMES L. WELLS.

103d st, n w cor Manhattan av, 25x100.11, vacant. E. H. Lecour	9,000
103d st, adj, 25x100.11, vacant. E. H. Lecour	6,600
103d st, n s, adj, 25x100.11, vacant. G. S. Adrian	6,600
103d st, adj, 25x100.11, vacant. J. D. Alexander	6,300
103d st, adj, 25x100.11, vacant. Geo. Marschand	6,300
Tinton av, w s, 126.2 s 168th st, 25x134.9x31.1x 135.11. P. Daly	900
Tinton av, adj, 25x134.9. Same	900
Tinton av, adj, 25x134.9. H. Miller	1,800
Tinton av, adj, 50.4x135.1x43.6x134.9. N. D. Lawton	1,840
Tinton av, e s, 126.7 s 168th st, 75.1x132.4x69.7x 135.5. Same	2,490
Tinton av, adj, 50x132.4. William Walsh	1,600
Tinton av, adj, 25x132.5x31.7x132.4. E. Krom.	820
Union av, w s, 128.7 s 168th st, 50x141.4x56.4 x141.5. N. D. Lawton	1,820
Union av, adj, 50x141.4. Same	1,340
Union av, adj, 50x151.6x45x141.4. Same	1,360

A. H. MULLER & SON.

43d st, No. 195, n s, 141.8 e Lexington av, 16.8x 100.5, three-story brown stone dwelling. J. H. Brown. (Leased to Oct., 1888; rent \$1,200 per annum.) (Bid in)	13,850
103d st, Nos. 159 and 161, n s, 180 w 3d av, 60x 100.11, two four-story brick tenements. Peter A. Cassidy	31,900
147th st, n s, 175 e Southern Boulevard, 25x100. T. C. Higgins	

147th st, adj, 75x100. Same. 1,500
6th av. No. 2126, e s, 66.10 n 126th st, 16.6x75, four-story stone front dwell'g. J. W. Leggett. 16,000

SCOTT & MYERS.

135th st, s s, 200 e 6th av, 25x99.11, vacant. R. Skinner. (Bid in) 4,200
135th st, s s, 325 e 6th av, 25x99.11, vacant. Hannerslin. (Bid in) 4,550
7th av, e s, 24.11 s 134th st, 50x75, vacant. Dore Lyon. 14,100

JOHN T. BOYD.

55th st, No. 540, s s, 25 e 11th av, 25x100.5, five-story brick tenem't with store. Jacob New. (Amt due \$14,050) 15,000
55th st, No. 534, s s, 300 e 11th av, 25x100.5, five-story brick tenem't. Same. (Amt due \$15,092) 15,700
\*75th st, No. 21, s w cor Madison av, 25.7x102.2, four-story stone front dwell'g. Maclay & Davies. (Amt due \$1,183; prior mort. \$53,000) 54,000
Madison av, No. 328, w s, 30.9 s 43d st, 25.4x76.2, four-story stone front dwell'g. James T. Watkins. 43,800

WM. KENNELLY & BRO.

\*68th st, No. 20, s s, 95 w Madison av, 18x100.5, four-story stone front dwell'g. V. Henry Rothschild. (Amt due \$32,500) 31,000

H. HENRIQUES.

\*93th st, No. 206, s s, 135 e 3d av, 25x100.5, four-story brick tenem't. Henry E. Stevens. (Amt due on this and other property \$1,825; prior mort. \$11,000) 15,000
Lexington av, No. 802, s w cor 62d st, 25.5x75, four-story brick (stone front) dwell'g. Andrew Onderdonk. (Amt due \$34,530; sold Mar. 2, 1882, for \$28,650) 27,050

JOHN F. B. SMYTH.

5th st, No. 52, s s, bet Broadway and University pl, 25x99, four-story brown stone dwell'g. M. P. Jackman. (Leasehold; lease has 8 years to run; ground rent, \$600 and taxes, per annum) 7,400
73d st, No. 20, s s, abt 125 w Madison av, 22.7x102.2, four-story brown stone dwell'g. W. E. Donovan. (Bid in) 47,250
115th st, n s, abt 126 e 4th av, 29x100.11x75 x irreg; also strip 0.7x80 on rear running to 4th av. W. E. Donovan. (Bid in) 10,800
130th st, n e cor Madison av, 10x99.11, vacant. W. E. Donovan. (Bid in) 10,000
4th av, s w cor 118th st, 50.5x90, shanties 118th st, s s, 90 w 4th av, 56x100.5, vacant. Simon Herrmann. (Amt due \$1,604; prior mort. \$10,840) 20,565

FAIRCHILD & DE WALLTEARSS.

63d st, No. 113, n s, 111 e 4th av, 166x6.11, three-story stone front dwell'g, gas fixtures, &c. J. C. Robert. 15,300

FOGG & BODINE.

18th st, Nos. 142-152, s s, bet 6th and 7th avs, 43.8x92x44.3x92, three two-story brick stables. David Richardson. 22,300
81st st, No. 52, s s, bet 4th and Madison avs, 16.8x102.2, four-story brown stone dwell'g, gas fixtures, &c. John Gallaher. 20,000
1st av, No. 2388, map says No. 2382, e s, 20.11 n 123d st, 20x78, four-story brick store and tenem't. Esther Goldman. 9,000

J. THOMAS STEARNS.

61st st, No. 140, s w cor Lexington av, 20x80, four-story brick (stone front) dwell'g. Myer Hellman. 25,600
Total 722,286
Corresponding week, 1885 223,142

BROOKLYN, N. Y.

J. COLE.

Concord st, No. 223, s e cor Prince st, 29.4x73.1 x18.6x73.4, three-story frame store. Hugh Kennelly. 56,100
Concord st, No. 224, s s, 21.11x76.7x21x73.1, three-story frame dwell'g. Same. 3,600
\*Front st, n s, 159.6 e Jay st, 26x100. Mary E. Read. 5,000
\*Herkimer st, n s, 149 w Albany av, 20x100. John J. De Bevoise. 3,000
Prince st, No. 15, e s, 72.4 s Concord st, 78.5x27.4x75.9x39.6, three-story brick house. G. L. Tilney. 3,300
Prince st, Nos. 21-25, adj, 81x15.1x79.2x27.4, three two-story frame buildings. Aaron Levy. 2,200
Prince st, Nos. 27 and 29, adj, 56.7 x irreg. x 42x101.9, two three-story frame dwell'gs and one and two-story frame buildings and stables on rear. — Smith. 5,250
Prince st, e s, adj, 25.6x1.9x25.8x5.6, vacant. Edward Hailand. 400
Ryerson st, No. 233, e s, 298 n De Kalb av, 20x80, three-story brick dwell'g. Capt. Larned Warren st, No. 470, s s, abt 226.7 e Bond st, 20x100, three-story brick dwell'g. James McGovern. (Mort. \$2,000) 3,925

T. A. KERRIGAN.

\*Park pl, n s, 250 e Clason av, 90x131. Thomas E. Greene. 8,000
\*Prospect pl, s s, 224.3 e Clason av, 63x116x36.6 x9.2x131. Same. 500
Schenck st, w s, 250 s Myrtle av, 25x100. Philip Schnell. 1
1st st, n s, 142.3 e 6th av, 54x100. J. M. Stewart. (Morts. \$7,200) 9,000
22d st, n s, 325 w 5th av, 25x100. 8,900
21st st, s s, 325 w 5th av, 25x100. Frame buildings. Patrick McGowan. 8,900
Clason av, e s, 27.4 s Park av, 25x94.8. Philip Schnell. 1
Division av, s s, 405 w Harrison av, 20x84, brick building. Chas. Cooper. 3,525
Division av, s s, 80.5 w Harrison av, 20x76.8x abt 23x84, brick building. Chas. Cooper. 3,325
Gates av, s w cor Reid av, 125x135. Watson & Pettinger. (Morts. \$18,427) 23,927
Montrose av, s s, 100 w Lorimer st, 50x100, brick building. W. W. Stoll. 16,075

Total 112,676
Corresponding week, 1885 45,347

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.

NOVEMBER 26, 27, 29, 30, DECEMBER 1, 2.

Allen st, No. 78, e s, 137.6 s Broome st, 25x87.6, three-story brick synagogue. Trustees Beth Hamedrash to Congregation Wachevre Machyeka Tora Ansa Sineer. Morts. \$12,800. Nov. 30. \$19,000
Beekman st, No. 30, n s, 84.7 w William st, 23.7 x55x23.4x85.10, five-story brick store. Edward Schell, trustee and receiver John Clapp, to Thomas H. Suckley, Rhinebeck. Nov. 26. 55,250
Bleecker st, s w cor Mulberry st, 24x103x46x94.3; No. 45 Bleecker st, three-story brick store and dwell'g; No. 309 Mulberry st, four-story brick tenem't; No. 311 Mulberry st, four-story frame store. Bleecker st, s s, adjoins above on west, 0.4x50. Caroline S. wife of Frederick J. Brown to Louis Ettlinger. Mort. \$17,000. Nov. 27. 40,000
Bleecker st, No. 134, s s, 50 e South 5th av, 25x100. Bleecker st, s w cor Mulberry st, 24.2x103x46.3x94.2, being Nos. 48 Bleecker st, and 309 Mulberry st. Thomas J. McKee to Caroline S. wife of Frederick J. Brown, Middletown, N. Y. Q. C. Nov. 22. nom
Bleecker st, No. 134, s s, 50 e South 5th av, 25x100, three-story brick store and tenem't. Caroline S. wife of Frederick J. Brown to Louis Ettlinger. Mort. \$11,000. Nov. 27. 25,000
Bowery, Nos. 290 and 292, w s, 39.9 n Houston st, 48.5x77.10x48.8x79.9, two five-story brick stores. Philo T. Ruggles, ref., to Peter Lorillard. May 1, 1850. 19,800
Broadway, Nos. 1691 and 1693, n w cor 53d st, 50.9x42.5x50.5x47.10. Broadway, No. 1695, w s, 50.9 n 53d st, 25.2x39.8x25x42.5, five story brick flat with stores "Irvington." Amos Woodruff, Jr., an heir of A. Woodruff, to Valentine S. and Bayard Woodruff, heirs A. Woodruff. 1-5 part. B. & S. Sub. to mort. Nov. 27. nom
Same property. Amos Woodruff, Jr., trustee for Annie L. G. Smith and Henry C. Woodruff, to same. 2-5 part. Sub. to mort. Nov. 27. nom
Same property. Valentine S. Woodruff and ano., exrs. Amos Woodruff, to same. Morts. \$25,000. Nov. 27. 100,000
Same property. Annie Le G. Smith and Henry C. Woodruff, heirs Amos Woodruff, to Valentine S. and Bayard Woodruff. 2-5 part. Q. C. Mort. \$25,000 on Nos. 1691 and 1693. Nov. 27. nom
Broadway, n w cor 53d st, 75.10x47.10 on 53d st. 46th st, s s, bet 5th av and 6th av, indef't., 45x100.5. Thompson st, w s, bet Prince and Houston sts, 24.8x100. Grove st, s e cor 4th st, triangular plot. Mutual agreement between Valentine S., Bayard, Henry C. and Amos Woodruff, Jr., and Annie Le G. Smith, children of Amos Woodruff, Sr., as to sale of above by executors of said Amos Woodruff, Sr. Nov. 27. nom
Broome st, No. 239, s s, 27.4 e Ludlow st, 22.8x50, three-story frame (brick front) dwell'g. Isaac Hochster to Nancy Reiss, formerly Lehman. In trust. Nov. 9. nom
Broome st, Nos. 472 and 474, n s, 50 w Greene st, 50x100, five-story stone front store. David B. Hart to Henry Morrison, exr. and trustee of Henry Hart. All title. Sub. to mort. \$38,000. Nov. 26. indemnity, 6,500
Boulevard, n w cor 99th st, 25.11x100, one-story frame building. 99th st, n s, 100 w Boulevard, 25x100.11, vacant. Isidor Cohnfeld to William J. Syms. Mort. \$7,000. Nov. 13. 14,000
Commerce st, No. 13, n s, 165 w Bleecker st, 21x40, two-story frame (brick front) dwell'g. Sarah B. Bigelow, widow, to Charles E. Pell. Feb. 27, 1882. nom
Church st, Nos. 320 and 322, s w cor Lispenard st, runs west 75.2 x scuth 70.1 x east 19 x north 9 x east 5.11 x north 12.6 x east, 50 to Church st, north 48.3, five-story iron front store. Henry T. Anderson and ano., exrs. John Paine, to Levi P. Morton. Nov. 27. 133,000
Church st, No. 222, also known as Nos. 318 and 320 Church st, and Nos. 30 to 36 Lispenard st, begins Lispenard st, s w cor Church st, runs west 75.2 x south 70.1 x east 19 x north 9 x east 5.11 x north 12.6 x east 50 to Church st, x north 48.3. Release dower. Caroline Paine, widow, to Levi P. Morton. Nov. 20. nom
Clinton st, Nos. 61-65, w s, 100 n Rivington st, 50x100, three two-story frame (brick front) dwell'gs. Morgan L., Mortimer, Silvia and

Julia Livingston and Rosalia L. and Katharine L. Waldo to Leopold May and Solomon Bachrach. Dec. 1. 30,000
Crosby st, No. 38, w s, 125 s Broome st, 25x100, three-story brick store. Isaac Hochster to Nancy Reiss, formerly Lehman, in trust. Mort. \$20,000. Nov. 6. nom
Crosby st, No. 153, e s, 25x102x25x104.6, vacant. Crosby st, No. 157, e s, 25x93.1x25x91.6. Crosby st, No. 155, e s, 25x93.1x25x94.8. Five-story brick factory on Nos. 155 and 157. Isaac and Herman Schauer to Louis Ettlinger. Mort. \$50,514. Nov. 30. 77,500
Canal st, Nos. 134 and 136, s s, 75 e Bowery, runs east 45.8 x south 75 x west 46.2 x north 24.8 x west 1.3 x north 50.4, five-story brick hall. Jacob Davidson and Hugh Carey to The New York Protective Assoc. Dec. 1. 35,000
Delancey st, No. 49, s s, between Eldridge and Forsyth st, 25x100, three-story brick store and dwell'g and three-story brick dwell'g on rear. Sophia Weitz, widow, to Benno Loewy, Henrietta Loehr, Charles, Constantine and Alexander Weitz. In trust. Nov. 30. nom
Division st, Nos. 101 and 101 1/2, and No. 110 East Broadway, begins Division st, s s, 64.2 w Pike st, 21x129 to East Broadway, x21x128.9. Francis C. Lawrance, Bay Shore, L. I., to Francis C. Lawrance, Jr. B. & S. Dec. 23, 1854. nom
Same property. Francis C. Lawrance, Jr., to Fanny A. wife of Francis C. Lawrance. B. & S. Dec. 23, 1884. nom
East Broadway, No. 94, n s, bet Market and Pike st, 25x64, six-story brick store and tenement. Solomon Jacobs to Samuel Rosenweig and Lena his wife. Mort. \$3,100. Nov. 30. 31,500
East Broadway, No. 141, s s, 260.7 e Pike st, 25x75, four-story brick tenem't. John R. Willis, exr. and trustee William F. Mott, dec'd, and Franklin A. Paddock, ref., to Morris Rosendorff. Dec. 1. 16,300
East Broadway, No. 260, n w cor Montgomery st, 23x105 to No. 247 Division st, x23x104.7, vacant on East Broadway and two-story brick stores and dwell'gs on Division st. Raphael Kuschewsky to Daniel E. Seybel. Mort. \$16,000. Nov. 30. 22,000
East Broadway, No. 140, n s, 233.3 e Pike st, 25.6 (map says 25.2) x 62.3x25x62.4, five-story brick store and tenem't. Nathan Spiegel to Annie wife of Abraham Rosen. Morts. \$13,000. Nov. 27. 22,500
Eldridge st, No. 9, w s, 224.9 s Canal st, 25.6x75, five-story brick store and tenem't. Jacob Macher to Abram Barnatt. Mort. \$9,000. Nov. 30. 25,500
Eldridge st, No. 82, e s, 175 s Grand st, 25x87.6, six-story brick and stone tenem't. Robert J. Leaycraft to Louis Ober. Mort. \$15,000. Nov. 29. 29,000
Eldridge st, No. 197, w s, 100 n Rivington st, 25x100, five-story brick store and tenem't. Anthony Ernst to Friedrich Woehr. Dec. 1. 23,000
Elizabeth st, No. 12, e s, 18.11x80, two-story brick dwell'g. Johane Hallo, widow, to Lupe Lunitz. Nov. 29. 10,500
Elizabeth st, w s, abt 150 n Hester st, 50x94. Ferdinand Sulzberger to Patrick H. Manus. Nov. 30. 31,000
Grand st, No. 231, s s, 75 w Eldridge st, 25x125, five-story brick store. Samuel Cohn to Solomon Loeb. Morts. \$75,000. Dec. 1. 130,000
Grand st, No. 206, and No. 152 Mott st, being Grand st, n e cor Mott st, 23.7x100.2x23.8x100, two-story brick store and dwell'g on Grand st, and two-story frame (brick front) dwell'g on Mott st. Fordham Morris et al., trustees, to Joseph, Henry and Charles Liebmann. Nov. 29. 44,250
Grand st, Nos. 251 and 253, s w cor Chrystie st, 50x75, two four-story brick stores. Forsyth st, e s, 125 s Grand st, sub. to mort. \$3,000; also all title in mortgage, &c. Ferdinand R. Smith, Montclair, N. J., to George Fink. 1-10 part. Contract. Sept. 4. 7,500
Grove st, Nos. 139 to 143 Washington pl, s e cor 4th st, 40x66x76, gore, three-story frame (brick front) store and dwell'g and two three-story brick dwell'gs. Grove st, No. 82, s s, 40 e 4th st, 25x90x8 to 4th st, x-x66, three-story brick dwell'g. Valentine S. Woodruff, and ano., exrs. Amos Woodruff, to Amos Woodruff, Jr., individ. and as trustee for Annie Le G. Smith and her children and H. C. Woodruff. 2/3 shares to each. Nov. 27. 35,000
Greene st, No. 159, w s, 80 n Houston st, 25x100, three-story frame (brick front) store and dwell'g, three-story frame and four-story brick tenem'ts on rear. Benjamin L. Swan, Jr., to Rachel wife of Theodor Cohnfeld. Dec. 1. 34,000
Henry st, No. 127, n s, 261.7 e Pike st, 25x100, three-story brick dwell'g. John R. Willis, exr. and trustee William F. Mott, dec'd, and Franklin A. Paddock, ref., to Morris Rosendorff. Dec. 1. 15,000
Houston st, No. 438, n s, 131 e Av D, 21x105.10, three-story frame (brick front) store and tenem't. Angelina Brauns to Solomon and Henry M. Greenberg. M. \$4,000. Dec. 1. 8,000
Houston st, No. 351, s s, 60 w Pitt st, 20x50, four-story brick store and tenem't. Joseph Epstein to William Rosenbusch and Henrietta his wife. Nov. 30. 10,500
Horatio st, Nos. 34-38, s s, 174 w 4th st, 50x87.6, three two-story brick dwell'gs. Armon F. and Cornelius A. Kelly, Cornelia K. wife of Daniel C. Hood, Elizabeth E. Kelly, George



W., Reuben N., Cornelius A. and Jacob H. Haines to Edward H. Emerson. 10-14 part. Nov. 20. val. consid

Same property. Edward H. Emerson, Brooklyn, to Louis Rossi. Nov. 29. val. consid

Same property. Mary E. Scott, Philadelphia, Pa., Emma H. McGrath and Ida V. Haines, New York, and Eva C. Haines, Philadelphia, Pa., to William W. Mills, Brooklyn. November 24. nom

Same property. William W. Mills, Brooklyn, to Edward H. Emerson, Brooklyn. 4-14 part. Nov. 27. nom

Hudson st, Nos. 617 and 619, w s, 19 s Jane st, runs south 40.1 x south 0.10 x west 14.4 x south 36.2 x east 53.2 to street, x north 37.1, two four-story brick stores and tenement's. Maria A., Mabel R. A. and George F. Le Mon to Meta J. B. Johnson, widow. C. A. G. Oct. 25. nom

Jane st, No. 28, s s, 95 e 4th st, 24x67x24x66, two-story frame dwell'g and two-story brick stable on rear. Emily Treadwell, Brooklyn, to Caroline J. wife of Isaac Treadwell. Mort. \$4,000. July 24. nom

Ludlow st, No. 95, w s, 112.6 s Delancey st, 25x 87.6, four-story frame (brick front) store and tenement and four-story brick tenement on rear. Louis Levy to Jacob S. Baum and William Gross. Mort. \$13,000. Nov. 30. 10,000

Mitchell pl, No. 1, n e cor 1st av, 18x80.10, three-story stone front dwell'g. Elizabeth wife of John Colleran and Ellen wife of Michael Colleran to Moritz Davidson. Mort. \$5,000. Nov. 27. 10,000

Monroe st, No. 112, s s, 24x93.3, two-story brick dwell'g.

Monroe st, No. 114, s s, 21.9x92.6x21.9x92.8, three-story brick dwell'g. John F. Betz, Philadelphia, Pa., to Morris and Joseph Glass. Nov. 9. 16,000

Market st, No. 85, e s, 20 n Cherry st, 20x51, five-story brick store and tenement. John R. Willis, exr. and trustee of Wm. F. Mott and Franklin A. Paddock, ref., to Daniel Buhler, Brooklyn. Nov. 30. 7,025

Morton st, No. 36, s s, 102 w Bedford st, 23x91, two-story brick dwell'g. John W. and George D. Burnton to Charles P. Kuper. Dec. 1. 10,375

Morton st, No. 34, s s, 75 w Bedford st, 27x90, two-story brick dwell'g. Eliza Hunter, widow, to Charles P. Kuper. Nov. 30. 14,000

Madison st, No. 28 and No. 33 Crosby st, life estate in these premises; also all title in all personal property, &c., devised to her by her father Philemon H. Frost. Sarah M. S. Strakosch, late Sarah M. Scudder, widow of Townsend Scudder, to Philemon H. and Townsend Scudder, Oyster Bay, L. I., her children. Trust deed. Nov. 6. nom

Madison st, No. 146, s s, 186.2 w Pike st, 25x100, three-story brick dwell'g. Sarah wife of Harris Salomon to Maggie Reilly. Mort. \$5,000. Dec. 1. 14,625

Madison st, No. 233, s s, 43.7 e Jefferson st, 21.1x70.

Interior lot, 43.7 e Jefferson st and 120 n Rutgers pl, runs north 10 x east 8.11 x south 10 x west 8.11, four-story brick store and tenement. Peter Hayes, Brooklyn, to David Glickstone and Jennie Suvasky. Nov. 29. 12,600

Same property. David Glickstone and Jennie wife of David Suvasky to Isaac Goldstein. Mort. \$6,000. Nov. 20. 13,600

Norfolk st, No. 95, w s, 25x100, three-story brick store and dwell'g and four-story brick tenement on rear, new building projected. Hannah wife of Aaron Morris to Max Isaacs. Mort. \$8,000. Dec. 1. 17,000

Norfolk st, No. 147, w s, 235 s Houston st, 21x 100, two-story frame (brick front) dwell'gs and two two-story frame stables on rear. Christine Baumert, widow, to Henry Waters. Nov. 29. 15,000

Norfolk st, No. 99, w s, 175 s Rivington st, 25x 100, three-story frame (brick front) store and dwell'g and two-story frame dwell'g on rear, new buildings projected. Henry Weidler to Charles and August Ruff. Nov. 29. 16,000

Pearl st, No. 323, and No. 80 Cliff st, n w s, runs northwest 33 x northeast 0.7 x northwest 53 to Harper Bros., x northwest 80 to Cliff st, x southwest 19.1 x southeast 50.3 x southeast 22.9 x southeast 99.4 to Pearl st, x northeast 23.3, five-story brick factory on Pearl st, and six-story brick factory on Cliff st. Lawson Valentine, individ., and as President of Valentine & Co., to Jacob D. Butler. Q. C. and confirmation deed. Nov. 23. nom

Same property. Jacob D. Butler to James T. Blandford, Sing Sing. Mort. \$45,000. Nov. 23. 90,000

Perry st, Nos. 80 and 82, s s, 101.8 e Bleecker st, 40x95.1x40x95.2, vacant. Benjamin B. Johnston, Brooklyn, to Henry Lipman. November 26. 16,000

Prince st, n e cor Wooster st, 40x71.8. Sallie C. Shaw, extr. Charles G. Shaw, dec'd, and Charles G. and Frank D. Shaw to Sallie C. Shaw. Q. C. Nov. 18. nom

Prince st, No. 163 and 165, n e cor Thompson st, 44x95.8x44.9x95.10, two five-story brick stores and dwell'gs on Prince st, and two-story frame (brick front) store and dwell'g on Thompson st. Henry C. Humphrey to James F. O'Shaughnessy. Mort. \$40,000. Dec. 1. 65,000

Rivington st, No. 247, s s, 25.3 w Sheriff st, 24.9 x57x18.8x75, five-story brick store and tenement. Samuel Jacobs, Poughkeepsie, to Markus Weil. Mort. \$12,000. Nov. 24. 19,000

St. Marks pl, No. 11, n s, 178 e 3d av, 26x112.10, five-story brick tenement. Isaac Hochster to

Nancy Reiss formerly Lehman. In trust. Nov. 6. nom

State st, Nos. 11, 12 and 13, and No. 4 Pearl st, begins Pearl st, s w s, runs west along Pearl st 25.8 x south 79.9 to State st, x east 57.4 x north 33.8 x north 15.7 x north 9.8 x west 25 x north 13.10 x west 22.8 x north 49.4. Thomas H. Brush, Brooklyn, to Charles E. Averill. Q. C. Sept. 17. nom

Stanton st, No. 175, n s, 25x100. Moses Mayer to Rachel Stone. M. \$14,000. Nov. 30. 23,000

Stanton st, n w cor Ridge st, 25x80; No. 200 Stanton st, three-story brick store and dwell'g; No. 141 Ridge st, two-story brick stable; No. 143 Ridge st, five-story brick store and tenement. John Schroder to Solomon Weinhandler. Mort. \$13,500. Nov. 30. 27,000

Suffolk st, No. 101, w s, 175.7 s Rivington st, 25.1x100, five-story stone front tenement. Alois Brauner to William Koch. Mort. \$10,000. Nov. 30. 25,000

Suffolk st, No. 78, s e s, 153.6 s Delancey st, 23x 100, two-story frame store and dwell'g and two-story frame dwell'g on rear. Josiah D. Ripley to Samuel Arouson and Phillip Kowlowsky. Mort. \$4,000. Nov. 30. 12,000

Suffolk st, No. 79, w s, 100.2 s Delancey st, 24.11 x100x25x100, five-story brick store and tenement. Morris Rosendorff to Lewis Abraham and Louis Kaufmann. Mort. \$20,000. Nov. 24. 40,000

Thompson st, No. 147, w s, 293.10 n Prince st, 24.8x100, three-story brick dwell'g and three-story brick dwell'g on rear. Valentine S. Woodruff and ano., exrs. Amos Woodruff, to Amos Woodruff, Jr., individ. and as trustee for Annie Le G. Smith and her children and Henry C. Woodruff. 2/3 to each. Nov. 27. 17,000

Same property; also Grove st, s e cor 4th st, runs east 65 x south 90 x west 8 to 4th st, x northwest along st to beginning. Valentine S. and Bayard Woodruff to Amos Woodruff, Jr., individ., &c. Q. C. All title. November 27. nom

Thompson st, No. 171, w s, 100 n Houston st, 25 x100, three-story brick store and tenement. Frederick W. Devoe, trustee Ruth Hamilton, dec'd, to Charles Simpson. Nov. 24. nom

Same property. Sophia D. Hamilton, widow, Flushing, L. I., and James C. and Clara L. Hamilton to same. Q. C. Nov. 24. nom

Vandewater st, No. 41, n s, 50 from Pearl st, 17.9x35.11x11.5x37.7, two-story brick dwell'g. John R. Willis, exr. and trustee William F. Mott, dec'd, and Franklin A. Paddock, referee, to William A. Hilt. Dec. 1. 6,700

Vandewater st, No. 39, n s, 23.6x57, four-story brick dwell'g. John R. Willis, exr. and trustee William F. Mott, dec'd, and Franklin A. Paddock, referee, to John Touhill, Tottenville, S. I. Dec. 1. 11,000

Water st, No. 607, s s, 105.10 e Montgomery st, 21x70, three-story brick dwell'g. Foreclos. Alfred Erb to Edward Felbel. Dec. 2. 3,250

Water st, No. 660, n s, 300.3 w Jackson st, 25x 87.8 x 25 x 88.11, five-story brick tenement. Adolph Lubring to John G. Heintze. Mort. \$19,000. Oct. 7. nom

Water st, No. 73, s w cor Old slip, 19x56.3x19x 56.1, four-story brick store. George C. Packard to Joseph O'Brien, Brooklyn. Mort. \$22,500. Nov. 15. exch. 23,500

Water st, No. 85, e s, 95.5 n Old Slip, 23.11x86.8 x23.8x86.5, six-story brick store. Fordham Morris et al., trustees, to Amos R. Eno. November 24. 23,100

York st, No. 3, n s, 25.11 e St. Johns lane, 22x 62.6, three story frame (brick front) store and dwell'g. William S. Watson, West New York, N. J., to William J. and Charles C. Alexander. Mort. \$6,000. Nov. 30. 9,250

2d st, s s, 252.5 w Av A, 21x105.5. Michael Horner to David J. Stein. Mort. \$4,000. Nov. 26. 13,000

3d st, No. 211, n s, 97 e Av B, 23x96.2, four-story brick store and tenement and four-story brick tenement on rear. Henry Strauss to Friedrich Weidbusch and Maria A. his wife. Dec. 1. 16,300

3d st, No. 305, n s, 295 w Av D, 20x96, three-story brick dwell'g. Matilda wife of Nathan Lenlein, to Samuel Lichtenston. Mort. \$2,000. Dec. 1. 9,600

6th st, Party wall agreement. Jacob Miller, Katharina Lochmann and Morris Grossner with George Ott. July 22.

8th st, No. 94, s s, 75 e 1st av, 25x73.2, five-story brick store and tenement. Moses Goldberg to Adolph Pohl. Mort. \$10,000. Nov. 26. 23,250

8th st (No. 44 St. Marks pl), s s, 125 e 2d av, 25 x (omission); also strip adjoining on rear, 4x23, four-story stone front dwell'g. Nancy Reiss, formerly Lehman to Isaac Hochster. Sept. 10, 1878. nom

Same property. Isaac Hochster to Nancy Reiss, in trust. Dec. 1. nom

9th st, No. 604, s s, 93 e Av B, 25x98.11, five-story brick tenement. Nanette wife of William E. Weber to William Engel. Mort. \$14,000. Nov. 28. 30,100

12th st, No. 607, n s, 93 e Av B, 25x103.3, five-story brick tenement. Jacob Raichle to Paul Berger. Mort. \$22,000. Nov. 30. 29,000

12th st, No. 11, n s, 125 w 5th av, 25x103.3, four-story brick dwell'g. William R. Talbot, Wickford, R. I., to Charlotte Talbot. Mort. \$15,000. Aug. 1, 1883. 24,000

12th st, No. 51, n s, 380.4 e 6th av, 20.10x100, four-story stone front tenement. Louis Watrelot, Paris, France, to Eva Kuschewsky. Oct. 5. 17,250

12th st, s s, 193.9 w Greenwich av, 19x87.11, Louise wife of William R. Gilbert to Francis Mounet. Dec. 2. 10,750

15th st, No. 133, n s, 152.5 e Irving pl, 25x103.3, four-story brick dwell'g. Henry W. Ford, trustee H. Ward, dec'd, to Catharine G. Phelan. Oct. 20. 21,500

18th st, No. 23, s s, 410 w 5th av. 25x92, vacant. Henry V. Allien to Florence E. wife of Laurent H. Allien. Dec. 2. 20,000

19th st, No. 217, n s, 200 w 7th av, 25x98.10x25x 99.6, four-story brick store and tenement and four-story brick tenement on rear. William Mulry to John R. Cushier. Nov. 18. 17,250

20th st, n s, 337.6 w 8th av, 12.6x91.11. Melva wife of Eliza McKenney, Tide Water, Oregon, to Esther E. McKenney. Q. C. July 22. nom

22d st, No. 140, s s, 153.9 e Lexington av, 16.3x 93.7, four-story stone front dwell'g. Joseph I. West to Herman Wronkow. Mort. \$9,000. Nov. 27. 14,000

22d st, No. 140, s s, 153.9 e Lexington av, 16.3x 93.7, four-story stone front tenement. Herman Wronkow to Catharine A. wife of John Cornwell. Mort. \$9,000. Dec. 1. 14,000

22d st, No. 223, s s, 260 w 7th av, 20x98.9, three-story brick dwell'g. Andrew M. Davies et al., exrs. Mary Davis to Calvin Oakes. Dec. 1. 15,550

24th st, No. 404, s s, 106.6 e 1st av, 25x93.9, five-story brick tenement. Daniel A. Kendall, Brooklyn, to Henry C. Humphrey. Mort. \$17,944. Dec. 1. nom

24th st, No. 253, n s, 160 e 8th av, 20x abt 82.7x abt 20.2 x 79.10, three-story brick dwell'g. Frederick E. Bertine to Mary L. Bertine. B. & S. and C. A. G. 1/4 part. Nov. 23, taxes, 1885 and 1886. 2,750

26th st, No. 531, n s, 360 w 10th av, 25x98.9, four-story brick store and tenement. William D. Dubois to Joseph and Arthur J. Levy. Mort. \$4,000. Nov. 22. 9,000

27th st, No. 136, s s, 420 w 6th av, 20x98.9, three-story brick dwell'g. George Stone to Mary E. Strong. Mort. \$3,000. Nov. 27. 10,500

27th st, No. 127, n s, 325 w 6th av, 25x98.9, four-story brick store and tenement and two-story frame dwell'g on rear. Henrietta A. wife of Edward H. Hunt, Yonkers, N. Y., to Joseph I. West. Dec. 1. 13,000

30th st, Nos. 553-557, n s, 128.4 e 11th av, 43.1x 31.6, three four-story brick factories. Belle P. wife of S. H. Huxford to Annie P. wife of George M. Lynch, Morris Plains, N. J. Mort. \$9,100, taxes, &c. Oct. 28. 15,000

31st st, No. 217, n s, 200 w 7th av, 25x98.9, three-story frame store and dwell'g and three-story frame dwell'g on rear. John S. Money-penny to Adolph Koschel. Mort. \$8,500. Dec. 1. 14,000

32d st, No. 557, n s, 150 e 11th av, 25x98.9, five-story brick store and tenement and four-story brick tenement on rear.

32d st, No. 553, n s, 200 e 11th av, 25x98.9, five-story brick store and tenement. Morris S. Thompson to Carl G. Adolph. Mort. \$7,000. Dec. 1. 24,500

32d st, No. 42, s s, 150 w 4th av, 25x98.9, two-story brick stable and three-story brick dwelling on rear. Louise M. Kernochan, widow, to Frederick H. Cossit. Nov. 26. 18,000

33d st, No. 344, s s, 140 w 1st av, 20x98.9, four-story brick tenement. Christlieb E. Becker, Ossining, N. Y., to Cornelius Reid. Re-recorded. Mar. 31, 1883. 7,000

35th st, No. 320, s s, 300 e 2d av, 25x100, three-story frame dwell'g and three-story frame dwell'g on rear. Charles W. Taylor, Amelia wife of Abram M. McCreery and Joseph W. Taylor, Brooklyn, and John H. and Robert H. Taylor to Cornelius Reid. Re-recorded. May 31, 1881. 5,000

38th st, No. 419, n s, 250 w 9th av, 25.3x98.9, three-story frame dwell'g and two-story frame dwell'g on rear. Adam Horn to Louis Kossuth. Nov. 26. 10,000

39th st, No. 121, n s, 118 w Lexington av, 20x 93.9, four-story stone front dwell'g. Charles N. Taintor to Oswald J. Martin, Philadelphia, Pa. Mort. \$20,000. Nov. 27. 33,000

40th st, No. 152, s s, 80 w 3d av, 24x103.10x24.3x 107.3, three-story brick store and dwell'g. Clara A. Helm to Samuel Sloan. Nov. 29. 25,000

40th st, Nos. 308 and 310, s s, 125 e 2d av, 50x 98.9, two-story frame tenement. Sarah Lippitt, widow, to George Ott, Jr. Mort. \$3,000. Nov. 26. 17,000

41st st, No. 337, n s, 300 e 9th av, 32.2x98.9, two four-story brick tenements and three-story frame tenement on rear. Moritz Bullowa to Sarah Donnelly. Mort. \$12,000. Nov. 24. 25,000

42d st, No. 218, s s, 305 w 2d av, 25x92.4x23.10 x79.6.

42d st, No. 220, s s, 280 w 2d av, 25x79.6x27.11 x92.1, two four-story brick tenements with store in No. 218.

Bejemen Sire to Charles A. Stein. Mort. \$1,000. Nov. 1. 35,000

44th st, No. 206, s s, 130.6 e 3d av, 24.6x100.5.

44th st, No. 212, s s, 205 e 3d av, 25x100.5. Two five-story brick tenements. Ferdinand Sulzberger to Julius Dreyfus. Nov. 31. 45,000

Same property. Julius Dreyfus to Ferdinand Sulzberger. Sub. to mort. Dec. 1. 45,500

45th st, No. 449, n s, 175 e 10th av, 25x100.5, one-story frame stable and four-story brick tenement on rear. Herman Schmonsees to John Freissinger. M. \$4,500. Nov. 15. 12,000

45th st, No. 617, n s, 225 w 11th av, 18.9x100.5, three-story brick dwell'g. Elizabeth Williamson to James Adair, Brooklyn. Nov. 27. nom

Same property. James Adair, Brooklyn, to Joseph D. Eldredge. Nov. 27. 10,000

45th st, No. 449, n s, 175 e 10th av, 25x100.5, one-

story frame stable and four-story brick tenement on rear. John Preissinger to Otto Wessel, Adam Nickel and Rudolph Gross. Mort. \$4,000. Dec. 1. 12,000

46th st, s s, 75 e 6th av, 45x100.5, No. 70, four-story stone front dwell'g; No. 72, two-story brick stable. Valentine S. Woodruff and ano., exrs. Amos Woodruff, to Amos Woodruff. Nov. 27. 60,500

Same property. Valentine S., Bayard, Henry C. and Amos, Jr., Woodruff and Annie Le G. Smith, widow, and Amos Woodruff, Jr., trustee for Henry C. Woodruff and Annie Le G. Smith and their children, to Amos Woodruff. Q. C. Nov. 27. nom

46th st, No. 317, n s, 250 e 2d av, 25x98.9, five-story stone front tenem't. William H. Redman to Mary wife of Timothy Lyons. Nov. 27. 17,000

46th st, No. 422, s s, 325 w 9th av, 25x100.4, four-story brick tenem't and three-story brick stable on rear. Peter Helerich to Lucie E. Cassidy, Albany, N. Y. Dec. 1. 12,575

46th st, No. 516, s s, 200 w 10th av, 20x100.5, four-story brick tenem't. Elizabeth Steel and John and Robert Muir, Jersey City, to Hermann Schmonsees. Dec. 1. 11,000

48th st, Nos. 317 and 319, n s, 225 e 2d av, 50x100.5, five-story brick tenem'ts with store in No. 319. Thomas B. McManus to James N. Platt. Mort. \$16,000. Dec. 1. exch

49th st, No. 220, s s, 380 e 8th av, 20x100.5, three-story brick dwell'g. Lazarus Straus to Louis N. Henriquez. Nov. 24. 18,000

50th st, No. 243, s s, 80 w 2d av, 20x100.5, three-story stone front dwell'g. Eugene Brehm to Michael Dempsey. Dec. 1. 13,000

51st st, n s, 475 e 12th av, 25x100.5, four-story brick store and tenem't. Louise wife of and Henry Foeller to James Clarkin. M. \$5,500. Nov. 27. 10,750

52d st, No. 117, n s, 225 w 6th av, 25x100.5, three-story stone front stable. James Low to Elmore F. Coe. Nov. 20. 35,000

53d st, Nos. 412 and 414, s s, 200 w 9th av, 50x100.5, two five-story brick flats with stores. John M. Ruck to Samuel Jacobs. Mort. \$32,000. Dec. 1. 56,000

53d st, n s, 250 w 6th av, 25x100.5, vacant. 53d st, Nos. 113-117, n s, 175 w 6th av, 75x100.5, vacant, and two frame buildings. 56th st, No. 13, n s, 249.8 w 5th av, 25x100.5, four-story stone front dwell'g. Jacob E. Tallman, Jamesburg, N. J., to Maurice Moore. Mort. \$10,000. Nov. 20. See 5th av 133,500

54th st, No. 106, s s, 150 w 6th av, 25x100, four-story brick dwell'g. Catharine A. McCoon et al., exrs. Cornelius McCoon, to John S. Ferguson. Nov. 30. 27,000

54th st, s s, 100 w 7th av, 25x100.5, vacant. Cecile Rusch, widow, Edgewater, N. J., to William B. Baldwin. Taxes, &c. Nov. 29. 17,000

56th st, No. 109, n s, 90 e 4th av, 20x100.5, four-story stone front dwell'g. George B. Arnold to Michael McGovern. Nov. 26. 20,000

56th st, No. 443, n s, 200 e 10th av, 25x100.5, five-story brick flat. J. Edgar Leaycraft to Sarah wife of Francis Mackin. Mort. \$17,250. Nov. 18. 24,250

57th st, Nos. 317 and 319 E, n s, 60x100.5. John Mackin, Alleghany Co., Pa., to Richard Lathers. Q. C. Nov. 19. nom

57th st, No. 477, n e cor 10th av, 25x100.5, five-story brick (stone front) store and tenem't on st and five-story brick tenem't with stores on av. Randolph Guggenheimer and Henry Clausen, Jr., to Patrick McMahon. Mort. \$20,000. Nov. 29. 50,000

58th st, No. 433, n s, 249.7 w Av A, 18.1x100.4, three-story stone front dwell'g. Herman Rapp Westfield, N. J., to William Noble. Mort. \$12,000. Nov. 13. 18,000

59th st, No. 124, s s, 140 w Lexington av, 25x100.5, four-story stone front flat. Mary wife of William B. Whiteman to Abraham V. Whiteman. Dec. 1. 32,500

61st st, No. 138, s s, 20 w Lexington av, 20x80, four-story stone front dwell'g. Solomon Earnest et al., exrs. David Rodh, to Myer Hellman. Nov. 30. 20,300

61st st, Nos. 321-343, n s, 173.4 w 1st av, runs north 100 x west 109.6 x north 100.10 to 62d st, x west 62.8 x south 200.10 to 61st st, x east 172.2, one and two-story brick and one and two-story frame buildings, printing ink factory. D. Napoleon Levy to Missionary Soc. of The Most Holy Redeemer. Nov. 29. 66,500

62d st, s s, 325 w 1st av, runs south 7.10 x north-west 25.3 x north 4.2 to 62d st, x east 25, vacant. Joseph Foulke to John G. Lightbody. June 4, 1885. Re-recorded. 700

62d st, new No. 135, n s, 300 e 10th av, 25x100.5, five-story stone front flat. Charles Gabren to Mathias J. Palm. Mort. \$17,000. Nov. 30. 30,000

62d st, n s, 250 e 10th av, 50x100.5, two five-story stone front flats. Charles Gabren to Henry Bruning. M. \$33,000. Nov. 30. 59,000

63d st, No. 414, s s, 225 w 9th av, 25x100.5, five-story stone front flat. Christian Blinn, Jr., to Agnes Dowling. Morts. \$21,750. November 30. 30,000

63d st, No. 158, s s, 202 w 3d av, 16x104.3x16x103.5, three-story stone front dwell'g. William S. Patten to Joseph Horntal. Nov. 30. 14,850

65th st, No. 345, n s, 119 w 1st av, 27x100.5, five-story stone front flat. Daniel A. Kendall, Brooklyn, to Henry C. Humphrey. Mort. \$20,000. Dec. 1. nom

70th st, n s, 325 w 3d av and being s e cor Lexington av, 95x100.5, two two-story frame dwellings, John H. Matthews, Brooklyn, and

George M. Matthews, heirs George Matthews, to Jacob Schmitt, Peter Schaeffler and Henry Weiler. Mort. \$40,000. Dec. 1. 55,000

71st st, s s, bet 8th and 9th av. Agreement amongst property owners covenating against nuisances. C. W. Luyster, Adeline Travers, Randolph Guggenheimer, Chas. G. Havens, Jno. T. Farley, John Thompson, John E. Calhoun, Henry C. de Rivera, Salvador Ros, Zelah Van Loan, James Thomas, Andrews Sober, John Ruddell, C. Vallonden, Joseph Dryfoos, H. W. Belcher, S. W. Bowne, estate of Jos. Beckendorfer, E. F. Schedler, A. B. Scott, J. Bookman, S. Uhlfelder and Esther A. Wheaton. 74th st, No. 430, s s, 275 w Av A, 25x102.2, five-story brick tenem't. John A. Dinkel to Anna Scheer. Mort. \$13,000. Nov. 30. 16,000

74th st, No. 324, s s, 225 e 2d av, 25x102.2, vacant. Mary McMahon to Thomas F. Coyle. Dec. 1. 6,500

74th st, n s, 270 e West End av, 20x102.2, three-story brick dwell'g. William E. D. Stokes to Edward P. Wilder. C. a. G. Nov. 10. 22,500

75th st, n s, 150 e 2d av, 25x102.2, two-story frame dwell'g on rear. Mary Hanlon to Thomas J. Sheridan. Morts. \$2,500. Nov. 20. nom

75th st, No. 48, s s, 115 w 4th av, 17.6x102.2, four-story stone front dwell'g. Mary C. Hopper, widow, Orange, N. J., to Levi Silberman. Mort. \$19,000. Nov. 27. 32,500

75th st, No. 556, s s, 63 e West End av, 18.6x102.2, three-story brick dwell'g. William E. D. Stokes to Elizabeth V. S. Winthrop. Nov. 26. 20,750

76th st. Party wall agreement. James S. Fonner and Sarah E. Lowther with Justus J. Smith. 560

76th st, s s, 223 e Av A, runs south 102.2 x west 50 x south 102.2 to 75th st, x east 25 x north 204.4 to 76th st, x east 25, frame shed. Arthur L. Meyer to Maurice Moore. Dec. 1. consid. omit

77th st, s s, 205 e 3d av, 50x102.2, two four story stone front tenem'ts. Thomas McGuire to Catharine J. McGuire. Mort. \$20,000. Jan. 18, 1882. 42,000

78th st, No. 425, n s, 299.11 w 9th av, 16x102.2, three-story brick dwell'g. Bernard S. Levy to Joseph Blumenthal. Mort. \$14,500. September 28. 22,500

78th st, No. 49, n s, 257 w 9th av, 17.11x102.2, four-story brick dwell'g. Same to same. Mort. \$18,000. Sept. 28. 100

Same property. Joseph Blumenthal to Henrietta wife of Bernard S. Levy. Mort. \$18,000. Nov. 29. 100

78th st, Nos. 440-444, s s, 318 e 10th av, 53x94.1x53x93, two four-story brick and one four-story stone front dwell'gs. Charles H. Lindsley to James Kirnan. Dec. 1. 90,000

Same property. Release mort. Henry E. Merriam et al., exrs. Benj. W. Merriam, to Charles H. Lindsley. Nov. 29. 40,000

78th st, No. 444, s s, 318 e 10th av, 18x93.4x18x93, four-story brick dwell'g. James Kirnan to Charles H. Lindsley. Mort. \$19,000. Dec. 1. 30,000

78th st, No. 442, s s, 336 e 10th av, 35x94.1x35x93.4, four-story stone front dwell'g. James Kirnan to Charles W. Lindsley. Morts. \$38,000. Dec. 1. 60,000

79th st, s s, 150 w 9th av, 75x102.2. Laura S. Forbes to Samuel Colcord. Q. C. Nov. 30. nom

79th st, No. 324, s s, 284 e 2d av, 20x102.2, four-story brick tenem't. Wellesley W. Bowdish, Waterbury, Conn., to Martin Berg. November 27. 16,850

79th st, No. 430, s s, 150 w 9th av, 22x102.2, four-story stone front dwell'g. Samuel Colcord to Dickson G. Watts. Sub. to easement. Nov. 30. See 81st st. val. consid

79th st, No. 436, s s, 216 w 9th av, 18x102.2. 79th st, No. 438, s s, 234 w 9th av, 18x102.2. Two four-story brick dwell'gs. Samuel Colcord to Mary H. Watts. November 30. val. consid

79th st, No. 442, s s, 276 w 9th av, 24x102.2, four-story brick dwell'g. Samuel Colcord to John H. Hankinson. Nov. 30. See 80th st. 50,000

79th st, No. 465, n s, 304 e 10th av, 18x102.2, four-story brick dwell'g. John S. Ellis to Andrew J. C. Foye. Nov. 30. 30,000

80th st, No. 501, n s, 73 e Av A, 25x51.2, five-story brick tenem't. Bernard H. De Boes to Henry M. Bendheim. Mort. \$9,000. November 30. 14,000

80th st, n s, 350 w 9th av, 75x102.2, vacant. 80th st, n s, 275 w 9th av, 125x102.2, vacant. John H. Hankinson to Samuel Colcord. Mort. \$33,500. Nov. 29. See 79th st. 68,000

81st st, No. 204, s s, 67.4 e 3d av, 17.1x80.10, three-story frame dwell'g. Adolph Cohn to Norman L. Niver. Ms. \$4,000. Nov. 30. 6,500

81st st, s s, 200 w 9th av, 75x102.2, vacant, new buildings projected. Dickson G. Watts to Samuel Colcord. Nov. 29. See 79th st. 35,669

81st st, No. 233, n s, 200 w 3d av, 27.1x100, four-story stone front tenem't. Theresa wife of Isaac Rapp to Sarah C. Daly. Mort. \$10,000. Nov. 24. 20,500

81st st, No. 146, strip in rear of these premises, begins 70 e of Lexington av and 102.2 s 81st st, runs east 22 x south 2.2 x west 22 x north 2.2. William Austin to Kate M. Williams. Q. C. Nov. 24. 15

83d st, s s, 100 w 2d av, 50.10x102.2. Henry Bohlen to George C. Currier. Mort. \$8,500. Nov. 22. 22,500

83d st, No. 337, n s, 408.9 e 9th av, runs east 20 north 80 x west 3.9 x north 22.2 x west 16.3 x south 102.2, three-story brick dwell'g.

Chauncey S. Truax to Ira O. Miller. Forclosure. Nov. 30. 16,900

85th st, Nos. 313 and 315, n s, 175 e 2d av, 50x102.2, two four-story stone front tenem'ts. Henry P. De Graaf to Rachel wife of Joseph Frank. Mort. \$21,000. Dec. 1. 32,000

85th st, No. 117, n s, 215.7 e 4th av, 20x122.2, three-story stone front dwell'g. Henrietta wife of Simon Bachmann to Philipp Goldmann. Nov. 27. 14,615

87th st, No. 413, n s, 206 e 1st av, 25x100.8, five-story brick tenem't. Charles Schafer to John C. Scheuerer. Mort. \$12,750. Nov. 30. 18,900

87th st, No. 426, s s, 231 e 1st av, 25x100.8, five-story brick tenem't. Anna Scheer, widow, to Conrad Leimbach. Mort. \$11,000. Nov. 30. 18,400

87th st, No. 502, s s, 99 e Av A, runs south 61.8 x east 1 x south 38.4 x east 17 x north 100 to st, x west 18, three-story stone front dwell'g. The Germania Life Ins. Co. to Christina A. wife of J. Henry Schmidmann. Nov. 29. 9,500

88th st, No. 208, s s, 160 e 3d av, 25x100.8, five-story brick tenem't. Henry M. Bendheim to Bernard H. De Boes. Mort. \$14,000. November 30. 23,750

88th st, No. 408, s s, 131 e 1st av, 25x100.8, five-story brick tenem't. Peter McCabe to James J. McCabe. Morts. \$11,500. Nov. 29. 18,300

90th st, No. 248, s s, 75 w 2d av, 25x100.8, five-story brick tenem't. James A. Frame to Thomas Burke. Mort. \$13,500. Nov. 30. 23,350

90th st, n s, 212.6 e 9th av, 18.9x100.8, four-story stone front dwell'g. George A. Thomas to Henry F. Taylor. Mort. \$18,000. November 26. nom

91st st, No. 66, s s, 139.10 w 4th av, 19x100.8, three-story stone front dwell'g. Edward Hilson and Myer Foster to Rebecca wife of Harry E. Moss. Nov. 18. 23,000

91st st, s s, 158.11 w 4th av. Assign. of int. in party wall agreement and contract. Edward Hilson and Myer Foster to Rebecca Moss. nom

92d st, No. 57, n s, 218 w 4th av, 17.7x100.8, four-story stone front dwell'g. Jacob Wick, Jr., to Emily R. Marcus. Nov. 30. 24,500

92d st, No. 346, s s, 100 w 1st av, 25x100.8, five-story brick store and tenem't. Emeline wife of William H. Johnston and Elizabeth wife of Richard E. Johnston to Morris A. Myers. Mort. \$12,000. Dec. 1. 19,500

92d st, No. 346, s s, 75 w 1st av, 25x50.8, five-story brick store and tenem't. George Gerlach to William F. Kuebler. Mort. \$7,000. Dec. 1. 12,000

93d st, n s, 306.3 w 9th av, 18.9x75.8x18.9x74.10, three-story brick dwell'g; also all title in south 1/2 of old road adjoining on rear, 18.9x18.4. Lore Lyon to Harriet G. wife of Peter H. S. Vandervoort. Mort. \$12,000. Dec. 2. 21,000

94th st, n s, 335 e 10th av, 17x100.8, three-story stone front dwell'g. Frank Mulligan and James C. Caldwell to Ludwig Riederer. Sub. to mort. Nov. 26. 16,500

96th st, s s, 160 e Lexington av, 10x100.8, vacant. Clifford Coddington et al., exrs. Matilda E. Coddington, to The Mayor, &c., New York. Nov. 15. 2,500

96th st, s s, 160 w 3d av, 150x100.8, five four-story stone front tenem'ts. Lucius A. Russell, Jr., to Emil Roessert. Jan. 26. All liens. nom

97th st, n s, 225 w 8th av, 19x100.3, three-story brick dwell'g. Thomas S. Williams to Richard B. Dishrow. Release mort. Nov. 30. nom

Same property. Release mort. Charles A. Peabody, Jr., and Thomas S. Walker to same. Nov. 30. nom

99th st, n s, 275 w 4th av, 25x100.4. George H. Potts makes declaration that he holds one moiety of above property for benefit of William G. Rudenreid. April 23, 1880.

99th st, s s, 263 e 3d av, 100x100.11, vacant. Jacob B. Weinberg to Joseph Blumenthal. Mort. \$9,000. Dec. 30, 1885. 14,000

99th st, No. 444, s s, 309.7 e 10th av, 15.4x83.1x15.4x82.3, three-story brick dwell'g. John F. Flanagan to Charles F. McKenna. Mort. \$4,000. Nov. 12. 8,500

101st st, n s, 103 w 2d av, 100x100.11. Release mort. John W. Haaren to Charles McCloskey. Nov. 27. 2,048

Same property. Mutual Life Ins. Co., New York, to same. Nov. 29. 6,200

102d st, s s, 300.1 w 9th av, 21.6x100.11, vacant. Foreclos. George L. Sterling to Frederick Adler. Dec. 1. 3,950

102d st, s s, 100 w 2d av, 100x100.11, vacant. John H. and Ernst A. and John W. Haaren to Harry Graham. Morts. \$11,000. Dec. 2. 21,000

108th st, No. 101, n e cor 4th av, 27x74, four-story brick store and tenem't. Stephen H. Thayer to Elizabeth Schoen. Mort. \$7,000. Nov. 26. 16,000

110th st, Nos. 209 and 211, n s, 135 e 3d av, 50x100.11, two four-story stone front tenem'ts. Henry M. Ahrens and Hannah wife of Marx Meyer to John Japha. B. & S. Nov. 29. val. consid. and 250

110th st, s s, 200 e 2d av, 75x100.11, vacant. Michael Noonan to Thomas M. Noonan. B. & S. and C. a. G. Nov. 29. nom

Same property. Thomas M. Noonan to Catherine Noonan. B. & S. and C. a. G. Nov. 30. nom

111th st, No. 210, s s, 110 e 3d av, 25x100.8, four-story brick tenem't. Isaac S. Stendler to Michael Crotty. Mort. \$8,000. Nov. 30. 11,800

111th st, No. 219, n s, 235 e 3d av, 25x100.11, three-story brick dwell'g. Eliza A. wife of John McAtamney to Hermann Maemann. Morts. \$4,000. Nov. 30. 7,0

11th st, No. 317, n s, 250 e 2d av, 25x100 11, four-story brick store and tenem't. William Leslie to James A. O'Gorman. Mort. \$7,000. Nov. 6. 11,500

113th st, No. 327, n s, 333.4 w 1st av, 16.8x100.10, three-story brick dwell'g. Foreclos. Werner Bruns to Anna C. S. Mackenzie, trustee of Cath. C. Stevenson. Nov. 26. 5,650

113th st, No. 105, n s, 36 e 4th av, 16x100.11, three-story brick dwell'g. George Forrester, exr. of Zalmon Taylor, to James A. McCloskey. Nov. 29. 6,500

113th st, s s, 100 w 5th av, 70x100.11, vacant. John D. Ottiwell to Louis Raffler. Mort. \$8,500. Nov. 30. 20,000

113th st, No. 207, n s, 121.2 e 3d av, 16.8x100.11, four-story brick tenem't. Mary T. Constant, widow, to Thomas McGuire. B. & S. Nov. 30. nom

113th st, No. 209, n s, 137.10 e 3d av, 16.8x100.11, four-story brick tenem't. Mary T. Constant, exr. Samuel V. Constant and Theodore Wilson and ano., exrs. Samuel S. Constant, to Anna wife of John Gill. Nov. 30. 10,000

Same property. Mary T. Constant, widow, to same. B. & S. Nov. 30. nom

113th st, No. 165, n s, 181 w 3d av, 20x100.10, four-story brick tenem't. Abraham Michelbacher to Richard Neville and Edward Murphy. Nov. 30. 11,750

113th st, No. 163, n s, 200 w 3d av, 20x100.10, four-story brick tenem't. Same to same. Nov. 30. 11,750

113th st, No. 143, s s, 370 w 3d av, 25x100.11, two story frame dwell'g. Margaret Busted to Susan wife of Patrick Hennessy. C. a. G. Nov. 30. nom

Same property. Margaret Busted, exr. Ann Kelly to same. Nov. 30. 7,400

113th st, No. 207, n s, 121.2 e 3d av, 16.8x100.11, four-story brick tenem't. Mary T. Constant et al., exrs. S. S. Constant, to Thomas McGuire. Nov. 30. 10,000

116th st, n s, 100 w 1st av, 16.8x100.11. James Wood to Hanny wife of Henry Rosen. December 1. 8,500

116th st, s s, 125 w Boulevard, 50x100.11, vacant. 115th st, n s, 125 w Boulevard, 50x100.11, vacant. Alonzo P. Woodruff to Mary H. wife of George W. Powers. 1/2 part. Nov. 30. 1/2 of morts. \$10,500. 2,000

116th st, n s, 190 w 4th av, 100x98.9, shanties. Robert Schell et al., exrs. Augustus Schell, to Patrick Gallagher. Nov. 29. 23,000

117th st, No. 140, s s, 24 w Lexington av, 16.2x100.11, three-story brick dwell'g. Beruhard Kolb to Amalie Lustig. Oct. 16. 8,300

117th st, s s, 223 e Av A, 25x100.11, vacant. Philip Holland to Francis Mitchell. Dec. 2. 3,000

117th st, Nos. 137 and 139, n s, 29 w Lexington av, 45x81.11, two four-story brick tenem'ts. Rufus Adams to Hannah A. wife of James McCabe. Morts. \$19,000. Dec. 2. 27,500

129th st, No. 410, s s, 137.6 e 1st av, 18.9x100.10. 129th st, No. 412, s s, 156.3 e 1st av, 18.9x100.10. Two four-story brick tenem'ts. Louis B. Binsse and ano., trustees Delia Binsse, to Gillespie Sweeney and Sarah A. his wife, tenants in common. B. & S. and C. a. G. Nov. 27. 20,000

121st st, No. 105, n s, 132.6 w 6th av, 17.6x100.11, three-story stone front dwell'g. George W. Ruddell to John A. Peck. Mort. \$11,000. Dec. 2. 18,500

121st st, s s, 100 e 10th av, 75x100.11, vacant. Lydia A. wife of and Francis Everdel and Francis Adlard, Summit, N. J., to D. Willis James. Nov. 30. 6,000

122d st, s s, 35 e Lexington av, 50x100.11. Albert H. Jones to Clara Leggett, Brooklyn. Q. C. All liens. Dec. 1. nom

123d st, n s, 154.2 w Manhattan av, 15.10x100.11, three-story brick dwell'g. Frank Tilford to John W. Hutchinson. Nov. 24. 15,000

123d st, Nos. 67-73, n w cor 4th av, 80x100.11, four four-story brick flats. The Citizen's Savings Bank, New York, to William A. Robinson. C. a. G. Nov. 29. 62,000

123d st, n s, 200 e 10th av, runs east 15 x north 100.11 x east 100 x north 45.1 x west 163 x south 88, vacant. Mary G. Pinkney to Charles H. Lock. Nov. 30. 10,524

124th st, s s, 200 e 10th av, runs south 201.8 x 123d st, x east about 63 x northwest — x northeast to point 57.10 s 124th st, and 375 e 10th av, x north 57.10 to 124th st, x west 175, vacant. Noah Tabbetts, Brooklyn, to Charles H. Lock. Mort. \$8,500. Nov. 29. 22,500

124th st, n s, 140 e 3d av, 83x100, three-story frame dwell'g. Contract. George Ebert, to Adam Harrmann. Nov. 20. 30,000

124th st, Nos. 144 and 146, s s, 250 e 7th av, 50x100.11, two five-story brick flats. Fernando Yost to Gabriel Sommer. Morts. \$32,000. Dec. 2. 48,500

124th st, s s, 250 e 7th av, 50x100.11. Gabriel Sommer to August Ganzenmuller. Morts. \$32,000. Dec. 1. 48,500

126th st, No. 172, s s, 20 e 7th av, 18x80, four-story stone front dwell'g. Rosalitha A. wife of Elbridge G. Rideout to Mary J. Phillips. Mort. \$15,500. Dec. 2. 34,500

126th st, No. 29, n s, 310 w 5th av, 18.1x99.11, three-story brick dwell'g. Foreclos. James E. Carpenter to William A. Martin. Dec. 1. 13,750

127th st, n s, 70, s s, 158.9 e 6th av, 18.9x99.11, three story brick dwell'g. Cornelia wife of

James C. Seymour to Amzi L. Camp. Nov. 27. 13,000

127th st, No. 27, n s, 310 w 5th av, 18.9x99.11, three-story brick dwell'g. Charles A. Yost to Gertrude H. wife of Albro R. Carman. Mort. \$9,000. Dec. 2. 16,500

128th st, No. 21, n s, 235 e 5th av, 25x99.11, three-story frame dwell'g. Anna C. wife of Ernest Schnosenberg to William Peterken. Mort. \$3,600. Nov. 30. 10,600

128th st, No. 63, n s, 161 w 4th av, 16.8x99.11, two-story frame dwell'g. Margaret Dowey to Mary L. Candee. Mort. \$3,300. November 29. 5,600

129th st, s s, 125 w 8th av, 25x99.11, five-story brick flat. Christianna R. Kehoe to William Kehoe. Mort. \$18,000. Nov. 24. 30,000

130th st, No. 117, n s, 244 w 6th av, 19x99.11, three-story stone front dwell'g. Release mort. John Ross to Samuel O. Wright. November 19. nom

Same property. Samuel O. Wright to Anna C. Holt. Mort. \$14,000. Nov. 16. 20,750

131st st, No. 255, n s, 217 e 8th av, 17x99.11, three-story stone front dwell'g. George C. Currier to Henry Bohlen. B. & S. Nov. 10. 15,000

132d st, Nos. 23 and 25, n s, 228 w 5th av, 32x99.11, five-story brick dwell'g. Margaret wife of Patrick Dobbins to Wolf Kronenthal. Nov. 27. Mort. \$15,000. 22,000

134th st, Nos. 18-24, s s, 300 e 5th av, 100x99.11, four four-story brick tenem'ts. Stephen Roberts to John Davidson, Elizabeth, N. J. Oct. 16. Morts, taxes, &c. nom

141st and 142d sts, between 7th and 8th avs. Certificate of Samuel A. Blatchford and Noel B. Sanborn and James D. McClelland, that property in above locality was conveyed by them as trustees under certain trusts. Nov. 15. 147th st, n s, 150 w 7th av, 26x99.11, vacant. Foreclos. William C. Traphagen to Frederick W. White. Sept. 30. 1,500

Same property. Frederick W. White, Albany, N. Y., to William W. Sharpe. Nov. 26. 2,500

157th st, n s, 150 e 10th av, runs north 50 x east 89.6 to w s Kingsbridge road, x south to 157th st, x west 103.3, three-story frame dwell'g. Contract. Annie M. and Jennie C. Myers to Henrietta Moses. Nov. 26. 22,500

Av A, No. 328, e s, 23.1 n 20th st, 23.1x70, five-story brick store and tenem't. Isabella L. wife of Marcus G. Ryttenberg to Simon P. Plannery. Sub. to morts. Nov. 24. 13,000

Av A, No. 1433, n w cor 76th st, 25x75, four-story brick store and tenem't. Maria L. Martin, widow, to Henry Faltermann. Dec. 1, 20,000

Av A, No. 1434, s e cor 76th st, 25.6x91, one-story frame dwell'g. Foreclos. Thomas L. Ogden to Elizabeth and Joseph Orr, exrs. Robert Orr. Mar. 13, 1880. 3,300

Same property. Elizabeth and Joseph Orr, exrs. R. Orr, to Eva wife of George Muller. Dec. 1. 9,400

Av B, No. 208, w s, 75.5 s 13th st, runs west 95 x north 5.4 x west 35.3 x south 19.8 x east 130.3 to av. x north 14.4, five-story brick store and tenem't. Max Wertheimer and Therese his wife to Jacob Schrumpt. Mort. \$5,000. Nov. 30. 12,000

Av C, No. 179, n w cor 11th st, 26x83, four story brick store and tenem't and two-story brick stable on rear. Adolph Pawel to Louis Schaffner. Mort. \$12,000. Nov. 30. 18,685

Av D, No. 27, w s, 110 s 4th st, 22x90, four-story brick store and tenem't. Louisa V. wife of John J. Reid, heir Francis R. Mott, to Samuel Cregar. Q. C. Nov. 23. nom

Same property. Samuel Cregar to William Schuster. Nov. 1. Mort. \$6,000. 14,850

Audubon av, e s, 75 n 163th st, 25x95, vacant. George R. Schieffelin, New York, to Margaret wife of John Brandreth. B. & S. June 9. 950

Lexington av, No. 1053, e s, 17.2 s 75th st, 17x55, three-story stone front dwell'g. Tena Henry wife of Alexander Henry to Rachel Stich. Mort. \$9,000. Nov. 30. 12,500

Lexington av, No. 1824, w s, 20.11 n 113th st, 20x73.10, four-story brick tenem't. John J. Hughes to Henry Bohlen. Nov. 10. Mort. \$10,000. 15,500

Lexington av, w s, 20.11 n 113th st, 20x73.10. } Mort. \$10,000. }

131st st, n s, 217 e 8th av, 17x99.11. } John A. Rochford to Henry Bohlen. Q. C. Nov. 10. nom

Madison av, n w cor 63d st, 20x70. George F. Ferris, residuary devisee of Cath. A. Ferris, to Pauline wife of William H. Arnoux. Q. C. Correction deed. Nov. 26. nom

Madison av, Nos. 2042, 2044 and 2046, w s, 83.7 s 130th st, 49.3x75, three three-story stone front stores and dwell'gs. Mary Herter to Christian A. Herter. Nov. 26. gift

Madison av, w s, 20 n 63d st, 40x70. George F. Ferris, devisee of Cath. A. Ferris, to The Union Dime Savings Inst. Q. C. Nov. 26. nom

Manhattan av, No. 139, w s, abt 151 n 105th st, 16.8x75, three-story brick dwell'g. Frank A. Seitz to Estella wife of John C. Seymour. Nov. 27. 12,500

Manhattan av, No. 545, w s, 63.5 s 123d st, 15x74, three-story stone front dwell'g. Joseph W. and A. Alonzo Teets to Anna C. Schnosenberg. Mort. \$9,500. Nov. 29. 15,250

New av, e s, 263.5 s 145th st, 57.6x110.8 to centre old Kingsbridge road, x northeast 15 to new av second east of St. Nicholas av, x north 45.1 x west 136, three three-story brick dwell'gs. Patrick J. O'Brien to Mary E. Carlin. Sub. to mort. Nov. 27. nom

Pleasant av, No. 349, w s, 80.11 n 118th st, 20x

88, three-story brick dwell'g. Henry L. Bryde to Peter L. Bernhardt. Nov. 27. 10,500

St. Nicholas av, 10th av, 140th st to 145th st. John Ward to John D. Lyon. Q. C. Nov. 29. nom

Same property. Abby M. Ward, widow, to same. Q. C. Nov. 20. nom

Same property. Release dower. Abby M. Ward, widow, to same. Nov. 22. nom

St. Nicholas av and 124th st. Declaration and surrender of contract. Alida Clarke to Bernard Cohen. Nov. 26. nom

1st av, No. 1169, w s, 25.5 s 61st st, 25x91, five-story brick tenem't with stores. Jonas Weil and Bernhard Mayer to Peter Massoth. Mort. \$12,000. Nov. 30. 22,000

1st av, w s, 51.2 s 73d st, 25.6x100. John Flynn to Joseph Cohn. Mort. \$10,000. Nov. 30. other consid and 50

1st av, s w cor 57th st, 85.9x75.2x80.6x75, two-story frame and stone Hebrew Asylum. Edward Oothout et al., exrs. John Russell, dec'd, to Benedict A. Klein. Dec. 1. 33,250

Same property. Release dower. Bridget Russell, widow, to same. Dec. 1. nom

Same property. Benedict A. Klein to Jonas Weil and Bernhard Mayer. Mort. \$24,000. Dec. 1. 33,250

1st av, No. 1358, s e cor 731 st, 25.7x88, five-story brick store and tenem't. Ann wife of and John Mulholland to Nicholas C. Seedorf. Mort. \$22,000. Nov. 30. 34,000

2d av, No. 530, e s, 79.8 n 29th st, 17.10x75, four-story brick store and tenem't. Leopold Bank to Richard O. Buge. Morts. \$5,800. November 29. 14,500

2d av, No. 1739, s w cor 90th st, 25.8x75, five-story brick store and tenem't. James A. Frame to Kate M. Williams. Morts. \$18,000. Nov. 30. 31,000

2d av, No. 2325, w s, 40.10 n 119th st, 20x80, three-story brick store and dwell'g. William Schafer, Flatbush, L. I., to Wilhelmina L. wife of Charles Schneider. Nov. 30. 9,000

2d av, e s, 70 s 72d st, 0.6x60. Release mort. Robert Roethlisberger and ano., exrs Edward Eggmann, to August Schneider. Nov. 29. nom

Same property. August Schneider to Maurice Moore. B. & S. Nov. 30. 1,000

2d av, No. 1409, w s, 76.7 n 73d st, 25.6x100, four-story brick store and tenem't. Julia Collier to Edward Freudenburg. Mort. \$10,500. Nov. 30. 21,000

2d av, No. 1626, e s, abt 27.4 n 84th st, 25x78, five-story brick store and tenem't. Anna wife of George Lehmann to Frances M. Snow and Florence W. Gouraud. Mort. \$10,000. Nov. 30. 23,000

2d av, Nos. 2382-2386, e s, 20.11 n 122.1 st, 60x80, three four-story stone front store and tenem'ts. Henry Ganzenmuller to Michael Elias. Mort. \$19,500. Nov. 30. 34,714

2d av, Nos. 2388-2394, e s, 80.11 n 122d st, 80x80, four four-story stone front stores and tenements. August Ganzenmuller to Michael Elias. Mort. \$26,000. Nov. 30. 46,256

2d av. Party wall agreement. August Schneider with Maurice Moore. Nov. 30. 1,000

2d av, No. 1630, e s, 77.4 n 84th st, 24 10x78, five-story brick store and tenem't. Michael Fries, College Place, L. I., to Edward H. Coster. Nov. 25. 23,000

2d av, n w cor 7th st, 25x100. Isaac Hochster to Nancy Reiss formerly Lehman. In trust. Nov. 6. nom

2d av, No. 558, 18.6x82. Augusta M. Smith, widow, Rochester, N. Y., to Mary E. Hurlbut, Rochester, N. Y. Sub. to life estate of grantor. Correction deed. Sept. 15, '82. nom

2d av, Nos. 2331-2337, s w cor 120th st, 100.11x110, four four-story brick stores and tenem'ts. The Manhattan Life Ins. Co. to Charles Dexheimer. C. a. G. Dec. 1. 72,500

Same property. Charles Dexheimer to William F. Rohrig. Mort. \$55,000. Dec. 1. 85,000

3d av, s e cor 98th st, 50.9x110, vacant. Mary A. Farley to John T. Farley. Nov. 24. 30,000

3d av, No. 2054, w s, 50.5 n 112th st, 25.3x100, four-story brick store and tenem't and one-story frame stable on rear. Josephine A. Picard wife of Aaron, Philadelphia, Pa., to Julius and Bernhard Lichtenstein. Morts. \$15,000. Nov. 26. 24,750

3d av, No. 1724, s w cor 97th st, 25.11x80, five-story stone front store and tenem't. James A. Frame to John F. Schroeder. Mort. \$25,000. May 20, 1886. 36,000

3d av, No. 1828, n w cor 101st st, 20.11x100, five-story stone front store and tenem't. Jacob Oppenheimer to John F. Fayen. Mort. \$21,500. Nov. 22. 26,000

Same property. Release mort. Meyer L. Sire to Jacob Oppenheimer. Nov. 22. nom

3d av, No. 1813, e s, 25.11 s 101st st, 25x100, five-story brick store and tenem't. Adolph Pawel to Herman A. Koenig and Anna his wife. Mort. \$19,000. Nov. 30. 27,500

3d av, No. 1916, w s, 25.2 s 106th st, 25.3x100, five-story stone front store and tenem't. Lillian Karst to Marcus A. Frank. Mort. \$22,000. Nov. 30. 33,350

2d av, s e cor 98th st, 50.5x100, vacant. 98th st, s s, 100 e 2d av, 225x100.9, vacant. } Foreclos. William W. Ladd, Jr., to Henry E. Worcester, West Hampton, N. H. Nov. 29. 31,925

3d av, No. 1914, w s, 50.5 s 106th st, 25.3x100, five-story stone front store and tenem't. Lillian Karst to Julius Landauer and Maurice Kaim, undivided half, and Abraham Kaim, undivided half. Mort. \$22,000. Dec. 1. 32,550

3d av, No. 1912, w s, 75.8 s 106th st, 25.8x100, five-story stone front store and tenem't,

Lillian Karst to Abraham Herzog. Mort. \$22,000. Nov. 30. 32,800  
 3d av, No. 2054, w s, 50.6 n 112th st, 25.3x100, four-story brick store and tenem't and one-story frame stable on rear. Julius and Bernhard Lichtenstein to Bridget D. Fitzpatrick. Dec. 1. 26,000  
 3d av, No. 2095, e s, 75.10 n 114th st, 25x100, five-story stone front store and tenem't. Eva wife of George Muller to Hattie G. Cozino. Mort. \$21,000. Dec. 1. 32,500  
 4th av, No. 2184, e s, 101.3 s 119th st, 25x90, five-story brick store and tenem't. William Ferschild to Isaac S. Plaur. Dec. 1. 19,000  
 4th av, n w cor 117th st, 50.5x90, vacant, new tenem't's projected. Ferdinand Kurzman, David Frank and Henry Hyman to Margareit A. Murray. Mort. \$10,000. Nov. 23. 16,000  
 4th av, s w cor 119th st, 50.5x90.  
 119th st, s s, 90 w 4th av, 50x100.10.  
 New buildings projected.  
 Jacob M. Newman to John M. Hyde. Sept. 10, taxes, &c., 1886. 25,000  
 5th av, Nos. 463-469, 66x95.  
 99th st, s s, lots 45, 52 and 55 block 910, Tax map 12th Ward, each 25x100.11.  
 Charles B. Hart to Imogene Hart. B. & S. Mar. 6, 1886. nom  
 5th av, n e cor 85th st, 25x100, vacant. }  
 85th st, n s, 100 e 5th av, 50x100.2, vacant. }  
 John D. Crimmins to George S. Prince, Roselle, N. J. Nov. 29. 80,000  
 5th av, No. 1085, e s, 23.1 s 90th st, 75.4x102.3, three-story frame store and tenem't, one-story frame stable and two-story frame dwell'g on rear. Maurice Moore to Jacob B. Tallman, Jamesburg, N. J. M. \$40,000. Nov. 20. See 53d and 55th sts. 100,000  
 5th av, No. 324, w s, 65.10 n 32d st, 15.11x100, five-story brick store and dwell'g. Hermann T. Vulte and Charles H. Coffin to John A. Pell. Dec. 1. 52,500  
 5th av, No. 2083, n e cor 125th st, 24.11x83, four-story stone front dwell'g. Isaac E. Wright to Jane A. Colwell. Dec. 1. 40,000  
 Same property. Release mort. The Germania Life Ins. Co. to Isaac E. Wright. Dec. 1. 32,000  
 Same property. Release mort. John Ross to same. Nov. 4. nom  
 6th av, No. 917, s w cor 52d st, 23.6x80, four-story brick store and tenem't. Louise Lange, ex'trx. Wm. H. Lange, to Charles A. Hoff. Mort. \$21,000. Nov. 30. 60,000  
 Same property. Charles A. Hoff to Louise Lange. C. a. G. Mort. \$25,000. Nov. 30. 61,000  
 6th av, No. 2049, w s, 100.8 s 123d st, 19x80, four-story brick dwell'g. Abram B. Van Dusen to Carolina wife of Samuel Eichberg. Mort. \$17,000. Dec. 1. 30,000  
 7th av, e s, 49.11 s 128th st, 50x75. Winfield, Isabella and Adline Tucker, devisees Joseph Tucker, to Mayer Kahn. Dec. 2. 12,000  
 7th av, Nos. 754 and 756, w s, 41.6 s 50th st, 33.6 x90, five-story brick flat and store, "Beaufort." John R. Willis, exr. and trustee William F. Mott, dec'd, and Franklin A. Paddock, ref., to Morris B. Baer and Morris B. Bronner. Dec. 1. 40,100  
 7th av, No. 492, w s, 74.1 s 37th st, 24.8x100, four-story brick store and tenem't and four-story brick tenem't on rear. Partition. Samuel Johnson to Anna R. wife of James J. Morison. Dec. 1. 19,825  
 7th av, w s, as widened, extd'g from 141st to 142d st, 199.10x100.  
 141st st, n s, 100 w 7th av, 25x99.11.  
 142d st, s s, 100 w 7th av, 75x99.11.  
 Kenneth G. White to Malvina wife of Oscar Hammerstein. Confirms boundary. Nov. 12. nom  
 8th av, No. 2284, e s, 50.10 s 123d st, 25x100, four-story brick tenem't with store. Louise wife of Christian W. Hansen to Margaret Walker and Eliza Magrath. Mort. \$10,000. Nov. 30. 23,000  
 8th av, No. 2517, w s, 74.11 n 134th st, 25x75, four-story brick store and tenem't. Theodore Kaliske to Catharine Fallon. Mort. \$10,000. Nov. 29. 20,000  
 9th av, Nos. 309 and 311, s w cor 28th st, runs south 39.6 x west 48.2 x south 2.9 x west 3.10 x north 11.10 x east 6.1 x north 28.11 to 28th st, x east 45.6, two four-story brick stores and tenem't's. Mary Philip wife of Alexander, Avondale, N. J., to Henry Harburger. Mort. \$9,500. Nov. 15. 23,000  
 9th av, No. 644, e s, 25.5 n 45th st, 25x100, five-story brick store and tenem't. Angel J. Simpson and Louis Werner to Joseph Kucher. Mort. \$20,000. Nov. 29. 35,750  
 9th av, No. 828, e s, 50.5 n 54th st, 27.7x100.9x 15.1x100, four-story brick store and tenem't and one-story frame store. Robert L. Cutting, Jr., exr. Walter L. Cutting, to Henry Lipman. Nov. 30. 14,000  
 9th av, No. 829, w s, 75.4 n 54th st, 24.1x100, three and two story frame store and dwell'g and two-story frame (stone front) dwell'g on rear. Lizzie A. Paddock to Margaret Neumann. Nov. 29. 11,000  
 9th av, w s, 50.11 n 98th st, 25x75, five-story brick tenem't with store. John W. Haaren to Max Bamberger. Mort. \$12,000. Nov. 30. 23,000  
 9th av, w s, 75.11 n 98th st, 25x100, five-story brick tenem't with store. John W. Haaren to Henry Weiler. Mort. \$14,000. Nov. 30. 26,000  
 9th av, n w cor 39th st, 24.9x100.  
 9th av, w s, 24.9 n 39th st, 24.8x100.  
 3d av, n e cor 28th st, 24.8x100.  
 Ellen Garnsey, Pearsalls, L. I., to Catherine Roche. All title. Nov. 23. 20,000

Same property. Joseph F., George H. and Thomas Mosher to Catherine Roche. 3-6-1 part. B. & S. November 20. 4,000  
 9th av, s w cor 99th st, 25.11x75, five-story brick store and tenem't. John W. Haaren to Thomas J. McGuire. Mort. \$17,000. Dec. 1. 33,500  
 9th av, e s, 49.4 n 27th st, 24.8x100, Henry Bruning to Thomas Griffin. Nov. 30. 16,500  
 9th av, No. 749, w s, 75.5 s 51st st, 25x100, two-story frame store and dwell'g and one-story frame stable on rear. Contract. Hopper S. Mott with Andrew Ewald. Oct. 4. 13,000  
 9th av, n e cor 87th st, 100.8x100, vacant. }  
 87th st, n s, 100 e 9th av, 25x100.8, vacant. }  
 87th st, n s, 450 e 9th av, 200x100.8, vacant. }  
 Samuel M. and Simon Schafar to Cecilia Cassel. Mort. \$90,000. Nov. 23. 135,000  
 10th av, s e cor 79th st, 51.2x100, two two-story frame dwell'gs.  
 79th st, s s, 100 e 10th av, 50x102.2, vacant. }  
 Martha Cruikshank to Henry D. Graves, Hiram W. Stetson, of Ausable Forks, N. Y. B. & S. Nov. 10. nom  
 10th av, No. 815, n w cor 54th st, 25.5x75, five-story brick store and tenem't on av and one-story brick store on st. Gevert Wendelken to Hermann Schulte. Mort. \$14,000. Dec. 1. 32,000  
 Same property. Henry Wendelken to Gevert Wendelken. Q. C. Dec. 1. nom  
 10th av, Nos. 352 and 354, e s, 25.6 n 30th st, 50x 100, two five-story brick stores and tenem't's. Louis Rossi to William H. Hall. Mort. \$45,000. Nov. 23. exrch  
 10th av, n e cor 102d st, 50x100, two five-story brick tenem't's projected. Bertha Boh to Frederick Schmidt and Mary h s wife. B. & S. 1/2 part. Mort. \$40,000. Nov. 26. 20,000  
 10th av, w s, plot No. 2 Dyckman estate, runs northwest 440.1 x southeast 100 x southeast 442.6 to av, x northeast 100. Foreclos. J. G. Sinclair to Susan Dyckman. July 30, 1881. 6,000  
 11th av, No. 642, e s, 25.4 s 47th st, 25x80, four-story brick store and tenem't. Partition. George P. Smith to Konrad and Johann J. Manthe. Nov. 26. 11,500  
 11th av, n w cor 18th st, runs west 575 x north 99.11 x west 75 x south 99.11 to 187th st, x west 95 to e s Kingsbridge road, x north to s 188th st. x east 793 to 11th av, x south 192.10, two-story frame dwell'g and frame stables. Foreclos. Charles W. Pleasants to Joseph H. Goodwin. Dec. 14, 1882. 13,100  
 Interior lot 90 w Av D and 110 s 4th st, runs south 23 x west 100 x north 23 x east 10. Samuel Cregar to William Schuster. B. & S. Nov. 1. nom  
 All title of Peter I. Nevius in Piers Nos. 2, 3 and 4 East River, said right comprising 47 feet and 3 inches only. John F. Nevius, exr. Peter I. Nevius, dec'd, John F., Mary E., Peter I., Louise K., John F. and Augusta R. Nevius, Agnes W. Edgar, Annie W. Julien and Gulielma F. Church to Hannah G. Gerry. Nov. 29. 50,500

MISCELLANEOUS.

All title in estate of Robert S. French, dec'd. The Theological Seminary of Protestant Episcopal Church, Ohio, to Sarah A. M. French, widow, and Harris H. and Elise G. French, children of Robert S. French, dec'd. Q. C. Oct. 5. nom  
 Assignment of debts or claims to be collected and returns made to party first part. Louisa L. Lindsey to Findlay & Erickson and assignment of same to Susan Findlay for 2,561  
 Exemplified copy of last will and testament of Minerva E. Myers, dec'd.  
 Exemplified copy last will and testament of Laura R. Lagrave.

23d and 24th WARDS.

Adams st, east cor Railroad av, runs north-east along Railroad av 290, x southeast partly along Wetmore st 387.6, x southwest partly along Washington av 200.5 to Adams st, x northwest 378.6.  
 Washington av, west cor Adams st, 100.5x—x 100x124.  
 Washington av, n w s, lot 117 map of heirs T. Bassford property, 50.9x80x50x88.6.  
 Michael J. Dady, Brooklyn, to Benjamin F. Blair, Pearl River, N. Y. Mort. \$3,500. Nov. 5. 10,000  
 Chestnut st, n w s, part lot 24 map of heirs of T. E. Walker, 25x150, h & l. Charles Billet, Jr., to Charles Billet, Sr. Nov. 27. 3,500  
 Lorillard st, e s, 117.10 s Union av, 49x106. Margaret Kipping to Julia Dennerlein. Oct. 9. 600  
 Madison st, n s, 150 from Columbia av, 50x200 to Jefferson st. Release mort. Providence Co. Savings Bank, Pawtucket, R. I., to Charles F. and Amanda C. Green. Nov. 9. nom  
 Punnett st, n w s, 208.4 n e 177th st, 44x103.7x16.8 x100. John J. Schacht to J. Romaine Brown. Nov. 10. 1,000  
 Rogers pl, e s, 522.4 n Westchester av, 30x86x 22.6x69. Charles B. Ferry and ano., trustees, to Daniel Murray. Nov. 29. 375  
 Tiffany st, e s, 300 n 165th st, 50x100. Lyman Tiffany to James T. Davis. Nov. 20. 550  
 Tiffany st, e s, 325 n 165th st, 25x100. James T. Davis to Herman H. Von Salzen. Q. C. Nov. 20. 275  
 Teasdale pl, s s, 137.6 w Delmonico pl, 37.6x100. William J. Barnes to Patrick Murphy. Mort. \$3,000. Nov. 27. 5,200  
 Waverly st, s s, 50 w Madison av, 25x125. Lewis G. Morris to Corinne W. Gaylor. Nov. 23. 900

Waverly st, s s, 75 w Madison av, 25x125. Lewis G. Morris to Louis G. Leyrer. Nov. 22. 900  
 142d st, n s, 475 e Willis av, 25x100, h & l. Nicholas Dullmeyer to Mary F. Davis. Nov. 5,100  
 143d st, s s, 140.6 w 3d av, 60x100, Edward Gustavson to George B. Whitfield. Dec. 1. 18,000  
 144th st, s s, 334.11 e 3d av, 25x100. George Mand to Samuel R. Filley. Nov. 30. nom  
 144th st, n s, 19.3 e College av, 19.3x50, h & l. Ann wife of Cornelius L. La Coste to Veronica B. Benney. Nov. 1. 4,400  
 144th st, s s, 50.7 w Rider av, 50.7x102.10x50x 110.1. Charles H. Russell, Brooklyn, receiver Knickerbocker Life Ins. Co., to Charles W. Alcott and Charles C. Wehrum. Nov. 3. 2,050  
 144th st, No. 612, s s, 234.11 e 3d av, 25x100, two-story frame dwell'g and two-story frame stable on rear. William H. Buxton to Samuel R. Filley. B. & S. Nov. 3. nom  
 146th st, n s, 100 w Brook av, 100x100. Gordon Cunard to William Spieker. Oct. 27. 6,600  
 148th st, n s, east 1/2 lot 58 map Melrose South, 25x100.6. Margaret Killen to Hugh McShane. Oct. 14. 1,100  
 149th st, late Westchester Railroad st, n e cor Trinity av, 20x100. William Miller to John Haffen. Nov. 27. 2,000  
 Same property. John Haffen to Eliza Miller. Nov. 27. 2,000  
 149th st, n s, 300 e Courtlandt av, 50x100, h & l. Isaac R. Dorsett to George Kohler and Margaret his wife. Nov. 26. 5,100  
 149th st, s s, 175 e Courtlandt av, 25x106.6, h & l. Martin Debold to Michael Debold. Q. C. and C. a. G. Re-recorded. July 27. nom  
 149th st, n s, east 1/2 lot 142 map Melrose South, 25x100. Thomas J. Hitchman to Hugh McShane and Minnie his wife. Nov. 27. 1,000  
 149th st, s s, part lot 23 map East Ward village of Melrose, 17.2x7x15.7x7. John Germann to Charles Q. Freeman. Dec. 1. 1,000  
 Adams av, e cor Columbia av, 100x100. Josephine B., William H. G., Wilhelmine R. and Henry G. Meyer, by Hugh N. Camp, guard., to Edward A. Bell. 47 part. November 22. 1,480  
 Same property. Louise Meyer, widow, to same. 3-7 part. Nov. 22. nom  
 Arthur av, e s, north part lot 15 map Oak Tree plot, 25x100. Josephine B., William H. G., Wilhelmine R. and Henry G. Meyer, by Hugh N. Camp, guard., to James Cummings and Mary his wife, joint tenants. 4-7 part. Nov. 22. 300  
 Same property. Louise Meyer to same. 3-7 part. Nov. 22. nom  
 Arthur av, e s, part lot 17 map Oak Tree plot, 50x100. Louise Meyer, widow, to William B. Kaufman. 3-7 part. Nov. 22. nom  
 Same property. Josephine B. and William H. G. Meyer and Wilhelmine R. and Henry G. Meyer, by Hugh N. Camp, guard., to same. 4-7 part. Nov. 22. 530  
 Arthur av, e s, south 1/2 lot 18 map Old Tree plot, 50x100. Josephine B., William H. G., Wilhelmine R. and Henry G. Meyer, by Hugh N. Camp, guard., to Thomas Kernan. 4-7 part. Nov. 22. 500  
 Same property. Louise Meyer, widow, to same. 3-7 part. Nov. 22. nom  
 Arthur av, s e cor West Farms to Fordham av, 96x100.7x96x100. Louise Meyer, widow, to William J. Barnes. 3-7 part. Nov. 22. nom  
 Same property. Josephine B. and William H. G., Wilhelmine R. and Henry G. Meyer, by Hugh N. Camp, guard., to same. 4-7 part. Nov. 22. 1,380  
 Arthur av, e s, part lot 15 map Oak Tree plot, 50x100. Louise Meyer, widow, to Isabella wife of William H. Peters. 3-7 part. Nov. 22. nom  
 Same property. Josephine B., William H. G., Wilhelmine R. and Henry G. Meyer to same. 4-7 part. Nov. 22. 520  
 Arthur av, e s, north 1/2 lot 18 map Oak Tree plot, 50x100. Louise Meyer, widow, to Frederick Boss. 3-7 part. Nov. 22. nom  
 Same property. Josephine B., William H. G., Wilhelmine R. and Henry G. Meyer, by Hugh N. Camp, guard., to same. 4-7 part. Nov. 22. 500  
 Arthur av, e s, north 1/2 lot 19 map Oak Tree plot, 50x100. Josephine B., William H. G., Wilhelmine R. and Henry G. Meyer, by H. N. Camp, to Theodora Gordon. 4-7 part. Nov. 27. 500  
 Same property. Louise Meyer, widow, to same. 3-7 part. Nov. 22. nom  
 Arthur av, e s, part lot 17 map Oak Tree plot, 25x100. Louise Meyer, widow, to John W. Hannan. 3-7 part. Nov. 22. nom  
 Same property. Josephine B., William H. G., Wilhelmine R. and Henry G. Meyer, by Hugh N. Camp, guard., to same. 4-7 part. Nov. 22. 270  
 Boscobel av, w s, 599.4 n of Suspension Bridge road, 50x145.3. Edward A. Caswell to John H. Wellwood. Nov. 29. 2,175  
 Brook av, s e cor 164th st, —x—x31.2 on street. Samuel H. Merritt and Robert Hall to Newbury D. Lawton. Mort. \$1,000. Nov. 12. 2,500  
 Bathgate av, w s, 110 s 172d st, 16.8x120. Charles O'Connor to Ann wife of Patrick Kerrigan. Nov. 29. 3,250  
 Fulton av, n w cor 7th st, 98.6x186, h s & l. N. Emerson Mead to Ella M. Balderston, Philadelphia, Pa. Nov. 24. 9,900  
 Fulton av, e s, 100 n 163th st, 43x96.5x41x99. William W. Sharpe to Theophilus G. Smith. Oct. 4. 4,600  
 Grove st, n w s, 264 n e John st, 30x150. Catha-

rine Goerl and Anna Volker to Mary Reilly. Nov. 20. 300  
 Honeywell av, s e s, 245 s w Samuel st, 57x99x 56.1x99. Kunigunda wife of Andrew Schumann to Patrick McConville. Nov. 23. 629  
 Jefferson av, s e s, lots 158 to 162 inclusive, map S. Ryer homestead, 125x110x125.5x134. Samuel st, south cor Jefferson av, 25x100.  
 Ryer pl, s e s, lots 191 and 192, same map as above. 50x115x50.2x125.  
 Jonas H. Goodman to Eliza Goodman. B. & S. Nov. 17. 3,000  
 Jackson av, e s, 114.6 n 161st st, 19.9x84. Release mort. R. Clarence Dorsett to John W. Decker. Dec. 1. 700  
 Same property. John W. Decker to Josie wife of Frank M. Foot. Mort. \$2,000. Dec. 1. 3,800  
 Monroe av, n w cor Orchard st, runs north 188 to Morris st x — 250x100. Charles Kane to Lucretia Morris. Aug. 1, 1886. 465  
 Railroad av, e s, 566.3 s 144th st, 25x232.8 to Mott Haven Canal. Charles H. Russell, recvr. Knickerbocker Life Ins. Co., to Charles W. Alcott and Charles C. Wehrum. Nov. 3. 1,600  
 Rider av, n w s, 118 s w 144th st, 125x125. Charles H. Russell, recvr. Knickerbocker Life Ins. Co., to Charles W. Alcott and Charles C. Wehrum. Nov. 3. 5,375  
 Sedgwick av, e s, 388.6 n Suspension Bridge road, 50x145.3. Edward A. Caswell to Peter Garry. Nov. 29. 2,750  
 Sedgwick av, centre line, 200 s of James Lee's land, runs south 200 x east about 374.6 to centre of Boscobel av, x north abt 200 x west abt 374.6, excepting 37.6 on west side and 30 on east side for highways. Samuel C. Bigelow, San Francisco, to Edward A. Caswell. Oct. 15. nom  
 Stebbins av, e s, 188.4 n 165th st, 25x116.7x25.3x 112.6. Lyman Tiffany to Gregorio Di Lorenzo. Nov. 12. 650  
 Stebbins av, e s, 263 n 169th st, 25x100. John Regan to Mary wife of Albert Stillwell. Dec. 2. 1,875  
 Union av, n s, lot 186 map S. Cambreleng and others property, Fordham, sub. to widening of avenue 17 feet on each side. Mary Hanlon to Thomas J. Sheridan. Nov. 20. 600  
 Vanderbilt av, e s, 484 n Quarry road, 25x150. De Witt C. Baggott to John D. O'Brien. Nov. 26. 625  
 Same property. Release mort. Albert Ayres to De Witt C. Baggott. Nov. 8. nom  
 Valentine av, w s, lot 30 map of south part P. Valentine farm, 100x250. Jonas H. Goodman to Eliza Goodman. B. & S. Nov. 17. 2,500  
 Washington av, e s, 300 n Columbia av, 50x100. John J. Bannan to William E. Marshall. Mort. \$250. Nov. 18. 700  
 Washington av, n w cor Findlay st, 150x100. Henry W. Schmidt to Samuel M. Bixby. Nov. 26. 10,000  
 Washington av, w s, 100 s Fletcher st, 25x100. Owen Toher to Walter E. Brown. Nov. 29. 1,000  
 Washington av, e s, 350 n Columbia av, 50x100. Release mort. Gregorio Di Lorenzo to John J. Bannan. Nov. 18. 200  
 Same property. John J. Bannan to William H. Finch. Nov. 18. 700  
 Washington av, w s, 50 n Wetmore st, 50x101. Ferdinand Meyer to Fanny C. Combes. Dec. 1. 2,000  
 Washington av, e s, north 1/2 lot 79 map Central Morrisania, 25x150. Georgia C. Armstrong, Chicago, Ill., to Amy A. Mull. Nov. 30. 2,058  
 3d av, s e cor Jacob st, 81x270 to Bathgate av, x60x305. Contract. Patrick McNamara, Annie O'Neil and Catharine Rainey to George Chappel. Oct. 23. 3,500  
 3d av, n w s, 300 s w Orchard st, 50x —. Samuel W. Bowne and Hannah M. wife of Robert K. Carter to James Quinn. Water tax 1885 and 1886. Dec. 1. 2,700  
 3d av, s e s, 89 s w 170th st, 100x209.5x100x209. Cecelia H. Pohle to John Eichler. B. & S. Nov. 22. 16,250  
 3d av, w s, 110 s 172d st, 50.2x90. Release mort. Charles F. Armack, Jersey City, to Philippe C. Roos. Nov. 15. nom  
 Same property. Philippe C. Roos to Frederick W. Flannery. Nov. 15. 2,500  
 Same property. Frederick W. Flannery to Charles Trueman. Mort. \$1,500. Nov. 29. 3,300  
 3d av, w s, 100.2 s 173d st, 25x92.8x25x95.4. J. Romaine Brown to Michael Casey. November 6. 2,800  
 7th av, e s, 300 s Walnut st, 100x100. John E. Whitaker to Annie Rehill. Nov. 29. 1,000  
 Lots 2, 3, 5, 6, 7 and 39 to 44 and 53 and 56 to 60 and 61 to 71 and 82 and 97 map W. O. Giles property, 24th Ward. Release mort. Stephen Duncan, Natchez, Miss., to William O. Giles. Nov. 29. nom  
 Lot 78 map of Metropolitan Real Estate Association, Fordham Ridge, 24th Ward. Emanuel Faerber to Simon Greenebaum. Dec. 1. 400

LEASEHOLD CONVEYANCES.

Bowery, No. 123, e s, 50 s Grand st, 25x102, five-story brick store. Leasehold. Eliza A. Paff, Peoria, Ill., and Delia S. wife of and Frank E. Stubbs, Council Bluffs, Ia., to Mary Anderson. 20,000  
 Fulton st, No. 109, n s. Consent to assign. lease. The Reformed Prot. Dutch Church to Frederick Humphreys.  
 Same property. Assign. lease. Frederick Humphreys to Humphrey's Homeopathic Medicine Co. nom  
 Grand st, No. 281. Assign. lease. Samuel Cohn to Solomon Loeb,

Greenwich st, s w cor North Moore st. Consent to mortgaging of leasehold premises. Rector, &c., Trinity Church to Max Ams.  
 Rivington st, No. 27, s s, 81.3 w Forsyth st, 18.9 x75. Frances Livingston to Julia Offermann, admrx. of Charles Oberley. 20 years, from May 1, 1887, per year, taxes, &c., and 270  
 Rivington st, No. 31, s s, 43.11 w Forsyth st, 18.9 x75x18.8x75. Same to Frederick Stallknecht, exr. Frederick S. Stallknecht. 20 years, from May 1, 1887, per year, taxes, &c., and 270  
 Rivington st, No. 33, s s, 25 w Forsyth st, runs south 46.8 x east 8.5 x south 8.6 x east 16.7 to Forsyth st, x south 2.8 x west 43.11 x north 57.10 to Rivington st, x east 18.11 to beginning. Same to Albert Brandt. 20 years, from May 1, 1887, per year, taxes, &c., and 240  
 Rivington st, No. 35, s w cor Forsyth st, runs west 25 x south 46.8 x east 8.5 x south 8.6 x east 16.7 to Forsyth st, x north 55.2. Same to Albert Brandt. 20 years, from May 1, 1887, per year, taxes, &c., and 300  
 Spring st, No. 23, front. Assign. lease. C. H. Mittnacht to Michael Lo Sasso. nom  
 Union pl (4th av), s e s, 27 n e 16th st, 26x125. Geo. A. Hearn, to Louisa Bursley and ano., exrs. Ira Bursley. 30 years from May 1, 1864, per year, taxes, &c., and 1,000  
 3d st, s s, 144.9 e Av A, 24.9x105.11. Assign. lease. Sophia Hoffmann to Charles Schmidt. 12,000  
 4th st, s s, 250 w Av A, 25x96.2. Assign. lease. John Scheuerer to Peter H. Siebern. 12,250  
 8th st, s s, 24.3 e Macdougall st, 24.3x100 to alley. Mary A. C. Rogers, widow and devisee John Rogers, to Sarah A. French. 21 years from May 1, 1877, per year, taxes, &c., and 337  
 13th st, s s, 193 e Av B, 25x103.3. Release of interest in lease. Catharine Dunn, widow, to Elizabeth wife of John J. Dunn. Nov. 27. 450  
 13th st, Nos. 614 and 616 E., s s. Assign. lease. John J. and William J. Dunn to Catharine Dunn, widow. nom  
 13th st, No. 614 E. Agreement as to selling of leased premises. Catharine Dunn, widow, with Elizabeth wife of John J. Dunn, joint owners of fee. nom  
 14th st, No. 23 E. Assign. lease. W. Jennings Demcrest to Eveline L. Demorest. 40,000  
 18th st, n s, 326 w 2d av, 23x92. Rutherford Stuyvesant to Ira Bursley, exr. Louisa M. Bursley. 21 years from Nov. 1, 1886, per year, taxes, &c., and 475  
 18th st, n s, 395 w 2d av, 23x92. Assign. lease. Eliza A. Clark, extrx. Wm. S. Clark, to Eliza A. Clark. nom  
 18th st, n s, 280 w 2d av, 23x92. Rutherford Stuyvesant to John Kehoe. Correction. 21 years, from Nov. 1, 1886, per year, taxes, &c., and 475  
 24th st, n s, 325 w 8th av, 25x —, gore. Interior gore on centre line bet 24th and 25th sts and 250 w 8th av, runs west 100 x south —x—x—.  
 Leasehold. David McAdam to James Elgar. Sub. to mortg. Dec. 1. 16,000  
 24th st, n s, 325 w 8th av, 25x31.8x25x33.4. Assign. lease. David McAdam to James Elgar. nom  
 24th st, n s, 325 w 8th av, 25x31.8x25.9x33.4. Consent to assign lease. James N. Wells, trustee of Clement Moore to David McAdam. 6,500  
 44th st, n s, 240 e 8th av, 20x100.5. Assign. lease. Conrad Borda, exr. Camille C. Borda, to James Devlin. 6,500  
 73d st, No. 406 E., store and cellar. John S. Scott to Ferdinand Fordik. 4 1/2 yrs, from Jan. 1, 1887, per year, 660 and 720  
 109th st, No. 184 E. Assign. lease. Leopold Schwartz to Rebecca H. Grieme. nom  
 Same property. Assign. lease. Rebecca Grieme to John H. Grieme. nom  
 Jerome or Central av, lots 27 to 37, inclusive, on Findlay map, 60 to Cromwells Brook, x 200. Assign. lease. David B. Herrington to Hiram G. Smith. 4,000  
 Lexington av, No. 519. Assign. lease. Laurence P. Mullahan to Matthew J. Mullahan. nom  
 Washington av, s w cor Franklin av, 40.2x80.7x 40.1x80. Assign. lease. George J. Wersebe to Frederick C. Pinne. 4,500  
 2d av, No. 1493, store and cellar. Assign. lease. Harry Randall to John Hughes. nom  
 3d av, w s, 42 s 25th st, 21x81. Assign. lease. George Gottheimer and Jacob Davidson to New York Protective Associations. nom  
 5th av, No. 292. Sheriff's certificate of sale of lease. Hugh J. Grant, Sheriff, to Jeremiah O'Rourke. 500  
 11th av, e s, 24.9 n 36th st, 24.8x100. Leasehold. Andrew A. Waters, Green Island, Hudson River, near Troy, to John Farrell. Nov. 1. 6,000  
 Assignment of lease made by Christopher Bendige and Emanuel Moses, indeft. Emanuel Moses to Fritz Jagan. nom

KINGS COUNTY.

NOVEMBER 26, 27, 29, 30, DECEMBER 1, 2.  
 Adelphi st, e s, 289.5 n De Kalb av, 25x126.2, h & l. Justin D. Fulton to Jennie F. wife of William E. Wamsley. \$6,500  
 Aberdeen st, s e s, 130 s w Bushwick av, 20x100, h & l. Alonzo M. Sagar to Anne Studley. Mort. \$2,000. 3,600  
 Baltic st, s s, 100 w Nevins st, 25x100. Catharine Cushing, widow, to John F. Hatton. 2,500  
 Baltic st, n e s, 275 s e Hoyt st, 25x100. Sampson B. Oulton to Addie E. Hill, New York. 2,600

Bergen st, n s, 80.6 e Hoyt st, 20x100, h & l. John Monas to Annie Woods. Mort. \$2,500. 6,500  
 Bergen st, s s, 228 e Bond st, 18x100. Samuel Shethar, trustee, to Annie O. Taylor. Q. C. nom  
 Bleecker st, s s, 230 w St. Nicholas av, 20x100. Jas. D. Lynch to Henry E. Jackson. 270  
 Bleecker st, n w s, 175 s w Irving av, 20x100. Alfred J. Pouch to David H. Scott. 285  
 Bleecker st, n s, 145.9 e Wyckoff av, 40x100. Greene av, s s, 230 w St. Nicholas av, 20x100. James D. Lynch to Charles F. Buttger. 785  
 Broadway, n e s, 80 n w Woodbine st, 20x100, h & l. Anna M. wife of Ephraim Kramm to Elmer E. O'Donneil. 4,500  
 Carroll st, n s, 90 w 6th av, 140x100, h & l. Arnold G. Verrinder to John A. Linscott. Mort. \$45,500, and taxes 1886. exch  
 Carroll st, n s, 152 e 7th av, 20x100, h & l. John Magilligan to Margaret A. wife of James E. Young. Mort. \$7,500. 14,000  
 Comme ce st, s w s, 90 s e Van Brunt st, 50x 100.  
 Bay st, n e cor Otsego st, 240x100.  
 Bay st, n w cor Columbia st, 100x100.  
 Van Brunt, Commerce, Inlay and Bowne sts —the block, excepting lot 25x90 on cor Inlay st and Bowne st.  
 Bergen st, s s, 228 e Bond st, 18x100. Samuel Shethar, trustee, to The Richardson & Boynton Co. nom  
 Court st, e s, 50 s 4th pl, 25x100. John R. Brooks, St. Louis, Mo., to Mary S. wife of Roston Pell. C. a. G. 800  
 Court st, n e cor Sigourney st, runs north 100 x east 150 x north 100 to Bay st, x east 50 x south 200 to Sigourney st, x west 200. Jeremiah P. Robinson et al., exrs. J. P. Robinson, to James McLaren. 11,500  
 Clifton pl, n s, 400 w Bedford av, 25x100. John T. Clark to Mary E. Whittaker. 3,000  
 Clymer st, s s, 64.7 e Kent av, 20.11x100. Foreclos. John A. Clarry to Jennie E. Reilly, widow. 2,237  
 Columbia st, s w cor Commerce st, runs north-west 50 x southwest 30 x southeast 57.5 to Dwight st, x northeast 11.5 to Columbia st, x north 22.2. Foreclos. Robert Mercant to Richard Cahill. Mort. \$1,500 and sales for taxes, &c. 250  
 Debevoise st, s s, 225 e Morrell st, 28.4x27.3x 47.4 to Flushing av, x 32.3x81.4. Release mort. The Williamsburgh Savings Bank to Maria wife of John H. Rudd. 400  
 Decatur st, s s, 166.6 e Stuyvesant av, 16.6x100, h & l. Sarah J. wife of Elbert D. Howes to Edward C. Moffat. Morts. \$5,700, and taxes 1886. 6,000  
 Decatur st, s s, 140 e Howard av, 20x100. Cornelius Ford to William D. Lent. Mort. \$180. 600  
 Douglass st, s s, 391.8 e 4th av, 20x'00. Horatio S. Stewart to John H. Hankinson. 710  
 Douglass st, s s, 431.8 e 4th av, 20x100. John H. Hankinson to Horatio S. Stewart. 710  
 Same property. Release mort. James D. Lynch to John H. Hankinson. nom  
 Duryea st, n w s, 100 s w Evergreen av, 75x100. Thomas S. Smith to John Y. Blaney, New York. 2,200  
 Degraw st, n s, 135 e Smith st, 17.6x100. Ellen E. Shackleton to Oscar O. Shackleton, New York. C. a. G. nom  
 Eagle st, s s, 275 w Manhattan av, 25x100, h & l. Eliza L. wife of Coles P. Davids to Nathan wife of John T. Davids. 4,000  
 Same property. Martha Davids and Eliza L. wife of Coles P. Davids to Charles Scullin. Mort. \$1,000. 3,200  
 Eagle st, n s, 170 e Franklin st, 25x100, h & l. Abner M. Ross, Jr., to Mary A. Ross. Mort. \$2,200. 8,000  
 Elderts lane, e s, 546.11 s Atlantic av, 360.6x 697.6x236.8x707.6, partly in 26th Ward and Jamaica. John H. Eldert to George H. Starr. 5,500  
 Elm st, n s, 58 e Rushwick av, 18.9x95. Josephine H. wife of Werner Cantus to Sophie J. Bormann. Morts. \$1,150. 2,000  
 Elm st, s s, 400 e Central av, 25x100. William Lindemann to George Lampert and Annie M. his wife. 775  
 Ewen st, s w cor Ten Eyck st, 25x100. Moses May to Joseph Silbermann and Caroline his wife, joint tenants. Mort. \$10,000. 13,000  
 Ewen st, e s, 60 n Varet st, 20x75, h & l. Joseph T. Schmitt to Louser and Abraham Reich. 4,000  
 Fulton st, n e s, 119.5 s e Ormond pl, 21.4x91, Albert R. Reeve to Margaretta Remsen, Flushing, L. I. 10,000  
 Grove st, n s, 90 e St. Nicholas av, 20.5x2,412.1 x18.2x2,412.4. James D. Lynch to Peter Wyckoff. 3,167  
 Grove st, n s, 90 w St. Nicholas av, 20x100. Jas. D. Lynch to Agnes Euler. 300  
 Guernsey st, w s, 350 n Nassau av, 25x100. George W. Palmer to Martin Fliger and Mary his wife. 800  
 Garnet st, n s, 208.6 e Columbia st, 25x67. Felix and Patrick Hickey to Patrick McGuire. Correction deed. Q. C. nom  
 Hamburg st or av late Johnson av, s w cor Van Voorhis st, 50x100. Harriet T. Adams, Medfield, Mass., extrx. J. J. Adams, to Abby Morris. B. & S. nom  
 Henry st, w s, 105 s Coles st, 20x75, h & l. Joseph C. O'Neil to John Ahrens. Morts. \$3,000. 5,000  
 Henry st, w s, 65 s Coles st, 40x75. William Wilson to John Ahrens. Morts. \$6,000. 10,000  
 Henry st, e s, 80 n 4th pl, 20x75, h & l. Mary E. Lynch to John Tighe. Mort. \$2,250. 4,600



48th st, n s, 340 w 5th av, 20x100.2. E. T. Hunt, exr. and trustee T. Hunt, to William Mahler. 345

48th st, n s, 320 w 5th av, 20x100.2. Same to Andrew C. Hendrickson. 345

45th st, n s, 300 w 5th av, 20x100.2. Same to Theodore S. Nye. 345

48th st, n s, 220 w 5th av, 20x100.2. E. T. Hunt, exr. and trustee T. Hunt, to Addie H. Watson. 345

49th st, n s, 280 e 4th av, 20x100.2. Edward T. Hunt, exr. and trustee T. Hunt, to James H. Ross. 435

49th st, s s, 220 e 3d av, 20x100.2. Henry Kettlehodt to George H. Sillery and Amelia B. his wife. 650

51st st, n s, 200 w 3d av, 100x100.2. E. T. Hunt, exr. and trustee T. Hunt, to Kate A. Righter. 3,005

52d st, s s, 100 e 5th av, 20x100.2. E. T. Hunt, exr. and trustee T. Hunt, to William M. Suhr or Luhr. 200

52 1/2 st, n s, 100 w 4th av, 50x100.2. Anna E. Bigelow, New Brighton, S. I., to Anna L. Hull. B. & S. nom

52d st, n s, 200 w 4th av, 20x100.2. Edward T. Hunt, exr. and trustee Thomas Hunt, to Emma A. Smith. 665

53d st, s s, 100 e 5th av, 80x100.2. Edward T. Hunt, exr., &c., T. Hunt, to Maggie G. wife of Patrick Murtagh. 1,020

58th st, n s, 260 w 13th av, 20x100.2. Bath Junction. James V. S. Woolley to Agnes Wiebach. 175

60th st, n s, 140 w 13th av, 20x100.2. Bath Junction. James V. S. Woolley, to Christina Kassenbrock. 250

Alabama av, centre line, adj S. Rapalje, runs south to New Lots road, x east 8 to centre av, x north 2,727. Simon Rapalje to Abraham Vanderveer. 382

Alabama av, centre line, at line between lands of parties hereto, runs north to n w cor of L. Rapalje's land, x west 1.3 on line 87.1 s of Bay av to centre Alabama av, x south 706.5. Abraham Vanderveer to Simon Rapalje. 32

Albany av, n e cor Tulip st, 120x100, Flatbush. George B. Rboads, N. Y., Andrus B. Howe, Montclair, N. J., and ano., exrs. T. A. Howe, to Mary C. wife of John F. Nelson. 492

Albany av, n e cor East New York av, centre lines, 529.3 to patent line, x — x — to East New York av, x 439.3, Flatbush. Amasa Lyon, New York, to David C. Reid. Sub. to tax sales. B. & S. nom

Atlantic av, s s, 150 e Rockaway av, 16.8x100. Annie J. Dynes to Eliza A. Tauton. Mort. \$2,000. 3,500

Atlantic av, n s, 175 e 3d av, 20.10x90. Samuel Goodman, New York, to Jonas H. Goodman. 1/2 part. Mort. \$4,500. nom

Atlantic av, n e cor Alabama av, 75x—. Herman H. Schwietering to Philip H. Reid. 1879. 25,000

Atlantic av, s s, 298 8 w Utica av, runs south 100 x west 48.2 x northwest 47.4 x north 56.5 to Atlantic av, x east 66.8.

Interior lot, 190 n Tillary st and 376.6 e Jay st, runs north 55.5 x east 17.10 x south 59.10 to Lawrence pl, x west 20.10, excepting portion released to P. Duff.

John A. Linscott, New York, to Hannah S. Brown. Mort. \$9,000, tax \$150. exch

Atlantic av, n s, 175 e 3d av, 20.10x90. Jonas H. Goodman to Eliza Goodman. 1/2 part. nom

Atlantic av, n e s, 75 s e South Portland av, runs northeast 75 x north 4.7 x west 20 x southwest 70.10 to Atlantic av, x southeast 20. William G., and John E. Hasseldine, Jane A. Griffiths and Elinor E. Smith to Ludwig Leyboldt. 3,250

Baltic av, n s, 50 e Barbey st, 25x100. George Faubel and Amelia as his wife and individ. to Daniel Frey and Elizabeth his wife, joint tenants. Mort. \$1,200. 2,050

Bushwick av, s w court yard line 30 s e Lafayette av, 20x79. Release covenant. James De Bevoise to George E. Elliot et al, trustees. nom

Bushwick av, at intersection of s w line of court yard with s e of Lafayette av, 30x78.6, with all title in said court yard. Release covenant. James De Bevoise to Joseph M. Pratt, Saybrook, Conn. nom

Central av, s e cor Stockholm st, 50x100. Denis Shane, New York, to Henry Vollweiler. 3,500

Clason av, e s, 17.11 n Gates av, 18.11x70, h & l. Mary D. Gibbs to Frederick C. Dennington. 4,500

Carlton av, e s, 232 s Lafayette av, 19x100. Foreclos. Henry D. Lott to Nicholas R. Stillwell. 7,500

De Kalb av, s s, 280 w Stuyvesant av, 20x100. Katharine wife of William Schwab to Jacob Goedtel. Mort. \$3,200. 4,700

Same property. Jacob Goedtel to John Gehm and Elizabeth his wife. Sub. to mort. 4,700

Same property. William Gubbins to John Gehm and Elizabeth his wife. Q. C. nom

Eldert av, n e cor Liberty av, 125x100. Contract. John Leichtweis, Jr., admr. M. F. Misner, to Frederick P. wife of John Leichtweis. 3,500

Same property. Same to same with will annexed. 3,500

Same property. Release mort. Martin F. Leichtweis to same. nom

Flatbush av, e s, 349.10 n Hanson pl, 20x81.2 x 21.8x72.10.

6th av, e s, 23 n Union st, 22x92.6.

6th av, e s, 74.8 s s Berkeley pl, runs south 25.4 x west 7.6 x south 27 x west 92.6 to av, x north 52.9.

Release dower. Alice G. Skelly, widow, to Mary Skelly. 4,681

Same property. John A. Murtha, guard. of John A. Murtha, Jr., to same. Infant's share. 1,485

Same property. Catharine F. wife of Thomas Clark, Mary A. wife of Terence J. McGivern, Elizabeth V. wife of John McGroarty, Francis H., Peter A. and Regina C. Skelly to same. nom

Fulton av, s s, 50 w Butler av, 25x100, h & l. Adam Krebs to Henry C. Heyser. 2,075

Franklin av, n e cor De Kalb av, 8x200 to Skillman st. Foreclos. Samuel W. Grierson to Frederick B. Taylor. 7,427

Franklin av, n e cor Butler st, 131x100. John B. Swasey, Jr., to Henry Parsons. Mort. \$3,500. exch and 3,500

Flushing av, s w cor Bremen st, 25x81.11x25x81.5. George Loffler to Bosche Rebers. 9,000

Gravesend av, e s, 200 n Kings highway, 85x250. Gravesend. Nicholas Johnson to John N. Johnson. nom

Greene av, s s, 130 w St. Nicholas av, 60x200. } Bleecker et s, 130 w St. Nicholas av, 60x100. } Ralph st, s s, 150 w St. Nicholas av, 60x100. } James D. Lynch to Mary A. Dbble, New York. 3,195

Greene av, n s, 340 w Nostrand av, 20x100, h & l. Emma L. Backus to John B. O'Donohue. Mort. \$7,500. 11,400

Greene av, n s, 40 e Vanderbilt av, 20x68.2, h & l. George S. Mersereau to Henry L. Mersereau. Mort. \$6,800. nom

Same property. Henry L. Mersereau to Salena Merserau. Mort. \$6,800. nom

Greene av, n s, 410 e Bedford av, 20x100, stone dwell'g, &c. Robert S. O'Loughlin to Charles H. Covel. Mort. \$7,200. 10,260

Greene av, n s, 430 w Patchen av, 20x100, h & l. Hannah E. wife of Abraham Vandervoort to Frank H. White. Mort. \$3,750. 6,000

Greene av, n s, 182 e Reid av, 18x100, h & l. William H. Loury, Westport, Conn., to Sarah J. Bergen. 5,500

Hopkinson av, e s, 100 n Prospect pl, late Warren st, 27.9x100. Henry Gottgetreu, New York, to Sarah E. Haynes. B. & S. nom

Hopkinson av, n e cor Prospect pl, late Warren st, 100x100. Henry Gottgetreu, New York. B. & S. nom

Howard av, s e cor McDougall st, runs east 100 x south 75 x west 25 x south 90.7 to Fulton st, x northwest 76.10 to av, x north 150; also land in Oyster Bay, L. I. Henry A. Kuhl, Hickville, L. I., to Louis S. and Rosa S. Kuhl. B. & S. 1.12 part. nom

Howard av, n e cor Chauncey st, 16.3 to old Brooklyn and Jamaica pike, x — x — 100. John Dietrich and Margaretta wife of Philip Sieben, formerly wife of said John Dietrich, Alameda, Cal., to Richard Major. B. & S. nom

Harrison av, n e s, 40 n w Middleton st, 18x79.11, h & l. Magdalena E. Pflug, widow, to Frederick Wooster. Mort. \$2,000. 5,000

Jefferson av, s s, 380 w Nostrand av, 40x100. William H. Nafis to David Martling, of Tappan, N. Y. Mort. \$14,000 and taxes 1886. exch

Jefferson av, s s, 380 e Nostrand av, 20x100. Hermon Phillips to Maria A. wife of Thomas H. McGrath. 13,000

Jefferson av, Nos. 174 and 176, s s, 100.3 w Nostrand av, 39.9x100, hs & ls. Foreclos. Charles B. Farley to New York Wall Paper Co. 3,500

Kent av (1st st), e s, 25 n North 6th st, 50x100. Partition. Philip L. Balz, Jr., to Sophie Bender, widow. 12,725

Kent av, late 1st st, e s, 25 n North 6th st, 50x100. Peter. John. Charles H. Henry, Daniel, Frederick B. and Sophie J. Bender, and Elizabeth C. Pfahler, formerly Bender, and Mary Roche, heirs J. B. Bender, and Henry I. Struse to Sophie Bender. Q. C. nom

Lafayette av, s e s, 450 n e Broadway, runs northeast 77.8 to Bushwick av, x southeast 50 x southwest 79 x northwest 50. Emma A. wife of Samuel W. Post, Baldwins, L. I., to James Post. nom

Lafayette av, s s, 137.6 e Nostrand av, 18.9x100. Charlotte W. Cooper, formerly Charlotte W. Underhill, widow, to Fanny B. wife of Thomas Nash. Q. C. nom

Same property. Fanny B. wife of Thomas Nash to Henry Smith, New York. Mort. \$2,000. 3,500

Lee av, east cor Ross st, 24x86, h & l. John Mollenhauer to Julia T. Mollenhauer. gift

Lewis av, e s, 20 s Pulaski st, 20x100. Harutune Iskiyan to Adolph Elmbeck. Mort. \$3,000. 4,000

Liberty av, s s, 27.6 e Adams st, 25x100. Foreclos. John D. Snedeker to Nicholas L. Duryea and ano., exrs. M. S. Duryea. 500

Liberty av, s w cor Washington st, 25x100. Foreclos. Benjamin T. Ripton to George A. Engert and Agatha his wife. 1,405

Montrose av, n s, 75 e Lorimer st, 25x100. Susan Ward, widow, Frederick A., Hubert C. and Edwin C. Ward, heirs of Augustus Ward and Frederick A. Ward, individ., to Edwin W. and Irving N. Ward. B. & S. nom

Marcy av, s w s, 70 s e Ross st, 20x80, h & l. William T. and Sarah F. Hunter and Mary E. Woodworth to George H. Brown. 1/2 part. Mort. \$3,500. 4,575

Same property. Samuel E. Hunter, by C. L. Woodsworth, guard., to same. 1/4 part. 1,525

Marcy av, n e cor Quincy st, 45x70x45.5x76.3. William H. Biers to James W. Stewart. Mort. \$2,400. 5,500

Nostrand av, w s, 100 s Herkimer st, 20x100. John Ryer to Marvin R. Robbins. 3,400

Norman av, n e cor Guernsey st, 25x95, h & l. Ernest B. Ackerly, Baldwins, L. I., to James McCabe. 3,000

Park av, n s, 263.7 w Broadway, 18x100. Lawrence M. Kortright, New York, to William Clark. nom

Park av, s s, 180 w Marcy av, 25x100, h & l. Catharina wife of George Straub to John Berghauer and Catharine his wife. Mort. \$3,000. 7,000

Park av, n s, 227.8 w Broadway, runs north 88.11 x northwest 9.9 x north 9.3 x south 100 to Park av, x east 18.3. Lawrence Kortright, New York, to William Clark. nom

Patchen av, e s, 25 n Van Buren st, 50x86.10, hs & ls. Barbara wife of Jacob Schwartz, New York, to Amelia Thompson, New York. Mort. \$1,900. nom

Same property. Amelia Thompson to Jacob Schwartz. C. a. G. nom

Putnam av, s s, 275 w Reid av, 17x100. Thomas J. Allen to William B. Harding. Mort. \$3,000. 5,500

Putnam av, n s, 60 w Throop av, 19x100, h & l. John F. Saddington to John Mickleborough. Mort. \$4,500. 8,125

Putnam av, n s, 119 w Tompkins av, 18.3x100, h & l. Bernard J. Kelly, New York, to John O. Hoyt, Jr. Mort. \$8,800. nom

Putnam av, s s, 355 e Tompkins av, 20x100. Foreclos. Charles H. Fuller to James B. Pendleton. 7,750

Putnam av, s s, 114 w Throop av, 18x100. John F. Saddington to Samuel Cregar, New York. 8,500

Putnam av, n w cor Throop av, 21x100. James W. Stewart to William F. Hatfield, Poughkeepsie. Mort. \$8,500. 18,000

Ralph av, s e cor Marion st, 18x80. Anton Schmetzer to Marlen Klos and Walerga his wife. Mort. \$4,800. 6,600

Reid av, e s, 60 n Hancock st, 40x100. Henry G. Wheeler to Edward K. Wilder. Taxes, 1886. 3,000

St. Nicholas av, s e cor Greene av, 40x90. } St. Nicholas av, s w cor Greene av, 40x90. } St. Nicholas av, n e cor Ralph st, 60x90. } James D. Lynch to Margaret J. Walsh. 2,000

Stewart av, e s, 104 n e Lafayette st, 52x162.6, New Utrecht. William Mitchell to Robert Parkinson. 3,500

Stone av, e s, 25 s Blake av, 25x100, h & l. Louise wife of Franz Ullrich to Anna C. Arley. 1,400

Sumner av, No. 311, n e cor Monroe st, 16.8x80. George Bazing, exr. Thomas Johnson, to Augusta C. C. Tuckhorn. 3,500

Sumner av, e s, 75 n Park av, 25x100, h & l. Alwinie wife of John Miller to Joseph Krauth. Mort. \$2,100. 6,600

Seigel av, e s, at s w line of Force Tubes, 117.7x84.1 to Force Tubes, x144.7. Edward C. Halsey to The City of Brooklyn. 2,500

St. Nicholas av, w s, 40 s Bleecker st, 40x90. James D. Lynch to Mary Hogan. 510

St. Nicholas av, w s, 20 s Bleecker st, 20x90. } St. Nicholas av, s e cor Ralph st, 20x90. } James D. Lynch to Mary A. Timony. 660

Stuyvesant av, w s, 100 s Lafayette av, 18.9x75, h & l. George B. Rhoades et al., exrs. and trustees Timothy A. Howe, to Daniel McKenna. Mort. \$1,250. 2,850

Thatford av, w s, 225 n Linnington av, 50x100. } Rockaway av, es, 225 n Linnington av, 50x100. } Lippman Klapper, New York, to Herman Klapper and Abraham Kornreich. Mort. \$2,100. 200

Tompkins av, e s, 64.4 s Macon st, 19.10x100, h & l. Robert C. Curtis to William H. Pierston. 7,500

Underhill av, w s, 50 s Dean st, 25x100, h & l. Nathaniel Cothren to Thomas J. McCaffrey. Mort. \$2,000. 4,400

Utica av, s w cor St. Marks av, 52.9x100. Cora E. Pitt to John T. Martin. 1,550

Utica av, n w cor Degraw st, 100x178.2. Frederick Martin to James P. O'Boyle. Mort. \$1,500. 12,000

Vanderbilt av, w s, 322.7 n De Kalb av, 22x100. Terese M. Neuville to Charles Pratt. Mort. \$1,500. 2,500

Voorhis av, n s, 128.8 from centre of East 25th st, runs north 165 x west 128.8 to centre East 25th st, x south 165 to av, x east 128.3, Gravesend. Release mort. James B. Voorhees to Fanny McKane. nom

Voorhis av, s s, intersection centre line East 25th st, runs south 249 x west 80x249x80, Sheephead Bay. Release mort. James B. Voorhees to John Y. McKane. nom

Voorhis av, s s, at centre East 25th st, runs west 80 x 249, Sheephead Bay. John Y. McKane to Henry Montanus. 1,800

Willoughby av, n s, 225 w Stuyvesant av, 50x100, h & l. Martha M. wife of Gottfried W. Schramm to William C. Gluck. Mort. \$2,000. 5,600

Wyckoff av, n e cor Grove st, 40x90.1x40x88.9. James D. Lynch to Michael Dowling. 925

Wyckoff av, s w s, 25 s e Elm st, 25x101.5x25x102.6. Gussie Ten Eyck, widow, to Ambrose Gallagher and Catharine J. his wife. 300

Wythe av, s w s, 74 n w Keap st, runs southwest 62 x northwest 18.5 x southwest 18 x northwest 18.10 x northeast 80 to av, x southeast 37.4. Julius and Harris Ablowich to Abraham B. Dupuy. 7,000

Washington av, w s, 82 n De Kalb av, 20.6x100, h & l. Louise Nichols wife of Isaac W. to James B. McKewan, Orange, N. J. Mort. \$12,000. 1,800

3d av, n w cor 50th st, 25.2x100. } 3d av, s w cor 50th st, 25x100. }

Edward T. Hunt, exr. and trustee Thomas Hunt, to Catharine M. Schulte. 4,250  
 3d av. s e cor 231 st, 20x100. Contract. John Roth to William Hennessey. 3,800  
 3d av, n w cor 47th st, 25.2x100. Edward T. Hunt, exr. and trustee T. Hunt, to Jane O'Leary, New York. 1,625  
 3d av, e s, 96 s 20th st, 18x100, h & l. Sarah Smith, New York, to Josephine A. wife of Albert R. Smith. Mort, \$4,000. nom  
 4th av, w s, 25.2 s 51st st, 100x100. Edward T. Hunt, exr. and trustee Thos. Hunt, to James Lane. 2,400  
 4th av, e s, 50.2 n 48th st, 50x100.  
 47th st, s s, 100 w 5th av, 60x100.2.  
 5th av, w s, 25.2 n 48th st, 25x100.  
 49th st, n s, 180 w 5th av, 20x100.2.  
 47th st, n s, 100 w 3d av, 20x100.2.  
 Edward T. Hunt, exr. and trustee Thos. Hunt, to Anna wife of and Albrecht Wolff. 3,615  
 4th av, n e cor 38th st, 25.2x100. Augusta H. wife of Daniel E. Wyand to Charles Dougherty. 2,250  
 5th av, w cor 2d st, 90x150. Edward H. Litchfield to John Assip and Timothy J. Buckley. Q. C. nom  
 6th av, w s, 40 n Carroll st, 40x70, h & l. Artemas B. Smith and Henry H. Bowman to William H. Phillips. Mort, \$1,000. 22,000  
 6th av, w s, 26.4 n Prospect av late Middle st, 18x80, h & l. Jonas H. Goodman, New York, to Eliza Goodman. B. & S. nom  
 6th av, w s, 80 n Carroll st, 19.6x70, h & l. William M. Ivins, Chamberlain New York, to Mary wife of John Crowley. B. & S. 6,750  
 5th av. Party wall agreement. Catharine Calder with Owen Nolan. nom  
 6th av, w s, 26.4 n Middle st, 18x80, h & l. Samuel Goodman to Jonas H. Goodman. Mort, \$3,300. nom  
 6th av, w s, extends from 5th st to 6th st, 200x97.10. James S. Stearns and William E. Curt's to John D. Fish, Hempstead. Mort, \$11,000. 17,500  
 9th av, s e cor 17th st, 180.2x100.  
 16th av, w s, 60.2 s 17th st, 40x100.  
 10th av, n e cor 17th st, runs east 200 x north 90.2 x west 100 x south 9.10 x west 100 to 10th av. x south 30.4.  
 17th st, n s, 340 e 10th av, 40x97.2.  
 10th av, n w cor 17th st, 81.4x100.  
 17th st, n s, 100 e 8th av, 25x100.  
 40th st, n s, 80 e 3d av, 20x100.  
 Michael J. Dady to Benjamin F. Blair, Pearl River, N. Y. 15,000  
 10th av, n w s, 25 n e 16th st, 25x97.10. Arabella A. Johnson to Archibald A. Johnston. nom  
 12th av, n s, 100 w 41st st, 50x100, New Utrecht. West Brooklyn Land, & Co. to Wallace Downey. 400  
 13th av, centre line, at intersection centre line 83d st, runs northwest 165 x northeast 230.6 to New Utrecht and Fort Hamilton road. x south 181.2 to centre 13th av, x southwest 155.7. New Utrecht. William Sieger to Douglas Gubner. nom  
 18th av, w s, 50.2 n new st opened by T. Rutherford, 50x96.8, New Utrecht. Patrick H. Deley to New York, to Martin Roth, Bath Beach, I. I. 1,350  
 Flatland to Canarsie road, n s, 4954-1,000 acres, Flatlands, with 8 foot right of way. Stephen Lott, Jamaica, to Jerome A. Suydam. 2,500  
 Gravesend Bay or New Utrecht Bay (?), adjoining land of Thomas J. Cummins, land under water, 711-100 acres. State of New York to Thomas J. Cummins. letters patent  
 Homestead farm of Joseph Cozine, 26th Ward, with buildings, excepting eight acres of meadow; also tract of meadow between Betts Creek, between lands of Linnington, Wyckoff and Brevoort; also tract on Mill Creek and Eel Creek, between Simonson's land and the Bay lots, 26th Ward. Samuel G. Cozine, Jamaica, L. I., to Daniel Scholl. 18,000  
 Interior lot, 73.4 w of Clermont av and abt 214.2 s De Kalb av, runs west 26.8 x south 6.4 x east 26.8 x north 6.4. Henry T. McCoun to Marietta Crowell. Q. C. nom  
 Interior lot, abt 73.4 w of Clermont av and 200.6 s De Kalb av, runs west 26.8 x south 20 x east 26.8 x north 20. Marietta Crowell to Gustav F. Riedel. 550  
 Interior plot, 5.4 e of Nassau st, 26th Ward, runs east 24.6 to force tube lands, x southeast 307.4 to point 91.4 w of Locust av, x west 24.6 x northwest 307.4. George Beach to City Brooklyn. 950  
 Interior lot, 87.6 s Division av and 202.4 w Wilson st, runs south 19.6 x east 22.4 x north 27.6 x west 20.10. Ida E. and Mary L. Nixon, heirs Geo. W. C. Nixon and Caroline E. Nixon, widow, to Jacob Schoneberger and Edmund E. Price. C. a. G. 1/2 part. 250  
 Same property. George W. Nixon and Blanche C. Nixon, by Caroline E. Nixon, who joins individually to same. Infant's share. 250  
 Lot 6 block 7 Assessmt. map 7th Ward. Matthias W. Cole, Registrar Arrears, to Frances McCormick. 400  
 Lots 30 to 35, inclusive, map of land of J. Lott Nostrand, New Utrecht. Ellen Morrissey to Anna wife of N. N. Morrissey. 2,800  
 Same property. Release mort. J. Lott Nostrand to Ellen Morrissey. 2,000  
 Lot 84 block 4, East New York, first section or manufacturing district map 2. Cancellation of tax sale Comptroller State N. Y.  
 Lots 279, 280, 325 and 329 map A. W. Parker property, Bath Beach. Asa W. Parker to Wayne W. Kimball. 720  
 Lots 130 to 136 and 139 to 144 and 147 to 155

and 202 block 8, and 403 to 407 block 11, and 478 to 482 block 13, and 517 to 522 block 14 map 730 lots Bath Junction. Release mort. John Lefferts to James V. S. Woolley, New York. 1,000  
 Lots 168 and 169, 178 and 179 H. Lehman's property, Canarsie. Henry Lehman to Caroline D. McAvoy, Barren Island. 400  
 Lots beginning centre line bet Prospect pl late Warren and Park pl late Baltic st, at point 90 w Rochester av, runs south 30.9 x east 90.2 to Rochester av, x south 5 x south-west 303.4 x north 117.1 to centre of block aforesaid x east 292: als,  
 Rochester av, w s, 117 s Warren st, 21.7x90. }  
 John H. Farrell to George S. Wheeler. C. a. G. Mort. \$190, taxes, &c., and sales for same. nom  
 New Lots road, s s, runs east 6 chains 75 1/2 links x south 17 chains 25 links x west 15 chains and 33 links x north 23 chains 5 links x north 1 chain and 96 links, New Lots. Rebecca L. Backhouse et al., exrs. and trustees E. T. Backhouse, to Emil Schiellein and Petter Sutter. nom  
 New Utrecht to Flatbush road, adj J. W. Murphy et al., New Utrecht, 34 1/2 acres. Abraham Lott, exr. Cath. L. Lott, to William Hatten. 31,200  
 Same property. William Hatten to The West Brooklyn Land & Co. 31,200  
 Road from Voorhis lane to Sheepshead Bay, w s, adj — Elway's land, runs west 81 x northwest to Voorhis av, x east to said road, x southeast to beginning, Sheepshead Bay. Augustus Syers to John Y. McKane. 400  
 Voorhis road, w s, adj grantee's land on south, 30x134, Gravesend. Maria wife of Cornelius Nostrand to John Y. McKane. 2,500  
 Agreement as to erection of wall adj property of the party of the second part, &c., New Utrecht. New York & Sea Beach R. R. with William C. Langley. 1879.  
 All property, real and personal, including legacies, &c., conveyed heretofore by grantee herein to grantor. George F. Elliott to Charles N. Gloucester. Q. C. nom  
 Conveyance of legacy in trust, &c. Charles N. Gloucester to William M. Martin. nom  
 Notice of closing of Montague st and Pierrepont pl by Henry E. Pierrepont and others. Release of dower in estate of Jeremiah P. Robinson and acceptance of provision in will by Elizabeth Robinson, widow.

WESTCHESTER COUNTY, N. Y.

NOVEMBER 21 TO 27—INCLUSIVE.

EASTCHESTER.

McDonnell, Ann E., to John Dawson and ano., gore lot No. 1094 on w s and lot No. 854 on e s 11th av. \$800  
 Nicholas, Thomas, to Mary Mintjen, lot No. 498 on w s 6th av, 100x105. 1,000  
 Leut, Herbert D., ref., to Edward F. Brush, lot No. 474 on e s 6th av, 100x105. 1,000  
 Martin, Edward, to Charles G. Martin, s 35 ft. of lot No. 425 on w s 5th av, 35x105. 1,000  
 Schwartz, George, to John Stimmel, part lot No. 1024 on s s Stevens av. 1,645

NEW ROCHELLE.

Manhattan Insurance Co. to Catharine Acker, lot No. 3 in Block D on n s Winyah av, 100x200. 7,500  
 Young, Isaac, to James A. Blanchard, 2 lots on e cor Leland av and Elm st. 1,250  
 Hudson, Maria A., to Chas. F. Wernig, lot on n w s Bay View av, 185 s e Echo av. 7,500

PELHAM.

Hudson, Alexander B., to Joseph D. Woolley, Main st, adj Wm. F. Billar, at City Island, abt 100x100. 2,000

RYE.

Abendroth, William P., to Patrick O'Malley, lot on w s Grove st, adj John Kelly, Port Chester. 400  
 Sands, Ann M., to Bridget Hines, lot on e s proposed road, adj H. J. Sands. 300  
 Same to Mary Monahan, lot on s s proposed road, adj H. J. Sands. 300

WESTCHESTER.

Devoe, Smith W., to Lucas Aschenbrenner, lot No. 186 on s s 1st av, 25x111. 100  
 Diller, Wm. E., to Chas. D. Odell, n 1/2 lot No. 137 on w s Post road, at Olinville, 50x105. 800  
 Cumming, Peter, to Richard Klages, lot No. 247 on s s 11th st, Unionport, 100x316. 400  
 Cash, Daniel, to Margaret Koch, part lot No. 725 at n e cor 3d st and 6th av, 50x105. 800  
 Bachtler, Edw. M., to Louis Handel, lot No. 1004 on n s 5th av. 700

WHITE PLAINS.

Smith, William A., to John F. Brickhout, lot No. 23 and part lots Nos. 22, 40 and 41 on n s Lake st, 45x150. 2,900  
 Banks, Sarah S., to Wm. Deveson, lot on n s Railroad av, adj Emeline Budway, 20x87. 4,000

YONKERS.

Ackerman, John W., to George J. Ackerman, lot on s s Post road, 230 e Riverdale av. 1  
 Calbert, Patrick, to City of Yonkers, lot No. 263 on e s Orchard st, 25x100. 500  
 Bergen, Daniel, to Margaret Bergen, e s Orchard st, 175 n High st, 25x180. 400  
 Bergen, Margaret, to Ellen Bergen, same property. 400  
 Lowerre, Caroline E. and Seaman, to Randolph Lowerre, e s New Main st, 125 s Herriot st, 25x200. 1,100

Bell, Isaac, and ano., to Hiram C. Barnes, lots Nos. 117, 119 and 121 on w s Clinton pl, 25 x90. 2,500  
 Bates, Anna F. and Charles P., to Francis H. Trumper, lot on w s Riverdale av, adj Richard Lowerre. 6,250  
 Dougherty, Daniel, exr. of Edwin Forrest, to Edwin Forrest Home, lot on w s School st, 50 n Kellingler st. 1  
 Edwin Forrest Home to Geogiana Bashford, same property. 900  
 Ryan, Mary, et al., by Wm. H. Sweeney, ref., to Nellie R. Smith, lot No. 15 on e s Madison av, adj Dan'l Ryan. 2,175  
 Lowerre, Randolph, to Seaman Lowerre, e s New Main st, 50 s Herriot st, 25x200. 1,100  
 Moody, Horace, to Grace McGrath, e 1/2 lot No. 18 on s s Garfield st, 50 ft. front. 560  
 McGrath, Grace, to Thomas Warnock, same property. 300  
 Geary, Alice, to John C. Miesch, lot No. 8 on s s Suydam pl. 375  
 Trevor, John B., et al., to Horace Moody, lot on w s Warburton av, 182 s Point st. 7,250  
 Davidson, John, exrs. of., to Kenneth McGrath, lot No. 17 on n s Poplar st, 200 e Beech st. 150  
 Caputt, John, to Peter Doerner, lot on n s Main st, 72.6 w Warburton av. 5,000  
 Stewart, James, to Alexander Saunders, lots on n s Locust st, adj railroad. 4,000  
 Moody, Horace, to Otto Schultz, lot No. 49 on n s Garfield st, abt 50x175. 650  
 Patterson, Alexander C., to William Heatherington, lot No. 56 on e s Beech st, 75 n Poplar st. 900  
 Mott, Edwin C., to George B. Sealey, n s Mulford st, 100 w Vineyard av, 30x125. 4,300  
 Heatherington, William, to Alexander C. Patterson, 1/2 int. in lots Nos. 54 and 56 on e s Beech st. 133  
 Same to David Taylor, 1/2 int. in same property. 133  
 Compton, Alfred G., to Emma C. Smith, lot on e s Warburton av, 229 1/2 n Glenwood av. 1  
 Smith, Edwin A., to Alfred G. Compton, same property. 1  
 Sealey, George B., to Benjamin E. Sullard, n s Mulford st, 100 w Vineyard av, 30x125. 1  
 Howes, John T., to Altrud S. Barnes and ano., w s Highland turnpike, adj Manuel J. Holmar, abt 6 1/2 acres. 68,000

MORTGAGES.

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

NEW YORK CITY.

NOVEMBER 26, 27, 29, 30, DECEMBER 1, 2.  
 Abraham, Lewis, and Louis Kaufmann to Morris Rosendorff. Suffolk st. P. M. Nov. 24, installs. \$6,000  
 Ams, Max, to Alfred C. Cooper. Greenwich st, s w cor North Moore st, 50.4x100x50x100.2. Lease. Nov. 30, 3 years, 5%. 10,000  
 Anderson, Mary, widow, to THE CENTRAL TRUST CO., New York. Bowery. Nov. 20, due Dec. 1, 1889, 5%. See Conveys. 25,000  
 Allien, Florence E., wife of Laurent H., to Henry V. Allien. 18th st. P. M. Dec. 2, due Nov. 1, 1889, 5%. 15,800  
 Buxton, William H., to Anna C. Stephens. Washington st, No. 378, s w cor Beach st, 25x75. Sept. 29, 1 year, 5%. 7,000  
 Baldwin, William B., to Cecile Rusch, Edgewater, N. J. 54th st. P. M. Nov. 29, 1 year, 5%. 14,000  
 Bradburn, Thomas, to Henry Mergs and Alfred Roe, trustees John S. Palmer, dec'd. 113th st, s s, 235 e 4th av, 19.7x100.11. Dec. 1, 2 years, 5%. 3,000  
 Baker, Joseph F., to George G. Kip. 3d av, No. 1420, w s, 79.4 s 81st st, 25x100. Dec. 2, 5 years, 5%. 28,000  
 Same to Lily W. Hamersley et al., exrs. Louis C. Hamersley. 3d av, No. 1422, w s, 54.4 s 81st st, 25x100. Dec. 2, 5 years, 5%. 28,000  
 Same to George G. De Witt, Jr., et al., trustees Sarah Talman. 3d av, No. 1418, w s, 80.6 n 80th st, 19.6x70. Dec. 2, 5 years, 5%. 14,000  
 Brainard Quarry Co., mortgagor, with Adrian, Jr., and Columbus O'D. Iselin, mortgagee. Extension of mortgage at reduced interest. Aug. 11. nom  
 Batchelor, Charles, to Josepha M. Young, extrx. Edmund M. Young. 72d st, n s, 215 w 9th av, 3 lots, each 20x102.2. 3 morts., each \$2,500. Nov. 30, due May 1, 1888. 7,500  
 Baum, Jacob S., and William Gross to Louis Levy. Ludlow st. P. M. Nov. 30, 3 years, installs. 3,000  
 Bertine, Mary L., to Frederick E. Bertine, guard. Grace P. Bertine. 24th st, No. 253, n s, 160 e 8th av, 20x82.7x20.2x79.10. Nov. 23, 3 years, 5%. 1,000  
 Buge, Richard O., to Leopold and Magdalena Bank. 2d av. P. M. Nov. 29, 3 years or sooner, 5%. 2,200  
 Burton, Myron C., to William C. Le Gendre, committee and trustee Emma E. Durand. Clinton av, n s, 650 w 2d st, 50x200 to Willard



av, x east 100 x south 100 x west 50 x south 100 to beginning. Dec. 1, 2 years. 1,500  
 Same to Delia C. Depew. Willard av, n s, 475 e 2d st, 100x100; Opsyke av, s s, 150 e 3d st, 100x100; Opsyke av, n w cor 3d st, 100x100; Opsyke av, n s, 375 w 3d st, 50x100. Dec. 1, 2 years. 3,500  
 Barnatt, Abram, to Jacob Macher. Eldridge st, No. 9. P. M. Nov. 30, due Mar. 30, '88. 3,500  
 Barnes, William J., to Hugh N. Camp, guard. Josephine B., William H. G., Wilhelmine R. and Henry G. Meyer. Arthur av. P. M. Nov. 24, 3 years, 5%. 520  
 Barnes, William J., to Hugh N. Camp, guard. Josephine B., William H. G., Wilhelmine R. and Henry G. Meyer. Arthur av, lot 14 map Oak Tree plot. P. M. Nov. 24, 3 yrs, 5%. 400  
 Barstow, Eliza, wife of and John E., to James C. Gulick. Prospect av, n w cor Wall st, 108x350 to Union av. Nov. 29, demand. 1,000  
 Benney, Veronica B., to Ann La Cost. 144th st. P. M. Nov. 1, 3 years or installs, 5%. 3,200  
 Berger, Paul, to Jacob Raichle. 12th st. P. M. Nov. 30, 3 years, installs. 4,000  
 Bernhardt, Peter L., to THE GERMAN SAVINGS BANK. Pleasant av. P. M. Nov. 27, due Nov. 29, 1887. 5,500  
 Same to Henry Peters, Jr. 1st av, s e cor 11th st, 23.8x94. Nov. 1, 2 years, 5%. 2,500  
 Berg, Martin, to James Carr and ano., exrs Gilbert S. Lyon. 79th st. P. M. Nov. 27, due Nov. 30, 1889, 4 1/2%. 7,724  
 Binsse, Lewis J., to Benjamin T. Kissam, Bayonne City, N. J. 32d st, n s, 182 e 8th av, 18.6x108.9x18.6x108. Nov. 29, 3 years, 5%. 1,000  
 Bohlen, Henry, to George C. Currier. 131st st. P. M. Nov. 23, 3 yrs, or installs, 5%. 5,000  
 Bohlman, Frederick, to John Steingester. 10th av, No. 136, e s, 93 s 19th st, 22.4x100. Nov. 30, due Dec. 1, 1891, 5%. 4,000  
 Brauner, Alois, mortgagor, with John Kieffer, mortgagoe. Extension of mort. Oct. 15. nom  
 Buck, Sarah E., to Joseph M. De Veau. 122d st, s s, 100 e 7th av, 19x100.11. Nov. 17, 1 year. 2,500  
 Burnett, James G. D., to David W. Burnett et al., exrs. William Carr. Rider av, n w s, 100 n e 138th st, 50x15x52.2x100 to Mott Haven Canal. July 1, 3 years, 5%. 3,000  
 Baldwin, William B., to Henry E. Russell et al., exrs. Cornelius B. Irwin. 54th st, n s, 225 w 6th av, 25x100.5. Nov. 26, 1 year, 4%. 15,000  
 Becker, Betsey, admrx. Morris Becker, and individ., Joseph M. Becker, Isabella Franklin and Edward S., Arthur and Cora Becker, heirs Morris Becker, to Selig P. Voislawsky. Naegle st, n s, 430 e Elwood st, runs southwest 28.4 to Hillsdale st, x northeast 101 x northwest 270 to Naegle st, x southwest 100 to beginning. Nov. 15, 5 years. 600  
 Bellamy, Albert, mortgagor, with Cornelia W. Slade, mortgagoe. Extension of mortgage at reduced interest. Nov. 24. nom  
 Bennett, Charles, to John Shea. Av B, n e cor 12th st, 18.4x60. Nov. 17, 5 years. 5,000  
 Burne, John C., to James G. McElwee, Don A. Gaylord and Henry Richardson, of Don A. Gaylord & Co. 70th st, n s, 150 e 21 av, 125x100.4. Sub. to mortg. \$75,000. Nov. 17, 1 year. 9,300  
 Brennan, Louis T., to Daniel Pratt. Nagle av, w s, 300 s Elwood st, runs west 262.7 x south 130.5 x east 178.10 to av, x north 100 to beginning; Kingsbridge road, e s, lots 99 map Fort George property, l. Dyckman, 52.9x150x41.11 x150.3; 84th st, n s, 350 w 10th av, runs north 102.2 x west to Bloomingdale road, x south to st, x east to beginning; 84th st, n s, 300 w 10th av, 50x102.2; 84th st, n s, 275 w 10th av, 25x102.2. All right, share and interest in estate of Patrick Brennan, dec'd. Sub. to mort. \$1,130. Dec. 1, 1 year. 1,000  
 Chadwick, Julia H., wife of John, to THE UNITED STATES TRUST CO., New York. 5th av, No. 361, e s, 82.6 n 34th st, 16.8x100. Nov. 26, due Dec. 1, 1889, 4 1/2%. 30,000  
 Cole, Daniel, to George Lurcott, Jr. Forest av, w s, 1054.2 s Wall st, 36.3x300. Nov. 26, 5 years, 5%. 600  
 Camp, Anzi L., to Cornelia Seymour. 127th st. P. M. Nov. 30, 3 years, 5%. 7,000  
 Candee, Mary L., to Margaret Dowey. 128th st. P. M. Nov. 29, installs. 1,600  
 Clark, Julia A., wife of and Cyrus, to THE MUTUAL LIFE INS. CO. 11th av, Riverside av, 89th st and 90th st—the block. Already mortgaged to the party of the second part, Nov. 27, due Nov. 29, 1887, 5%. 20,000  
 Colcord, Samuel, to D. Stuart Dodge, Simsbury, Conn. 79th st, No. 122, s s, 194 w 9th av, 22x102.2. Nov. 30, 3 years, 5%. 25,000  
 Combes, Charles U., to John Bussing, Jr. 165th st, n s, 235 e Boston av, 17.6x100. Nov. 22, due Sept. 11, 1887. 400  
 Cordts, Eibe D. and Mary H. his wife, mortgagor, with Caroline Lichtenstein et al., exrs. Moses Lichtenstein, mortgagoe. Extension of reduced mort. Nov. 27. nom  
 Cadoo, Alexander, to Ida S. wife of Frederick B. Wilmerding. 48th st, s s, 500 w 8th av, 25 x100.5. Dec. 1, 2 years, 5%. 19,000  
 Congregation Wachover Machyeka Torah Ansa Sineer to THE UNITED STATES LIFE INS. CO. Allen st, No. 78. Nov. 30, due April 1, 1891, 5%. See Conveys. 13,900  
 Crane, Edith H., to Fannie E. Wright. 27th st, n s, 200 e 10th av, 25x93.9. Dec. 1, 5 years, 5%. 7,000  
 Cumings, James M., to THE BOWERY SAVINGS BANK. St. Nicholas pl, e s, 180 n 150th st, 45 x100. Dec. 2, 1 year, 4 1/2%. 25,000  
 Cusher, John H., to William Kevan. 19th st. P. M. Nov. 18, due Dec. 1, 1889, 5%. 10,000  
 Carman, Gertrude H., wife of and Albro R., to

Charles A. Yost. 127th st. P. M. Dec. 2, due June 1, 1891, 5%. 5,000  
 Same to Joseph M. De Veau. 127th st. Dec. 2, 1 year. See Conveys. 2,500  
 Cohnfeld, Rachel, wife of Theodore, to UNITED STATES TRUST CO., New York. Greene st. P. M. Dec. 1, 1 year or sooner, 5%. 20,000  
 Cassel, Cecilia, to Samuel M. and Simon Schafer. 9th av, n e cor 87th st, also 87th st. P. M. Nov. 22, due Dec. 1, 1885, 5%. 90,000  
 Combes, Fannie C., to Ferdinand Meyer. Washington av, w s, 50 n Wetmore st, 50x101. Dec. 1, 3 years, 5%. 1,200  
 Cockburn, Mattie A., to Luke Kouwenhoven, Long Island City. 123d s s, 96 w 7th av, 16x100.11. Dec. 1, 3 years or sooner, 5%. 10,000  
 Same to same. 123d st, s s, 80 w 7th av, 16x100.11. Dec. 1, 3 years or sooner, 5%. 10,000  
 Same to Mary R. Stryker. 123d st, s s, 128 w 7th av, 16x100.11. Dec. 1, 3 years or sooner, 5%. 10,000  
 Same to Eve A. Kouwenhoven. 123d st, s s, 112 w 7th av, 16x100.11. Dec. 1, 3 years or sooner, 5%. 10,000  
 Same to Julia E. Cameron. 123d st, s s, 144 w 7th av, 15x100.11. Dec. 1, 3 years or sooner, 5%. 9,000  
 Same to Thomas C. P. Bradhurst and ano., trustees Phebe P. Lahens. 123d st, s s, 159 w 7th av, 16x100.11. Dec. 1, 3 years or sooner, 5%. 10,000  
 Same to Robinson Gill. 123d st, s s, 80 w 7th av, 95x100.11. Sub. to mortg. \$59,000. Dec. 2, demand. 30,000  
 Daly, Philip, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 46th st, n s, 200 w 6th av, 25 x100.5. Dec. 1, 1 year. 7,000  
 Davis, Mark, to William T. Horn. 72d st, s s, 235 e 3d av, 19x102.2. Dec. 1, due April 22, 1889, 5 1/2%. 4,000  
 Same to same. Lexington av, w s, 40.5 n 55th st, 20x73. Dec. 1, due June 5, 1889, 5 1/2%. 6,000  
 Dexeimer, Charles, to THE MANHATTAN LIFE INS. CO. 2d av and 120th st. P. M. Dec. 1, 1 year, 5%. 55,000  
 Dreyfus, Julius, to William P. Woodcock. 44th st, s s, 130 e 3d av, 24.6x100.5. Nov. 30, due May 1, 1891, 5%. 6,000  
 Same to same. 44th st, s s, 205 e 3d av, 25x100.5. Nov. 30, due May 1, 1891, 5%. 6,000  
 Davis, Mary F., to Nicholas Dullmeyer. 142d st. P. M. Nov. 1, 5 years or installs, 5%. 3,400  
 De Boes, Bernard H., to Henry M. Bendheim. 88th st. P. M. Nov. 30, installs. 3,000  
 Disbrow, Richard B., to George Buckenham. 97th st, n s, 225 w 8th av, 19x100.3. Nov. 30, 3 years. gold, 18,000  
 Dixon, Michael J., to THE IRVING SAVINGS INSTITUTION. Depot pl, s s, 285 w Sedgwick av, runs west 33 to land of Spuyten Duyvil & Port Morris R. R., x - 100.10 x - 32.6 x - 100. Nov. 29, 1 year, 5%. 1,000  
 Dodge, Samuel, to George H. Toop. Webster av, w s, 125 s Central av, 24.10x90. Nov. 24, 10 years or sooner. 1,500  
 Doying, Sarah J., wife of and Ira E., to John C. Shaw. 62d st, s s, 79 w Madison av, 16.6x100.5. Oct. 14, due Jan. 12, 1887. 6,000  
 Drummond, Thomas J., to John L. Drummond. 31st st, s s, indeft, 25x98.9. Nov. 29, due Dec. 1, 1889, 5%. 20,000  
 Eichler, John, to Cecilia H. Pohle. 3d av (23d Ward). P. M. Nov. 22, due March 26, 1887. 12,000  
 Eldredge, Joseph D., to Catharine M. Battelle, extrx. Lewis F. Battelle. 45th st. P. M. Nov. 27, 1 year. 7,000  
 Elsas, Rosa, to Bertha J. Goodhart. 58th st, No. 348, s s, 73 w 1st av, 27x100.4. Nov. 16, 2 years or sooner. 6,000  
 Eidlitz, Leopold, to THE FARMERS' LOAN AND TRUST CO. Riverside Drive, e s, extending from 87th to 86th sts, 201.5x200. Nov. 30, 2 years, 4 1/2%. gold, 75,000  
 Etlinger, Louis, to THE BANK FOR SAVINGS in the City of New York. Bleecker st, s w cor Mulberry st. P. M. Nov. 27, 1 year, 4 1/2%. 3,000  
 Embury, Peter A., extr., &c., declares to Ephraim Ducker that a certain mortgage has been reduced to \$10,000.  
 Fleck, Rosa, wife of Samuel, to Charles F. Armack, Jersey City. Hester st, No. 71, n s, 21.10x100. Dec. 2, 5 years, 5%. 7,500  
 Farrell, John, to William D. Bancker and ano., exrs. John Hamilton. 11th av, e s, 24.9 n 36th st, 49.4x100. Dec. 1, 5 years, 5%. 7,000  
 Farley, John T., to Henry C. Ward, trustee. 64th st, s s, 231 w 9th av, 19x100.5. Dec. 1, 3 years, 5%. 19,000  
 Farley, John T., to Mary A. Farley. 3d av, s e cor 98th st, 50.9x110. Nov. 24. 25,000  
 Flannery, Frederick W., to Philippe C. Roos. 3d av. P. M. Nov. 15, 3 years or sooner. 1,500  
 Foster, James P., to The Maritime Association of the port of New York. Lexington av, w s, 19.9 n 30th st, 19.9x80. Nov. 29, 3 years, 5%. 8,000  
 Faltermann, Henry, to Maria L. Martin, widow. Av A, n w cor 76th st. P. M. Dec. 1, 5 years, 5%. 13,000  
 Same to Frederick Correll. Same property. P. M. Dec. 1, 1 year or sooner. 1,500  
 Fay, Michael, and William Stacom to D. Stuart Dodge, Simsbury, Conn. Stanton st, No. 33 1/2, s s, 100.8 e Chrystie st, 24.6x100x24.10 x75.1. Dec. 1, 1 year or sooner. 10,000  
 Ferguson, John S., to THE CENTRAL TRUST CO., New York. 54th st. P. M. Nov. 30, due Dec. 1, 1889, or installs, 5%. 20,000  
 Foot, Josie, wife of and Frank M., to John W. Decker. Jackson av. P. M. Dec. 1, installs. 1,300  
 Foye, Andrew J. C., to THE BOWERY SAVINGS

BANK. 79th st. P. M. Nov. 30, 1 year, 4 1/2%. 17,000  
 Gill, Anna, wife of John, to Mary T. Constant et al., exrs. Samuel S. Constant. 113th st. P. M. Nov. 30, 5 years or installs, 5%. 7,500  
 Glass, Morris and Joseph, to Emilie C. Langtry. Monroe st. P. M. Dec. 1, 1 year or sooner, 5%. 11,000  
 Greenberg, Henry M. and Solomon, to Bernhard Galewski. Houston st. P. M. Dec. 1, 1 year. 1,600  
 Same to Gustav Lippmann. Same property. P. M. Dec. 1, 3 years. 6,500  
 Garry, Peter, to Edward A. Caswell. Sedgwick av. P. M. Nov. 29, due Nov. 30, 1889, 5%. 1,375  
 Gillette, Emily D., wife of and Milton G., to S. Newton Smith. 5th av, e s, 18 n 129th st, 17x73. Sub. to mortg. \$21,000. Secures debt of mortgagors and Charles V. Stutevant. Dec. 29, 1886, 8 months. 10,000  
 Griffin, Thomas, to THE NORTH RIVER SAVINGS BANK. 9th av. P. M. Nov. 30, 1 year, 5%. 8,500  
 Same to Henry Bruning. Same property. P. M. Sub. to mortg. \$8,500. Nov. 30, 3 yrs. 3,000  
 Guion, Clara H., to Elizabeth Brophy. 21st st, n s, 415 e 7th av, 22.6x98.9. Nov. 27, 1 year, 5%. 1,000  
 Grieme, John H., to Simon E. Bernheimer and August Schmid, of Bernheimer & Schmid. 109th st, No. 184 E. Saloon lease. Nov. 11, demand. 1,200  
 Gaylor, Corinne W., wife of and George W., to Lewis G. Morris. Waverly st. P. M. Nov. 22, 2 years. 450  
 Gallagher, Patrick, to Robert Schell et al., exrs. Augustus Schell. 116th st, n s, 240 w 4th av. P. M. Nov. 29, 3 years, 5%. 10,000  
 Same to same. 116th st, n s, 190 w 4th av. P. M. Nov. 29, 3 years, 5%. 10,000  
 Goldstein, Jacob, to Henry C. Ely et al., exrs. Nathan C. Ely. Ludlow st, w s, 100 n Canal st, old line, 25x87.6. Dec. 1, 5 years, 5%. 8,000  
 Goldman, Philipp, to Mary F. Grumbacher, guard. Henry, Ida, Florence and Jennie Pinner. 85th st. P. M. Dec. 1, 5 yrs, 4 1/2%. 5,834  
 Glickstone, David and Jennie Suvalsky to Peter Hayes, Brooklyn. Madison st. P. M. Nov. 29, due Dec. 1, 1889, 5%. 6,000  
 Goldstein, Isaac, to Jacob Rieser. Madison st. P. M. Nov. 30, 3 years. 3,500  
 Graham, Harry, to John W., John H. and Ernst A. Haaren. 122d st, s s, 100 w 2d av. P. M. Sub. to mortg. Dec. 2, due July 1, 1887. 10,000  
 Same to John W. Haaren. Same property. P. M. Sub. to mortg. \$21,000. Dec. 2, due July 1, 1887. 22,000  
 Hammerstein, Malvina, wife of and Oscar, to THE EQUITABLE LIFE ASSUR. SOC. 142d st, s s, 153 w 7th av, 17x99.11. Nov. 12, due Jan. 1, 1888. 7,000  
 Same to same. 142d st, s s, 141.7 w 7th av, 16.5 x99.11. Nov. 12, due Jan. 1, 1888. 7,000  
 Hearn, John, to William T. Hayward. 25th st, s s, 125 e 2d av, 18.9x98.9. Nov. 27, 2 years, 5%. 1,000  
 Hovey, Lucy A., wife of and Edward C., Brookline, Mass., to THE GREENWICH SAVINGS BANK. Greene st, No. 165 w s, 21.5x101. Nov. 17, due Dec. 1, 1887, 4 1/2%. 22,725  
 Hyde, John M., to Thomas R. A. and William H. Hall, of William Hall's Sons. 4th av, s w cor 119th st, 50.5x90: 119th st, s s, 90 w 4th av, 50x100.10. Building loan. Nov. 10, due May 1, 1887. 25,000  
 Same to Jacob M. Newman. Same property. P. M. Sept. 10, due May 1, 1887. 25,000  
 Hankinson, John H., to D. Stuart Dodge, Simsbury, Conn. 79th st. P. M. Nov. 30, 3 years, 5%. 30,000  
 Harburger, Henry, to John Ihlefeld, extr. John J. Betz. 9th av, s w cor 28th st. P. M. Nov. 30, 5 years, 5%. 16,000  
 Harrison, Timothy, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 27th st, n s, 129 w 2d av, 21x72. Nov. 30, 1 year. 5,000  
 Hoff, Charles A., to Sidney H. Stuart. 6th av, s w cor 52d st, 23.6x80. Nov. 30, 5 years or installs. 4,000  
 Hutchinson, John W., to Julia wife of Frank Tiltford. 123d st. P. M. Nov. 24, due Dec. 24, 1889, or installs, 5%. 9,500  
 Huch, Sarah C., wife of and Roswell D., to THE NEW YORK LIFE INS. AND TRUST CO. 6th av, e s, 25.4 s 50th st, 47.6x66.5. Nov. 29, 1 year, 5%. 5,000  
 Hellman, Myer, to Elward Smith. 61st st. P. M. Nov. 30, 5 years, 4 1/2%. 10,000  
 Hennessy, Susan, wife of Patrick, to Margaret Busted, extrx. Ann Kelly. 113th st. P. M. Nov. 30, 3 years, 5%. 4,000  
 Hohle, Carl G. A., to Morris S. Thompson. 32d st. P. M. Sub. to mort. \$8,000. Dec. 1, 3 years or installs, 5%. 2,500  
 Same to Mary E. Byrne, extrx. John McMenomy. Same property. Dec. 1, 3 yrs, 5%. 6,000  
 Hoopes, Evan T., to Catharine L. Beakman, Brooklyn. 9th av, n e cor 70th s., 50.5x100. Dec. 1, 1 year, 5%. 20,000  
 Hornthal, Joseph, to David Bloch. 63d st. P. M. Nov. 30, due Dec. 1, 1889, 4 1/2%. 8,000  
 Humphrey, Henry C., to James Campbell, extr. and trustee Louisa A. Campbell. Prince st, n e cor Thompson st, 44x95.3x44.9x95.10. Dec. 1, 2 years. gold, 5,000  
 Hornberger, George, and Louise his wife, to Simon Bachmann. 4th st, s s, 151.3 e Bowery, 25x96.2. Nov. 29, due July 1, 1889. 9,000

Israel, Julius, to THE BOWERY SAVINGS BANK. Chrystie st, No. 83, e s, 175 n Hester st, 25x100. Dec. 1, 5 years, 4 1/2%. 9,500  
 Same to same. Chrystie st, No. 86, e s, 150 n Hester st, 25x100. Dec. 1, 5 years, 4 1/2%. 14,500  
 Same to same. Chrystie st, No. 84, e s, 125 n Hester st, 25x100. Dec. 1, 5 years, 4 1/2%. 16,000  
 Same to Asher and Isidor Simon. Chrystie st, e s, 175 n Hester st, 25x100. Dec. 1, installs. 2,000  
 Same to same. Chrystie st, No. 86, e s, 150 n Hester st, 25x100. Dec. 1, installs. 2,500  
 Same to same. Chrystie st, No. 84, e s, 125 n Hester st, 25x100. Dec. 1, installs. 3,500  
 Isaacs, Max, to Hannah Morris. Norfolk st. P. M. Dec. 1, installs. 4,500  
 Jackson, Edwin A., to Samuel K. Jackson. 84th st, n s, 150 w 11th av, 50x102.2. Dec. 1, 1 year. 6,000  
 James, Cornelia A., Deerfield, N. H., to Warren B. Smith. Broadway, s e cor 56th st, 131.9x90.2x120.2x122.7; 5th av, w s, 65.4 s 37th st, 27.7x120; 6th av, w s, 30 n 30th st, runs south 30 to st, x west 144 to Stewart st (now closed), x north 100 x east 100 x south 99.6 to Stewart st, x east 41.5 to beginning; 12th st, s s, 454.7 w 5th av, 41.5 x 103.3; 12th st, n s, 425 w 5th av, 25x103.3; 12th st, n s, 450 w 5th av, runs north 54.6 x west 32.4 x south 6.0 x southwest 13.8 x southeast 49.6 to 12th st, x east 26.4; 12th st, n s, 402 e 6th av, 21.7x49.6x—x92; 30th st, s s, 77.1 w 6th av, 25.8x90.8x20.3x85.5; 30th st, s s, 363.7 e 7th av, 100x100x103x93.9. 1-6 part. Nov. 24, due Nov. 26, 1891. gold, 15,000  
 Jones, George W., to James K. Hill. 8th av, Nos. 171-175, s w cor 19th st, 70x104. 1/2 part. Nov. 27, 3 years. 12,000  
 Kelly, Hannah A., to THE HARLEM SAVINGS BANK. 126th st, n s, 315 e 7th av, 15x99.11. Dec. 1, 1 year, 5%. 8,000  
 Kerrigan, Ann, wife of Patrick, to Michael Casey. Bathgate av. Nov. 29, due Dec. 1, 1891. See Conveys. 3,300  
 Kirnan, James, to James M. Varnum. 78th st, No. 144 W. P. M. Dec. 1, 1 year, 5%. 19,000  
 Same to George H. Watson, exr. Anna J. Watson. 78th st, No. 140 W. P. M. Dec. 1, 1 year, 5%. 19,000  
 Same to The Corporation for the Relief of Widows and Children of Clergymen of the Protestant Episcopal Church, New York. 78th st, No. 142 W. P. M. Dec. 1, 1 year, 5%. 19,000  
 Klein, Benedict A., to Edward Oothout et al., exrs. John Russell. 1st av, s w cor 57th st. P. M. Dec. 1, 5 years or sooner, 5%. 24,000  
 Korner, Ernest C., to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 79th st, n e cor 4th av, 25x102.2. Dec. 1, 1 year. 25,000  
 Kuper, Charles P., to Eliza Hunter, widow. Morton st. P. M. Nov. 30, 3 years, 5%. 3,000  
 Kuper, Charles P., to Emily F. Currier and ano., trustee Samuel Woodward. Morton st. P. M. Dec. 1, 2 years, 5%. 4,000  
 Kaufman, William B., to Hugh N. Camp, guard. Josephine B., William H. G., Wilhelmine R. and Henry G. Meyer, children August Meyer, dec'd. Arthur av. P. M. Nov. 24, 3 years, 5%. 340  
 Keegan, John, to George Fox. 164th st, s s, 225 e 10th av, 50x113.4. Nov. 26, 5 years or installs. 500  
 Kelly, John, to Georgiana Kelly, extr. Nathaniel Kelly. Mott av, e s, 50 n 149th st, 16.8x105.5. Oct. 16, 5 years, 5%. 3,350  
 Kehoe, William, to Christianna R. Kehoe. 129th st. P. M. Nov. 24, 1 year or sooner. 5,750  
 Kineke, Francis B., to Annie McFeat. 49th st, s s, 150 e 11th av, 25x100.4. Nov. 27, 3 years. 5,000  
 Kenny, Michael, to THE GERMAN SAVINGS BANK. 152d st, s s, 225 w Courtdandt av, 25 x 116.2x25x116.1. Nov. 23, due Nov. 30, 1887. 2,500  
 Kopetzky, Lena, wife of and Joseph, to Lewis Johnston. 2d av, No. 1140, n e cor 60th st, 20 x 75; 2d av, Nos. 1148 and 1150, e s, 80.10 s 61st st, 40x75. Nov. 29, 1 year. 1,850  
 Koch, William, to Alois Brauner. Suffolk st, w s, 150.6 s Rivington st, 25.1x100. Nov. 13, due Jan. 1, 1890, 5%. 10,000  
 Kuschewsky, Eva, wife of and Salomon, to John H. Henshaw. 12th st. P. M. Dec. 1, 11 months or sooner. 2,000  
 Same to John H. Henshaw and ano., trustees Elizabeth G. Sprague. Same property. P. M. Dec. 1, 3 years or sooner, 5%. 13,000  
 Lauerbray, Lizzie, mortgagor, with Margaret A. Harrison, mortgagoe. Extension of mort. at reduced interest. Nov. 23. nom  
 Lunitz, Lupe, to Johane Hallo. Elizabeth st. P. M. Nov. 29, due Dec. 1, 1891, or installs, 5%. 6,000  
 Lustig, Arnold, to Harriet P. Anthony. Broadway, e s, about 351.9 s Elwood st, 100x150. Nov. 24, due Jan. 31, 1887, 5%. 2,500  
 Lippman, Henry, to Robert L. Cutting, Jr., exr. Walter L. Cutting. 9th av. P. M. Nov. 30, 3 years or sooner, 5%. 10,000  
 Lippman, Henry, to Benjamin B. Johnston. Perry st. P. M. Nov. 26, installs, 5%. 15,000  
 Lyon, Dore, to THE EQUITABLE LIFE ASSURANCE SOC. Edgecombe av, s e cor 137th st, 19.10x90. Nov. 30, due Jan. 1, 1888. 13,000  
 Same to same. Edgecombe av, e s, 19.10 s 137th st, 8 lots, each 17.6x90. 8 mortg., each \$10,250. Nov. 30, due Jan. 1, 1888. 82,000  
 Lathers, Richard, to THE UNITED STATES TRUST CO., New York. 57th st, n s, 344 w 1st av, 60x100.5. Nov. 26, due Dec. 1, 1887, 4 1/2%. 50,000

Lester, Asbury, to Henry P. Talmadge et al., trustee John B. Seaman, dec'd. 153d st, s s, 100 e 10th av, 21x99.11. Nov. 27, 3 years, 4 1/2%. 10,000  
 Same to same. 153d st, s s, 121 e 10th av, 18x99.11. Nov. 27, 3 years, 4 1/2%. 7,500  
 Lester, Asbury, to The Trustees of the Fund for Aged and Infirm Clergymen of the Prot. Episcopal Church in the Diocese of New York. 153d st, s s, 139 e 10th av, 18x99.11. Nov. 27, 3 years, 5%. 7,500  
 Same to same. 153d st, s s, 157 e 10th av, 18x99.11. Nov. 27, 3 years, 5%. 7,500  
 Leyrer, Louis G., to Lewis G. Morris. Waverly st. P. M. Nov. 22, 2 years. 450  
 Lochmann, Katharina, wife of and Christopher, Jacob Miller and Morris Grosner to Ellen E. Ward, widow Roslyn, L. I. 6th st, n s, 253.6 e Av C, 2 lots, each 25.5x90.10. 2 mortg., each \$19,000. Nov. 26, 3 years, 5%. 33,000  
 Same to George H. Warren et al., trustees Stephen Whitney, dec'd. 6th st, n s, 304.3 e Av C, 25.5x90.10. Nov. 26, 3 years, 5%. 18,000  
 Lustig, Amalie, to Bernard Kolb. 117th st. P. M. Oct. 16, 5 years or installs, 5%. 7,000  
 Levy, Emil, to Oswald Ottendorfer et al., trustees Anna Ottendorfer. 8th av, No. 699, s w cor 44th st, Nos. 304 and 406, runs south 25.1 x west 100 x north 25.1 to st, x east 100 to beginning. Nov. 30, 5 years, 4%. 20,000  
 Lindsley, Charles H., to Henry E. Merriam et al., exrs. Benjamin W. Merriam. 95th st, s s, 450 e 10th av, 151x100.11; 97th st, n s, 350 e 10th av, 238x100.11. Dec. 1, demand. 40,000  
 Lock, Charles H., to Frederick Schuchardt, trustee Edward Leverich. 123d and 124th st. P. M. Dec. 1, 1 year or sooner, 5%. 20,000  
 Lyons, Mary, wife of and Timothy, to Sarah K. Cowdin. 48th st, n s, 250 e 2d av, 25x100.5. P. M. Nov. 26, due Nov. 1, 1891, 5%. 12,000  
 Martin, William A., to THE MUTUAL LIFE INS. CO. 123th st, n s, 310 w 5th av, 18.9x99.11. Dec. 1, 1 year, 5%. 10,000  
 May, Leopold, and Solomon Bachrach to Morgan L. Mortimer; Silvia and Julia Livingston and Rosalie L. and Katharine L. Waldo. Clinton st. P. M. Dec. 1, 1 year or sooner, 5%. 24,000  
 McGuire, Thomas J., to John W. Haaren. 9th av, s w cor 99th st. P. M. Dec. 1, 3 years, installs. 6,000  
 McGuire, Thomas, to Mary I. Constant et al., extrs. Samuel S. Constant. 113th st, n s, 121.2 e 3d av. P. M. Nov. 30, 5 years or installs, 5%. 8,000  
 McShane, Hugh, to Thomas J. Hitchman. 149th st. P. M. Dec. 1, 3 years. 400  
 Miller, Ira O., to Henry W. Lee and ano., trustees Frederick R. Lee. 83d st. P. M. Nov. 30, due Dec. 1, 1888, 5%. 10,000  
 Muller, Eva wife of George, to Elizabeth Orr and ano., exrs. Robert Orr. Av A, s e cor 76th st, 25.6x98. Dec. 1, 6 months, 5%. 6,000  
 Myers, Morris A., to Emeline wife of William H. Johnston and Elizabeth wife of Richard E. Johnston. 92d st. P. M. Dec. 1, 1 year, installs, 5%. 3,000  
 Mauthe, Konrad and Johann J., to Anthony W. Miller. 11th av. P. M. Nov. 26, due Jan. 1, 1890, 5%. 6,000  
 McQuade, Francis, to THE SEABOARD NAT. BANK, New York. 71st st, s s, 325 e 2d av, 75x100.5. Nov. 24, due Mar. 1, 1887, secures notes discounted or to be discounted by bank. 5,000  
 Moss, Rebecca, wife of and Harry E., to Lehman Bernheimer. 91st st. P. M. Nov. 18, due Nov. 26, 1891, 4 1/2%. 12,000  
 Same to Jacob Newman. Same property. P. M. Sub. to mort. \$12,000. Nov. 18, due Nov. 26, 1888. 3,000  
 Mowbray, Anthony, to William H. De Forest. Madison av, n e cor 78th st, 23.4x75. Sub. to mort. \$37,500. Nov. 9, 1 year. 10,000  
 Same to same. Madison av, e s, 45.4 n 78th st, 22x75. Sub. to mort. \$32,500. Nov. 9, 1 year. 10,000  
 Murray, Margareit A., to Ferdinand Kurzman, David Frank and Henry Hyman. 4th av, n w cor 117th st. P. M. Nov. 23, due Aug. 11, 1887. 6,000  
 Same to same. Same property. Building loan. Nov. 23, due Aug. 11, 1887. See Conveys. 19,000  
 Marcus, Emily R., to Jacob Wick, Jr. 92d st. P. M. Nov. 30, due Dec. 1, 1889, or installs, 5%. 14,400  
 McCloskey, Charles, to John W. Haaren. 101st st, n s, 125 w 2d av, 25x100.11. Sub. to mort. \$10,000. Nov. 27, 1 year. 2,000  
 Same to Rosetta M. Kearney. 101st st, n s, 175 w 2d av, 25x100.11. Nov. 27, 1 year, or sooner. 2,000  
 Same to same. 101st st, n s, 150 w 2d av, 25x100.11. Nov. 24, 1 year or sooner. 2,000  
 Same to Mary T. Stone. 101st st, n s, 100 w 2d av, 25x100.11. Sub. to mort. \$10,000. Nov. 27, 1 year. 2,000  
 Same to Frederick R. Welles and ano., trustees for Mary E. Blauvelt. 101st st, n s, 125 w 2d av, 25x100.11. Nov. 15, 3 years, 5%. 10,000  
 Same to same. 101st st, n s, 150 w 2d av, 25x100.11. Nov. 15, 3 years, 5%. 10,000  
 Same to same, trustees Ellen W. Johnson. 101st st, n s, 175 w 2d av, 25x100.11. Nov. 15, 3 years, 5%. 10,000  
 Same to George W. Welles, trustee for Annie R. Low. 101st st, n s, 100 w 2d av, 25x100.11. Nov. 15, 3 years, 5%. 10,000  
 Same to Caroline S. Wandell. 113th st. P. M. Nov. 29, 3 years, 5%. 4,000  
 McKenna, Charles F., to Euphemia S. Coffin. 99th st. P. M. Nov. 12, due Sep. 1, 1888, or sooner, 5%. 1,500

Moore, Maurice, to Jacob B. Tallman. 56th st. P. M. Nov. 20, 1 year, 5%. 12,500  
 Moore, Maurice, to THE MUTUAL LIFE INS. CO., New York. 76th st, 75th st. P. M. Dec. 1, 1 year. 3,000  
 Morrison, Anna R., wife of and James J., to the Presbyterian Hospital, New York. 7th av, s, 24.9 s 37th st, 49.4x100. Nov. 29, due Dec. 1, 1889, 5%. 45,000  
 Murray, Daniel, to Charles B. Perry and ano., trustees. Rogers pl. P. M. Nov. 29, 3 years or sooner. 200  
 McMahon, Patrick, to Randolph Guggenheimer and Henry Clausen, Jr. 10th av, n e cor 57th st. P. M. Dec. 1, installs, 5%. 20,000  
 McBride, John F., and Ellen J. wife of John W. Bacon, individ. and as exrs. and trustees Patrick McBride, to Louise P. wife of Frank P. Norton, Stony Brook. Bowery, No. 349, e s, 25 n 3d st, 26.1x93.9x26.2x87.7. Nov. 29, due Dec. 2, 1889, 5%. 25,000  
 McManus, Patrick H., to Ferdinand Sulzberger. Elizabeth st. P. M. Nov. 30, due Dec. 1, 1887, or sooner, 5%. 31,000  
 Same to same. Same property. Dec. 1, 1 year. 18,000  
 Meyer, Elizabeth, widow, to Adeline T. Townsend. 29th st, n s, 167 w 7th av, 23x98.9. Dec. 2, 2 years or sooner. 1,600  
 Monnet, Francis, to THE UNITED STATES TRUST CO., New York. 12th st. P. M. Dec. 2, due Dec. 1, 1889, 4 1/2%. 4,750  
 Neary, Peter, to Rosetta M. Kearney. 82d st, s s, 144 w Av A, 12.6x102.2. Nov. 29, 1 year. 750  
 Neumann, Margaret, to Lizzie A. Paddock. 9th av. P. M. Nov. 29, due Nov. 30, 1888, or install, 5%. 8,000  
 Niver, Norman L., and Margaret A. his wife, to Adolph Cohn and Elise his wife. 81st st. P. M. Nov. 30, due upon notice, 5%. 1,400  
 Norris, Octavius J., to THE WOMAN'S HOSPITAL, New York. 9th av, n e cor 45th st, 25.5x100. Nov. 30, due Dec. 1, 1891, 4 1/2%. 25,000  
 Neville, Richard, and Edward Murphy to Abraham Michelbacher. 113th st, n s, 200 w 3d av. P. M. Dec. 1, 5 years or installs, 5%. 7,000  
 Same to same. 113th st, n s, 180 w 2d av. P. M. Dec. 1, 5 years or installs, 5%. 7,000  
 O'Hare, Marie, wife of James, to THE MURRAY HILL BANK. 74th st, s s, 60 w 1st av, 20 x 51. Sub. to mort. \$2,500. Nov. 11, due Nov. 11, 1887. 2,500  
 Oppenheimer, Pauline, wife of and Solomon, to Lucy E. wife of David Reynolds. 131st st, No. 228, s s, 235 w 7th av, 15x99.11. Sub. to mort., \$6,000. Dec. 1, 1 year, 5%. 1,000  
 Same to Grenville A. Kissam et al., trustees Lucy E. Reynolds. Same property. Dec. 1, 3 years, 4%. 6,000  
 Peyser, Samuel, to Elizabeth Hartel. Pearl st, No. 355, w s, 18.8x39.10x38.7. 1/2 part. Sept. 16, 5 years, 5%. 1,700  
 Phillips, William H., Brooklyn, to Caroline M. Slocum. Water st, No. 444, n s, 126.8 e Market st, 25x59.11. Nov. 26, 1 year. 1,000  
 Pohl, Adolph, to Moses Goldberg. 8th st. P. M. Nov. 29, due Dec. 1, 1889, or installs, 5%. 3,000  
 Phelan, Catharine G., to Mary A. A. Woodcock, Bedford, N. Y. 15th st. P. M. Oct. 20, 3 years, 5%. 14,500  
 Peters, Isabella, wife of Wm. H., to Hugh N. Camp, guard. Josephine B., William H. G., Wilhelmine R. and Henry G. Meyer, children August Meyer, dec'd. Arthur av. P. M. Nov. 24, 3 years, 5%. 346  
 Parker, James H., to THE DRY DOCK SAVINGS INST. 69th st, No. 18, s s, 87 w Madison av, runs south 76 x east 18 x north 44 x east 6 x north 32 to st, x west 24 to beginning. Dec. 2, due Dec. 1, 1887, 4 1/2%. 32,000  
 Priest, Augusta H., wife of and Samuel G., to George A. Defandorf. 31th st, n s, 319.5 w 3d av, 21.3x102. Nov. 29, due June 20, 1889, or sooner. 1,000  
 Pinne, Frederick C., to George J. Wersebe. Washington st, s w cor Franklin st, 40.2x80.7 x 40.1x80. Lease. Nov. 30, notes. 3,500  
 Pullman, Mary, to Townsend Wandell, exr. John M. Downey. 24th st, n s, 275 e 4th av, 25x98.9. Dec. 1, 3 years, 4 1/2%. 6,000  
 Prescott, Judith C., Deerfield, New Hampshire, to Warren B. Smith; Broadway, s e cor 56th st, 131.9x90.2x120.2x122.7; 5th av, w s, 65.4 s 37th st, 27.7x120; 6th av, w s, 30 n 30th st, runs south 30 to 30th st, x west 144 to Stewart st (now closed), x north 100 x east 100 x south 99.6 to Stewart st, x east 41.5 to beginning; 12th st, s s, 454.7 w 5th av, 41.5 x 103.3; 12th st, n s, 425 w 5th av, 25x103.3; 12th st, n s, 450 w 5th av, runs north 54.6 x west 32.4 x south 6.9 x southwest 13.8 x southeast 49.6 to st, x east 26.6 to beginning; 12th st, n s, 402 e 6th av, 21.7x49.6x—x92; 30th st, s s, 363.7 e 7th av, runs south 98.9 x east 103 x north 100 to 30th st, x west 100 to beginning. 1-6 part. Nov. 26, 5 years. gold, 15,000  
 Quinn, James, to Jennie E. Mead. 3d av. P. M. Dec. 1, 3 years. 1,500  
 Reller, Ernst A., to THE GERMAN SAVINGS BANK. 108th st, s s, 73 w 3d av, 27x75. Nov. 26, due Nov. 29, 1887. 10,000  
 Rhinelander, Laura V., to Enoch P. Bullard. 1st av, s w cor 90th st, 50.4x100. Dec. 1, 5 years, 5%. 25,000  
 Same to same. 1st av, w s, 50.4 s 90th st, 50.4x100. Dec. 1, 5 years, 5%. 25,000  
 Rosen, Hanny, wife of and Henry, to Frederick W. Von Stade and ano., trustees Samuel E. H. Judah. 116th st. Dec. 1, 3 years, 5%. See Conveys. 5,000  
 Rosendorff, Morris, to Frederic J. Middlebrook,

Brooklyn, N. Y. East Broadway. P. M. Dec. 1, 1 year or sooner, 5 % 12,000  
 Same to same. Henry st. P. M. Dec. 1, 1 year or sooner, 5 % 8,000  
 Same to same. Same property. P. M. Dec. 1, 1 year. 4,000  
 Rosenzweig, Samuel, to Solomon Jacobs. East Broadway. P. M. Sub. to mort. Nov. 30, installs. 16,400  
 Reilly, Ann, Mary E., Annie T., Eliza R. and Lawrence P., to Josiah O. Ward, guard. Isabel G. Ward. Hudson st. No. 279, w s, 150.2 s Spring st, 25.3x90x25x90. Sub. to mort. \$3,600. Nov. 29, 2 years. 1,500  
 Reilly, Mary, to Catharine Goerl and Anna Volker. Grove av. P. M. Nov. 20, 1 year. 200  
 Robinson, John M., to Lorenzo C. de Francia. Madison av, w s, 37.11 n 128th st, 18x70. Nov. 29, due Dec. 1, 1888, 5 % 12,000  
 Robinson, William A., to THE CITIZENS' SAVINGS BANK. 123d st, n s cor 4th av. P. M. Nov. 29, 3 years, 5 % gold, 12,500  
 Same to same. 123d st, n s, 20 w 4th av, 3 lots, 20x100.11. 3 P. M. mort., each \$12,500. Nov. 29, 3 years, 5 % gold, 37,500  
 Rossi, Louis, to Edward H. Emerson. Horatio st. P. M. Nov. 29, 6 months. 23,000  
 Ruck, John M., to Emeline H. Dodge. 52d st, n s, 250 w 9th av, 50x100.5. Nov. 30, 3 years, 5 % 15,000  
 Ruff, Charles and August, to Henry Weidler. Norfolk st, No. 99. See Conveys. Nov. 29, 1 year, 5 % 10,000  
 Rutherford, Winthrop C., to Douglas Robinson, Herkimer Co. N. Y. 18th st, ss, 263 w 2d av, 18x80. Nov. 30, due Dec. 1, 1888. 6,000  
 Rathmuller, Josephine, to Catharine Schaeffer. 49th st, No. 336, s s, 225 w 1st av, 25x100.5, Nov. 27, 4 months. 2,000  
 Ruck, John M., to George Roll. 52d st, n s, 200 w 9th av, 2 lots, each 25x100. 2 mort., each \$2,100. Nov. 26, 1 year. 4,200  
 Same to same. 53d st, n s, 300 w 9th av, 2 lots, each 25x100. 2 mort., each \$2,100. Nov. 26, 1 year. 4,200  
 Same to same. 53d st, s s, 250 w 9th av, 4 lots, each 25x100. 4 mort., each \$2,100. Nov. 26, 1 year. 8,400  
 Rosen, Annie, wife of Abraham, to Nathan Spiegel. East Broadway. P. M. Nov. 27, installs. 4,500  
 Rosenbusch, William, to Joseph Epstein and Mary his wife. East Houston st. P. M. Nov. 30, installs, 5 % 1,500  
 Rosenbusch, William, and Henrietta his wife, to Frederic J. Middlebrook, Brooklyn. East Houston st. P. M. Dec. 2, due Dec. 1, 1887, 5 % 1,000  
 Same to same. Same property. P. M. Dec. 2, due Dec. 1, 1887, 5 % 6,000  
 Sager, Thomas R., to Charles H. Reed. 1st av, s w cor 3d st, 25x100. Dec. 1, 5 yrs, 4 1/2 % 15,000  
 Smith, Hiram G., to Ronald Rankin, Jr. Jerome or Central av. P. M. Lease. Dec. 1, 4 years. 4,000  
 Sutter, Alexander, to John Bennett. 2d av, w s, 48.1 s 4th st, 24x65. Nov. 29, 1 year, 5 % 2,550  
 Sweeney, Gillespie, and Sarah A. his wife, to Louis B. Binsse and ano., trustees Delia Binsse. 120th st, 2 lots, P. M. Nov. 27, installs, 5 % 18,000  
 Schmonsees, Hermann, to Elizabeth Steel and John and Robert Muir, Jersey City, N. J. 46th st. P. M. Dec. 1, 5 years or installs, 5 % 6,500  
 Schneider, Wilhelmina L., wife of and Charles, to Walter Mitchell, Garden City, L. I. 2d av. P. M. Nov. 30, 3 years, 5 % 5,000  
 Shackelford, John W., to James Pott. 82d st, No. 111, n s, 150 e 4th av, 25x102.2. Dec. 1, 3 years, 5 % 6,000  
 Solomon, Joseph, to Abraham Rosenberg. 20th st, n s, 480 w 2d av, 20x92. Lease. Dec. 1, 6 months. 1,000  
 Stevane, Elizabeth, widow, and Albert and Bertha Stevane, heirs Henry Stevane, to George P. Upham, Nahant, Mass. Delancey st, n s, 50 w Columbia st, 2 lots, each 25x100. 2 mort., each \$21,000. Dec. 1, 5 years, installs, 5 % 43,000  
 Stevenson, Ruth A. and Thomas, to Henry C. Copeland. Boulevard or Drive, se cor 11th st, 59.11x75. Dec. 1. 9,000  
 Stone, Rachel, to Moses Mayer. Stanton st. P. M. Nov. 30, due Dec. 1, 1889, 5 % 2,000  
 Schwarzer, Joseph, to Julius Lipman. Mulberry st, w s, 93.1 s Prince st, 50.3x99.6x50.4x99.1. Nov. 23, 2 months. 7,000  
 Same to same. 14th st, n s, 100 e 3d av, 185x103.3. Nov. 22, due Jan. 1, 1887. 10,000  
 Seymour, Estella, wife of and John C., to Charles F. Bound. Manhattan av. P. M. Nov. 27, due Nov. 1, 1896, or installs. 13,000  
 Silberman, Levi, to James A. Roosevelt and ano., trustees Marcia R. Scovel. 75th st. P. M. Nov. 27, 5 years, 4 1/2 % 15,000  
 Smith, Justus J., to THE EQUITABLE LIFE ASSUR. SOCIETY, U. S. 76th st, s s, 200.8 e 10th av, 3 lots, each 20.10x102.2. 3 mort., each \$20,000. Nov. 26, due Jan. 1, 1888. 60,000  
 Same to same. 76th st, s s, 200 e 10th av, 20.8x102.2. Nov. 26, due Jan. 1, 1888. 20,000  
 Same to same. 76th st, s s, 303.8 e 10th av, 21.4x102.2. Nov. 26, due Jan. 1, 1888. 20,000  
 Same to same. 76th st, s s, 283.2 e 10th av, 20.6x102.2. Nov. 26, due Jan. 1, 1888. 20,000  
 Stevenson, Clinton, to Harriett A. Stewart. Sidney st, s s, 26.11 e Westchester av, runs south 264 to av, x east 36.6 x north 274.10 to st, x west 34.10. Nov. 27, 1 year. 250  
 Schmidt, Charles, to Sophia Hoffmann. 3d st, s s, 144.9 e Av A, 24.9x195.11. Lease. Nov. 27, due Jan. 1, 1893, or installs, 5 % 6,000

Schmidtman, Christina A., wife of J. Henry, to THE GERMANIA LIFE INS. CO. 87th st. P. M. Nov. 29, due Nov. 30, 1887, 5 % 4,000  
 Seward, Thomas, Brooklyn, to Cornelius F. Kingsland. 7th av, w s, 98.9 s 36th st, 16x100. Secures money advanced to pay taxes. Nov. 29, 3 years, 5 % 1,500  
 Sharpe, William H., to Frederick W. White. 147th st. P. M. Nov. 26, 3 years. 1,000  
 Silber, Charles E., to Francis R. Emmons. 23d st, n s, 255 e 7th av, 22.6x98.9. Nov. 29, 5 years, 5 % 5,000  
 Simpson, Charles, to William M. Kingsland. Thompson st. P. M. Nov. 24, due Nov. 29, 1887, 5 % 7,500  
 Sloper, Alzina, to Henry L. School. 143d st, s s, 231.6 e Alexander av, 25x100. Nov. 29, due Oct. 12, 1889. 500  
 Spiegel, Nathan, to John F. McCoy et al. exrs. Charles G. Smull. East Broadway, No. 140, n s, 278.10 e Rutgers st, 25.6x62.4x25.3x62.5. Nov. 30, due July 1, 1889, 5 % 3,000  
 Sauerbray, Lizzie, mortgagor, with Margaret A. Harrison. Extension of mort at 5 % Nov. 23. 1,250  
 Strauss, Emanuel, to Henry S. Strauss. 3d st, No. 314 E., n s, 22.7x106; Lewis st, No. 116, e s, 150 s Houston st, 25x100. Nov. 29, due Dec. 1, 1888, 5 % 1,250  
 The Seventh Presbyterian Congregation in the City of New York, mortgagor, with Elliott F. Shepard, mortgagee. Extension of mort. and also of the time for paying interest upon certain conditions. Oct. 13. nom  
 Thornton, John P., to Jacob M. Newman. 4th av, w s, extending from 88th to 89th st, 201.5 x82.3. Sub. to mort. \$151,000. Nov. 16, due Mar. 18, 1887. 18,500  
 Talbot, Charlotte, to William T. Whittemore et al. trustees for Margaret L. Slosson. 12th st. P. M. Nov. 19, 5 years or sooner, 4 1/2 % 18,000  
 Same to same, trustees for Adriana L. Whittemore. Same property. P. M. Nov. 19, 5 years or sooner, 4 1/2 % 1,250  
 The Empire Real Estate Company to Sarah M. Bliven, widow, Philadelphia, Pa. Norfolk st, No. 119, w s, 125 n Rivington st, 25x100. Dec. 1, 5 years, 5 % 20,000  
 Same to THE PROVIDENT SAVINGS LIFE ASSUR. SOC., New York. Norfolk st, No. 117, w s, 100 n Rivington st, 25x100. Dec. 1, 3 years, 5 % 20,000  
 The New York Protective Assoc. to Sarah wife of Jacob Davidson. Canal st. P. M. Dec. 1, 3 years or installs, 5 % 10,000  
 Ungrich, Louis K., to THE NORTH RIVER SAVINGS BANK. 38th st. P. M. Nov. 26, 1 year, 5 % 5,000  
 Von Ellert, Mathilde, wife of Theodore, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 9th av, w s, 74.2 s 39th st, 24.8x100. Nov. 27, 1 year. 9,000  
 Vandervoort, Harriet G., wife of Peter H. S., to Dore Lyon. 93d st. P. M. Dec. 2, 2 years, 5 % 4,000  
 West, Joseph J., to Sarah A. Sands. 43d st, n s, 410 w 7th av, 20x100.4. Dec. 2, 3 years, 5 % 6,000  
 Weinhandler, Solomon, to John Schroder. Stanton st, No. 200. P. M. Nov. 30, due Dec. 1, 1887. 3,500  
 Wiedbusch, Friedrich, and Maria A. his wife, to Henry Strauss. 3d st. P. M. Sub. to mort. \$8,500. Dec. 1, installs, 5 % 2,500  
 Same to THE NEW YORK SAVINGS BANK. Same property. P. M. Dec. 1, 3 years, 4 1/2 % 8,500  
 Wilkins, Henrietta S., to THE GERMAN SAVINGS BANK, New York. 18th st, s s, 100 e 9th av, 25x92. Nov. 26, due Nov. 27, 1887, 1,200  
 Walsh, James A., to Thomas J. McCahill, Larchmont, N. Y. 24th st, n s, 200 e 2d av, 50x98.9; 24th st, n s, 425 e 2d av, 25x98.9. 1.5 part. Dec. 1, due Aug. 1, 1888. 500  
 Weaver, Benjamin, to John Green. 48th st, n s, 188 w 8th av, 18x100.5. Nov. 12, installs, 4 1/2 % 10,000  
 West, Joseph J., to John M. Knox, trustee John H. Graham. 27th st. P. M. Dec. 1, due Nov. 1, 1889, 5 % 10,000  
 Whiteman, Abraham V., to William H. Johnson and ano., exrs. Alvin J. Johnson. 59th st, s s, 140 w Lexington av, 25x100.5. Dec. 1, 3 years, 5 % 20,000  
 Wilson, Adelaide, wife of and Thomas, and Ethelbert and Adelaide E. Wilson, to THE DRY DOCK SAVINGS INST. 152d st, s s, 125 e 7th av, 20.3x99.11. Nov. 29, due Dec. 1, 1887, 4 1/2 % 9,500  
 Same to THE DRY DOCK SAVINGS INST. 132d st, s s, 145.3 e 7th av, 4 lots, each 19.10x99.11. 4 mort., each \$9,500. Nov. 29, due Dec. 1, 1887, 4 1/2 % 38,000  
 Same to John C. Overhiser. 132d st, s s, 125 e 7th av, 100x99.11. Nov. 29, due Dec. 1, 1887, or sooner. 15,000  
 Woehr, Frederick, to John Ihlefeld, exr. John J. Betz. Eldridge st. P. M. Dec. 1, 5 years, 5 % 14,000  
 Wallace, James, to Robert S. Bowne et al. exrs. Eliza R. Bowne. 3d av, e s, 17.10 s 108th st, 3 lots, each 17.8x75. 3 mort., each \$10,000. Nov. 26, 3 years, 5 % 30,000  
 Wallman, Frederick, to George A. Archer, exr. George B. Archer. 79th st, s w cor 1st av, 25 x64. Nov. 27, 3 years, 5 % 9,000  
 Wilder, Edward P., to William E. D. Stokes. 74th st. P. M. Nov. 10, 5 years, 5 % 14,000  
 Same to same. Same property. Sub. to mort. \$14,000. Nov. 10, installs, 5 % 4,500  
 Williams, Kate M., wife of and Charles M., to Louisa Dean. 81st st, s s, 70 e Lexington av, 22x104.4. Nov. 15, 3 years, 5 % 7,000

Winthrop, Elizabeth V. S., widow, to THE SEAMAN'S BANK FOR SAVINGS, New York. 75th st. P. M. Nov. 28, 1 year, 4 % 4,000  
 Same to Alice G. Winthrop. Same property. Nov. 26, 5 years, 5 % 8,000  
 Walker, Margaret, and Eliza Magrath to Hall J. How. 8th av. P. M. Nov. 30, 1 year, 5 % 2,000  
 Waters, Henry, to Christine Baumert. Norfolk st. P. M. Nov. 29, due May 1, 1887, 5 % 4,000  
 Wellwood, John H., to Edward A. Caswell. Boscobel av. P. M. Nov. 29, due Nov. 30, 1889, 5 % 1,631  
 Young, James F., to Simon Simonson. Madison av, w s, 41.5 n 66th st, 19x80. Nov. 5, 1 year. 9,000

KINGS COUNTY.

NOVEMBER 26, 27, 29, 30, DECEMBER 1, 2.  
 Aley, Anna C., widow, to Louise and Franz Ullrich. Stone av. P. M. Nov. 20, 5 years or installs, 4 1/2 % 8800  
 Assip, John, and Timothy J. Buckley, to William Post, exr. Abraham P. Skidmore. 5th av, w cor 2d st, 90x82. Dec. 1, due Feb. 1, 1887. 15,000  
 Same to same. 2d st, s s, 83 w 5th av, 68x90. Dec. 1, due Feb. 1, 1887. 10,000  
 Avery, Edward W., to Susan A. and Cordelia L. Babcock. Park pl. P. M. Nov. 29, 1 year. 5,000  
 Blaney, John Y., to Thomas S. Smith. Duryea st. P. M. Nov. 30, 3 years, 5 % 1,000  
 Bottger, Charles F., to James D. Lynch. Bleecker st, Greene av. P. M. Dec. 1, 2 years, 5 % 471  
 Brady, Patrick, to Mary E. Fox. North 7th st, s w cor Berry st. P. M. Nov. 8, due Dec. 1, 1891, 5 % 3,260  
 Bushfield, John C., to Edward H. Frost. Kosciusko st, n s, 92.6 e Lewis av, 17.6x100. Dec. 1, 3 years. 5,500  
 Same to Samuel H. Vandewater. Kosciusko st, n s, 75 e Lewis av, 17.6x100. Nov. 24, due Feb. 1, 1888. 2,000  
 Same to same. Lewis av, n e cor Kosciusko st, 16.8x75. Nov. 24, due Feb. 1, 1888. 2,000  
 Same to same. Lewis av, e s, 16.8 n Kosciusko st, 16.8x75. Nov. 24, due Feb. 1, 1888. 2,000  
 Bauer, Philip, to Margaret Lynch. Roebbling (6th) st. P. M. Nov. 24, 5 years or installs. 5 % 900  
 Baxter, Channig, to Caroline E. wife of John Ditmars. Hamburg av, n cor Linden st, runs northeast along Linden st 405 x northwest 200 to Grove st, x southwest 405 to av, x southeast 194 to beginning. Nov. 27, 1 year. 3,800  
 Biers, William H., to John Muller and Eliza S. G. his wife. Quincy st. P. M. Nov. 27, 3 years or sooner, 5 % 2,400  
 Same to John T. Biers. 9th st, n e s, 417 w 3d av, 25x100. Nov. 27, due Dec. 1, 1887. 1,000  
 Blass, Elizabetha, widow, to Michael Grob. Magnolia st, s e s, 370 s w Central av, 25x100. Nov. 27, 5 years, 5 % 1,000  
 Blazo, Augustus W., and James W. Sands, to Sarah W. Collins, Harrison, N. Y. Decatur st, s s, 561.1 e Tompkins av, 19.6x66.2x20x61.9. Nov. 24, 3 years or sooner. 5,500  
 Breckle, Christian, to Otto Huber. Throop av, s w cor Ellery st, 25x100. Nov. 27, 5 years, 5 % 5,500  
 Brown, Isabella, wife of William, to Mary R. and Sarah E. Brush, Huntington, N. Y. 3d av, s e s, 50 n 17th st, 25x100. Nov. 24, 1 year. 3,000  
 Byrne, Michael T., to Maria Hopkins. Schaeffer st, s e s, 108.4 n e Bushwick av, 16.8x100. Nov. 1, installs, 5 % 450  
 Bond, William, to Title Guarantee and Trust Co. Prospect pl, n s, 200 w Albany av, 50x127.9. Nov. 24, 1 year. 3,000  
 Baker, Henry G., to Elizabeth W. Aldrich. Herkimer st, s e cor Radde pl. P. M. Nov. 26, demand. 14,600  
 Barretto, Gerard M., trustee, to Adeline Simonson. Harrison st, Nos. 216-224, s s, 150.3 e Clinton st, 75.1x65.1, to Tompkins pl. Dec. 1, 1 year. 1,000  
 Beck, Margaret, to Julia Lang. Cedar st, n s, 150 w Evergreen av, 16.8x97.6. Dec. 1, 3 years. 1,100  
 Bergen, Sarah J., wife of Evert, to William H. Loury, Westport, Conn. Greene av. P. M. Dec. 1, 3 years or sooner, 5 % 2,000  
 Brennan, Mary, to The Emigrant Industrial Savings Bank. 2d pl, s s, 155 w Court st, 15x100, with all right in courtyard in front. Dec. 1, 1 year. 3,000  
 Brown, John, to Jeremiah Erwin. Bay av, s w cor Schenck st, 25x100. Dec. 1, 5 years. 1,460  
 Cardwell, George C., and Margaretha C. his wife, to Jacob Fuhs. Evergreen av, s w s, 70 s e Van Voorhees st, 3 lots, each 16.8x80. 3 mort., each \$1,600. Nov. 27, due Nov. 26, 1889. 4,800  
 Collins, Theresa B., wife of and Jeremiah J., to Josiah S. Packard. 5th av, e s, 42 s 5th st, runs east 97.10 x south 58 x west 0.3 x south 47 x west 97.7 to av, x north 105 to beginning. Nov. 27, due Mar. 1, 1887. 15,300  
 Cregar, Samuel, to John F. Saddington. Putnam av. P. M. Nov. 1, 5 years, 5 % 4,500  
 Crowley, John, to The South Brooklyn Savings Institution. Bergen st. P. M. Nov. 23, 1 year, 5 % 5,500  
 Clark, Josephine F. W., wife of and Henry M., to Samuel M. Meeker and ano., trustees for Rebecca Ballagh. Rodney st, n s, 100 e Lee av, 20.6x100. Dec. 1, 3 years, 5 % 5,000  
 Cole, Frank J., to James Hembury. 5th av, e

s, 20 s Sterling pl, 40x100. Dec. 1, 3 years, 15,000  
 Davis, Charles E., to Gitty A. wife of Joseph Hegeman. Union av, s e cor Shephard av, 100x100. Nov. 29, due Dec. 1, 1888. 3,000  
 Denike, Ida, widow, to Fritz Achelis. Lafayette av, s s, 40 e South Portland av, 20x65. Dec. 1, 5 years, 5% 5,000  
 Dougherty, Charles, to Augusta H. Wyand. 4th av, n e cor 38th st. P. M. Nov. 30, 2 years. 1,650  
 Downey, Wallace, to The West Brooklyn Land and Improvement Co. 12th av. P. M. Nov. 10, 5 years or installs., 5% 240  
 Dennington, Frederick C., to Anna C. McCully. Clason av, e s, 17.11 n Gates av, 18.11 x70. Nov. 20, 3 years, 5% 2,500  
 Dibble, Mary A., to James D. Lynch. Greene av, Bleecker st, Ralph st. P. M. Nov. 1, 3 years, 5% 1,917  
 Dupuy, Abraham B., to Harris and Julius Ablowich. Wytthe av. P. M. Nov. 26, due Nov. 25, 1887, 5% 6,000  
 Dupuy, Abraham B., to Howard E. Turner. Wytthe av, w s, 74 n Keap st, runs southwest 62 x northwest 18.5 x southwest 18 x northwest 18.10 x northeast 80 to av, x southeast 37.4 to beginning. Nov. 29, due July 1, 1887. 4,500  
 Dalton, George F., to John A. Latimer and ano., trustees for Anne M. Vought. 8th av, w s, 22 s Lincoln pl, 20x100. Dec. 1, 3 years, 5% 9,000  
 Dorsett, Charles A., and Anna A. his wife, to John P. D. Angus. St. Marks av, s s, 132 w Franklin av, runs south 100 x northeast to point 112.4 w St. Marks av, x north 100 to St. Marks av, x west 19.8 to beginning. Dec. 1, 1 year. 700  
 Douglas, Frances V., to Adolph Sussman. Hull st, n s, 133.4 w Hopkinson av, 16.8x100. Nov. 1, installs. 500  
 Elken, William, to Margretta Covert. 14th st, n s, 491 w 3d av, 25x100. Nov. 24, due Dec. 1, 1891. 1,500  
 Englert, George A., to Michael Nuber. Liberty av, s w cor Washington st, 25x100. Nov. 26, 2 years or installs. 600  
 Evers, Annie, David, Henry H., Helrietta wife of and Arthur W. Chinn, widow and heirs of John Evers, to Conrad Goehl. South 3d st, north cor Keap (10th) st, 20.1x80. Nov. 22, 3 years, 5% 3,500  
 Fannan, Julia, to Achsa Carr. Atlantic av, n s, 70 e Cumberland st, 25x89.9x27.4x78.7. Nov. 29, due Jan. 2, 1890. 500  
 Fowler, Annie Y., wife of and David H., to Lucy E. Barron. Halsey st, s s, 120 w Nostrand av, 2 lots, each 20x100. 2 morts., each \$7,500. Nov. 27, 3 years, 5% 15,000  
 Farrell, Patrick, and Susan his wife, to Alexander Barclay. Huntington st. P. M. Nov. 27, due Dec. 1, 1891, or sooner. 800  
 Forrester, William O., to John S. Frost. Herkimer st, n s, 230 e Ralph av. P. M. Nov. 30, 3 years, 5% 2,000  
 Same to same. Herkimer st, n s, 210 e Ralph av. P. M. Nov. 30, 3 years, 5% 2,000  
 Fish, John D., mortgagor, with Mary A. Curtis, Watertown, Conn., mortgagee. Extension of mortgage. Nov. 29. nom  
 Fish, John D., to James S. Stearns and William E. Curtis. 6th av, s w cor 5th st. P. M. Nov. 29, 1 year. 5,000  
 Fraser, John, to Thomas C. Higgins. Herkimer st. P. M. Nov. 30, 1 year, 5% 1,300  
 Farrell, Michael, to Frederick Pentlarge, Cincinnati, O. North 3d st. P. M. Nov. 30, due Dec. 1, 1887, 4% 600  
 Fiedler, August M., to Caroline Rathje. 12th st, s w s, 420 n w 3d av, 24x100. Nov. 11, due Aug. 1, 1891, 5% 1,100  
 Gaunt, Louis F., to Solomon H. Howe, South Orange, N. J., Joseph Shelton and Charles E. Perkins. Fulton st, s s, 25 e Hopkinson av, 25x100. Nov. 20, notes, 3 years. 2,060  
 Gimbernat, Teofilo, to J. Henry Alexandre. 17th av, w s, 125 n Bath av, 100x108.4, New Utrecht. Nov. 22, due July 31, 1889. 1,000  
 Harding, William B., to Thomas J. Allen. Putnam av, s s, 275 w Reid av, 17x100. Dec. 1, 1 year. 1,500  
 Hatton, John F., and Mary his wife, to Catharine Cushing. Baltic st. P. M. Dec. 1, 5 years, 5% 2,000  
 Hendrickson, Andrew C., to E. T. Hunt, exr. and trustee T. Hunt. 48th st. P. M. Nov. 30, 5 years, 5% 241  
 Hill, Catharine, wife of and Patrick H., to Henry C. M. Ingraham, trustee Elizabeth K. Underhill. Palmetto st, s e s, 225 n e Central av, 2 lots, each 25x100. 2 mort., each \$3,500. Dec. 1, 3 years, 5% 7,000  
 Horn, Eva, to David Van Wart, exr. Harriet A. Hopper. Fulton st, s s, 235 e Rochester av, 20x100. June 14, 2 years. 1,100  
 Hotchkiss, Georgiana L., to Peter N. Ramsey. Joralemon st. P. M. Dec. 1, 1 year. 1,500  
 Hyde, Sarah A., wife of Thomas L., to Mary A. Lawton. Hanburg st, n e cor Suydam st, 25x100. Nov. 24, 5 years. 1,200  
 Hatten, William, to Abraham Lott, exr. Catharine L. Lott. New Utrecht to Flatbush Road, New Utrecht. P. M. Nov. 5, 3 years or sooner, 5% 18,720  
 Hogan, Mary, wife of and John, to Jacob Strauss. Bay av, n s, 50 e Monroe st, 25x100. Nov. 29, 1 year. 300  
 Hart, James H., to The Mutual Life Ins. Co., N. Y. Gates av, s s, 390 e Ralph av, runs east 91.8 to Broadway, x southeast 141.1 x southwest 64 x northwest 7.7 x again northwest 89.5 x west 60 x north 100 to beginning. Nov. 20, due Dec. 1, 1887, 5% 41,500

Huthmacher, Jacob, to Henry Roth. Herbert st. P. M. Dec. 1, installs, 5% 2,800  
 Hyde, Florence E., to Charles S. Taber. Kosciusko st. P. M. Nov. 11, due Nov. 30, 1887, or sooner. 500  
 Jewett, James C., to The Metropolitan Life Ins. Co. 7th av, n w s, 22 n e St. Johns pl, 19.6x100. Nov. 27, due Nov. 1, 1887. 12,000  
 Jackson, Henry E., to James D. Lynch. Bleecker st. P. M. Nov. 1, due Nov. 22, 1889, 5% 163  
 Jahn, F. W. Henry, to William H. Rhoades. North 3d st. P. M. Nov. 1, 5 years. 2,400  
 Jezek, Francis, to James Williamson. Tillary st, n s, 99.8 e Raymond st, 2 lots, each 26.7x100. 2 morts., each \$9,000. Dec. 1, 1 yr. 18,000  
 Kepple, Thomas, to Mary A. Lawton. Oakland st, e s, 179.2 n Van Cott av, 25x100. Nov. 27, 5 years, 5% 3,500  
 Klippel, George, to Barbara Steinmacher. Stockton st. P. M. Nov. 27, 3 years, 5% 1,000  
 Kleine, Virginia A., wife of and John H., to Adolph Vanrein. Broadway, e cor Covert st, 100x200. Oct. 29, due Mar. 1, 1887. 775  
 Klee, Henry, and Anna his wife, to John A. Bollwinkel. 7th av, n w cor 18th st, 25x60. Nov. 30, due Dec. 1, 1891, 5% 2,000  
 Leichtweis, Fredericka P., to John Leichtweis, Jr., admr., with will annexed, Martin P. Misner. Eldert av, n e cor Liberty av, 125 x100. Sub. to mort. Nov. 1, 5 years. 1,500  
 Same to Sarah Drew, Jamaica, L. I. Same property. P. M. Nov. 1, demand. 1,500  
 Libby, Martha, wife of Henry P., to The Dime Savings Bank, Brooklyn. Lexington av, n s, 66.11 e Marcy av, 16.7x83.8. Nov. 24, 1 year, 5% 1,600  
 Linscott, John A., to Arnold G. Verrinder. Carroll st, n s, 90 w 6th av. P. M. Nov. 19, installs. 3,500  
 Same to same. Carroll st, n s, 150 w 6th av. P. M. Nov. 19, installs. 5,000  
 Lynch, John T., and Susan L. Fahey to Amelia A. Campbell. State st. P. M. Nov. 27, 3 years, 5% 2,900  
 Lane, James, to Edward T. Hunt, exr. and trustee Thomas Hunt. 4th av. P. M. Nov. 30, 5 years, 5% 1,650  
 Lueck, Otilie, wife of and Henry, to Theodore Brouner. North 2d st, n s, abt 50 w 2d st, 24 x88. Nov. 26, 5 years, 5% 1,500  
 Lutz, Andrew, to Charles Gerstenberg. Wall st, s e s, 300 n e Broadway, 25x90.11x25x92.1. Nov. 29, due Dec. 1, 1887, 5% 400  
 Lynch, Mary E., to Elizabeth T. Phillips, Goshen, N. Y. 4th pl, n s, 75 e Henry st, 25x100. Right in courtyard. Nov. 27, 5 years, 5% 5,000  
 McGoldrick, Patrick, to Isaac Danenberg and Thomas L. Coles, of Danenberg & Coles. Myrtle av, s s, 30 w Steuben st, 20x100. Nov. 22, 1 year. 1,000  
 McWalters, Ann, to Edward T. Hunt, exr. and trustee Thomas Hunt. 7th av, s w cor 57th st. P. M. Nov. 12, 3 years, 5% 161  
 Morrissy, Anna, to J. Lott Nostrand. Lots 30 to 35, inclusive, map J. Lott Nostrand, Bath, New Utrecht. Nov. 24, due Nov. 1, 1891, 5% 1,500  
 McGrath, Maria A., to Elizabeth Bergen and ano., exrs. John G. Bergen. Jefferson av. P. M. Nov. 27, 4 years, 4% 12,500  
 Michaels, Jane, widow, to Eliza P. Corry. Wilson st, n w s, 230 s w Bedford av, 20x100. 2,000  
 Mitten, Alice, wife of and Joseph, to George Underhill. 43d st, s s, 175 w 4th av, 25x100.2. Nov. 27, 2 years. 500  
 Morrison, James, to Alfred Hodges. Kingsland av, w s, 50 s Richardson st, 25x100. Nov. 26, due Dec. 1, 1891. 1,030  
 Morris, Thomas, to Margaret E. Morris. Wiloughby av. P. M. Nov. 15, due Nov. 23, 1889, 4% 5,000  
 Muller, Dora, to James D. Lynch. Ralph st. P. M. Nov. 1, due Nov. 22, 1889, or sooner, 5% 340  
 Murtagh, Maggie G., to Edward T. Hunt, exr. and trustee Thomas Hunt. 53d st. P. M. Nov. 26, 3 years, 5% 714  
 Mahler, William, to E. T. Hunt, exr. and trustee T. Hunt. 48th st. P. M. Nov. 30, 5 years, 5% 241  
 McInerney, Patrick, to E. T. Hunt, exr. and trustee T. Hunt. 3d av; 5th av, s w cor 47th st. P. M. Dec. 1, 5 years, 5% 3,871  
 McKenney, Peter, to John Dannenhoffer and Maria his wife. Wallabout late River st, n s, 23.3 w Marcy av, 97.6x21.10x100.1x15.9. Dec. 1, 1 year, 5% 300  
 McLaren, James, to Jeremiah P. Robinson et al., exrs. Jeremiah P. Robinson. Sigourney st. P. M. Nov. 26, due Dec. 1, 1891, 4% 6,900  
 Maddock, William S., West Orange, N. J., to Harriet Silliman. Sackett st, n e s, 90 s e Court st, runs northeast 104 x southeast 15 x southwest 4 x southeast 5 x southwest 100 to st, x northwest 20 to beginning. Dec. 1, 3 years, 5% 3,500  
 McDonald, Mary, wife of and Robert, to Sarah M. McChesney, the younger. Huntington st, s w s, 106.6 n w Hicks st, 25x123. Dec. 1, 3 years. 500  
 McKenna, Daniel, to George B. Rhoades. Stuyvesant av. P. M. Dec. 1, 1 year. 250  
 Metzler, Joseph, to John H. Stoutenburg. Louis pl, w s, 98 s Herkimer st, runs west 95 x south 2 x west 2.6 x south 44 x east 97.6 to Louis pl, x north 46 to beginning. Sub. to morts. \$3,250. Dec. 1, 3 months. 750  
 Same to Philip Embury. Louis pl, w s, 128.8 s Herkimer st. P. M. Oct. 1, due Nov. 1, 1889. 2,750  
 Same to Walter Wheeler. Louis pl, w s, 118.4

s Herkimer st. P. M. Oct. 1, due Nov. 1, 1889. 2,750  
 Same to Arthur De F. Wheeler. Louis pl, w s, 98 s Herkimer st. P. M. Oct. 1, due Nov. 1, 1889. 2,750  
 Nash, Fanny B., wife of Thomas, to William A. Nash. Quincy st. P. M. Sub. to mort. \$4,500. Dec. 1, 1 year. 1,000  
 Same to Emilie C. Langtry. Same property. P. M. Dec. 1, 5 years, 5% 4,500  
 Neefeldt, Ellen, individ. and as extrx. and trustee Peter A. Neefeldt, to Sidney L. Rowland. Bedford av, e s, 172.9 n Park av, 75x100. Nov. 22, 1 year. 2,900  
 O'Boyle, James P., to James Boyle. Degraw st. P. M. Nov. 13, 5 years. 8,500  
 O'Neill, Cornelius J., to Edward Dolle, exr. Elizabeth Dolle. Atlantic av, n s, 235.1 w Nostrand av, 30x99.1 to Herkimer pl. Nov. 29, due Nov. 1, 1889. 2,500  
 Oulton, Sampson B., to Fophie G. Parker, Hempstead, L. I. 5th st, n w cor 7th av, 24x100. Nov. 27, demand. 15,500  
 Same to same. 11th st, s s, 70 w 5th av, 27.10x100. Nov. 27, demand. 4,000  
 Same to Russell C. Root, exr. 3 years in Condit. Same property. Nov. 27, Calvins, installt. 10,000  
 Same to William H. Bjerds. Park pl, n s, 305 e Utica av, 64x40x116x127.9. Nov. 22, 6 months. 700  
 Oulton, Sampson B., to Sophie G. Parker, Hempstead, L. I. 10th st, s s, 179.1 w 5th av, 166.8x100. Nov. 30, demand. 6,500  
 O'Brien, Mary, widow, Mary L. wife of Thomas Mulligan, Terence J. and John F., Annie and Ellen O'Brien, Jane H. and Rufus L. O'Brien, by Jacob Brenner, guard., to Andrew J. Dower. President st, s w s, 140 s e Nevins st, 40x100. Nov. 30, 5 years. 1,800  
 O'Donnell, Elmer E., to The Williamsburgh Savings Bank. Broadway, n e s, 80 n w Woodhine st, 20x100. Dec. 1, 1 year, 5% 6,000  
 Parsons, Edward H., to B. Lincoln Benedict. 6th av, s e s, 100.2 s w 50th st, 25x100. Dec. 1, 1 year. 1,000  
 Phillips, Edward W., and David Weild to John Feeney. Hancock st, n s, 20 w Throop av, 17.6x100. Nov. 29, due Dec. 1, 1889, 5% 4,000  
 Pierson, William H., to Robert C. Curtis. Tompkins av, e s, 64.6 s Macon st, 19.10x100. Dec. 1, 5 years, 5% 5,500  
 Plimpton, George H., to Mary L. Gaylord and ano., extrxs. Edwin D. Plimpton. Lexington av, s s, 78 e Nostrand av, 22x100. Sept. 9, 3 years. 2,500  
 Pool, John H., with the Washington Life Ins. Co., both mortgagors. Agreement as to lien of mortgages executed by Theodor B. Woolsey. Nov. 20. nom  
 Post, James, to John Petrie, Jr. Lafayette av, s e s, 450 n e Broadway, runs northeast 77.8 to Bushwick av, x southeast 30 x southwest 78.6 x northwest 30 to beginning. Nov. 23, due May 1, 1887. 455  
 Same to Joseph W. Pratt, Saybrook, Conn. Same property. Oct. 11, 3 years. 6,000  
 Same to George E. Elliot et al., trustees Morgan School. Bushwick av, s w s, 30 s Lafayette av, 20x79.1 x northwest 20x78.6. Oct. 11, 3 years. 4,500  
 Same to Samuel V. Hyers. Same property. Nov. 23, 1 year. 1,000  
 Parshall, George H., to Edward T. Hunt, exr. and trustee Thomas Hunt. 45th st, 5th av. P. M. Nov. 29, 5 years, 5% 2,422  
 Pitt, John R., to Gustav Freygang, Hoboken, N. J. South Oxford st, e s, 538.9 s Park av, 19.5x100. Nov. 30, 3 years, 5% 4,000  
 Quinn, William, to Elias H. Hawkins. Monroe st, No. 509. P. M. Nov. 30, due Mar. 1, 1887. 250  
 Same to same. Same property. P. M. Nov. 30, 2 years. 1,300  
 Reich, Lazarus and Abraham, to Julia Lang. Ewen st, e s, 40 n Varet st, 20x75. Nov. 30, 5 years, 5% 1,500  
 Reynolds, Charles G., to Cornelius E. Donnellon. Macon st. P. M. Aug. 10, demand, 5% 5,800  
 Roth, Martin, to Patrick H. Delany. 18th av, w s, 592 n Bath av, 50x96.8, New Utrecht. Nov. 29, due April 1, 1888. 850  
 Ramee, Eugenia, to William Winans. 5th st, s w cor Washington av, 25x112 to Atlantic av. Nov. 27, due Dec. 1, 1891. 1,000  
 Rickarby, William, to James D. Lynch. Ralph st. P. M. Nov. 1, 3 years or sooner, 5% 888  
 Riley, George T., to The United States Trust Co., New York. Prospect pl, s s, 475.7 e 6th av, runs southwest 100 x southeast 16 x northeast 65.3 x east 26.8 to Flatbush av, x north 22.8 to Prospect pl, x northwest 13 to beginning. Nov. 23, due Dec. 1, 1889, 5% 6,000  
 Robertson, Margaret, wife of Lawrence A., to Robert W. Derby. Gates av, s s, 25 e Downing st, 15x100. Nov. 24, 5 years. 12,000  
 Reich, Louiser and Abraham, to Joseph T. Schmitt. Ewen st, e s, 60 n Varet st, 20x75. Nov. 30, 5 years or installs, 5% 2,500  
 Reynolds, Margaret J., wife of and William, to The Williamsburgh Savings Bank. Halsey st, n s, 23 e Halsey st, 2 lots, each 19x80, 2 morts., each \$4,200. Dec. 1, 1 year, 5% 8,400  
 Richter, Sarah M., to Martha R. Pope. Rockaway av, e s, at intersection with north line of Baisley's land, runs east 16.9 x north 128.3 x west 34 x south 47 x west 125 to av, x south 41.3 to beginning. Dec. 1, 2 years, 5% 800  
 Righter, Kate A., to E. T. Hunt, exr. and trustee T. Hunt. 51st st. P. M. Nov. 30, 3 years. 5% 1,487  
 Rebers, Rosche, to George Loffler. Flushing av. P. M. Dec. 1, 1 year. 4,600

Ross, Mary A., to Willimonia wife of Abner M. Ross, Jr. Eagle st. P. M. D. c. 1, 5 years, 5,000

Schneider, John M., to Joseph Pnels. Greene av, No. 529, n s, 285 e Nostrand av, 20x100. Nov. 30, due Feb. 28, 1887. 416

Schreiber, Anna J., to Sebastian Ander. Judge st, e s, 230.2 n Powers st, 25.6x156.8x10.6 to Devoe st, x15.10 x south 75.1 x west 15.2 x north 25 x west 137.3 to beginning. Nov. 27, 1 year, 5%. 5,100

Simons, Emanuel, to Daniel Bogart. 21st st. P. M. Oct. 7, due Dec. 1, 1887. 1,320

Stafford, Mary E., wife of and John, to The City Savings Bank, Brooklyn. Herkimer st, s, 650 w Nostrand av, 2 lots, each 20x42.9. 2 morts., each, \$4,500. Dec. 2, due Nov. 1, 1887, 5%. 9,000

Sankey, Ira D., to Alexander E. Orr. South Oxford st. P. M. Nov. 30, due Dec. 1, 1889, 4 1/2%. 10,000

School, Daniel, to Gitty A. wife of Joseph Hegeman. Homestead farm—Samuel G. Cozine. P. M. Nov. 29, due Dec. 1, 1888. 4,000

Same to Samuel G. Cozine. Same property. P. M. Nov. 30, due Dec. 1, 1891, 5% gold, 10,500

Sedlmeier, August, to Phebe E. Leverich and ano., exrs. Augustus A. Leverich. Hamburg av, n e s, 75 n w Starr st, 25x100. Dec. 1, 3 years, 5%. 3,500

Same to same. Hamburg av, n e s, 50 n w Starr st, 25x100. Dec. 1, 3 years, 5%. 3,500

Shores, George W., to Alida Hillyer. 15th st, s s, 197.10 e 6th av, 3 lots, each 17.7x100. 3 morts., each \$1,500. Dec. 1, 5 years. 4,500

Silbermann, Joseph, and Caroline his wife, to Moses May. Ewen st, s w cor Ten Eyck st, 25x100. Nov. 29, 5 years, installs. 10,000

Skelly, Mary, to Alice G. Skelly, widow. Flatbush av, No. 87, e s, 349.10 n Hanson pl, 20x 81.2x21.8x72.10. Nov. 30, 1 year, 5%. 4,631

Equance, Edwin C., and Hatlie I. his wife, to The Long Island Ins. Co. 6th av, e s, 118.6 s 10th st, 18x80. Nov. 24, 1 year. 4,500

Same to same. 6th av, e s, 100 s 10th st, 18.6x 80. Nov. 24, 1 year. 4,500

Stewart, Horatio S., to John H. Hankinson. Douglass st. P. M. April 30, 3 yrs, 5%. 355

Sagar, Alonzo M., to George P. and Enoch Jacobs, of George P. Jacobs & Co. Aberdeen st, s e s, 210 s w Bushwick av, 20x100. Nov. 21, note. 650

Scheibel, Otillier, widow, to Jeannie S. Adams. Grove st, s e s, 715 s w Central av, runs southeast 75 x southwest 72.3 to Evergreen av, x northwest 76.5 x northeast 87.3 to beginning. Nov. 24, 5 years, 5%. 2,400

Schleicher, Johanna, to Dennis O'Brien. Van Dyke st. P. M. Nov. 24, 3 years. 500

Schmitt, Mary, wife of Jacob, to Thomas Cunningham. Harman st, s e s, 330 s w Central av, 20x100. Nov. 24, installs. 1,400

Schulte, Catharine M., to Edward T. Hunt, exr. and trustee Thomas Hunt. 3d av, n w cor 50th st; 3d av, s w cor 50th st, 2 lots. P. M. Nov. 26, 5 years, 5%. 2,975

Shea, James, and Timothy F. Hayes to Henrietta Adams. Grove st, s e s, 695 s w Central av, 20x100. Nov. 23, 3 years, 5%. 2,500

Same to John Van Cott, Oyster Bay, L. I. Grove st, s e s, 675 s w Central av, 20x100. Nov. 23, 3 years, 5%. 2,500

Shelton, Georgia S., wife of Charles G., to F. J. Fellows. Bushwick av, s e s, 20 n w Stewart st, 20x80. Sept. 6, 3 months. 572

Sillery, George H., to Ira W. Lang and ano., exrs. Ira M. Lang. 49th st. P. M. Nov. 19, 5 years. 1,500

Skinner, Henry J., to Edward T. Hunt, exr. and trustee Thomas Hunt. 3d av, n w cor 48th st. P. M. Nov. 26, 5 years, 5%. 4,050

Sohn, Jacob, to Maria Hopkins. Schaeffer st. P. M. Nov. 1, installs. 5%. 900

Starr, George H., to Harriet Balcom. Quincy st, s s, 339 e Clason av, runs south 100 x east 8 x north 20 x east 11.3 x north 80 to st, x west 19.3 to beginning. Nov. 24, due Dec. 1, 1887, 5%. 3,000

Same to John H. Eldert, Jamaica, L. I. Elderts lane. P. M. Nov. 20, due Dec. 1, 1889, or sooner, 5%. 2,500

Salt, Luke R., to Fanning C. T. Beck, trustee Fanning C. Tucker. Gates av, s s, 91.8 w Broadway, 20x100. Nov. 30, 3 years, 5%. 3,000

Silsler, Mary, formerly Amidon, and William W. Amidon to Emma Boreham, Lafayette av, n s, 250 e Tompkins av, 25x100. Secures amount of taxes, &c., in arrears paid by mortgagee. Aug. 12. 775

St. John, Maria de F., wife of and Erastus R., to Henry L. Wardwell. Clason av, w s, 146.6 n Atlantic av, runs west 40 x south 0.1 1/2 x west to point 98.4 from Atlantic av, x southwest 13 x southeast 15.1 x east 78.2 to Clason av, x north 18.3 to beginning. Nov. 30, due Dec. 1, 1889. 1,200

Straub, Catharine, wife of and George, to The Williamsburg Savings Bank. Park av, s s, 180 w Marcy av, 25x100. Nov. 27, 1 year, 5%. 3,000

Taylor, William H., mortgagor, with Katharine M. Seymour, mortgagee. Extension of reduced mortgage at reduced interest. Nov. 30. nom

Tuckhom, Augusta C. C., to George Bazing. Sumner av, s e cor Monroe st. P. M. Nov. 29, due Dec. 10, 1889, or sooner. 600

Thorp, Caroline, wife of and Thomas S., to The Irving Savings Inst. Washington av, e s, 68.8 n Greene av, 100x136.7. Dec. 1, 1 year, 4 1/2%. 10,000

Same to same. St. James pl, w s, 85.10 n Greene av, 50x85. Dec. 1, 1 year, 4 1/2%, 18,000

Thorp, Lizzie C., wife of and William E., to The Irving Savings Bank. St. James pl, w s, 135.10 n Greene av, 16.8x85. Dec. 1, 1 year, 4 1/2%. 4,500

Taylor & Co. to Samuel I. Hunt. Berry (3d) st, w cor North 10th st, 150x100. Dec. 1, due Feb. 15, 1891, or installs. 8,500

Timony, Mary A., to James D. Lynch. St. Nicholas av. P. M. Dec. 1, 3 years, 5%. 396

Van Ingen, Dudley W., to Julius Catlin, Jr., and ano., trustees John J. Abernethy, dec'd. Henry st, No. 135, e s, 275 s Clark st, 24.4x 92.6. Dec. 1, 1 year, 5%. 8,000

Vollweber, Henry, to Denis Shane. Central av, s e cor Stockholm st. P. M. Nov. 29, 1 year, 5%. 1,200

Walsh, Margaret J., to James D. Lynch. St. Nicholas av, s e cor Greene av; St. Nicholas av, s w cor Greene av; St. Nicholas av, n e cor Ralph st. P. M. Nov. 1, 3 years, 5%. 1,200

Wakeman, Eugene D., to E. T. Hunt, exr. and trustee T. Hunt. 48th st. P. M. Dec. 1, 3 years, 5%. 100

Watson, Addie H., to E. T. Hunt, exr. and trustee T. Hunt. 4th st. P. M. Nov. 30, 3 years, 5%. 241

Wiarda, John, to The Greenpoint Savings Bank. Manhattan av, n w cor Dupont st, 25x 75. Dec. 1, 1 year, 5%. 5,000

Wilder, Edward K., to Sarah T. Powell, Oyster Bay, L. I. Reid av. P. M. Dec. 1, due Nov. 1, 1889, or sooner. 2,000

Woods, Annie, to John Monas. Bergen st. P. M. Dec. 1, 2 years, 5%. 1,000

Wamsley, Jennie F., wife of William E., to Edward Viehman. Adelphi st, e s, 239.5 n De Kalb av, 25x126.1x25x126.2. Nov. 27, 5 years, 5%. 4,000

Whittaker, Mary E., to John M. Pirnie, Port Richmond, N. Y. Clifton pl. P. M. Dec. 1, 3 years, 5%. 2,500

Wolf, Charles, and Maria L. his wife, to Karolina L. Klett. Howard av, w s, 100 n Marion st, 25x100. Nov. 24, 1 year, 5%. 1,500

Young, Simon, to Mary J. wife of Seymour L. Husted. Park av, s s, 25 w Vanderbilt av, 29x99.6x29.9x93.7. Nov. 30, 2 years. 2,000

MORTGAGES --- ASSIGNMENTS

NEW YORK CITY.

NOVEMBER 26 TO DECEMBER 2—INCLUSIVE.

Bolt, Avalt, to Henry Bolt. nom

Bradford, John H., and ano., trustees Samuel D. Bradford, to John A. Aspinwall and ano., trustees Louisa Minturn. \$10,000

Brown, Oscar T., to James Ploy, Elizabeth, N. J. 4,500

Brush, Joshua M., to The J. L. Mott Iron Works, New York. 10,000

Same to same. 10,000

Burges, Walter, trustee for Eleanor F. Strong, to George W. K. Matteson, substituted trustee for Eleanor F. Strong. 11,832

Burt, William H., to James B. Taylor. 15,261

Bayard, Louis P., to John Straiton. 462

Benson, Lorraine A., to Ronald K. Brown. 800

Bowers, William C., to Charles B. Curtis et al, exrs. and trustees Peter C. Cornell. 9,000

Buge, Augusta, to Leopold and Magdalena Bank. 2,000

Burchell, Jennett, to Thomas J. and Patrick Ryan. 9,000

Burges, Walter S., trustee for Anna F. Goddard, to George W. R. Matteson, substituted trustee for Anna F. Goddard. 10,000

Card, Margaretta, to John Eichler. 2,000

Copeland, Henry C., to Mary S. Barnum. 16,240

Cowen, Newman, to James Kearney. 1,000

Crane, Maria H., to William M. Jennings. nom

Cushman, John H. H., et al, exrs. Don Alonzo Cushman, to Mary wife of E. Holbrook Cushman. 7,017

Carroll, James J., to Robert G. Bradley. 6,929

Dingee, Henry A., to Christian Ward. 5,000

Dowling, Agnes, to Christian Blinn, Jr. 4,614

Same to same. 4,614

Emerson, Edward H., to Cecilia. 23,000

Fleming, Charles E., to Henry W. Hayden, trustee A. Bloodgood. 3,600

Field, Cortlandt de P., exr. Andrew G. Hamersley, to Lily W. Hamersley et al., exrs. Lou's C. Hamersley. nom

Griffin, Mary, to Charles G. Havens et al., exrs. Geo. H. Peck. nom

Goddard, Thomas P. I., et al., trustees John C. Brown, to The Bank for Savings, New York. 300,000

Goldsmith, Moses, to Mine Goldsmith. 7,608

Goldstein, Joseph, to Bernard Magen. 1,828

Hochster, Isaac, to Nancy wife of and Marx Reiss. nom

Same to Nancy Reiss. nom

Horrmann, August, to Joseph Rubsam. 4,000

Hassey, August C., to Cynthia H. Simons, Rutland, Vt. 3,500

Hoffmann, Rosa, to John Volz. nom

Jencks, Francis M., to Henry E. Merriam et al., exrs. Benjamin W. Merriam. nom

Jennings, William N., to Charles Fincke and ano., exrs. Abijah Mann. 13,000

Johnston, Lewis, to George H. Warren and ano., trustees Stephen Whitney, dec'd. 12,000

Jay, John, to Flamen B. Candler et al., trustees Joshua Brookes, dec'd. 7,083

Kahn, Ferdinand, to Simon Silverman, Montreal, Canada. omitted

Kahn, Joseph, to Caroline Lichtenstein et al., exrs. Moses Lichtenstein. 16,000

Lichtenstein, Caroline, et al., exrs. Moses Lichtenstein, to Joseph Schmidt. 16,000

Lichtenstein, George H., to The Pacific Fire Ins. Co. 16,000

McGuire, Thomas J., to John W. Haaren. 1,021

Middlebrook, Frederic J., Brooklyn, to Alexander S. Webb, trustee Henry R. Remsen, dec'd. 7,500

Same to same. 8,000

Newman, Jacob M., to Thomas R. A. and William H. Hall, of William Hall's Sons. nom

Nooney, Robert B., to William R. Grace. 5,000

Peabody, Charles A., Jr., to George L. Peabody, trustee. 5,000

Peshine, Hannah S., widow, admrx. John Peshine, to Emma P. Delaney. nom

Robinson, Mary H., Brighton, S. I., to Beverley R. Betts, Jamaica, L. I. 2,600

Rader, E. Amelia, to George H. Warren and ano., trustees Stephen Whitney, dec'd. 14,035

Rankin, Donald, Jr., to Charles O. Bailey. 1,000

Siglinger, Charles, to John J. Halstead, Ernest W. Tabor and Orville H. Blackman, of Halstead & Co. 3,500

Stanton, Julia C., to S. Louise and Kate S. Stevenson, Morristown, N. J. 750

Schaeffer, Catharine and Josephine Rathmuller, to David Kerbs. 2,000

Sire, Albert I., to Jeanette Thomson. 1,000

Suter, Hales W., admr. Samuel D. Bradford, to John H. Bradford and ano., trustee Samuel D. Bradford, dec'd. 10,000

Teets, A. Alonzo, to Jannet Martin. 1,500

The Manhattan Savings Institution to The New York Life Ins. Trust Co. 15,000

Wright, Argelma, guard. James D., Maitland, and Angeline Wright to Maitland Wright. 550

Whittemore, William F., et al., trustees for Margaret L. Slosson, to George H. Warren and ano., trustees Stephen Whitney, dec'd. omitt'd omitted

Same to same. omitt'd omitted

Winthrop, Robert, to John B. Ireland and ano., trustees John L. Ireland, dec'd. 17,000

KINGS COUNTY.

NOVEMBER 26 TO DECEMBER 2—INCLUSIVE.

Betts, Anthony, to Charles Bethon. \$950

Bourke, Richard J., to M. Howell Topping. 300

Beadle, Erastus F., Cooperstown, N. Y., to Edward H. Spooner, exr. David Adams. 3,036

Chadwick, George W., to Charles H. Russell, recvr. Knickerbocker Life Ins. Co. 16,485

Chapman, William H., et al, exrs. Daniel Hegeman, to Mary Mitchell, admrx. George Mitchell. 2,500

Collins, Benjamin, exr., to Stephen W. Collins, guard. Sarah Collins. 2,600

Conant, Elizabeth, to Erastus D. Benedict. 2,600

Connelly, Mary, to Elizabeth A. Harrison. nom

Dahn, J. Henry, to Lillie E. Visel. 1,800

Dikeman, Remsen, to Mary Turner. 7,000

Doody, Daniel, to Asa W. Parker. 3,000

Davison, Oliver, to Epenetus Titus, Mineola, L. I. 1,506

Doody, Daniel, to M. Louise Brown. 1,000

Same to same. 500

Fraser, John, to Howard C. Conrady. 700

Godfrey, William H., to Charles H. Reynolds. 1,000

Hornthal, Joseph, to Samson Wallach. 1,011

Hutchins, Elizabeth E., to The Williamsburgh Savings Bank. nom

Ingram, Salome, to Phebe Jackson, widow. 501

Jarrett, Annie S., formerly Seal, and William E. Bidwell, trustees for Harry E. Seal, to George N. Eddy. 1,000

Jarrett, Annie S., extr. John H. Seal, to William E. Bidwell, trustee Robert Thompson, dec'd. 3,500

Loeffler, Henry, to George Covert. 1,250

Same to same. 1,200

Same to same. 1,900

Same to same. 2,800

Same to same. 1,000

Long, Anas F., admrx. Charles Long, to Ralph G. Packard. 5,000

Maclay, Moses B., exr. Abner Osborn, to G. Remsens. nom

McCee, James, and ano., exrs. Aaron Storer, to John G. Bainbridge and ano., exrs. Henry Bainbridge. 4,017

Molloy, Catharine, to Earl A. Gillespie. 1,147

Murdock, Uriel A., to Katharine M. Seymour. 5,000

McMullen, James, to Christian F. Hommel. nom

Ogden, Jonathan, to Jonathan Ogen, exr. Margaret H. Sanford. 4,000

Parker, Asa W., to Peter Brady. 3,900

Packard, Edwin, to George O. Packard, Winthrop, Me. 15,000

Phelps, John W., to T. B. Willis and Brother. 800

Powell, Sarah H., to Edward Hopper, Philadelphia, Pa. 1,250

Roth, Henry, to John Rueger. 1,000

Spader, Cornelia M., to Richard Williamson, admr., with will annexed, Nicholas I. Williamson. 2,600

Stewart, James W., to William H. Bierds. 3,110

Saddington, John F., to Robert Hunter. 4,500

Same to same. 4,000

Smith, S. Sidney, to Elliot Smith and ano., trustees. 4,000

Spelman, Frances, to David B. Baylis. 2,000

Straub, Catharine, to Frederick Miller. 1,813

Same to same. 2,436

Same to same. 1,355

Same to same. 1,616

Sullivan, Johanna, wife of John F., to Salome T. Stearns, Reading, Vt. 1,000

Townsend, James J., to Thomas H. Townsend. 700

Underhill, Edward C., to Ephraim L. Corning, admr., with will annexed, Ephraim Corning. 1,000
Van Wart, David, exr. Harriet A. Hopper, to Sarah M. Davis. nom
Visel, Charles W., to J. Henry Dahn. 1,800
Whiting, Robert M., to Mary V. Phillips. 800
Wils, Andrew, to George Covert. nom
Young, Hester M., wife of Irving W., to Hannah K. Van Vranken. 6,212

CHATTELS.

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

NEW YORK CITY.

NOVEMBER 26 to DECEMBER 2—INCLUSIVE.

SALOON FIXTURES.

Baeho, F. 142 Forsyth....J. Kuntz. \$200
Bahruth, C. 10 2d av....Lippmann & Danzig. Restaurant. 650
Bord, H. 753 Forsyth....J. H. Berenter. Pool Table, &c. 140
Breen, P. 732 10th av, 721 11th av....S. McAller. (R) 3,774
Bryant, A. B. 1841 9th av...H. Clausen & Son Brewing Co. 1,100
Buckley, Johannah. 690 10th av....T. Smith. 1,800
Buel, A. 196 South...Bernheimer & S. (R) 1,200
Butler, Mary J. 8 Broad....I. Roth. 262
Curtin, J. T....Lyman & Co. 800
Delany, D. 418 W. 3d....Bernheimer & S. (R) 2,25
Devine, Mary E. 2218 2d av....H. Clausen & Son Brewing Co. (R) 600
Denver, P. 232 Clinton....A. Schaffel. 1,000
Ellenberger, C. 79 Bank....A. Stauff. (R) 483
Early, J. J. 253 Rivington....D. Mayer. 545
Eckardt, F. 2124 2d av....D. Mayer. 125
Foley, T. M. 813 3d av....Shook & Everard. 1,421
Frey, G. F., Jr. 679 9th av....F. & M. Schaefer Brewing Co. 400
Gombossy, I. 286 E. Houston...Brunswick-Balke-Colender Co. Billiard Fixtures. 500
Grieme, J. H. 131 E. 109th...Bernheimer & S. 1,200
Grogan, W. H. 47 University pl...H. Clausen & Son Brewing Co. 2,000
Haegler, A. 82 3d av....D. Mayer. (R) 212
Garbig, Barbara. 2393 8th av....Bernheimer & S. 125
Haabert, C. F. 145 E. 4th....F. Oppermann, Jr. 150
Jacobs Bros. 327 Bowery...Bernheimer & S. (R) 110
Kehoe, J. 1st av, n e cor 114th st....P. Cunningham. (R) 450
Kaufmann, J. P., and I. Marsh. 157 Bowery....H. Riffel. Restaurant. 400
Khuen, F. 10th av...J. Kuntz. 150
Kleinschroth, F. 221 Delancey....F. Oppermann, Jr. 200
Knittel, F. 65 Norfolk...Bernheimer & S. (R) 250
Kraus, S. 1 6 3d av....F. Cattelain. 200
Lane, J. 208 Pearl....Miles & Co. (R) 400
Magher, P. F. 174 E. 105th...C. Iba. 850
Malloy, J. H. and L. F. 645 1st av....J. Wallace & Sons. 2,500
Masuch, H. 89 Hester...D. Mayer. (R) 340
McEuro, Ann. 264 1st av....J. J. Lynch. Oyster Saloon and Restaurant Fixtures. (R) 550
Muller, B. 225 E. 4th....J. Kuntz. 400
Metropolitan Cafe Co. (Limited). 137 Broadway....O. B. Ackerly et al. Restaurant. (R) 1,200
O temann, H. 1601 4th av....D. Ottemann. 1,150
Peters, R. 105 Clinton pl....J. A. Gerritson. (R) 100
Reed, P., and J. Conklin. 2416 2d av....H. Healian. 100
Reinhardt, F. 842 E. 169th...D. Mayer. 250
Schoeman, Katherina. 65 E. 9th....Elizabeth Foeller. 300
Schulheiss, F. 309 E. 25th...H. Elias. (R) 300
Salzman, I. 17 Hester...A. Jackson. 400
Sheffield, H. J. 2350 8th av....D. G. Yuengling, Jr. 900
Sturmman, P. C. 96 E. 4th...W. Hill. 250
Teschner, W. 15 Clinton pl....C. Finck. Restaurant. 125
Varallo, S. 7 Mulberry...G. Tedesco. Restaurant. 46
Vollmer, A. 365 2d av...F. Oppermann, Jr. (R) 200
Votke, J. 1485 Av A...J. Kuntz. 300
Wiesner, H. 443 W. 38th...Schmitt & S. 250
Winkelmeier, M. 62 Ann....J. Eichler. 1,200
Walsh, L. 1151 2d av....G. Wimer. 200
Weiser, J. 2d av and 71st st...Bernheimer & S. Ice Box. 65
Werther, G. and J. 42 Forsyth...H. Elias. 200
Zimmermann, C. 166 Av A...Bernheimer & S. 150

HOUSEHOLD FURNITURE.

Armstrong, Angelina. 169 W. 45th....L. K. Ullman. 450
Adams, C. W. 38 W. 24th....R. C. Cashin. 628
Arthur, Mary E. 549 W. 48th....Alexander Bros. 149
Banta, Frank P. 263 W. 37th....E. J. Post. 120
Barlow, J. F. 44 Watts....Epstein, K. & Co. 175
Barnes, A. 203 W. 17th...J. McNeil. (R) 290
Barnes, Angelina. 163 W. 24th...R. C. Cashin. 164
Barth, W. 222 Chrystie...J. F. Manes. 101
Beatty, J. S. 183 William....L. Smadbeck. 353
Bird, D. 120 W. 33d...L. Egleston. 321
Blackmore, C. W. 362 9th av....Epstein, K. & Co. 120
Blachford, A. 1701 Broadway...A. Baumann. (R) 234
Bowerman, S. 354 W. 48th....Epstein, K. & Co. 193
Brady, E. 1502 1st av....S. Carson. 100
Braunstein, Henrietta. 235 E. 81st....Cowperthwait & Co. 204
Brynsinsky, E. 228 E. 30th....Alexander Bros. 198
Buckheim, Margrethe. 143 E. 39th...Ellen M. Cregan. 175
Bach, E. 440 E. 85th...Thoesen & Uhl. 475
Baiz, Jenny. 184 E. 73d...same. 128
Barlow, J. H. 761 9th av...Epstein, K. & Co. 1,150
Barretto, W. H. 466 4th av...L. Baumann. 161
Bogne, G. H. 961 1st av...Thoesen & Uhl. 116
Brown, G. H. 35 E. 19th...L. Baumann. 165
Bulkeley, S. F. 342 5th av...C. S. Patterson. 350
Burgheim, G. J. 410 E. 60th...H. Lowenthal. 130
Cabill, Maggie D. 428 W. 23d....H. Mannes & Son. 110
Carmody, T. 66 Leroy...J. Moriarty. 120
Catson, W. B. 202 W. 43d....O'Farrell & H. (R) 206
Clow, Jennie. 58 W. 21st....A. Baumann. (R) 1,986

Cornel, F. 9th av and 104th st...J. Moriarty. 276
Cabell, L. B. & W. P. 90 4th av....Virginia A. G. Russell. 130
Cambell, Jane. 957 10th av...Alexander Bros. 180
Carroll, Margaret. 2298 1st av....Alexander Bros. 147
Cattelain, Bertha. 47 8th....E. D. Farrell. 210
Cavanagu, J. 610 E. 17th....Alexander Bros. 100
Clark, Alice. 156 W. 50th...M. Manges. 965
Clement, Jennie G. 142 W. 17th....O'Farrell & H. 123
Cole, Christiana R. 97 7th av...Sarah M. Babcock. 271
Collins, C. 155 Christopher...Jordan & M. 105
Cortelyou, Lizzie A. 145 W. 41st....A. Baumann. (R) 273
Coyle, John F. 1864 3d av...Alexander Bros. 192
Crane, J. O. St. Nicholas av and 155th st...Smith & Crosby. 3,425
Daly, D. 589 10th av....Alexander Bros. 116
Danoh, J. W. 14 Charles...May M. Webster. 115
Davis, J. E. 2035 7th av...R. C. Cashin. 111
Dayton, V. F. 369 W. 23d...Carrie A. Trevett. 91
De Lion, Felicie. 140 W. 16th...A. Hope. 130
Doblendorf, C. 217 W. 23d...E. Doring. 155
Donovan, Celestine. 44 W. 28th...O'Farrell & H. 131
Dubord, J. 47 Perry...G. Fennell & Co. 145
Deane, Laura C. 227 W. 40th...L. Baumann. 100
Duffy, P. 332 E. 29th...J. Moriarty. 149
Earle, W. A. 741 8th av....W. E. Wheelock & Co. Piano. 920
Eason, Margaret. 73 Carmine...Jordan & M. 155
Eagen, Margaret. 33 E. 119th...F. C. Royce. 188
Eisemann, Jennie. 123 Broome....Alexander Bros. 185
Ely, H. A. 128 E. 24th...Bixby & Thorp. 321
Falby, D. 313 E. 45th...E. D. Farrell. 116
Fowler, Agnes S. 49 W. 27th...R. C. Cashin. 116
Freese, Louise. 124 Attorney...J. F. Manges. Fann, Henrietta. 264 W. 24th...E. J. Post. 190
Farrell, Annie. 153 E. 43d...L. Baumann. 130
Farrell, J. C. 340 W. 41st...R. M. Walters. (R) 170
Faure, Henrietta. 264 W. 24th...Catherine Merinoux. 525
Frischet, Rosa. 231 E. 49th...Thoesen & Uhl. 144
Foran, Margaret. 242 E. 120th...S. Carson. 130
Fox, J. 128 W. 124th...G. Fennell & Co. 209
Gillett, R. 107 E. 30th...S. Knapp & Co. Carpets. (R) 460
Gane, Emma. 71 W. 44th...Cowperthwait & Co. 206
Graham, Lillie. 1st av and 78th st...M. Manges. (R) 106
Green, Caroline. 159 E. 28th...A. Hope. 100
Groves, J. J. 231 E. 83d...Cowperthwait & Co. 248
Grudsky, Sofie. 113 W. 15th...G. Fennell & Co. Hall, F. B. 145-147 E. 16th...S. Knapp & Co. 126
Hammell, Nora. 522 E. 12th...T. Stacom. 466
Hallberg, N. P. 522 E. J Post. 130
Harrison, Rosa. 249 W. 30th...Wheelock & Co. Piano. (R) 163
Hasbrouck, C. B. and Jane. 357 W. 23d...Giorgiana Hasbrouck. (R) 310
Herrlein, E. O....Cowperthwait & Co. 153
Herz, Adelaide. 824 Lexington av....J. F. Manges. 130
Higgins, Viva L. 219 E. 36th...R. M. Walters. Piano. 130
Hodge, W. J. 309 Delancey...Catherine McDonough. 125
Horrobin, W. 94 Christopher...S. Carson. 100
Hose, A. E. 1607 Lexington av...J. F. Manges. 211
Horton, D. R. Main st...L. Smadbeck. 100
Haley, P. 421 E. 17th...Jordan & M. 125
Halpern, Charlotte. 216 E. 65th...S. Heyman. 227
Hayes, Dollie. 336 W. 47th...L. Baumann. 366
Hill, L. 74 W. 53d...same. 269
Jacobs, E. 301 W. 36th...R. J. Willoughby. 120
Jefferson, A. 934 9th av....Kraakauer Bros. Piano. (R) 180
Kelly, W. 221 Bleeker...Jordan & M. 380
Kelly, Rosalind. 238 E. 109th...Alexander Bros. Kitzell, W. T. Hotel Madison, Broadway...J. & J. Dobson. (R) 112
Kerl, C. 342 E. 43d...Epstein, K. & Co. 1,000
Keeper, Jennie. 65 East Houston...J. Moriarty. 134
Kelly, W. A. 4th av and 63d st...S. Heyman. 117
Knox, Jennie. 151 E. 98th...Dreisacker & Co. 115
Koesting, Mina. 569 E. 89th...Spies Bros. 190
Levi, J. 169 Forsyth...H. Orange. 500
Lipsher, Mrs. 167 E. 75th...H. Lampe. 157
Loogsdorf, W. H. 16 Broad...Elden M. Cregan. 225
Lansing, G. K. 220 W. 124th...F. J. Allen. 750
Lee, R. E. 581 Walton av....Margaret J. Clark. Piano. 30
Liberman, W. 45 Eldridge...Alexander Bros. 189
Little, Fannia M. 155 W. 55th...A. Baumann. (R) 246
Maloney, Mary M. 323 W. 49th...G. Fennell & Co. 100
Martin, Mary K. 174 W. 56th...I. H. Tiff. (R) 109
Marx, F. A. 43 Lexington av...M. Manges. (R) 227
May, Carrie. 243 W. 55th...R. C. Cashin. 245
McCConnell, Delia. 12 Columbia...Alexander Bros. 100
McCormick, Carrie. 104 W. 41st...M. Manges. 275
McDermott, D. 309 E. 41th...Alexander Bros. 101
McDowell, Georgie. 59 E. 130th...Spies Bros. 106
McGrath, Maggie C. 522 E. 68th...Simpson & Proddow. Piano. 155
Mohr, C. 72 W. 3d...I. Botkowsky. 109
McAndrews, Kate. 334 W. 22d...Mary Pendergast. 300
McCormack, P. C. 606 W. 43d...T. Morton & Co. 118
McCormick, J. 208 W. 35th...R. M. Walters. Piano. (R) 130
McMahon, Mary. 156 E. 94th...S. Heyman. 120
Moran, J. 233 W. 19th...J. Moriarty. 135
Mortimer, Maude. 153 W. 16th...N. Y. Furniture Co. 364
Murphy, Mary. 1936 3d av...L. Baumann. 102
Myers, F. J. 350 W. 56th...Simpson & Proddow. Piano. 300
Newland, H. 222 Broome...Epstein, K. & Co. 129
Noel, Rosine. 25 E. 14th...W. E. Wheelock & Co. Piano. 278
Neal, J. B. 226 Bowery...Epstein, K. & Co. 160
Newton, Ellen. 64 W. 10th...E. J. Post. 130
Norton, W. 448 W. 55th...Epstein, K. & Co. 100
Nugent, Catherine. 431 W. 25th...O'Farrell & H. 125
Owens, F. 106 Canal...Jordan & M. 139
Parr, W. F. 177 Grand...L. Z. Bach. 175
Page Lottie. 227 W. 43d...L. Baumann. 153
Phair, J. 1529 Av A...S. Carson. 100
Quaseck, W. 32 Chrystie...Epstein, K. & Co. 138
Raich, W. 251 William...L. Z. Bach. 127
Redpath, E. 520 W. 60th...D. M. Brown. 158
Reed, Ella. 151 W. 58d...Epstein, K. & Co. 4,073
Reuther, E. 86 Willett...G. Fennell & Co. 118

Risse, L. A. 2629 3d av....Spies Bros. 100
Ruhle, Lizzie. 232 E. 84th...Simpson & Proddow. Piano. 200
Runnett, J. A. 145 W. 22d...E. Doring. 118
Robertson, Jennie. 1631 Park av....Cowperthwait & Co. 215
Robinson, H. J. 8th av and 125th st...S. Carson. 130
Rockefeller, G. W. and H. F. 125 W. 133d...H. R. O'Connor. 1,067
Rogers, F. 281 Hudson...W. J. Ruddell. 206
Rollwagon, Emily S. 225 W. 86th...A. Baumann. (R) 243
Rupprecht, G. J. Boston av and 165th st...Browning, King & Co. 255
Ryerson, E. 122 E. 129th...Alexander Bros. 125
Schilling, J. 230 E. 109th...E. D. Farrell. 186
Schmitt, J. 233 E. 107th...S. Carson. 130
Seebacher, J. 155 Clinton...J. Koch. (R) 750
Shelland, Estella. Lafayette av, near Grey st...L. Smadbeck. 100
Solomon, Yetta. 86 Bayard...Epstein, K. & Co. 117
Spencer, Laura L. 574 Lexington av...Wheelock & Co. Piano. (R) 130
Stewart, Mary. 490 2d av...Jordan & M. 119
Still, Nancy. 149 W. 16th...Alexander Bros. 188
Schlesinger, Fannie. 136 W. 63d...L. Baumann. 226
Sims, G. W. 647 Lexington av...M. G. Hume. 250
Skinner, Lizzie. B. 105 W. 40th...O'Farrell & H. (R) 116
Suffern, W. 215 E. 17th...Elizabeth Ro e. 325
Tripler, Alice V. 20 E. 33d...S. Carson. 130
Turner, Eliz. B. 319 E. 59th...S. Heyman. 101
Thompson, Mary. 2386 8th av...T. Stacom. 176
Traendly, W. H. 247 W. 29th...J. Mullins. 182
Unger, R. 455 8th av...L. Egleston. 107
Van Zandt, J. B. 352 W. 24th...B. Nathan. 205
Weitlauf, H. 349 E. 30th...Cowperthwait & Co. 227
Whitehurst, Hannah. 69 Market...Wheelock & Co. Piano. (R) 180
Widosky, A. L. 142 Rivington...Kraakauer Bros. Piano. (R) 176
Weber, J. Kingsbridge...A. Weber. 1,800
Weiss, J. 345 W. 54th...L. Baumann. 156
Werdenfeldt, E. 102 E. 31st...Freeman & Gillies. 234
Westover, J. H. 439 E. 116th...S. Carson. 130
Whelan, M. P. 534 E. 56th...Thoesen & Uhl. 250
Wier, Lizzie. 114 E. 20th...J. Moriarty. 100
Williams, M. E. 462 W. 34th...D. O'Farrell. (R) 130
Wittmer, J. A. 671 E. 142d...S. Carson. Piano. 190
Wood, Rosie. 61 W. 11th...O'Farrell & H. (R) 149
Young, Nellie. 411 E. 81st...Simpson & Proddow. Piano. 135
Yorke, P. J. 57 E. 76th...Simpson & Proddow. Piano. 200

MISCELLANEOUS.

Adams & Shaw. Greenwich st, s e cor Houston...A. H. Dailey and A. C. Henderson. Stock of Minerals. 300
Aldrich, C. E. 333 and 335 E. 60th...J. M. Grove. Horses, Ice Wagons, &c. 1,000
Apelles, A. L. 141 Division...Ana M. Apelles. Bakery. 750
Barsotti, C. Rapid Transit Hotel. 300 Bowery...V. Poldiori. Hotel Fixtures. 3,000
Blazen, J., and M. Kindelan. 84 6th av...Bramhall, Deane & Co. Oyster Range. 56
Blodgett, W. C. City...S. H. Mason, Jr. Horses, Coaches, &c. 725
Blumenkranz, P. B. 224 7th...G. Pins. Barber Fixtures. 115
Bonner, J. 440 1/2 W. 43d...S. Katz. Horses, Trucks, &c. 61
Burkhardt, E. W. 1857 Washington av...Amelia Huber. Bar Fixtures, &c. 1,000
Bailey, J. J. 115 Sullivan...L. Sier. Coaches. 1,100
Barrett, J. 127 and 129 Broad...J. F. Becker. Cooperage Fixtures, Tools, &c. 500
Bartlett & Co. 608 W. 39th...Mosler, Bowen & Co. Safe. 100
Blaisdell, J. H. 550 and 552 W. 25th...Henrietta C. Blaisdell. Machinery. (R) 2,000
Blodgett, W. C. 274 Mercer...Hincks & Johnson. Brougham. 275
Canfield, W. J. 95 Chambers, 77 Reade...E. E. Muchmore. Printing Office Fixtures. (R) 4,630
Carr, A. 11th av and 14th st...C. S. Patterson. One Horse. 142
Colahan, M. 385 E. 10th...The J. Cunningham Son & Co. Coach. (R) 208
Carif, J. 463 W. 52d...A. Schwaab. Barber Fixtures, &c. (R) 14
Cohen, Bella. 10th av and 93th st...J. Gilch. Butcher Fixtures. 265
Cohen, C. 43 Canal...Hall's Safe and Lock Co. Safe. 160
Cohen, M. 46 Essex Market...S. Engel. Horse, Wagon, Fish Stand, &c. 90
Conforti, N. 13 1/2 Oliver...A. Schwaab. Barber Fixtures. (R) 18
Consolidated Mercantile Agency. 401 Broadway...Marvin Safe Co. Safe. 285
Cuzzo, J. 2065 1st av...A. Schwaab. Barber Fixtures. (R) 211
Damata, S. 93 Maiden lane...A. Schwaab. Barber Fixtures. 146
Dimock, T. 46 E. 30th...Pauline Levi. Furniture, Medical Instruments, &c. 816
Di Pasca, G., and P. Ferini. 4 Av B...A. Petrone. Barber Fixtures. 125
Eccles, J. L. Broadway, s w cor 4th st...S. Booth. Machinery. 405
Elder, J. 2006 3d av...Jane Elder. Store Fixtures. 500
Empire Real Estate Co. 117 Norfolk...Consent of Stockholders to Mortgage to Provident Savings Life Assur. Society for. 20,000
Engel, C. 1252 2d av...J. L. Engel. Barber Fixtures. 350
Engler, Bertha. 541 E. 11th...P. Newman. Horses, Coaches and Hearses. 1,000
Goerdten, F. 161 E. 106th...Louise Wilcke. Bakery. 400
Goldberg, I. 81 Mott st...J. Freese. Button Ho e Machine. 200
Grauer, M., and D. Nass. 53 1st av...J. Gross. Laundry Fixtures. 150
German, W. 124 E. 4th...P. German. Wheelwright's Tools, Fixtures, &c. 600
Gildersleeve, Elizabeth. Pier 24 East River...T. H. Fawcett. Horses, Trucks, Wagons, &c. (R) 900
Goldstein, W. 1649 1st av...J. Weiss. Barber Fixtures. 54
Graham, A. T. 117 W. 38th...C. Van Benschoten. Wagons. 85
Haake, O. B. C. 729 St. Anns av...J. Eckert. Cigar Fixtures. 303

Haff, C. E. 414 W. 48th... Fiss & Doerr. 6 Horses. 1,000
Hure, V. 258 1/2 8th av... R. L. Miranda. Jew- elry Store Fixtures, &c. 400
Hanfield, D. C. ... Rand Drill Co. Machinery. 2,891
Henneberger, J. 719 E. 138th st and 3 1/2 Willis av... H. Henneberger. Grocery Fixtures, Horse, Wagon, &c. 1,067
Hewitt, H. J. 27 Rose... W. P. Garrison. Print- ing Presses and Office Fixtures. (R) 11,587
Hindes, R. D. 357 Hudson... Marvin Safe Co. Safe. 105
Hogan, T. 483 Washington... D. Crowley. Horses. 500
Johnston, J. Y. 23 Murray... P. Smith. 1/2 Inter- est in Law Stationary Business, Stock, Fixtures, &c. (R) 2,000
Kable, G. 17 Bond... M. Pilgram. Machinery. 550
Kellam, Minnie E. 18 Washington... W. Nichols, Jr. Horses, Trucks, &c. 1,350
Koster, H. 1846 3d av... Margaretta Koster. Grocery Fixtures, Horse, Wagon, &c. 1,500
Kraft Bros. 427 Grand... Marvin Safe Co. Safe. 293
Kalmuk & Lowenstein. 35 Norfolk... The J. Cunningham Son & Co. Coaches. (R) 1,379
Keim, G. W. 260 Bowers... J. H. Keim. Pho- tographic Apparatus. 300
Kessler, H. 318 W. 27th... P. Prybil. Machin- ery. 429
Knickerbocker Co-operative Printing Co. 201 E. 124th... J. W. Conner. Printing Office Fix- ures, &c. (R) 546
Kremer, W. P. 51 Beekman... F. M. Weiler's Liberty Machine Works. Printing Press. 275
Lehr, G. 10th av and 160th st... J. Strauss. Cow. 60
Leonard, C. H., & Co. 359 Washington... Hall's Safe and Lock Co. Safe. 135
Lecher, G. 518 Greenwich... Hollister, Crane & Co. Horses, Trucks, Harness, &c. (R) 1,287
Mahon, F. J. 149 Spring... J. S. Rathbur. Gordon Printing Press. 122
McIntosh, D. 510 W. 24th... C. S. Kendall... Set of Veneer Process Tools, &c. 300
Metropolitan Telephone and Telegraph Co. ... H. G. Larson and C. Cary, trustees. All Rights, Property and Franchises. (R) 600,000
Michelbacher, P. 54 Bond... G. H. Nauss. Office Furniture. notes
Mullaly, E. J. 28 West Broadway... Mosler, Bowen & Co. Safe. 269
Muller & Co. 138 Mulberry... J. R. Simon. Lithographic Stones, &c. 750
Maresca, M. 240 9th av... A. Schwaab. Bar- ber Fixtures. (R) 10
Mercury & Domenick. 32 Bayard... A. Schwaab. Barber Fixtures. (R) 65
Meyers & Samek... M. Armstrong & Co. Car- riage. 1,123
Murray, Wm. 216 W. 42d... Hincks & J. Lan- dau, Horse, &c. 635
Musico, G. 345 E. 24th... A. Schwaab. Barber Fixtures. (Oct. 21, 1885.) 23
O'Neil, M. City... J. Cunningham Son & Co. Coupe. 362
O'Neil, M. F. Washington near Liberty st... Mary McConven. Horse, Trucks, Harness. Pecare, Sarah. 957 3d av... A. Greenhall. Bil- liard Fixtures. 1,000
Pitney, J. W. 170 E. 78th... The J. Cunningham Son & Co. Coach. 404
Puck, W. 2173 7th av... G. W. Gerlach. Butcher Fixtures. 370
Pearsall, Sarah E. 230 W. 47th... H. Marshall. Horses, Wagon, Milk Cans, Fixtures, &c. 3,000
Pell, W. J. 92 John... W. B. Folger. Printing Presses, Office Fixtures, &c. 12,000
Powel, J. 1370 3d av... J. Gilch. Butcher Fixtures. 100
Reimuth, C. 11th av, bet 94th and 95th sts... L. Heitbrunn. Frame Building, Horse, Wagon. Reynolds, Anna. 109 Forsyth... Pauline Levi. Cigar Fixtures. 800
Rigger, Carrie. 129 W. 160th... J. Gilch. Butcher Fixtures. 125
Robertson, A. 90 Ann... Jane A. Patten. Ma- chinery. 500
Rogers, J. H. 1177 Broadway, Lelands Hotel... W. Leland. Furniture, Fixtures, &c. (R) 15,000
Russo, A. 2211 2d av... S. Dragna. Barber Fixtures. 460
Rae, R. 442 and 444 Water... W. H. Phillips. Machinery. (R) 4,730
Range, Sophia. 224 E. 42d... J. A. Delatour. Machinery. 409
Rascol, J. E. 151 W. 29th... T. Millot. Brass Manufactory, Machinery, Tools, &c. 800
Rau, G. 292 Broome... Lighte & Bro. Soda Water Apparatus. 95
Reardon, J. 455 W. 33d... Hincks & Johnson. Landan. 250
Reccius, W. 145 and 147 11th av... Norton & Christmann Wood-working Machinery, &c. Saunders, J. 489 6th av... J. G. Jenny. Horse, Wagon and Harness. 1,000
Scherer, R... P. Scherer & Co. Horses, Trucks, Wagons, &c. 3,500
Schiok, T. 96 Vesey... J. Weiss. Barber Fix- ures. 160
Sheehan, J. 1366 North 3d av... J. Siegel, exr. Blacksmith Tools, &c. 200
Sisti, G., and E. Bottone. 516 Canal... A. Schwaab. Barber Fixtures. 234
Smith, G. M. 65 South 5th av... M. B. Smith. Horse, Truck and Wagon. 200
Smith & Briggs. 288 W. 30th... J. Clark. Horses, Ice Wagons, &c. 10,000
Sorrocco, P. 142 Christie... A. Schwaab. Bar- ber Fixtures. 40
Schmith, H. C. 140 Columbia... G. A. Busch. Horse, Wagon, &c. 41
Schomburg, H. and M. 60 James... S. Arons. Bakery Fixtures, Horse, Wagon, &c. 1,000
Smith & Co. 462 Broome... Hall Safe and Lock Co. Safe. 150
Steinart Bros. 1095 Washington av... J. Gilch. Butcher Fixtures. 100
Struthers & Co. 24-34 New Chambers... Ivison & Co. Engraving and Printing Office Fix- ures, &c. (R) 8,000
Tauer, A. 108 Norfolk... H. F. Snodrum. Blacksmith's Tools, &c. 50
Telegraphic Time Co. 21 Ann... H. A. Hunt et al. Stock of Clocks, Dials, Plants and Effects. 2,000
Thomas, C. D. 261 W. 125th... Homan & Bon- nell. Bakery. 1,885
Timmons, J. J... P. Barrett. Furniture Van. 495
Traummuller Bros. 122 1st av... Koenig & Schus- ter. Store Fixtures. 94
Turkowsky, Amande. 6 2d av... Katharine Aus- fall. Plumbing Shop. 300

Veith, M. 418 E. 71st... L. Claud. Marble Man- tel-pieces, Working Tools, &c. (R) 350
Vincent, J. ... A. W. Shadbolt & Son. Horses, Trucks and Harness. (R) 522
Wagner, H. 3191 3d av... Margaret Roche. Butcher Fixtures. 200
Widmann, A. 258 3d st... J. Weiss. Barber Fixtures. 75
Worley, E. G. 2056 Lexington av... F. W. Wor- ley. Machinery, Tools, &c. 550
Wassung, P. 235 Broome... F. Wassung. Fix- ures, &c. 800
Willis, H... M. Armstrong & Co. Coaches, (R) 1,000
Wood, Susan A. 132 W. 31st... F. M. Clemence. Harness, &c. 170
Zeller, W. 203 E. 52d... J. Weiss. Barber Fix- ures. 120
Zincke, H. 11th st... C. Richter. Horse, Wagon, &c. 150

BILLS OF SALE.

Benecry, S. 68 University pl... H. Mandel- baun. Cigar Fixtures. 1,500
Ferris, O. C. 270 W. 131st... P. McCoy. Barber Fixtures. 506
Garvar, H. 90 6th av. and 106 6th av... S. Gold- stein. Shoe Stores. 1,000
Getzner, E. 41 W. 29th... G. E. Kernochan. Furniture. nom
Keddie, J. 22 Greenwich... H. A. Taylor. Fruit Store. 1,500
Lindeworth, D. 367 Bleecker... H. A. Dalrymple. Grocery. 500
Pfetzing, L. and Catharine. Grand Boulevard, near 112th st... H. Hoeweler. Saloon. 320
Pipenbrink, R. 2169 2d av... J. Haas. Drug Fix- ures. 500
Rieth, L. 415 W. 39th... Regina Steinmetz. Mineral Water Bottling Establishment. 200
Ritter, J. 8th av, w s, bet 69th and 70th sts... H. Hoeweler. Frame Building and Saloon Fixtures. nom
Schulze, G. 225 E. 107th... T. M. Wiswell. Fur- niture. 95
Silberman, I. 175 Hester and 30 Essex... S. Sil- berman. Grocery Fixtures, Meat Chopping Machinery, &c. 600
Smith, Fredrika P., and Julia L. Jones. 767 6th av... W. N. Tarbell. Store Fixtures, &c. 425
Steinmetz, P. 415 W. 39th... L. Rieth. Mineral Water Bottling Establishment. 200
Taylor, H. A. 232 Greenwich... Margaret C. Keddie. Fruit Store Fixtures, Book Debts. 1,650

N. Y. ASSIGNMENTS OF CHATTEL MORTGAGES.

Butterworth, Augusta J., formerly Smith, to Helen Butterworth. (Mortgage given by P. Cosgrove. April 1, 1881.) 700
Ferenbach, Martha M., to Isabelle H. Winchell. (G. Ferenbach, Feb. 14, 1885.) 100
Hyams, Rachel, to B. Goodman. (Rosa Redels- heimer, Aug. 26, 1886.) 182
Kaufmann, J., to G. Ehret. (W. Keating, Nov. 1, 1886.) 600
Sieburg, G., to H. Morrison. (H. A. Butlers, Oct. 15, 1886.) nom

KINGS COUNTY.

SALOON FIXTURES.

Beckmann, D. 151 Grand... W. Ulmer. (R) \$1,500
Botty, A. 123 Washington... Williamsburgh Brewing Co. Ice House. 125
Brown, James. 456 De Kalb av... H. Ferris' Son. 132
Burgmeister, P. 129 Jefferson... G. Feigen- span. 600
Christman, P. 506 Broadway... Metropolitan Brewing Co. 250
Cloonan, W. 673 Franklin av... Williamsburgh Brewing Co. Ice Box. 100
Conklin, J. B. 1067 Gates av... Mary W. Trow- bridge. 350
Crotty, T. J. Van Brunt, cor Tremont... Wil- liamsburgh Brewing Co. Ice Box. 700
Cody, S. 523 15th... B. O'Connor. 400
Dieter, A. W. 369 and 371 Fulton... Brunswick, &c. Co. Billiard Tables. 434
Ehmann, Louisa. 314 North 2d... F. Schultz. 1,200
Fleckenstein, J. 104 Stagg... Metropolitan Brewing Co. 306
Gleichmann, A. Stone av, near Dean st... Dan- nenberg & Coles. 250
Helferich, M. 184 Middleton... F. Munch. 500
Hess, O. 301 Broadway... E. Ochs. 600
Klug, J. 206 Meserole... M. Seitz. 270
Koenig, G. 178 Ten Eyke... E. Ochs. 500
Krebsbach, Sarah. Graham av... E. Ochs. 289
Keever, C. M. 132 Clason av... H. Koehler & Co. (R) 2,000
Murray, J. J. 235 Van Brunt... G. A. Higgins Madden, A. Co. Centre, cor Centre... Wil- liamsburgh Brewing Co. Ice Box. 500
Mansert, George. Grand st... E. Ochs. 100
McGowan, R. T. 156 Conover... T. C. Lyman & Co. 700
McGrath, James. York st, cor Gold st... C. C. Collins. (R) 700
Mohr, F. C. 117 Seigel... C. Lipsius. 350
Miner, S. 4th av and 39th st... Williamsburgh Brewing Co. Ice Box. 75
Muller, F. 402 Park av... Budweiser Brewing Co. (Lim.) 1,274
Quirek, M. J. 150 Union av... E. Ochs. 350
Rademacher, R. Ralph av, cor Monroe st... Brunswick B. Co. Billiard Table, &c. 375
Schwarz, W. 50 Leonard... E. Ochs. 450
Swivel, J. 13 and 15 Gallatin pl... J. M. Horton Ice Cream Co. Restaurant. 750
Wiggins, Aug. 176 Myrtle av... Williamsburgh Brewing Co. Ice Box. 75
Zaiser, J. 121 Graham av... Dannenberg & Coles. 760

HOUSEHOLD FURNITURE.

Abbott, W. F. 54 Fleet pl... I. Mason. 123
Allen, T. E. 87 Hicks... I. Mason. 112
Bryan, Harriett. 216 Steuben... F. G. Smith. Piano. (R) 222
Barnes, J. A. Skillman av... A. Schulz. 217
Bauman, Emil. 208 Johnson av... A. Schulz. 108
Beach, Rose. 308 Grand... A. Schulz. 159
Bergquist, H. 70 Boserum pl... T. Cassin. 217
Braisted, Annie. Wyckoff av, near Fulton av... A. Schulz. 180
Bridge, C. L. F. 147 Chauncey... Mary P. Grif- fin. 125
Barnes, Sarah J. and W. 150 17th... L. Smad- beck. 100
Carpenier, Mrs. M. C. 139 Clifton pl... C. P. Bogardus, 101

Champion, O. B. 63 South 9th... Jordan & M. 180
Colt, L. E. 111 Court... A. C. Flatley. 228
Conrad, C. S. 776 De Kalb av... J. Moriarty. 141
Conrad, W. W. 776 De Kalb av... J. Moriarty. 121
Costello, Margaret J. City... I. Mason. 130
Covell, R. W. 101 Hicks... I. Mason. 123
Day, Edith V. 123 6th av... Schulz & Bro. 544
Dreniu, G. C. 97 Lewis av... F. G. Smith. Piano. (R) 315
Evans, Harriet T. 14 Hancock... T. W. Har- rier. 1,500
Elderington, Kate. 58 Reid av... E. D. Phelps. Piano. (R) 135
Farrell, D. T. 638 Warren... Schulz & Bro. 114
Guilfoyle, Annie. 1131 Bedford av... S. Carson. 125
Gahagan, H. V. 399 Sackett... B. F. Watson. 1,663
Gallaudet, M. V. B. 228 Lexington av... Jacob Bros. Piano. (R) 120
Gordon, George and Rebecca A. 989 Broadway. Epstein & K. 683
Gulli, T. 748 Herkimer... Bunce & Benedict. Piano. 175
Hall, G. W. 154 Adams... T. Cassin. 107
Holden, Mary A. 543 Henry... E. D. Farrell. 89
Howe, Nellie M. 181 11th... J. Burrill. 125
Hunt, J. D. 554 Quincy... I. Mason. 350
Hymes, I. 1609 Greene av... Alexander Bros. 191
Henderson, M. 395 Putnam av... A. B. Moore. 420
Hooton, Elizabeth. 1st av and 55th st... I. Ma- son. 130
Inman, J. D. 857 Herkimer... I. Mason. 112
Jazek, Joseph. 421 Graham av... A. Schulz. 151
Kamienski, W. 116 Ellery... A. Schulz. 161
Keller, Pauline. 14 Fayette... A. Schulz. 161
King, Lorenzo. 86 Gwinnett... A. Schulz. 112
Langford, C. F. 143 Quincy... C. Dewey, trustee. 4,000
Mestevier, Ernest. 167 Grand av... J. Moriarty. 317
Miner, Mary L. 52 Sidney pl... E. J. Post. 1,207
Moland, I. B. 339 Clinton... E. F. Randolph. 600
Moran, Mary. 11 Hart... Anderson & Co. Piano. (R) 169
Morris, Annie. 190 Roebling... Jacob Bros. Piano. 140
Olwell, M. 333 South 2d... I. Mason. 115
Osterberg, J. W. 1583 Pacific... I. Mason. 127
Palmeri, D. 691 Myrtle av... Bunce & Benedict. Piano. 200
Payne, Annie. 31 S. 5th... E. D. Farrell. 239
Peaty, J. C. 298 Sackett... Alexander Bros. 164
Pittman, W. H. 258 Ryerson... A. J. Steers. 100
Peers, Julia. 46 North Elliott pl... E. D. Phelps Piano. (R) 110
Peters, C. 110 10th st... F. G. Smith. Piano. (R) 126
Plusch, J. 72 Jackson... Jacob Bros. Piano. (R) 210
Russell, E. D. 53 Pineapple... E. D. Phelps. 290
Rakey, James. 493 Myrtle... Jordan & M. 258
Range, May. 80 S. 3d... A. Schulz. 216
Schmitt, Matilda. 75 Flatbush av... T. Cassin. 140
Schoenwerk, A. 404 Pulaski... Jacob Bros. Piano. (R) 232
Shadbolt, E. A. 264 S. 4th... J. E. Murray & Co. Stevens, Eugene. 126 Carlton av... S. Carson. Piano. 130
Schillings, W. J. 64 Schaeffer... L. Smadbeck. Smith, Lavinia. 400 South 3d... Jacob Bros. Piano. (R) 215
Twyford, Mary. 291 Columbia... Anderson & Co. Piano. (R) 147
Thompson, Sara H. 304 16th st, cor 7th av... C. R. Atkinson. (R) 200
Toy, M. 1884 Fulton... J. Mullins. 150
Trew, Mrs. S. W. Washington st... I. Mason. 216
Vanderveer, S. H. 106 Metropolitan av... I. Mason. 163
Wadsworth, Virginia C. and J. 154 Congress... J. Shoemaker. 125
Wright, E. E. 336 Monroe... F. D. Kernochan. Wood, Lizzie. 68 Green lane... T. Cassin. 102

MISCELLANEOUS.

Brewi, M. 267 Stagg... H. Beilman. Gro- cery Fixtures. 100
Brielman, E., Jr. 22 Locust... A. & J. Wolf. Horses, Wagon, &c. 175
Cappel, I. Bremen st... W. Schamo. Horse, Wagon, &c. 25
Cobb, G. W. 125 Manhattan av... C. B. Rogers & Co. Machinery. 556
Crawford, Annie M. 1179 Fulton... Puffer and Sons Mfg Co. Soda Water Apparatus. 600
Dinkelmann, B. 176 Fulton... Mosler, Bowen & Co. Safe. 100
Eckhardt, H. 14 and 16 Lorimer... W. Ford. Machinery. 650
Eger, W. 913 Gates av... A. & M. Ibert, Jr. Bakery Fixtures. 200
Francis, U. F. A. 204 South 8th... Mosler & Co. Safe. 110
Gildersleeve, Elizabeth. Pier 24 East River, New York... T. H. Fawcett. Horses, Trucks, Wagons, &c. (R) 900
Goldsmith, A. M. 203 5th av... W. De Lacy. Butcher Fixtures. 200
Graff, F. J. Gebhard. Horse and Wagon. 300
Hall, John. 103 Nelson... J. Scott & Sons. Milk Business. 862
Hewitt, G. B. 309 and 311 Grand av... The Jas. Cunningham Son & Co. Carriage. (R) 154
Hawkins, E. T. 177 North 9th... F. A. Van Iden- stine. Horses, Wagons, &c. (R) 1,000
International Tile Co. 3d and 4th sts and Hoyt and Bond sts... International Tile Co. Lim- ited. Tools, &c. 2,404
Kreutzer, P. 9 Hunterfly road... Mary Watson. Horse and Wagon. 100
Laraio, V. 140 Grand... A. Schwaab... Barber Fixtures. 40
Martens & Schultz. 144 Hamilton av... J. H. Mohlman & Co. Horse, Wagon and Store Fixtures. 150
Muller, C... J. Freese. Button Hole Machines. 200
Olson, Theodore. J. Oucherlony. Horses, &c. Peckham, W. B. 985 Myrtle av... Marvin Safe Co. Safe. 125
Ploger, F. 307 Hoyt... W. Stevenson. Drug Fixtures. 1,000
Rice, Joseph. Rockaway av near Union st... J. Strauss. Cows. 1,281
Robertson, J., Jr. Liberty av and Washington st... Gaus & Miller. Grocery Fixtures, Horse, Wagon, &c. 710
Rae, R. 442 and 444 Water st, New York City... W. H. Phillips. Machinery. (R) 4,730
Scholl, D. Mill road, New Lots... G. A. Hege- man. Horses, Wagons, Farm Stock, &c. 1,000
Schreiber, Anna J. 22 Judge... S. Ander. Machinery. 3,000
Simonson, H. J. Waverly and De Kalb av... The Jas. Cunningham Son & Co. Livery Stable. (R)

Table listing various items for sale, including horse wagons, grocery fixtures, and furniture. Includes names like Schroeder, Vandervall, and Wagner.

BILLS OF SALE.

Table listing bills of sale for various goods such as groceries, store fixtures, and furniture. Includes names like Brown, Benis, and Craiz.

ASSIGNMENTS OF CHATTEL MORTGAGES.

Table listing assignments of chattel mortgages, including names like Graves and Berrigan.

JUDGMENTS.

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

NEW YORK CITY.

Table listing judgments in New York City for November and December. Includes names like August, Ames, Adams, and many others with associated monetary values.

Table listing various individuals and their associated monetary values or legal matters. Includes names like Chappell, Cooper, and Celler.

Table listing various individuals and their associated monetary values or legal matters. Includes names like Johnson, Johansen, and Kimball.



Table listing names and amounts, including Powell, John E., Plamer, Stephen A., Porter, George H., etc.

Table listing names and amounts, including N. Y. Lumber Auction Co., Mayor, &c., Poultny Slate Works, etc.

Table listing names and amounts, including Nabes, Ernest A., Nelson, John-L., Peare, Adolph-L., etc.

SATISFIED JUDGMENTS.

NEW YORK.

Table of satisfied judgments in New York, including November 27 to December 3 inclusive, listing names like Anthony, Alice S., Birch, William, etc.

CORRECTION.

A judgment in favor of Julia M. Ferry, for \$10,422 18, docketed Nov. 26, was erroneously printed last week against the Manhattan Construction Co., whereas it should have been against the Manhattan Railway Co.

KINGS COUNTY.

Table listing names and amounts in Kings County, including Nov. and Dec., Ansley, Frederick-R. Dunne, Beck, Methias-O. Tenschner, etc.



41st st, s s, 55 w 10th av, two-story brick stable, 18x25 3, tin roof; cost, \$1,000; estate John Muller, 246 West 49th st; ar't, R. S. Townsend; b'r, not selected. Plan 2,000.  
57th st, No. 147 W., five-story brick dwell'g, 18 x72, with two-story extension, tin roof; cost, \$25,000; John T. Metcalfe, 149 West 57th sts; ar'ts, D. & J. Jardine. Plan 2014.

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

116th st, n s, 473 e Pleasant av, three-story brick factory, 94x90.11, with one-story extension 35x35, plastic slate roofing; cost, \$35,000; William G. Tucker, 451 East 119th st; ar't, Charles Baxter. Plan 2004.

Av B, s w cor 81st st, two-story brick bakery and dwell'g for one family, 102.2x100, tin roof; cost, \$62,000; Louis Fleischmann, 154 East 64th st; ar't, Theodore G. Stein; b'rs, J. & L. Weber and Henry Schiffer. Plan 1990.

81st st, s s, 155 w Av B, three-story brick stable, 68x98, tin roof; cost, \$40,000; ow'r, &c., same as last. Plan 1991.

Pleasant av, s e cor 116th st, two five-story brick flats with stores, 25.4 and 25.6x90, 94 and 72, tin roofs; cost, \$33,000 and \$22,000; Richard Lathers, New Rochelle, N. Y.; ar'ts, D. & J. Jardine. Plan 1987.

3d av, s w cor 106th st, five-story brick flat with store, 25.2x96, tin roof; cost, \$22,000; John H. McKee, 327 West 42d st; ar't, F. A. Minuth. Plan 1998.

14th st, s s, 75 w 2d av, five-story brick tenement with stores, 25.1x40, tin roof; cost, \$11,000; Alex. R. Becker, Putnam House, and Wallace A. Downs, 400 West 23d st; ar't, John Brandt; b'r, C. E. Clark. Plan 2016.

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

9th av, s w cor 103d st, five story brick flat with store, 25x68, tin roof; cost, \$28,000; Louis Rossi, 422 West 51st st; ar't, J. C. Burne; built by day's work. Plan 2001.

9th av, w s, 25 s 103d st, three five-story brick flats with stores, 25x60, tin roofs; cost, each, \$20,000; ow'r and ar't, same as last. Plan 2002.

103d st, s s, 75 w 9th av, five-story brick flat, 25 x69, tin roof; cost, \$22,000; ow'r and ar't, same as last. Plan 2003.

76th st, s s, 155 e 11th av, three-story and basement brick dwell'g, 20x50, tin roof; cost, \$10,000; Charles B. Meyer, Room 84 Morse Building; ar'ts, E. D. Lindsey and F. C. Hindekoper; b'rs, R. T. Mawbey & Co. Plan 2017.

**NORTH OF 125TH STREET.**

141st st, n s, 500 w 8th av, two-story brick dwell'g and blacksmith shop, 22x65, tin roof; cost, \$2,000; Murtha J. Garry, 143d st, s s, west of 8th av; ar't, R. R. Davis, 266 West 126th st. Plan 1992.

Edgecomb av, e s, abt 100 s 150th st, two-story and basement frame dwell'g, 20x40, tin roof; cost, \$2,500; Wm. H. and Anna H. Selmes, Fort Lee, N. J.; ar't, F. W. Winterbury; b'r, W. H. Berrian. Plan 1997.

6th av, w s, 20 s 127th st, one two-story and one three-story brick dwell'gs, 20x55, tin roofs; cost, \$7,000 and \$3,000; Joseph Bierhoff, 276 West 127th st; ar't, J. Averitt Webster. Plan 2006.

6th av, w s, 60 s 127th st, two-story brick hall with stores, 40x70, tin roof; cost, \$10,000; ow'r and ar't, same as last. Plan 2007.

6th av, s e cor 128th st, four five-story brick flats with stores, 25x83, and 96 for corner building, tin roofs; cost, each, \$30,000; Frances A. Croft, 55 West 128th st; ar'ts, Thom & Wilson; built by day's work. Plan 1984.

128th st, s s, 100 e 6th av, two three-story and basement brick (stone front) dwell'gs, 17.6x55, tin roofs; cost, each, \$15,000; ow'r and ar'ts, same as last. Plan 1985.

10th av, n w cor 130th st, five-story brick tenement with store, 24.11x71, tin roof; cost, \$16,000; George F. Werner, 408 East 77th st; ar'ts, Schneider & Herter. Plan 1995.

**23D AND 24TH WARDS.**

Ackerman st, e s, 800 n Webers lane, two-story frame dwell'g, 17x27, with one-story extension 12x12, tin roof; cost, \$1,300; Albert E. Putnam, Spuyten Duyvil; ar'ts and b'rs, C. M. Piper & Son. Plan 1994.

Depot st, w s, 53 s Kingsbridge road, two two-story frame dwell'gs, 37.9x32, tin roofs; cost, each, \$3,500; John B. Haskin, Fordham. Plan 1993.

Jennings st, w s, 150 s Bristow st, two-story frame dwell'g 22x32, tin roof; cost, \$2,400; James H. Charters, 683 East 160th st; ar't, W. W. Gardiner. Plan 2010.

Potters pl, s s, 1,500 e Central av, two-story frame dwell'g, 16.8x30, tin roof; cost, \$1,000; Ernest C. Weymann, 882 10th av; ar'ts and b'rs, Emery & Forsyth. Plan 2005.

148th st, n s, 100 e Brook av, two-story brick stable and dwell'g, 50x20, tin roof; cost, \$4,000; Michael Kirchner, 677 East 156th st; ar't, M. J. Garvin. Plan 1986.

164th st, s s, 125 w 3d av, two-story frame work shop, 25x75, tin roof; cost, \$3,600; Joseph Jonas, Tinton av, near 163d st; ar't, Adolph Pfeiffer. Plan 1989.

Arthur av, e s, abt on line of 180th st, greenhouse, 14x20; cost \$150; Ellen Walsh, Arthur av, near 180th st; ar't, J. E. Kerby. Plan 1949.

5-h av, w s, 250 n Fordham landing road, two-and-a-half-story frame dwell'g, 31.6x40, peak roof, shingled; cost, \$5,000; George E. Stubbs, 148 East 71st st; ar't, W. W. Gardiner. Plan 2009.

Sedgwick av, w s, 716 n Heath av, two story frame stable, 30x20, peak roof, slated or tinned;

cost, \$3,000; Mary A. Walker, Adams av, near Kingsbridge road; ar't, David W. King; built by day's work. Plan 2012.

**KINGS COUNTY.**

Plan 1857—Butler st, n w cor Buffalo av, one-story frame stable, 30x16, tin roof; cost, \$250; Jno. W. Perkins, on premises.

1858—Commercial st, n s, 400 e Franklin st, one-story frame storage building, 26x35; gravel roof; cost, \$1,000; Havemeyer Sugar Refining Co.

1859—Melrose st, n s, 200 e Central av, one three story frame (brick filled) store and tenem't, 25x48, tin roof; cost, \$4,000; ow'r and ar't, F. Schnelcher, on premises; c'r, Jno. Rueger; m'ns, Rehen & Beeker.

1860—Richardson st, n s, 40 w Lorimer st, one two story frame stable, 20x30, gravel roof; cost, \$300; Frederick Niewhouer, on premises; c'r, H. Smith; m'n, H. Linder.

1861—48th st, s s, 280 w 4th av, one two-story and basement frame dwell'g, 20x34, tin roof; cost, \$1,800; ow'r and c'r, A. Degroff, 143 14th st; ar't, A. V. B. Brush.

1862—Central pl, e s, 322.10 n Grove st, four two-story and basement frame (brick filled) dwell'gs, 17.8x40, tin roofs; cost, each, \$3,000; ow'r and b'r, Peter Johnson, 21 Kossuth pl; ar't, J. Herr.

1863—16th st, n s, 289.6 w 7th av, six two-story frame dwell'gs, 13.4x36, tin roof; cost, each, \$1,500; ow'r and m'n, Christopher C. Firth, 140 19th st; ar't, R. W. Firth.

1864—Bedford av, s s, 28 w Guernsey st, three two story frame storage buildings, one 24 and 4.7 x36, and two 19x40, gravel roofs; cost, each, \$1,500; ow'r, ar't and b'r, Samuel Self, Bedford av, cor Guernsey st.

1865—Meeker av, n e cor Humboldt st, one three-story brick school, 88 and 69x120, tin roof, wooden cornice; cost, \$50,000; Board of Education; ar't, J. W. Naughton; b'rs, J. H. O'Rourke and P. F. O'Brien.

1866—Starr st, n s, 200 e Central av, one three-story brick school, 100 and 47x106, tin roof, wooden cornice; cost, \$50,000; ow'r and ar't, same as last; b'rs, Carlin & Sons and Martin & Lee.

1867—Maujer st, n s, 125 w Graham av, one four-story brick school, 100 and 42x100, tin roof, wooden cornice; cost, \$50,000; ow'r, &c., same as last; b'rs, J. H. O'Rourke and P. F. O'Brien.

1868—4th av, s e cor 20th st, one three-story brick school, 104x96, tin roof, wooden cornice; cost, \$50,000; ow'r and ar't, same as last; b'rs, T. J. Kelly and Morris & Selover.

1869—Throop av, n e cor Putnam av, one four-story brick school, 100x112, tin roof, wooden cornice; cost, \$65,000; ow'r and ar't, same as last; b'rs, Leahy & Moran and M. C. Rush.

1870—Hamilton av, s w s, opposite 15th st, one-story frame factory, 36x20, felt roof; cost, \$200; R. B. Yerby, 4th st, near 5th av; ar't, F. Revinus.

1871—Elizabeth st, n s, 250 e Dwight st, one-story frame stable; 18x40, tin roof; cost, \$300; W. S. Scammell, 233 Gates av; ar't, J. Ryan.

1872—Jefferson st, n s, 275 e Central av, one three-story store and tenem't, 25x52, tin roof; cost, \$3,800; Anna M. Wahler, 184 Jefferson st; ar't, E. Schrempt; b'rs, F. Braun and C. Wahler.

1873—Jackson st, No. 100, one two-story frame dwell'g, 18x22.6, tin roof; cost, \$900; Joseph Goeller, 184 Driggs st; ar'ts, Platte & Acker.

1874—Myrtle av, s s, 105.11 e Stockholm st, one two-story frame (brick filled) dwell'g, 17.6x33, tin roof; cost, \$1,000; Thos. Grennan, 1306 Myrtle av; b'r, J. Softy.

1875—Broadway, e s, 45 s Leonard st, one three-story frame (brick filled) store and dwell'g, 25x60, tin roof; cost, \$5,000; F. J. Buckwalter, on premises; m'n, J. Rueger; ar'ts, Platte & Acker; b'r, J. Auer.

1876—Vernon av, n s, 200 e Tompkins av, six two-story and basement brown stone dwell'gs, 18.9x43, tin roofs, brick and iron cornices; cost, each, \$5,000; ow'r and b'r, James W. Stewart, 373 Quincy st; ar't, R. L. Daus.

1877—50th st, s s, 100 w 7th av, one two-story frame dwell'g, 18x20, tin roof; cost, \$450; James Cainanan, 21 Tiffany pl; ar't, G. Damen.

1878—Hamburg av, s w cor Starr st, eight three-story frame tenem'ts, two having stores, 25 x55, tin roofs; total cost, \$32,000; ow'r, ar't and b'r, John Rueger, 250 Moore st.

1879—Elm st, s s, 175 e Hamburg av, one one-story frame shed, 25x13, tin roof; cost, \$50; George Lampert, 237 Elm st.

1880—Stanhope st, s s, 300 e Hamburg av, ten two-story frame dwell'gs, 20x45, tin roof; cost, each, \$3,500; A. M. Sager, 1248 Bushwick av; ar't, J. E. Sager.

1881—Smith av, e s, 175 s Atlantic av, one one-story frame shed, 13x100, board roof; cost, \$300; John Heaney, near premises; b'r, L. Yueger.

1882—Adams st, e s, 125 s Division av, one two-story and attic frame dwell'g, 22x30, tin roof; cost, \$2,300; ow'r and b'r, Jas. I. Newman, 185 Delancey st, New York.

1883—22d st, n s, 100 e 4th av, one two-story frame stable, 25x15, tin roof; cost, \$325; John Kolb, 142 22d st; b'r, J. Sorenson.

1884—Gowanus Canal, 2.0 e Smith st, one one-story frame shed, 20x20, gravel roof; cost, \$100; ow'r and c'r, H. J. Baker & Bro., 215 Pearl st, New York.

1886—Locust st, e s, 200 n Fulton av, one one-story frame stable, 23x13, shingle roof; cost, \$175; M. Turner, on premises.

1887—Eldert st, s s, 90 w Bushwick av, two two-story brick dwell'gs, 13.6x35, gravel roof, wooden cornice; cost, each, \$2,000; I. D. Mason, 37 Hopkinson av; b'r, G. Mason.

1888—3d av, e s, 40 n 27th st, one three-story brick store and dwell'g, 20x50, tin roof, wooden cornice; cost, \$5,000; John Morris, 770 3d av; ar't, F. Ryan; b'r, D. Ryan.

1889—10th st, n s, 85 w 7th av, six two-story and basement brown stone dwell'gs, 18 6x45, and one-story extensions 9x10, tin roofs, wooden cornices; cost, each, \$4,000; ow'r, and b'r, Charles Nickenig, 368 11th st; ar't, F. Ryan.

1890—Herkimer st, n s, 210 e Ralph av, two two-story and basement frame dwell'gs, 20x36, tin roof; cost, \$2,500; ow'r, ar't and b'r, William O. Forrester, 1956 Fulton st.

1891—22d st, at foot of street, South Brooklyn, one one-story frame shed, 36x94; cost, \$250; O. H. Jensen, 138 23d st.

1892—22d st, n e cor 4th av, two three-story brick stores and dwell'gs, 20 and 25x55, tin roofs, wooden cornices; cost, \$5,500 and \$5,000; ow'r, ar't and b'r, John Kolle, 141 1/2 22d st.

1893—Butler st, s s, 150 e Nevins st, one three-story frame storehouse, 24x96, gravel roof; cost, \$1,200; John S. Loomis, on premises; b'r, J. J. Geraghty.

**ALTERATIONS NEW YORK CITY.**

Plan 2291—Division st, Nos. 23 and 23 1/2, new show windows; cost, \$500; Clarence R. Conger, 140 Nassau st; agent, J. P. Payten; b'r, W. C. Hervey.

2292—138th st, s s, 200 e St. Anns av, building moved from No. 612 East 144th st; cost, \$600; Frances E. A. Gutch, 872 East 138th st; b'rs, Gilbert & Taylor.

2293—Bank st, No. 70, four-story and basement brick extension, 9.6x4, for dumb-waiter; cost, \$300; ow'r and b'r, N. J. Ackerman, on premises; ar't, C. T. Galloway.

2294—3d av, No. 397, new show window; cost, \$500; John F. Holmes, 210 East 35th st; ar't, John Sexton; b'rs, G. D. Hilyard and William Armstrong.

2295—5th av, No. 253, internal alteration; cost, \$150; lessee, Sarah H. L. Emory, on premises; b'rs, J. J. Tucker and C. W. White.

2296—Centre st, Nos. 43 and 45, repair damage by fire; cost, \$800; estate Walter Bowne; agent, J. E. Corning, 69 East 54th st; b'r, Elward Smith.

2297—85th st, Nos. 163 and 165 E., iron tank; cost, \$375; G. E. Kitching, 38 Rodney st, Brooklyn; b'r, J. M. Seaman.

2298—176th st, s s, 150 w Washington av, one-story frame extension, 7x78, for bowling alley; cost, \$200; F. W. Burkhardt, Washington av and 176th st; ar't, J. E. Kerby.

2299—73d st, s s, abt 225 e 3d av, repair damage by fire; cost, \$3,700; James Rothschild, 2691 3d av; ar't, Adolph Pfeiffer; b'r, Henry Jaeger.

2300—3d av, No. 2350, internal alteration; cost, abt \$250; Edward Murphy, 183 Mott st; b'r, Levi Mable.

2301—Wooster st, No. 84, raised half story; cost, \$375; Thomas Rooney, 513 West 20th st; b'rs, John Derr and Haight & Monnia.

2302—Broadway, No. 1445, alteration in basement; cost, abt \$100; lessee, A. A. McCormick, 124 Front st.

2303—44th st, No. 550 W., rear; cost, \$20; Essie O'Neill, on premises.

2304—Spring st, No. 94, openings for hoistway; cost, \$1,000; C. F. Wildey, 335 West 83d st; b'r, Henry Miller.

2305—92d st, Nos. 424 and 426 E., three-story brick extension, 25x40, gravel roofing; cost, \$5,000; John Hanson, Astoria, L. I.; b'r, A. S. Hait, 589 Marcy av, Brooklyn.

2306—Greene st, No. 141, two-story brick extension, 25x45, tin roof; cost, abt \$2,000; James W. Nash, Fifth Avenue Hotel; ar't and b'r, William Farrell.

2307—Madison av, No. 650, s w cor 60th st, dwell'g altered to flat, raised one story and five-story brick extension, 25x37, tin roof; also new front; cost, \$40,000; Selig Steinhardt, on premises; ar't, Alfred E. Barlow, 149 Broadway.

2308—University pl, Nos. 15 and 17, openings in wall; cost, 100; lessee, J. B. Martin, on premises; ar't, E. W. Greis.

2309—14th st, No. 44 E., gallery built; cost, \$1,000; lessee, G. D. Smith, on premises; ar't and b'r, Wm. Watts.

2310—13th st, Nos. 47 and 49 W., one-story extension, 25x66, tin roof; cost, \$3,000; lessees, Callahan & Morrissy, 269 8th av; ar't, M. C. Merritt.

2311—4th st, No. 70 E., extension raised one story; cost, \$650; Anna Ruppert, 5th av and 93d st; b'rs, J. and L. Weber.

2312—142d st, s s, 160 e Brook av, raised to conform with grade; cost, \$500; James Martin, 788 East 142d st; ar't, A. Arctander.

2313—Broome st, Nos. 466 and 468, n e cor Greene st, new elevator put in; cost, \$3,000; agent, F. A. Constable, 9 East 83d st; ar'ts, Wm. Schickel & Co.

2314—Christie st, No. 56, internal alterations in synagogue; cost, \$5,000; Congregation Beth Israel Bikorcholem, 165 Henry st; ar't, Fred. Ebeling.

2315—Rivington st, No. 118, raised one story; cost, \$2,000; Christian Reichert, 127 Stanton st; ar't, Fred. Ebeling.

2316—86th st, n e cor 9th av, show windows, &c.; cost, \$150; Manhattan Athletic Co.; ar't, W. H. Farmer; b'rs, James Farmer and George Gardner.

2317—86th st, Nos. 148 and 152 E., tanks on roof enclosed; cost, \$200; Betty H. Alexander, Columbia, S. C.; b'r, Peter Roberts.

2318—Albany st, n w cor Washington st, altered for stable in lower stories and storage above;

cost, \$5,000; P. Ballantine & Sons, Newark, N. J.; art's, A. Pfund & Son.  
 2319—Pell st, Nos. 20 and 22, repair damages by fire; cost, \$3,875; Christopher Kelly, 305 East 20th st; art's, Clark & Glynn; br's, Wallace & Co.  
 2320—136th st, n s, 225 e 7th av, one-story brick extension to church for vestry and choir room, 50x13, tin roof; cost, \$700; Church of the Holy Innocents, M. L. Woolsey, rector, 10 East 131st st; art, F. W. Winterburn; br's, E. W. Gardiner and W. J. Kirkpatrick.

KINGS COUNTY.

Plan 1043—19th st, n s, 415 from 3d av, one-story frame extension, 20x33, gravel roof, wooden cornice, cost, \$100; E. Parsons, 199 17th st.  
 1044—17th st, No. 472, two-story frame extension, 18x20, tin roof, wooden cornice; cost, \$390 Hannah McCloskey, 20 Fulton st; art and br, J. A. Kelly.  
 1045—Atlantic av, No. 1767, one-story frame extension, 13x20, tin roof, wooden cornice; cost, \$125; F. Noll, on premises; br, J. H. Stout.  
 1046—Starr st, No. 100, lowered to grade on brick foundation; cost, \$500; John Schroeder, on premises.  
 1047—Bedford av, s e cor South 1st st, raised 2 feet on brick wall, also three-story brick extension, 25 x11.6, tin roof; front and side wall rebuilt with brick; cost, \$3,000; John Kirwin, on premises; art, A. Herbert; br's, W. L. Langridge, Jr., and Mr. Wilson.  
 1048—8th av, n e cor 19th st, one-story brick extension, 20x64x15 and 40, tin roof, iron cornices; cost, \$1,200; Wm. M. Brasher, 7th av, cor Lincoln pl; br's, W. Corrigan and J. Griffin.  
 1049—Clason av, No. 152, one-story frame extension, 25x20, gravel roof; cost, \$325; Welcome P. M. Church; br, R. Brocklehurst.  
 1050—Franklin av, s w cor Jefferson av, two-story brick extension, 19x33, tin roof, iron cornice; cost, about, \$8,000; A. W. Follett, 43 Jefferson av; art, C. B. Cutler; br's, Ashfield & Son.  
 1051—Macon st, No. 75, new chimney; cost, \$350; G. Matheson, on premises; art and br, A. W. Blazo.  
 1052—5th av, n e cor Prospect av, one-story brick extension, 36.7x25, tin roof; cost, \$1,500; Morris Nason, 527 5th av; art and br, W. J. Conway.  
 1053—Madison st, n s, 150 e Sumner av, two-story brick extension, 12x14, tin roof and metal cornice; cost, \$350; ow'r and br, P. C. Grening, 420 Gates av; art, I. D. Reynolds.  
 1054—Fulton av, s e cor Pennsylvania av, new sill, roof repaired, &c.; cost, \$200; P. Dempsey, 62 Division av.  
 1055—Schenectady av, e s, 100 n Park pl, one-story frame extension, 16x20, felt roof; cost, \$30; William Stall, 1763 Bergen st; art, T. Kelly; br's, T. Fanning and P. Knolls.  
 1056—Degraw st, No. 294, flat tin roof; cost, \$315; Michael Rupp, 294 Degraw st.  
 1057—Lee av, No. 22, three-story brick extension, 10x20, tin roof; cost, \$900; Richard Dunn, on premises; art, G. P. Jacobs; br, Leahy & Moran.  
 1058—South 1st st, No. 359, flat tin roof; cost, \$350; ow'r and br, C. Mead, on premises.  
 1059—Montgomery st, n s, 200 e Troy av, raised 5 feet on posts; cost, \$20; ow'r and cr, John McAlpin, on premises.  
 1060—Joralemon st, s s, 150 e Clinton st, four-story brick extension, 29.5x100.8, slate and tin roof; cost, \$45,000; Packer Collegiate Institute, Joralemon st; art, N. Le Brun & Son; br's, W. and T. Lamb, Jr., and W. N. Rae.

MISCELLANEOUS.

BUSINESS FAILURES.

Schedule of assets and liabilities filed during the week ending December 3:

	Liabilities.	Nominal Assets.	Real Assets.
Baker & Clark.....	\$246,662	\$476,349	\$223,306
Cohen, Bertrand.....	14,873	7,650	707
Davis, Louis A.....	8,875	3,648	2,438
Feis, L. J. & C. J.....	7,112	3,633	1,992
Hertz & Herman.....	8,524	6,633	1,874
Levy, Isabella.....	5,869	4,335	2,150
Shea, James A.....	4,975	2,544	2,298
Tremain & Co.....		885	246

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

- Nov. and Dec.
- 29 Blath, William, to Louis Munch.
- 27 Dubinsky, Moses, to Frank Malocsay.
- 30 Davis, Louis A., to Isaac Goodstein.
- 1 Ford, Cornelius, to Charles R. Ford.
- 29 Hyatt, Jackson (carpets, 190 3d av), to A. Walker Otis; preferences \$9,000.
- 30 Heymann, Edward (silks, 53 Greene st), to Herman Canton; preferences \$11,000.
- 1 Hasbrouck, Cornelius J. (paper bags, boxes, &c., 224 Centre st), to Sheldon E. Patrick.
- 29 Iacchia, Angelo (theatrical manager, 110 East 14th st), to Franklin Bien.
- 30 Kruskop, Carl (doing business as Kruskop & Schreiber, cabinetmakers, 134 Elizabeth st), to George E. Daniels.
- 30 Levy, Isabella, to Louis Arnheim; preferences \$2,300.
- 1 Reves, Anthon (cloaks, 50 Lispenard st), to Jacob P. Berg.
- 30 Steiner, Nathan M. (clothing, 573 8th av), to Jacob P. Berg; preferences \$2,188.
- 30 Shea, James A., to Abram Abrams; preferences \$400.
- 27 Wunsch, William, to Charles K. Deutsch.

KINGS COUNTY. GENERAL ASSIGNMENTS.

- Nov.
- 29 Olsen, Oluf I., to James J. Peppard.
- 29 Strahl, Robert, to Samuel Stone.

PROCEEDINGS OF THE BOARD OF ALDERMEN AFFECTING REAL ESTATE.

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

NEW YORK, November 26 and 30, 1886.  
 REGULATING, GRADING, ETC.

142d st, from 10th to 11th av.†  
 Lincoln av, from Southern Boulevard to Harlem River, also flagging.†

CHANGE OF GRADE.

70th st, bet 11th av and Hudson River.\*

REPAVING.

West 10th st, from 6th av to North River.†

PAVING.

68th st, from w s of 10th av to e s of 11th av.†  
 67th st, from w s of 10th av to e s of 11th av.†  
 135th st, from 7th to 8th av.†

MAINS.

Berrian av, from Bedford Station to Williamsbridge; gas.†

FLAGGING.

Ogden av, both sides, from Jerome av to Union st.†  
 West End av at intersections of 72d, 73d, 74th, 75th, 76th, 78th, 79th, 80th, 81st, 83d, 84th, 85th, 86th, 88th, 93d, 96th, 99th and 101st sts, sidewalks extended to new curb line and flagged a space 4 ft wide where not already done.†

BROOKLYN BOARD OF ALDERMEN.

BROOKLYN, Nov. 29, 1886.

ELECTRIC LIGHTING.

Clark st, from Fulton to Hicks st.†

GAS LAMP-POSTS ERECTED.

Palmetto st, from Hamburg st to city line.†  
 Central av, from Greene av to Grove st.†  
 Garden st, from Flushing to Bushwick av.†  
 Decatur st, bet Tompkins and Lewis avs.†  
 Lexington av, bet Reid and Patchen avs, at owners' expense.†

Madison st, bet Sumner and Lewis avs, at owners' expense.†

Utica av, bet Herkimer st and Atlantic av.†

GRADING, PAVING, ETC.

Douglass st, bet Nostrand and New York avs.†

FLAGGING.

Newell st, bet Nassau and Norman av.†  
 North Elliott pl, and Park av.†

Driggs st, cor North 5th st.†  
 Pacific st, bet Emmett and Columbia sts.†  
 Emmett st, bet Armitay and Pacific sts.†  
 Utica av, bet Herkimer st and Atlantic av.†

SEWERS.

Douglass st, bet Nostrand and New York avs.†  
 Richardson st, from Ewen st to Union av.†  
 Troutman st, bet Central and Knickerbocker avs.†

CULVERTS.

Hamburg av, cor Jefferson st.†  
 Broadway, cor Duryea st.†  
 Dean st, n w and s w cors Smith st.†  
 9th st, n and s, 270 e Gowanus Canal.†

ADVERTISED LEGAL SALES.

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

- St. Nicholas av, No. 103, e s, 75.2 n 126th st, 16.10 x 83.5x16.8x35.11.....
- St. Nicholas av, No. 105, e s, 92.1 n 126th st, 16.10 x 97.7x irreg. x 83.5.....
- St. Nicholas av, No. 107, e s, 108.11 n 126th st, 17.4x95.1x17.2x97.7.....
- Three three-story brick dwell'gs, by A. H. Muller & Son. (Amt due on each \$9,416) Elizabeth st, Nos. 164 and 166, 50x100, two four-story provision houses.....
- Elizabeth st, No. 192, 25x98, two-story brick stable and five-story brick tenem't on rear. 1/2 part of this.....
- 4th st, No. 87 E., 23.6x72.2, four-story brick store and tenem't.....
- by R. V. Harnett. (Executor's sale)
- 1st av, No. 121, w s, 57.6 n 7th st, 20x50, four-story brick store and tenem't, by J. F. B. Smyth. (Amt due \$3,488; prior mort. \$6,000).....
- 112th st, n e cor Manhattan av, 270x100.11, five three-story brick dwell'gs on av and four three-story brick dwell'g on st, rest vacant.....
- 113th st, s s, 20 e Manhattan av, 250x100.11, four three-story brick dwell'gs, rest vacant.....
- by R. V. Harnett & Co. (2 actions.) (Amt due \$18,750 and \$6,162).....
- 2d av, No. 2074, e s, 50.4 s 107th st, 25x99.2, four-story brick store and tenem't, by R. V. Harnett. (Amt due \$3,315).....
- 88th st, Nos 105-115, n s, 82.2 e 4th av, 153.4x100.8, six five-story brick (stone front) tenem'ts, by Smyth & Ryan. (Amt due \$26,752; prior mort. \$15,000).....
- 41st st, n s, 325 e 11th av, 100x98.9; No. 525, two-story iron store and dwell'g and four-story brick tenem't on rear; Nos. 527-531, four-story brick brewery and ice house buildings.....
- 41st st, Nos. 526-534, s s, 325 e 11th av, 75x98.9, one-story frame coeprage, and frame stables on rear. (Leasehold).....
- by R. V. Harnett. (Amt due \$81,302).....
- 41st st, No. 553, n s, 62 e 11th av, 35x98.9, three-story brick dwell'g, by R. V. Harnett. (Amt due \$5,671).....
- Road leading from Kingsbridge to West Farms, n s, 55.6 n Hoffman, 50x102.2x78x55.6, by James L. Wells. (Partition sale).....
- 5th av plaza, s w cor 59th st, runs west along 59th st 175, s south 100.5 x east 50 x south 100.5 to 58th st, x east 125 to 5th av, x north 200.10 to beginning, eight-story brick and stone Plaza hotel, by Sheriff, at City Hall. (Sale under execution).....
- 109th st, No. 119, n s, 173.9 e 4th av, 18.9x100.11, four-story brick tenem't, by Scott & Myers. (Amt due \$8,775).....
- 112th st, n e cor Manhattan av, 270x100.11.....
- 113th st, s s, 20 e Manhattan av, 250x100.11.....
- by Sheriff, at City Hall. (Sale under execution).....
- 9th av, No. 1676, e s, 50.7 s 97th st, 25.2x100, five-story brick tenem't with store, by J. T. Boyd. (Amt due \$7,047).....

- 2d av, s e cor 49th st, 50.3x100, being Nos. 920 and 922 2d av and Nos. 302 and 304 49th st, two four-story brick stores and tenem'ts on av and two four-story stone front stores and tenem'ts on st. 1-5 part.....
- 127th st, No. 226, s s, 225 w 7th av, 16.8x99.11, three-story stone front dwell'g.....
- by J. F. B. Smyth. (Amt due \$2,974).....
- 84th st, No. 515, n s, 195.4 e Av A, 19.5x102.2, three-story stone front dwell'g, by J. T. Boyd. (Amt due \$7,485).....
- Orchard st, N. 45, w s, bet Hester and Grand sts, 18.6x05, two-story frame brick front dwell'g and two-story brick dwell'g on rear, by R. V. Harnett. (Partition Sale).....
- 27th st, No. 124, s s, 125 w Lexington av, 25x98.9, three-story stone front dwell'g, by Fairchild & De Walltears. (Amt due \$13,530).....

KINGS COUNTY.

- 8th st, n w cor 8th av, 20x100.....
- 8th st, n s, 39 w 8th av, 7.1x100.....
- Withers st, n s, 175 w Kingsland av, 25x100.....
- by Cole & Murphy, at 379 Fulton st.....
- Cooper av, n s, 321.6 e Bushwick av, 16x100, by J. Hess, Ref., at Court House at 11 o'clock.....
- Bridge st, e s, 153 n Willoughby st, 22x100.3, by F. W. Taber, Ref., at Court House.....
- Nostrand av, e s, 40 s Madison st, 3 lots, each 20x 80, by T. A. Kerrigan, at 35 Willoughby st.....
- Smith st, No. 115, e s, 30 s Pacific st, 20x75.....
- Smith st, e s, 40 s Pacific st, 20x75.....
- by J. Cole, at 389 Fulton st.....
- Lee av, w s, 40 n Ross st, 20x80, by Taylor & Fox, at 45 Broadway, E. D.....
- 24th st, n s, 20 e 3d av, 20x100.....
- 24th st, n s, 240 e 3d av, 20x100.....
- 24th st, n s, 280 e 3d av, 20x100.....
- 24th st, n s, 280 e 3d av, 20x100.....
- by J. Cole, at 389 Fulton st.....
- 19th st, n e s, 291.9 n w 5th av, 16.8x100, by J. Brunner, Ref., at Court House.....
- Myrtle av, n s, 125 e Lewis av, 120 x the block to Vernon av, late Witherspoon st.....
- by Cole & Murphy, at 379 Fulton st.....
- Conover st, w s, 25 s Dikeman st, 25x100.....
- Conover st, w s, 100 e Conover st, 20x100.....
- Dikeman st, s s, 100 w Conover st, 25x100.....
- Dikeman st, s s, 125 w Conover st, 25x100.....
- by J. Cole, at 389 Fulton st.....
- Lexington st, n w cor Throop av, 50x100.....
- Quincy av, s w cor Throop av, 50x100.....
- by T. A. Kerrigan, at 35 Willoughby st.....
- Jackson av, w s, 89.10 n De Kalb st, 50x100.....
- 18th st, s s, 225 w 6th av, 25x100.....
- 19th st, s s, 250 w 6th av, 25x100.....
- by T. A. Kerrigan, at 35 Willoughby st.....

LIS PENDENS, KINGS COUNTY.

- Humboldt st, w s, 75 n Skillman av, 25x100. Kings Co. Fire Ins. Co. agt Thomas Kellett; att'y, Lewis Hurst.....
- Herkimer st, s s, 17.6 e Rockaway av, 16x80. Mary L. Torrance agt George H. Bishop; att'y, Jos. M. Greenwood.....
- Herkimer st, s s, 161.6 e Rockaway av, 16x80. Same agt same; same att'y.....
- Herkimer st, s s, 145.6 e Rockaway av, 16x80. Same agt same; same att'y.....
- Greene av, n s, 430 w Patchen av, 20x100. Benjamin Rhodes agt Hannah E. and Abraham Vandevort; att'y, William J. Sayres.....
- 20th st, n s, 161.6 w 7th av, 20.6x100. Phebe A. Morrell agt William Weidler; att'ys, Garretson & Eastman.....
- Driggs late 5th st, e s, bet North 4d and North 4th sts, 25x100. Thomas C. Lyman and Henry S. Greenman agt Patrick Clark and Ellen his wife; att'y, Felix T. Murphy.....
- Park place, s s, 606.4 w Vanderbilt av, runs south 100 x west 2.7 x south 109.9 to Flatbush av, x north 9.4 x northeast 171 ft, Park pl, x east 65 to beginning. George E. Gale agt E. W. Fiske; attachment: att'y, F. T. Johnson.....
- Skillman st, w s, 122.9 n Park av, 25x100. Michael Buonagan et al. agt Patrick Conolly; action for specific performance; att'y, Samuel S. Potter.....
- Bushwick av Boulevard, e cor Vanderveer st, 200x 80 to Stewart st. Henry Weil agt Georgia S. Shelton; att'y, W. J. Gaynor.....
- Carlton av, w s, 69.3 s Myrtle av, runs west 96.8x— x15 x west 3.4 x south 5 x east 100 to Carlton av, x north 2 to beginning. Alexander Grant agt John R. Smith; att'y, George S. Hamlin.....
- Leonar st, s e cor Frost st, 25x100. Albert Freund agt David M. Koehler; att'y, Banno Loewy.....

RECORDED LEASES.

- Delancey st, Nos. 258 and 260. Henry Stevane to Simon Fry; 7/8 years, from Sept. 1, 1883.....
- Same property. Assign. lease. Simon Fry to Albert Stevane.....
- Dutch st, No. 7. John J. Murphy to Elisha G. Selchow; 5 years, from Oct. 4, 1886.....
- East Broadway, No. 91. David Glickstone to Abraham and Joseph Fine; 5 years 1 month, from April 1, 1887.....
- John st, s w cor William st, store. John W. Hamersley to Michael McEvoy; 5 years, from May 1, 1882.....
- John st, No. 66. John W. Hamersley to Michael Byrne; 3/4 years, from Feb. 1, 1886.....
- Morton st, No. 111. Robert Sandford, Poughkeepsie, to David D. Nangle; 10 years, from May 1, 1886, taxes, &c. and.....
- Mulberry st, No. 32, basement. Michael Collichio to Trene Montefosseols et al.; 3 years, from Dec. 1, 1886.....
- Spring st, No. 23. C. H. Mitnacht, Long Island City, to Michael So Lasso; 5 years 5 months, from Dec. 1, 1886.....
- Washington st, s w cor Franklin st, 40.2x90.6x 40.1x80. Mary Clarkson, Clermont, N. Y., to George I. Wershebe; 5 years, from May 1, 1883.....
- Same property. Same to same; 3 years, from May 1, 1888.....
- Water st, Nos. 418-426, south half. Catharine Garrick to James H. Preater; 5 years and 1 month, from April 1, 1887.....
- West st, Nos. 182 and 183. Francis H. Ruhe

Table listing property owners and values in Essex County, including names like George Blair, David J. Stein, and William Arnold.

NEW JERSEY.

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

ESSEX COUNTY.

CONVEYANCES.

Table listing property owners and values in Essex County, including names like Allen, William; Anderson, Thomas; Austin, W E.

MORTGAGES.

Table listing mortgage holders and values in Essex County, including names like Albinson, Thomas; Allen, E M.

Table listing property owners and values in Hudson County, including names like Same—J L Blake; Bailey, W M; Bradner, W B.

CHATTEL MORTGAGES.

Table listing chattel mortgage holders and values in Hudson County, including names like Baum, William; Behan, P J; Cetruolo, Pietro.

HUDSON COUNTY.

CONVEYANCES.

Table listing property owners and values in Hudson County, including names like Allen, Uriah; Austin, Edith M; Bannon, Catharine.

Table listing property owners and values in Hudson County, including names like Ratigan, Ann; William Burns; Pfeiffer, J City.

MORTGAGES.

Table listing mortgage holders and values in Hudson County, including names like Allen, Elizabeth; Anderson, J L; Baxter, Catharine.

CHATTEL MORTGAGES.

Table listing chattel mortgage holders and values in Hudson County, including names like Allen, B F; Alt, Charles; Boylan, M J.

BILLS OF SALE.

Table listing bill of sale holders and values in Hudson County, including names like Howell, W D; Noe, Flora B.

MISCELLANEOUS.



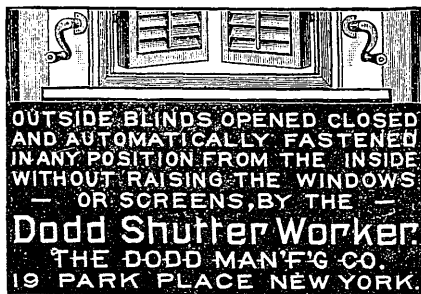
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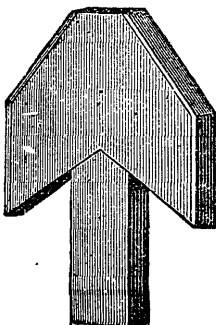
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Statement (U. S. Branch) Jan. 1, 1886.  
U. S. government bonds, market value... \$2,315,058 75  
Real estate ..... 1,776,301 00  
Cash in banks and offices ..... 280,211 07  
Accrued interest ..... 48,100 00  
Uncollected premiums ..... 290,130 01  
Other assets ..... 3,097 77  
\$4,712,599 16

Liabilities.  
Unpaid losses, unearned premiums and  
other liabilities ..... \$2,377,471 27  
Surplus ..... \$2,335,427 89  
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