

REAL ESTATE RECORD AND BUILDERS' GUIDE.

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What a curious commentary on our political methods is this incredulity which has been shown at James G. Blaine's declination of the Republican nomination for the Presidency. Around any man who has run for the Presidency will rest a host of illusions. The indiscriminate praise on one side and the indiscriminate obloquy on the other distorts his personality so that his true character cannot be judged by the average citizen. Is it not enough that Mr. Blaine gives his followers his personal permission to discuss the merits of any other candidate, and have they not begun to do so. His Brooklyn friends have already expressed their preference for Chauncey M. Depew, and from this time forth Mr. Blaine will disappear as the central candidate in the Republican canvass. From present appearances there is little probability that he will be nominated, though he will undoubtedly be mentioned when the Convention meets.

We doubt if Chauncey M. Depew will ever be seriously considered as a candidate by the Republican National Convention. It is a pity that this is so, for he is really a man of mark. He has decided capacity for affairs, and is as wise as he is witty and eloquent. He would make an excellent chief executive, but he has the misfortune to be a railroad president and an unexceptionally clever man, and these two facts will discredit him with the American people. The average voter detests the business men of the country associated with railroads, and he will not cast his ballot for an able, brilliant or eloquent statesman. Hence in the past there has been no show for the Clays, Websters or other first-class statesmen and lawyers. Our voters insist upon a rather dull, commonplace but safe, second or third rate lawyer as chief executive. On rare occasions military men of a solid, substantial kind, like Taylor and Grant, are chosen Presidents; but there is no chance for the Blaines, Depews, Thurmans or Bayards. A good deal is being said about Abraham Lincoln nowadays, but if the American people had suspected that he was as wise and able a man as he turned out to be he would never have been chosen President.

The division of opinion which was manifested in the Legislative Committee of the Real Estate Exchange, on the subject of personal taxes, was to have been expected, for the question is a puzzling one and not easily determined. It is unquestionably true that the bulk of those who pay real estate taxes regard it as monstrously unfair that all the local burdens should be put on their shoulders. It is intolerable that the owner of a small house should be forced to pay his hundreds of dollars yearly in taxes, while the millionaire whose ample means are in securities should not be asked to contribute a cent for maintaining the police, the courts and the city improvements which protects his person and property and adds so much to the comfort of his life. Some way should be devised by which all who are benefited by the acts of the community should contribute their quota to the taxes that are yearly levied. We hardly think that the twenty-one gentlemen who voted on this matter in the Real Estate Exchange had any right to commit that institution in so important a matter. Every one of the five hundred members of the Exchange should have had a chance to say yes or no in a matter so vitally affecting their interests.

An outcry has been raised because the new proposed public buildings will cost \$25,000,000 if they are sanctioned by Congress and approved by the President. But we have got the money in the Treasury and do not know what to do with it, and to what better use could the public funds be put than in supplying court-houses and post-offices for this rapidly growing country. The buildings are needed, and their construction would give employment to builders and working men, who will not have too much to do this year. We have urged that a Building Bureau should sit in Washington which should determine the relative importance of the various appropriations for proposed public buildings. These are now a matter of log-rolling; that is, private bargains are made by members to support one another's schemes irrespective of the

merits of the various propositions. However, we suppose there is little danger of these various appropriations becoming laws. President Cleveland will veto them mercilessly, and he will get the applause of the unthinking for so doing. There is always a loud chorus from the fools who always applaud executives in putting a stop to any expenditure, however necessary. It looks so virtuous to say "no" in such cases. Mr. Cleveland was warmly commended last year for vetoing the river and harbor bill, which appropriated only \$11,000,000, barely enough to keep the more important public works in repair, yet he ought to have been universally censured.

There is a great deal of complaint at the deceptive way in which Congress is induced to sanction the erection of needed public buildings. It has been found that at first only a small appropriation is asked for, and then year after year comes in a deficiency bill. Our New York Post-office was to have cost only \$3,000,000, but the various deficiency bills brought it up to over \$6,000,000. In St. Louis the first appropriation was only \$1,000,000, but the final cost was nearly \$6,000,000, and so for other building improvements in other places—they generally average double the cost of the original estimates. But for this way of doing public work we are indebted to the demagogue in Congress and the newspaper critics outside. An honest appropriation at the first would be objected to by the Holmans and Randalls in Congress, and by all the leading papers of the country, quite irrespective of the merits of the case. Hence Congress and the country has to be tricked into supplying proper public buildings, so as to circumvent the demagogery inside and outside the national Legislature. The establishment of a Bureau of Public Buildings, presided over by competent architects, would do something towards correcting this perverse way of doing public business.

The Interstate Railroad Commission has done some good, but its usefulness is threatened by its inability to dispatch business. The accumulations of unsettled questions are so large that there is no hope of the present commission being able to clear its dockets. When originally organized we criticized the composition of the board because it was composed almost exclusively of lawyers. We predicted it would break down, although acknowledging that the members of the commission were both able and honest, but legal training in this country incapacitates the average man for transacting business promptly. All our courts get into arrears with their business. Any suit entered in the Supreme Court of the United States cannot get a hearing until three years and a half have passed. This matter has been called to the attention of Congress session after session, but the swarm of lawyers in our Legislature cannot be made to understand the necessity of expedition in the business of the country. When Congress met last December every one outside of its walls understood that it was imperative it should act promptly on the question of the surplus in the Treasury. But three months have nearly passed and not a thing has been done. It is safe to say that in nine-tenths of the courts of the United States the regular legal business is far in arrears. This is why our great Exchanges have cut clear of the courts in transacting their business. They are forced to depend on their arbitration committees to settle the disputes between their members. The grain, cotton or stock broker can now secure a decision within a week for from five to twenty-five dollars, when if he applied to a court he would not get judgment for years, while the cost might amount to tens of thousands of dollars.

There is, of course, not the slightest hope that Congress will pass any amendments to the law to make the Interstate Railroad Commission any more efficient than it is now. That cannot be expected from a body composed exclusively of lawyers. There ought to be some provision by which the minor and less important disputes could be referred to the various State Commissions for prompt settlement. Then general rules might be established and the interpretation of them given to some executive officer of the commission. But the main thing to do, after all, would be for all the lawyers save one to resign and new commissioners appointed who were trained in business and were thoroughly acquainted with the management and needs of our railroad systems.

And now it is proposed to issue paper fractional currency; that is, to give us a supply of half-dollar, quarter-dollar and dime in paper certificates, based on the deposit of silver. Should this be done our small coins would vanish, and in a few years gold and silver would be practically unknown in retail trade. We have never approved of the issue of silver certificates under ten dollars. Indeed, it would be better for the country eventually if we had got rid of all notes under twenty dollars. This would leave an opening, not only for silver, but for gold coin, of which there is an abundance in the country. Thanks to our silver coinage law we have now nearly seven hundred million of gold against less than two hundred million ten years ago; we have also nearly

four hundred million of silver. Hence we could have an abundance of coin in which to transact the retail trade of the nation.

An American going abroad is struck with the fact that in England or on the Continent he rarely sees any paper money. Gold and silver are in universal use; yet Europe is not interested in gold or silver mines. England, it is true, has possessions where the precious metals are produced, but they are at the ends of the earth. Russia produces some gold in the Ural Mountains, but the other Continental States have to depend upon the United States and other countries for their supplies of gold and silver; yet it is Europe which keeps up the price of the precious metals by using them, not only in the arts, but as the exclusive retail currency of the several European nations. The United States produces nearly half the precious metals of the world, over \$50,000,000 of silver annually, and nearly \$35,000,000 of gold. Yet we are banishing them both from our currency by issuing in their place paper money from \$1 to \$1,000, and the present Congress will undoubtedly vote in favor of fractional paper currency to drive out of circulation all the minor silver coins.

This paper currency legislation is not only a grievous blow at our gold and silver mining industries, but it is full of peril for the future. In a few years our people will be educated to nothing but paper, and the time will come when they will say, why keep these vast stores of unused gold and silver in our national treasuries and in the banks? Surely, it will be said, some better use can be made of them than keeping them there lying inert. The fiat money men will again be heard, and as the mass of the community will know nothing of gold and silver in actual circulation they will again be willing to try the experiment of irredeemable paper money. Then will come a season of fictitious prosperity, then a revulsion and loss of all values. Let us stick to gold and silver while we can. All good citizens should discountenance these constant issues of paper money. A fractional currency would be the most dangerous of all.

The Figures by all Means.

Application has been made to the Stock Exchange by the leading brokers in the street to appoint an auditor, whose business shall be to give all the obtainable facts that can be got together, so as to throw light upon the value of the securities offered for sale in Wall street. In other words, the Stock Exchange is asked to furnish a bureau of information, so that people who deal in bonds and stocks will be furnished the data to judge of their values.

The unprecedented dullness in Wall street is the reason for this movement to help increase the business of the members of the Stock Exchange. The public are out of the street, and have kept out, because it has not been honestly dealt with. Outsiders have not only been induced to purchase worthless stocks, but they have been deliberately deceived by the managers of the great companies. It has long been known that the most active "bears" have been directors of the companies, whose securities they were selling short. There has heretofore been no guarantee that any of the new securities listed had a particle of merit. In their eagerness for business the brokers have patronized an unlisted department in which such rubbish as Phenix mine shares was foisted upon the public at from \$10 to \$14 a share, while it was notorious that the property was all but worthless. If the Stock Exchange could really get accurate reports from the railroads, and was able to give all the facts as to receipts, expenditures, condition of property and new construction, the public might again be tempted to trade in Wall street. It is in the power of the Exchange to secure such information, for it could refuse to deal in any security respecting which the facts were not forthcoming by the officers of the company.

Then the Exchange should try and induce Congress to so amend the Interstate Railway law as to compel the corporations to give detailed statements as to the actual financial condition of their several properties. Nor should this kind of information be confined to the railway corporations. Every trust, every business which involves a monopoly or which is protected by a tariff duty, should be forced to lay its balance sheet before the world. In these columns we have defended trusts and corporate combinations as being a legitimate outgrowth of the business methods in vogue among us. But we have also insisted that they should be regarded as public, not private corporations. Any interest that monopolizes a whole industry or an article of prime necessity to the public should be forced to justify its existence by showing what was its capital, its expenses and its profits. The daily *Times* has done a useful work in pointing out the way in which these trusts have monopolized certain industries and made extravagant profits. The community cannot afford to allow any combination to rob the consuming public; but this is practically what has been done by the Bessemer steel manufacturers, by the iron and steel beam makers, and by literally hundreds of other monopolized interests

which have been kept alive by tariff duties imposed by the general government.

It may as well be understood first as last that all business is public business. When Frederic Hudson first undertook to report the produce markets for the New York *Herald* he was daily insulted by the merchants from whom he sought his information, who regarded his questions as impertinent. They said the price of flour or grain, the amounts they bought or sold, the charges for ocean freight and the like, were purely private matters, with which the public had nothing to do. But how absurd does all this seem to-day when it is realized, that the public have the first right to every detail connected with movements and prices, not only of grain but of every article consumed by the general public. Hence the demand for all the figures connected with our railroads and other corporations is perfectly legitimate, and must some day be complied with. We doubt, however, whether the present movement on the Stock Exchange will succeed. The corrupt speculative interests are too strong to be overcome just yet; but it is a hopeful sign that the members of the Exchange are beginning to find out that their methods of business are not such as command the confidence of the outside public. The difficulty is not with the bucket shops or the rival Consolidated Exchange; the storm in this case is in the ship and not on the ocean.

Government Land Ownership.

The people of the British South Pacific Colonies have tried many experiments in practical politics and political economy, and some of the measures they have instituted have proved real reforms. Among these may be mentioned the Torrens' land laws, and what is known as the Australian voting system. The latter is now exciting a great deal of interest in this country, and stands a good chance of being adopted in time, though it will be bitterly opposed by the machine politicians of all parties.

The Torrens' land laws are without any question the best on earth for effecting transfers of real estate. They have proved inexpensive, prompt, and they insure a perfect title. Our land laws are a relic of the barbarism of the past and for the process of conveyancing are tedious, expensive, and titles under them are often insecure. We are making attempts to assimilate our laws to those of the British Pacific Colonies, but there are so many interested in the abuses of our land system that but little progress is being made.

The government of New Zealand is now considering a proposition of a still more radical character as affecting land ownership. It proposes to sell no more land of its own, but to lease it out at fixed rentals to whoever wishes to make use of it. The idea is to utilize the money now paid for land to secure a fee title so that it could be put into improvements on the farm or plot. The following is a summary of this act as given by a correspondent to the *London Daily News*:

The leading features of the scheme are—(1) A recognition of the principles of State proprietorship, and (2) Antagonism to land monopoly. The scheme is one to provide farms on easy terms for those requiring them. Instead of selling the land, perpetual leases are granted, the rentals being based on the capital value, which in no case is to be less than £1 per acre. The charge rent is fixed at 5 per cent. on this value. No allotment is to exceed 320 acres. The advantage to the small capitalist is obvious. Instead of laying out his money on the purchase of the land he gets every advantage of ownership by the payment of a small annual rental. For instance, 100 acres of land worth £2 per acre, would be practically the farmer's for the payment of £10 a year—4 shillings a week. These holdings may be sold subject to the approval of the Commissioner of Crown Lands, so that there is scarcely an advantage of absolute proprietorship which is not enjoyed. The only condition imposed on the application for these leases are—(1) Within one year from the date of the lease not less than one-twentieth of the land selected by him shall be brought into cultivation; within two years not less than one-tenth, and within four years not less than one-fifth. (2) Within six years from the date of lease there must also be substantial improvements on the land to the value of £1 per acre. (3) Holdings may not be sublet, but with the consent of the Commissioner for Crown Lands they may be subdivided. (4) No New Zealand landowner may acquire a homestead, and no one may hold two allotments. (5) Every leaseholder must reside on his holding for a period of six consecutive years.

It should be borne in mind that this is not a scheme by an outsider, but is one that has been brought forward by the responsible ministers of the government of New Zealand. At last accounts the matter was being considered, but has not been decided upon. It will be seen that this land question is worldwide. Some day we may repent as a nation for having parted with our land under conditions that benefited only monopolies and really injured the country. We have given it away in large sections to railroad companies, and have sold it outright, in large blocks, to speculators. Had leases been given, such as are outlined above, the "unearned increment" would have gone to the community, or to the actual tillers of the soil, instead of as now to speculators and monopolists.

The Chamber of Commerce is all but unanimous in asking Congress to do something to rehabilitate our merchant marine. That important organization thinks that the time has come when the

United States should claim its share of the trade of the world. We now pay nearly \$200,000,000 per annum to foreign steamship lines for carrying from our shores our agricultural products and bringing to them the goods of other nations which we consume. Surely an effort should be made to get our share of these carrying charges. This can be done by pressing the bills now before Congress allowing tonnage duties, into bring in existence a fleet of swift steamers which in peace would carry our national flag to distant ports, and in war could be used to prey upon an enemy's merchant marine. Although a policy such as this would help to add to the importance of the port of New York, yet all our newspapers bitterly oppose any action by the government that would give us American steamships with which to compete with the foreign lines for the trade of the world. As ex-Mayor Low, of Brooklyn, very well said in the Chamber of Commerce meeting:

Why is it that in the commercial metropolis of the Union we are frequently called on by the press to adopt English theories of free trade, but never to imitate English precedents by paying ample subsidies for sustaining steamer lines? Why is it that all the oceans are left to foreign ships, while the attention of Congress is limited to the consideration of projects for crossing the Isthmus in imitation of French folly? Why is it that we are willing to pay liberally for the transport of our mails on the land and nothing on the sea? Has the spirit of 1812 wholly died out that we are disposed to surrender everything we fought for then? Has the spirit of patriotism given way to considerations of economy, that we are willing to abandon the ocean and its highways to other commercial countries, rather than pay a tithe in the time of peace of what we were, in our weakness, willing to pay in war.

All this is to the point. He might have added that as we have done so much for our domestic manufactures, the government ought in justice to do something for our foreign trade.

Our Prophetic Department.

STATESMAN—As the centenary of the adoption of the Constitution of the United States will be commemorated next year, it would seem to be an appropriate time to try and think out what changes will be made in our fundamental law during the next hundred years. Although fourteen times amended, the Constitution of our country has not been very greatly changed. The American people seem very conservative in altering or in any way changing the Constitution as framed by their fathers.

SIR ORACLE—That I think is a great misfortune. We live under such changed conditions compared with a hundred years ago that there ought to be many and radical amendments to our organic law. But it seems to be impossible to do so, except under the stress of a great war or a national catastrophe of some kind.

STATESMAN—Mr. James Bryce, a Scotch member of the British Parliament, has published a monologue on the "Predictions of Hamilton and De Tocqueville." In this work is shown how mistaken were the early writers as to the course of subsequent events. The opponents of the Constitution a hundred years ago predicted as the consequence to be expected from the creation of an effective Federal executive: (1) the destruction of the thirteen States as commonwealths; (2) the creation of a despot in the person of the President; (3) the creation of an oligarchy in the Senatorial body; (4) usurpation of executive functions and divergence from the people on the part of the House of Representatives; (5) a tendency on the part of the larger States to overbear the smaller; (6) a tendency to provoke foreign wars. Hamilton's party, on the other hand, tried to avoid imaginary ills. The evils which they chiefly feared were: (1) the spirit and power of faction; (2) sudden impulses carrying the people away and inducing hasty and violent legislative measures; (3) instability in foreign policy; (4) ill-considered legislation; (5) the encroachment of the Legislature—and especially of the House, as the holder of the purse—upon the other departments; (6) a tendency on the part of the States to overbear the Federal government; (7) the oppression of the minority by the majority; (8) State legislation threatening the validity of contracts and the security of property. It will be noted that the Federalists were much wiser in their vaticinations than were the Jeffersonian Democrats. The States rights theory which Hamilton and his friends distrusted was the rock upon which the ship of State was nearly wrecked. The Democrats were altogether wrong in their general theories.

SIR O.—The defects in our existing Constitution are due to the false philosophy which prevailed in France during the close of the eighteenth century. There was a revolt against all government, and Rousseau's theory that a state of nature was better than civilization was all the rage. Hence the assertion of human rights in the Declaration of Independence and the dread of all central authority which characterized not only the Constitution, but its expounders in the Democratic party. It is here where our Constitution is weak and where it will break down in time if not amended. Congress and the Administration must be the servant of the people and clothed with power to carry out its will for the general benefit of the community. Note how President Grover Cleveland will keep on vetoing measures intended to benefit the

community because of his Democratic attitude of hostility to any government action.

STATESMAN—Mr. Bryce also points out how De Tocqueville, with all his philosophic insight, his accuracy in stating facts, and his lucidity of style, failed entirely to foresee the real perils in the future of this country. He did not comprehend the germs of future conflict in either the slavery question or the doctrine of States rights; nor did the subsequent growth of the spoils system come within his vision. He was blind to the influence of such important matters as our system of party organizations, the power of money on politics, of our close commercial relations in binding the States together, thus producing a national sentiment. Now the question is: Can any of us succeed any better in guessing out the future of our country during the second century of its existence than did the Jeffersons, Hamiltons and De Tocquevilles in anticipating the influences likely to endanger the Republic in the first century?

SIR O.—I confess that is a subject to which my attention has often been directed. I believe there are many and grave perils before the country, which cannot be cured except by amendments to our Constitution.

STATESMAN—What is the chief lion in our path?

SIR O.—The lack of flexibility in our Constitution. It is almost impossible to change it, except, as I have said, under the stress of some great calamity. England is lucky in having no written Constitution. An act of Parliament enables the Empire to meet any emergency; but our methods of amendment are so dilatory, and so difficult is it to make our people act together, that our governmental machine is getting out of repair because it is impossible to make its various parts conform to existing conditions.

STATESMAN—Specify some of the defects in our Constitution?

SIR O.—Well, take our Electoral College. Originally that was intended to be a real deliberative body. It was to choose a President for the people. But in practice the Electoral College obeys the behests of the party Conventions. These great organizations, which control the elections and determine who shall be the candidates, are utterly unknown to our Constitution. They are extra-legal, but none the less potent for all that.

STATESMAN—What other trouble do you see in the future?

SIR O.—There are too many questions involved in that inquiry to do them all justice in a short conversation. I might mention cursorily the practical denial of justice in our courts. In an age of steam and lightning communication our tedious legal forms waste the time and money of a very busy people. Our Supreme Court is three years and a half behind its business. Every murderer can now have two or three trials. Thus time is wasted and costs continue to increase. By-and-by the people will not stand it, and a social convulsion may result.

STATESMAN—Anything else?

SIR O.—The growth of corporate power is another serious matter. The recent discussions in THE RECORD AND GUIDE as to trusts and other great monopolies throws a good deal of light on that subject. Then the accumulation of wealth in a few hands which is steadily going on will unquestionably lead to a grave agitation which may have vital consequences on the future of the country. I am quite sure that the American of the twentieth century will not consent to live under a plutocracy.

STATESMAN—You have said nothing about the spoils system.

SIR O.—That was one of the curses of the past and will trouble us for some time in the future. But the tendency of this country is toward Civil Service Reform. The politicians of both parties do not like any change from the old bad ways, but the public sentiment of the nation insists upon it, and before the close of this century I expect to see our civil service as honest and as efficient as our military and naval services have always been. Then the adoption of the Australian system of voting will do much to purify our elections.

STATESMAN—Will our troubles in the future be mainly of a political character?

SIR O.—I judge that social questions will take the precedence. What I mean is the accumulation and distribution of wealth will be the burning questions in the future. We have been educating these so-called lower classes and they will be demanding better treatment. They will not consent to spend miserable lives in a country filled with comforts and luxuries. Macaulay, in his gloomy predictions of our future, had a glimpse of some of the horrors in store for us.

STATESMAN—For one I am inclined to be hopeful. Our country is increasing in wealth and population. Its people will, I think, be as wise in the future as in the past. Education is being more widely diffused, and somehow I believe that while we will have serious difficulties to meet we will overcome them as speedily in the second century of our existence as we did in the first century. Before many years I think we will annex the Dominion, and somehow or other we will rehabilitate our merchant marine and our flag will again be seen on every sea. I do not share with you in any fear of the future because of the extension of our country. The tendency

of all modern nations is to larger aggregations of territory. Compare Germany or the Italy of to-day to what they were twenty years ago and you will understand what I mean. Note also the failure of all attempts at separating nations. Hungary could not detach itself from Austria, nor Ireland from England, nor the Southern States of this Union from the Northern. It is steam and the telegraph which is binding nations together in larger aggregations. Mr. Bryce, whom I have quoted, makes this pregnant observation :

Nor does the growth of the Union make the retention of its parts in one body more difficult. On the contrary, the United States is a smaller country now when it stretches from the Bay of Fundy to the Gulf of California, with its 60,000,000 of people, than it was then with its 13,000,000, just as the civilized world was larger in the time of Herodotus than it is now, for it took twice as many months to travel from Persepolis or the Caspian Sea to the Pillars of Hercules as it does now to circumnavigate the globe; one was obliged to use a greater number of languages, and the journey was incomparably more dangerous.

SIR O.—There is much force in what you say ; but for one I wish that we would commemorate the adoption of the first Constitution by holding a great National Convention to revise it. It would be a splendid education for this generation if we were once more to discuss the theories which lay at the foundation of all government. Our political discussions now are petty and personal, but they would rise to the height of the great argument were it proposed to hold a National Convention.

It is hardly worth while for the Albany Legislature to investigate the trust monopolies. Congress has taken this matter in hand and will doubtless make a thorough investigation. The business of these trusts is rarely confined to one State; they deal in articles which are produced and consumed in every State of the Union. The investigation in Albany was instigated by Tammany Hall and will doubtless be used by the lobby to levy blackmail on the institutions to be examined and exposed. The trusts may as well make up their minds to fight for their existence. They will have opposed to them the vast mass of the middle class whose interest and prejudices will be warmly championed by the public press. It would be wise for these great corporations to have conciliated the working classes by fair treatment, so that they at least might remain neutral during the impending conflict, but they have not done so and there is a difficult time ahead for them in the way of legal obstructions. Still, as we have said repeatedly, these great manufacturing organizations are a legitimate development of the trade of the country and they will survive and thrive when the proper conditions made by circumstances will surround them.

Concerning Men and Things.

So Wallack's ceases to be a comedy theatre after the close of the present season. This handsome house will hereafter be used for miscellaneous entertainments. It will be hired by stars, and will doubtless be noted for its revivals of the historical and classic drama. It is a pity there is not public spirit enough among our leading citizens to set apart this beautiful theatre and make it the home for the highest kind of dramatic performances. We ought to have one place to be the exemplar for all the theatres of the country. Such a theatre would not pay in a pecuniary way, but it would help cultivate the public taste, train first-class artists, and be a real attraction to the strangers within the gates of the metropolis.

There is some talk of the Manhattan Club securing the Stewart mansion as its club-house. The location would be a splendid one, but would the club do any better in the future than it has in the past? It made a pretentious beginning, but it never has amounted to much in the politics of its own party. Neither in national, State or city politics has it had any apparent influence. Its rival, the Union League Club, has always been ready to take part in public discussions, and has made its mark in the politics of the nation ; but the Manhattan Club has only been famous for the high stakes played for in games of poker and Boston. Political clubs are of great moment in London, but they have not proved of much account in this country—the only exception being the Union League Club.

The Grant Monument Association have issued a circular, addressed to "Artists, Architects and Sculptors," inviting them to submit, before November 1st next, designs in competition for a monument or memorial building, to be erected at Riverside Park, over the tomb there of General Grant. The estimated expenditure is set down at half a million dollars, but the committee are hopeful that a larger sum will be forthcoming, and though they restrict competitors to the first-named amount they desire that suggestions for additional ornamentation and decoration should accompany the designs. Five prizes are to be given—\$1,500, \$1,000, \$500, \$300 and \$200—and these sums are to be considered full payment for the designs to which they are awarded, though each artist is asked to state what remuneration he will expect for furnishing all details and superintending the work. It is moreover "suggested" by the association that designs should combine architecture and sculpture, and that the material be granite only, or granite in combination with metal.

Architects generally do not expect that this invitation will be responded to by the leading men in the profession. Of late years there has arisen a strong prejudice against "open competitions," which in this case is not

likely to be set aside by the munificent pecuniary rewards. The first prize, \$1,500, on a work entailing the expenditure of \$500,000 is actually less than one-third of 1 per cent. Even the "contract architect" would not make plans for an elevator shaft at that rate of payment. Genius still plodding in the by-ways of the profession, ardent aspirants after fame, or men to whom the spring has brought more hope than work, may be tempted by the invitation of the association, but we fancy busy professional men are not likely to respond to it.

But putting this matter aside, what is the use of spending half a million of money in a way that will neither benefit the dead nor the living? Isn't it a false sentiment which decorates a grave, or covers a tomb with the show of ornament? Isn't it the one thing of all others which Death in no wise suggests? Charity, love, the frailty of life, the littleness of man, the abasement of all worldly mightiness; these are so powerfully suggested that show or pomp of any kind, howsoever expressed, are painfully out of place. Half a million dollars spent in erecting a hospital for the alleviation of pain, or in building a college for the extension of education would do more for Humanity and the honor of Grant than any ornamental monument "of granite only, or in combination with metal."

It is generally assumed that the increase of deposits in the savings banks indicates the prosperity of the working classes. This does not follow, because of the fact now very well established that the chief patrons of the savings institutions are not the wage-receiving poor, but members of the middle classes who take advantage of the machinery and privileges of the savings banks to make safe investments. There are doubtless thousands of persons in this city who have accounts in a dozen different savings banks, and yet have never worked for wages in their lives. As a matter of fact, the great bulk of the laboring people never save. Indeed, there are economists who say it would be a public misfortune if the poor should be universally provident. Suppose, for instance, the 18,000,000 of actual workers in the country should, on the average, save and set aside \$100 each per annum. This sum, \$1,800,000,000, abstracted even temporarily from the channels of trade would put a stop to all business. True, the banks would get some of it to loan out again, but the shrinkage in a week in the currency would be greater than are the present surplus accumulations in the Treasury for three months. According to these theorists it is the business of the capitalists to save while every other class should spend all they get so as to keep the wheels of commerce in motion.

The divisions of our seasons we got from Europe, which has a good deal of spring and very little autumn. Were we to divide the seasons based on American experience the winter months would commence in January and the fall would end about the Christmas holidays. The transition from winter to summer is too abrupt on this continent, due to the severity and lateness of our winters and the great bodies of frozen water which has to be thawed out before the summer sun has its full effect. But the lakes and streams which retard our summer season are what gives us our glorious falls. This is why America is the destined great wine country of the world. All our fruits mature better than those of Europe, owing to the mildness and lateness of our autumns. The taste for dry wines is because the grapes of Southern Europe do not fully mature, due to the uncertain fall season. The wine drinker of the future will insist upon the juice of a vintage that is fully matured and sweeter and stronger than the vinous beverages now in vogue.

Locke, who won a certain repute as "Petroleum V. Nasby," has been better treated in the obituary notices of the press than he deserved. He had, it is true, a certain coarse humor which took with a multitude, but he was rather a commonplace person, with vulgar tastes and appetites. He was a hard drinker for the best part of his life, and his habits probably cut off his life by twenty years. Surely we can afford occasionally to tell the truth and draw the proper moral when men like him die.

The Bloomingdale Asylum to Move.

The Morningside Park Association held a meeting at the Murray Hill Hotel on Wednesday evening, Francis M. Bixby in the chair. It was announced that the bill to prevent railroads from running through Morningside Park had passed the Assembly and would undoubtedly pass the Senate at an early date. A report was also made of the hearing before the Assembly Committee on Cities on the bill to permit the Board of Street Openings to open 116th street through the Bloomingdale Asylum grounds. Elbridge T. Gerry, who appeared for that institution, stated that it was the intention of the governors to remove the asylum as soon as a site could be obtained elsewhere, and to place the property on the market. It was expected that the committee would report the bill favorably.

It is given out in this connection that it is the present intention of the Bloomingdale Asylum governors to lease the ground when the asylum is removed, and to restrict the property to handsome residences. This would create a first-class social centre, somewhat in the nature of the Columbia College leasehold property, and would not only largely increase the value of the real estate of the asylum but of all the surrounding realty. Mr. Gerry is authority for this information.

A petition has been prepared, which is to be presented to the Lieutenant-Governor of New York, which puts forth the reasons why the asylum should be removed. It is said that from \$7 to \$100 has been charged and received for single patients weekly, and that the institution is really a money-making concern rather than an asylum in the proper acceptation of the term. The Lunacy Commissioners have been repeatedly refused admission, and it is the only place of the kind where they have been so refused. The governors of the asylum have fought the matter, and the law has upheld them in such refusal. It is also said that the governors have a monthly dinner, which is one of the perquisites attached to their position, and that so far from carrying out the intent of the founders

they are accumulating wealth instead of applying their surplus monies for the benefit of lunatics belonging to the classes of society who cannot pay, as well as those who can.

Many other items of interest to the public will, it is said, come out at Albany should an investigation of the matter be fully gone into. There is a doubt expressed whether the asylum authorities will allow matters to proceed so far, and that they will forestall the inquiry by making a public official announcement of their intention to remove. This is believed to be the object of the petitioners in the action they have taken, and Mr. Gerry's statement shows that they are likely to succeed. But the petitioners will not rest satisfied with a simple announcement of removal, which may be delayed for years, and their object is to have a time fixed for such removal.

New York Architecture Fifty Years Ago.

An old man like myself—a straggler from a past generation—has nothing to do these days but to sit by his fire-side in company with Memory. The present, for such as I, is filled with a confusion of unintelligible noises and the hurrying of multitudes towards regions far beyond an old man's vision. There is nothing I can talk to you about but recollections of the Past, some still indeed bright enough, but most dim and dying. For like Life, the light of Memory flickers.

I suppose there are not many architects in this city who can look backward half a century as I can (the pride of age!), and see themselves entering New York with that confidence in time and their own ability which comes of being not much more than twenty years of age. At that time Boston, whence I came, was a more important city than New York, but it lacked what it lacks to this day compared with its younger rival—vim and push, the freedom from the mental starch of conservatism. The great fire of 1835 had created a demand for carpenters, masons, bricklayers, and all who knew anything of house-building; the city was growing rapidly, for those days, and friends lured me from the old Hub with the assurance that fame and fortune or both, were easier to be found in New York.

I am afraid, however, that the humblest architect of the present day would laugh at the largest reality which the words "fame" and "fortune" held at the time I speak of. The architect of that period had a dual existence with the mason and the carpenter, or was simply the latter expanded into a more imposing personality. There were a few men who knew something of architecture as it is understood to-day, but they were very few. The greatest praise which can be given to the majority is that they were honest artisans who could build a brick wall well and handle a saw in the interest of sterling solidity. Slipshod workmanship was unknown; the art of Deceptive Appearance had not yet arisen. After all, perhaps this is praise.

Elaborate plans and minute specifications belong to a later day. I don't think there were a score of workmen in the city then who could have interpreted an architect's plans as made at present. One or two types of dwellings and buildings were closely adhered to, with the alteration of only a few minor details to suit individual taste. The usual order given to an architect was "Build me a house like that one," and as "that one" was like most others, plans were hardly necessary, were often not made, and the rule of thumb guided all things smoothly.

This was about 1836, Van Buren was President. If I remember correctly Hone was Mayor—the "dancing Mayor" he was nicknamed, because of the dances and parties he gave in his Broadway mansion to curry favor with "Society" for a second term of office. The city had just commenced to elect its chief officer, instead of leaving the choice to the Board of Aldermen. Hence Hone's demagogic festivities.

The *Sun* had been only a year or two in the journalistic firmament, and the *Herald* was "running off" its first numbers in an office at the corner of Nassau and Beekman streets. The present *Sun* office was the headquarters of the Tammany Society, which was then as American as its name. Immigration has changed our politics, as well as much else; not altogether for the better I fancy.

The Rapid Transit difficulty did not exist in those days. Beyond Canal street the city "strayed into the country," and northward lost itself amid farms and flowers and foliage. One of the first dwellings I worked on was in the row of red brick residences with marble porticos on the north side of Washington square. These houses may be taken as typical of the best kind of work done at that time.

I remember looking over the region which is now 5th avenue, from the scaffolding of one of these dwellings. Only a few houses were to be seen; there was nothing to betoken the future opulence of the district. It was unkempt looking, too rocky for farm land, and acres could have been purchased for the present price of a lot. The fashionable quarter of the city was around Battery Park and along both sides of Broadway up to Wall street. Trinity Church was then a wooden structure. Of the new building which was erected early in the "forties" I will speak further on. Hudson street was a street of first-class residences, and anyone wishing to catch a glimpse of the ordinary architecture of that day cannot do better than inspect the plain red brick dwellings of that street, with their few Renaissance details, before they are "improved" out of existence. Greenwich street was also a residential quarter. On East Broadway were many fine dwellings, some of them existing from old Colonial days, when that quarter was inhabited by the Bayards, the Rutgers, the Delanceys, and others of that ilk. The newspaper offices were on Wall street, and the boarding-house keeper swayed the digestion of bachelors and other homeless mortals in Nassau street and neighborhood.

Anyone who has observed the "survivals" in the localities mentioned in the foregoing will have no difficulty in forming an opinion of architecture in New York city fifty years ago. It will be remarked that the material used was principally red brick, with lintels and sills of marble or granite. The only style in vogue was Renaissance—a pilaster or a column, or two added to the plain brick walls. Aesthetic details seldom got beyond the porch of either churches or dwellings.

The brown stone era began, I should say, about 1840. The first house

I remember constructed of this material was on 10th street or 11th street, near University place. It was ornamented with a few Gothic details and attracted much attention.

The use of Westchester marble in a considerable way also commenced about fifty years ago. Holt's Hotel, now the United States Hotel, on Fulton street, was looked upon as a very extravagant structure, being all of marble.

And the architects of fifty years ago, where are they? Passed into the impenetrable silence. Their names are like echoes on the tongue. A new generation knows them not, and little remains to mark that they ever lived. "Shadows we are" indeed "and shadows we pursue." Calvin Pollard, G. King, Minard Lefevre, Upjohn, Sr., and Rogers, Gallier, Ithiel Town and the Thomases—Memory sighs at the long death-roll. Who knows them? Why enumerate the forgotten? And on the list is a blank space for him who writes.

I wish I could blow away a little of the dust that lies on these names. Minard Lefevre, I remember, designed the church on the Heights in Brooklyn at the corner of Pierpont street. The pulpit was considered a fine piece of work. Calvin Pollard planned the Brooklyn City Hall, not the existing edifice, but one that was to have occupied the whole of the site and the square in front. The foundations were laid but the scheme was considered "too big," and the materials were used in the smaller building. A great deal of criticism arose because a site so far from the centre of the city was chosen. People contended that it should have been nearer to Fulton Ferry. Some men have no measure for the Future but their own tape-line. Upjohn was in Boston until early in the thirties. When it became necessary to repair old Trinity Church he persuaded the Wardens to rebuild it of stone. He had done no work of note, but was a very conscientious man and greatly esteemed. He refused, I know, to design a Unitarian church, though he was not over rich. I don't know whether to admire the conscientiousness or criticise the bigotry. Leopold Eidlitz, who is still living and has made for himself a well-earned fame—that higher reputation—worked with Upjohn. Afterwards he started for himself and won in a competition for the church in Stuyvesant square where Dr. Tyng preached. After that he advanced rapidly in the profession.

Thomas & Son had an office in Canal street and did a great deal of work. Thomas, Sr., was a thorough man of business, but little of an artist. Griff Thomas did the Park Bank building.

I am not sure, but I fancy Rogers did a great deal of work for old J. J. Astor. Many a time have I seen the old millionaire leaving his house on Prince street leaning on the arm of a servant—a survivor of a generation before mine. Rogers was one of the big men of those early days. The Merchants' Exchange, now the Custom House, and the Astor House are both his work.

It may interest some to learn what these men earned for their plans. I think I may safely say that when I first came to New York, in 1836, \$50 to \$100 was of the positive degree, \$200 to \$300 the comparative, and \$1,000 superlative. Everyone got what he could, and I am told that is still often the case. Thomas made many plans for \$25, and finished them in twenty-four hours too, and they say many are doing the same thing to-day.

But there were no big offices to maintain, no squad of draughtsmen. Indeed in 1836 there was scarcely a dozen draughtsmen in the city; every one in that golden time was an architect. Architects then did not design buildings which cost a fortune. Ten thousand dollars built a fine house and a \$25,000 job was something to talk of. Materials of all kinds were, of course, very much cheaper than they are to-day, and labor—well, here are a few figures for agitators and Knights of Labor: carpenters, \$1.37½ to \$1.50 a day; masons, \$1.75; laborers, 96 cents. Yet men were contented and, I fancy, on the whole, better off than they are to day. The foreign-born artisan was unknown in New York. I can remember an Irish contractor scouring the city to find thirteen other Irishmen to work with him. It was almost like the ancient search through Sodom and Gomorrah for the needed number of righteous men. Enough for the present.

AN OLD ARCHITECT.

A New Labor Movement.

The Working Women's Society is the name of a new organization which aims to create amongst women the co-operation in trade matters which the Knights of Labor has done for men. It seeks to organize female labor, and so raise the standard of wages and the general condition of those women and girls who are now struggling hard for the bare necessities of life at a very low wage. It will be a remarkable turning point in the condition of female labor should it prove successful, and from the evidence obtained during the few months of its experience the society has met with sufficient encouragement to augur a fair amount of success.

The organization owes its existence to the efforts of Miss Ida Van Etten, who has for many years been interested in working women and their pay and hours of labor. Miss I. Van Etten, who is a highly intelligent and well-informed lady, in a conversation with a representative of THE RECORD AND GUIDE, said:

"I have thought over the question for many years, and I recently came to the conclusion that the only way to reduce or abolish the worse than slavery to which working women are often subjected is to organize them in the same manner as men have done. I attended various meetings of the Knights of Labor where women are admitted, and after consulting with them I found support on every side. The result has been that we now have a society which includes school teachers, journalists, telegraph operators, artists, compositors, feather curlers, cigarette makers, lace makers, type foundry, shirt makers and women engaged in various other occupations. They all understand the value of organization as the only means of protecting themselves, and though we have made a comparatively small beginning we shall later on be heard of. We have only during the past few weeks organized the mill hands of Clark's Thread Factory in Newark, and we will have labor unions for those employed in the different trades later on, so that where the women are underpaid and overworked they will be able to take effective and concerted action to compel better terms. I wish it to be

distinctly understood that we are not antagonistic to employers. We recognize their difficulties and will on no occasion take action which will jeopardize their bona fide interests. We know that a great many employers are treating their working women properly, but it is not to deal with these that we are co-operating, it is for those who are grinding down their employees, when they could, without hurting their business or their personal and social comfort, do better for the people without whose aid they could accomplish nothing.

"I have found that the sewing girls and boxmakers require the most protection. I could tell you the most harrowing stories about the former class that would seem to outvie the wretched condition of the women for whom Hood wrote his 'Song of the Shirt.' One box manufacturer is working cordially with us, and he treats his girls well. 'But,' he says, 'I cannot raise their wages until the other boxmakers do. I am willing to do so if they will, otherwise I will be crushed out of business by their competition.' We fully appreciate his position, and many other good men feel like him."

"Will your organizations not interfere with the Knights of Labor by taking away a great many women who now belong to that body?" asked the writer.

"I hope not," was the reply. "The female Knights of Labor are well protected, and we have no desire that they should come over to us. But I have found that the girls prefer to have unions of their own. There are special trades in which women are almost entirely employed. In those trades where they work with men they are generally assigned the inferior work for which less is paid. If anything, we shall be of assistance to the Knights of Labor, for when they strike in a just cause they will find that the women will leave work with them, so that by not having the latter to fall back upon, unjust employers will the more easily be prevailed upon to grant a fairer schedule of wages to their men."

Mrs. Josephine Lowell, who was very skeptical as to the advisability of the movement, attended a recent meeting of the society. The girls were invited to express their opinions, and that intelligent lady became a convert. Mrs. C. P. Huntington, wife of the railroad magnate, is substantially assisting the movement, as are many other ladies well known in literary and social circles.

Interesting Talks on High Apartment Houses.

II.

In our first conversation the opinions were given of a prominent real estate broker, whose firm has had the management of the largest block of first-class apartment houses in the country. In our second talk we will see what P. G. Hubert, the architect who designed these and many other similar houses, has to say on the subject. Not only has he designed them, but it was he who may be called the father of the "home clubs" in this city, and who thought out and designed the duplex system of giving two stories to an apartment, which has proved so successful in operation. The plan adopted was to get together a number of persons of congenial habits and social life, and get each to purchase a floor in the building, which he should own outright. One floor might or might not be reserved for renting, so as to reduce the cost of interest, taxes, insurance, etc. "We saw," said Mr. Hubert, "that home clubs, if successfully carried out, would enable people to obtain small apartments at actual cost, and free from the profits of agents, speculators and middle men. The home clubs, pure and simple, have been conducted on this basis, though there has been a large development where one man, or a syndicate of men, erected the structure and then sold or rented the apartments separately to heads of families.

"Most of the large apartment houses," continued Mr. Hubert, "are joint stock companies—that is, home clubs. At the outset they were much opposed by owners and builders of dwelling houses and small flats, and these people went so far as to threaten my life at the time I started the project. A difficulty which I anticipated has occurred. Speculators have put up some of the buildings, and the people who live in them are not getting value or comfort for their money. Some of them have not been successful, but the genuine home club has been so beyond expectation. Let us take the Chelsea, for instance, on 23d street. Not only is every suite rented or sold, but there are continual applications which have to be refused; and if two or three buildings of a similar character were erected they would obtain occupants within a short time."

"What has been the actual cause which has arrested the building of these high apartment houses?" was asked.

"Undoubtedly the law restricting the height of buildings," was the reply. "Just before that act was passed we had capitalists in communication with us who were willing, in the aggregate, to put fifteen to twenty millions of dollars into this class of structures, and we had numerous plans on our boards for them. One of these instances may be cited: We had a three months' option from the late William H. Vanderbilt—who was very favorable to the project—on the Madison Square Garden property, on which we were to build high apartment houses. Of course when that law was passed it put an end to the improvement, and the parties in interest will build some exhibition buildings, which will not by any means be as valuable as the improvements originally contemplated. At the time that law was passed we had a great many owners of 5th avenue property in communication with us who contemplated tearing down their houses and erecting a high apartment house in its place. But these all dropped off when the law was passed. They come to me now and then and ask what I can do for them? I can't deceive them. I tell them at once that it will not pay them to tear down their brown stone front, or even alter or add to it, under the present law, and they go away disappointed. Fifth avenue would assume a different aspect, and its property at once increase in value, if the height of buildings were unrestricted. Before that law was passed some clients of mine came within \$30,000 of purchasing a very valuable corner; it has recently been offered at \$100,000 less. This has been the direct result of the law. There are two houses nearly opposite to us," said Mr. Hubert, point-

ing across the road from his office, "which we would have given \$40,000 each for. They can now be bought for \$30,000 each. There is the Croisic, opposite the Hotel Brunswick. We were ready to spend \$350,000 to \$400,000 on a new building on that corner. The law was passed and we altered the building only, spending about one-third the cost of the new structure and getting but limited results. This law is in reality a veritable curse to the city. It stops building, reduces assessments, ruins values where they should be strong and healthy, and interferes with the liberty of the citizen to make the most out of his property consistent with the health and safety requirements of the people. There should be no limit to height. They can be built twenty stories high just as well as ten. It is only a question of making the foundations strong and thick enough. We ought not to have an arbitrary law limiting the architectural proportions of any structure that is consistent with safety and health. In Paris they have a Board of Examiners who decide whether a building shall be allowed to be put up, and there are well understood rules which guide them. I do not deny that on certain streets they are objectionable, but on a great many they are not harmful to property opposite or adjoining. Indeed they exclude the heat of the sun in summer, and are a protection from the wind in the winter."

"Do you not think," asked the reporter, "that the Navarro apartment houses exclude the sunlight from the opposite houses on 58th street?"

"No, you cannot exclude the sun. It is a mistake."

"But," persisted the querist, "you can go to the houses and see the shadow line of the one beyond that of the other. Indeed at one time of the day the sun will be absolutely excluded from the four-story houses opposite, while in the middle of the block the sun pours down on them, owing to there being a smaller impediment between it and the others. It is, as it were, a partial eclipse where the dwelling houses are opposite, and a total eclipse where the high apartment houses are opposite?"

"You really do not exclude light at all," was the reply. "What people object to is that their houses are made to look puny beside their big neighbor."

"Changing the point, don't you think that the majority of private houses would easily burn if they caught fire?" asked the reporter.

"I do; and it is one of the great subjects for the consideration of the authorities in the future. I say it with all the force possible, that the dwelling houses of this city are simply tinder-boxes. Their floors and walls are composed of wood, lath and plaster, and the two latter are absolutely kindling in their nature. If they once got fire it is almost impossible to stop them from being burnt up. The great wonder to me is that there are not more destroyed by fire. Just look at the barbarous mode of construction known as the stud partition and the laying of floors on unprotected beams. If it had been the purpose to invent a system of building expressly intended to turn a house into a fire-trap and a receptacle for vermin and foul air, no better device could have been hit upon. Just think of it. The whole house is filled with partitions, built with wooden studs, say 2x4 inches, and set say 16 inches from the centres. On each side of these studs are nailed laths, and the outside of these laths is covered with a coat of plaster, while the inside is left exposed to the air. The result is that you have hundreds of 4x14 inch flues running up from the floor to the ceiling, often opening at the top and bottom between the floor beams, and lined with the most inflammable of kindling wood. And as though this were not enough, the floors are laid on wooden beams, usually about 2x10 inches, set some 16 inches from the centres, thus making splendid horizontal flues, 10x14 inches, running right across the house under the whole surface of every floor, communicating more or less with the hundreds of upright flues in the partition, the whole lined with wood on every side. Now, when a fire once gets started in these flues it rushes with the speed of the wind from end to end and from story to story, and may reach half over the house before its presence is even suspected or its actual location determined. Then suddenly the thin coat of plastering peels off and the flames burst out, often in the most unsuspected places, and far from the origin of the fire. This is the case with warehouses, stores and other buildings, so that the necessity of fire-proof structures can at once be seen. The latter, if properly constructed, will last hundreds of years, while the others will become rotten two generations after they are built. The one costs little or nothing in repairs; the other is a continual draw on the income for repairs. In the one case you do all the work at the beginning at a larger cost; in the other you start with less cost and do the work over and over again. It is time that we should get away from the infancy of construction. This is comparatively a new country and we do things in too much of a hurry. People run their houses up and sell them to the first comer, who has to bear the burden with his successors."

"How do you account for certain apartment houses being rented more readily and satisfactorily than others?" asked the reporter.

"Because some are arranged to make life comfortable to the occupants, and have light rooms and good ventilation; others have semi-dark rooms, excepting in the very front and rear, and are so planned as to make life uncomfortable, and to make a satisfactory arrangement of furniture impossible. I have some friends who went into such a house as the latter, and they left as soon as their lease expired and tried to live at home as little as possible. There is another point to be borne in mind. Apartment houses were intended for small families of two or three persons and not for large families with five or six young children. The latter require air and exercise, and the flat is not the place for them. They should be in a private house. Besides, the continual running up and down stairs of children is a bore to the quieter residents. The first-class apartment is suited to couples who want to be near the theatres and centres of amusement, shopping and club life, and for the wealthy who desire to give large receptions, which can be done by throwing open the entire floor. I know of an apartment near by for which \$7,000 is being paid unfinished, and where five rooms can be thrown together for reception purposes. No, sir, the law will have to be changed, for there is too much valuable property which is hurt by it, and which is waiting for improvement."

Our Mortgage Index.

The Mortgage Index issued from this office during the week has been very well received. It seems to supply a want long felt by all who negotiate or make mortgage loans. The Index contains a list of all persons, firms and corporations who loaned money on city realty during the last six months of 1887, as shown by the mortgages published in Volume XL of THE RECORD AND GUIDE. The list is alphabetically arranged, and all mortgages given to secure bills for material, as well as those on saloons, are clearly indicated. The building loan operators are also designated, and the banks, trust and insurance companies who have made loans are grouped under appropriate heads. In the case of out-of-town banks which have made numerous loans the attorney's names are given. The page of THE RECORD AND GUIDE and the initial letter of the borrower follows the name of every mortgagee. This enables the searcher to instantly find full particulars of the transaction. Real estate brokers who have applications for loans, or property to sell, and stock brokers and bankers who have bonds and other securities to dispose of, will no doubt find this list of names a very valuable aid in their business. Right here it seems in order to remark that the indices of mortgagees at the Register's office have not been posted for the last fourteen months. Amongst the wealthy New Yorkers who appear as lenders are several members of the Astor and Vanderbilt families.

The Index is also arranged against the property in the same manner as is done in the regular semi-annual Index to Conveyances. This makes it invaluable to everybody negotiating loans, as it shows at a glance the pages of THE RECORD AND GUIDE in which mortgages against every street and avenue appear. The streets and avenues are sub-divided, so that very few references are necessary.

The cards which fill the last three pages of the Index are worthy of special mention. The first is the German-American Real Estate Title Guarantee Co., of 34 Nassau street, a well-managed company in every respect. It procures for its policy-holders mortgage loans at the current rate of interest, charging no commission and only a nominal fee for the re-issue of the policy. The capital of the German-American Co. is a half million dollars. The card of the well-known Geo. R. Read appears in prominent type. Mr. Read is one of the solid men in his profession. His offices in the Astor building, No. 9 Pine street, are about the handsomest and best appointed in the city. The Title Guarantee and Trust Co., of No. 55 Liberty street, announces the completion of its locality index of the real estate records of New York and Kings Counties, and will now issue searches that will be cheaper, safe and quicker than official or any name index searches. It seems superfluous to add that this company also examines and guarantees titles to real estate. Following the Title Co.'s card is that of Leonard J. Carpenter, the well-known and capable treasurer of the Real Estate Exchange. Mr. Carpenter's offices are located at No. 41 Liberty street and No. 1181 3d avenue, and all business entrusted to him is attended to in a very thorough manner. On the last page of the Index the card of S. F. Jayne & Co. appears. No firm up town is better known than this amongst property-owners and residents on the west side of the city. Established for many years, they do a large business in the management of estates, and more courteous and pleasant gentlemen than Mr. Jayne and his partner, Mr. Cudner, cannot be found. Their offices are at No. 273 West 23d street and No. 59 Liberty street. The last, but not least, of the cards is that of Thomas C. Smith, of No. 111 Broadway. He is a young, pushing and courteous auctioneer, broker and agent. Mr. Smith was in the Tax office for years, and is well posted on values and has many desirable properties—both improved and unimproved—on his books.

The price of the Mortgage Index, as already announced, is \$1.50.

Notes and Items.

There is a movement on foot to consolidate the Mechanics' and Traders' and Building Material Exchanges, and then merge the two institutions into the Real Estate Exchange. There are some five hundred members in the two bodies, the latter of which is at present located at the Exchange, for which it pays an annual rental of \$2,500. The proposition talked of is to make application for merging both into the Liberty street Exchange. Of course, if such an application were made it would be a matter for consideration on what terms the consolidation should be effected. The annual membership fee of to the Exchange at present is \$60, and so far from decreasing it, an increase has been seriously suggested. The members of the two Exchanges would not pay anything like that figure, but they probably would be satisfied to be placed on the basis of subscribing out of town members, who pay \$25 per annum. But it is understood that the two bodies have somewhere about \$35,000 in their surplus funds. Now a proposition has been made, and it seems to deserve support, that this surplus fund shall be paid over to the Real Estate Exchange, on the stipulation that the members of both the Exchanges shall be given special certificates of membership for three years, absolutely free and clear. This would give the Exchange about \$23.33 per annum, presuming there were 500, for each member admitted, and give the latter three years' use of the Exchange without the payment of a single dollar. The alternative proposition would be to admit the members and charge them \$25 each as subscribing members. This would give the Exchange an annual income of \$12,500, instead of \$2,500 as at present, and this income would be increased as the membership became larger. The fusion of the three Exchanges, it would seem, might be made advantageous to all concerned. A meeting of the two Exchanges named will take place at the Real Estate Exchange on Monday, at 1 P. M., to discuss the matter.

Representative Cox deserves credit for pushing forward an appropriation of \$1,500,000 for a new Custom House for this city, and his efforts have been rewarded by the House Committee on Public Buildings reporting favorably on the measure. The Custom House is altogether too far out of the way, and should be near the appraiser's warehouse. The question is

whether both the latter and the former should not be removed to some location convenient more to the down-town Exchanges, shipping offices, etc., or whether it should be further up Broadway near the wholesale houses. There is one satisfaction, and that is that the new building and site will not cost the country anything, as the proceeds from the sale of the Custom House on Wall street will more than compensate for the appropriation. The dimension of the property is as follows: 197.4 feet on Wall street, 171.9 on William, 204.11 on Exchange place and 140.8 on Hanover street. This would give about 31,417.8 square feet, and as the property would probably bring about \$70 per square foot on an average, the amount realized would be nearly \$2,200,000.

A meeting of domestic cement manufacturers took place at the Real Estate Exchange yesterday, to consider the proposed abolition of the duty on imported cements and to take action thereon. The manufacturers favor an increased duty rather than a repeal.

The question of personal taxation is now being so widely discussed that it may be appropriate to give the most important section of the bills now at Albany in relation thereto. It reads as follows:

"Every person shall be assessed in the town or ward where he resides when the assessment is made, for all personal estate owned by him, including all personal estate in his possession, or under his control as agent, trustee, guardian, executor or administrator, and in no case shall property so held under either of those trusts be assessed against any other person, and in case any person possessed of such personal estate shall reside during any year in which taxes may be levied, in two or more counties, towns or wards, his residence for the purposes and within the meaning of this section, shall be deemed and held to be in the county, town or ward in which his personal property shall be found at the time the assessment is made. But the products of any State of the United States, consigned to agents in any town or ward of this State, for sale on commission, for the benefit of the owner thereof, shall not be assessed to such agents, nor shall such agents of moneyed corporations or capitalists be liable to taxation under this section for any moneys in their possession, or under their control, transmitted to them for the purposes of investment or otherwise." (Sec. 5, Amendment Chap. 176, L. 1851.)

The Supreme Court has decided that the Sanitary Law has not been repealed, as John Ellis and Thomas White, plumbers, contended in their appeal from judgment rendered against them in the December Special Sessions, wherein they were fined \$250 for violation of that law. Judge Cowing handed down a decision to that effect on Tuesday last.

Real Estate Exchange Matters.

LEGISLATIVE COMMITTEE.

An important meeting of this committee took place on Tuesday, when the questions of personal taxation and rapid transit were discussed. There was a large attendance present, Wm. Reynolds Brown in the chair. A letter was read from Ferdinand Fish, protesting against the Legislative Committee acting in favor of the abolition of personal taxation. A communication was also read from Lawyer J. B. Harrison to Geo. F. Gantz, objecting to the Manhattan Elevated Railroad Company being permitted to oil their cars on the streets, stating this should be done in their shops. An act has been introduced in the Legislature prohibiting this oiling of rolling stock on the streets excepting during certain hours, but Mr. Harrison stated that if the present laws were enforced this would not be permitted at any hour.

Mr. Lespinasse, as secretary of the committee of seven appointed to consider Mayor Hewitt's messages, presented the following:

That this special committee recommends that the Committee on Legislation indorse the recent messages of Mayor Hewitt in relation to taxation, and further report that the Committee on Legislation suggest that the Real Estate Exchange tender to the Mayor the thanks of the Exchange for his able, timely and comprehensive messages on city affairs, and extend to him its cordial co-operation in securing the reforms and improvements he so forcibly advocates.—John D. Crimmins, chairman; Geo. F. Lespinasse, secretary; Charles Coudert, W. Reynolds Brown, A. J. Robinson and E. Oppenheimer.

Mr. Crimmins rose to offer a few remarks on the report, in the course of which he said that of the total personal tax he had been officially assured that \$2,000,000 was obtained from widows and orphans and conscientious people, the balance being from those out of whom the taxes had practically to be wrung, for every possible means of evasion was attempted. Indeed, he met a gentleman some time ago who told him that he so objected to the personal tax that he inconvenienced himself and his family by residing seven months in the country each year, instead of some three or four months, so that he should not be claimed as a resident of New York, and therefore pounced upon for personal taxes.

Marx Ottinger suggested that in order to make up for the loss of revenue resulting from the abolition of the personal tax, a license of \$25 per annum should be placed on every wholesale business in the city.

Mr. Murtha proposed an amendment which was inimical to the resolutions, and he was supported by Mr. Buek.

The chairman then addressed the committee, Mr. Carr temporarily being called to the chair. Mr. Brown said that although he had signed the resolution favoring the Mayor's message, which advocated the abolition of personal taxes, he still felt that it would be well not to take hasty action on the matter. It was a great subject, one which had not been thoroughly thought out by all the members. The committee was anxious to hear the views on both sides expressed, and he therefore hoped that a vote would not be pressed if the feeling of a considerable minority was opposed to its being taken now.

Mr. Gantz hoped that the committee would vote upon the report, and in the course of his remarks said that if the personal tax bills now at Albany were passed he, for one, would leave New York and reside elsewhere, notwithstanding the fact that he had large property interests here, as well as social and family ties.

Mr. Barton urged that a vote be taken. The question had now been

before the Exchange for some time, and he thought that a further postponement would be puerile. Mr. Orr concurred.

Mr. Crimmins said the question was not a new one, but had been before the public for a generation or two, and he thought every one present should be able to make up his mind as to what position he would take on it. In response to a request from Mr. Buek as to what parts of the Mayor's message the committee was called upon to support, the speaker requested the secretary to read the paragraphs from the message relating to personal taxation, and in commenting thereon said that in a talk with the Mayor the day previous, His Honor had told him that they did not apply to banks, corporations and non-residents, but rather to individual investors and business men.

After some further discussion the yeas and nays were taken, showing a vote of 12 to 9 against the amendment, the names being as follows: Ayes—Messrs. Carr, Myers, Young, Murtha, Clarkson, Bennet, Coddington, Westervelt and Buek; nays—Messrs. Crimmins, Lespinasse, Barton, Orr, Oppenheimer, Houghton, Remsen, Glover, W. Cruikshank, Gantz, Folsom and Ottinger.

The report was then adopted.

Several minor matters being disposed of Mr. Lespinasse introduced the following resolution:

Whereas, Mayor Hewitt, in his message of January 31, 1888, to the Board of Aldermen, calls attention to the urgent need of rapid transit in the following words [extract from message is here quoted]; and,

Whereas, it is believed by many that the amendments to the Constitution, and the existing laws concerning railroads in cities, may cause great delay in the carrying out of Mayor Hewitt's views for rapid transit in New York city.

Resolved, That a committee of fifteen be appointed to inquire if any plans are in existence which will not conflict with the present laws and afford the city of New York immediate means of rapid transit.

The resolution was adopted, and Chairman Brown will announce the names of the committee at next Tuesday's meeting.

COMMITTEE ON MEMBERSHIP.

At the meeting of this committee on Wednesday, it was announced that the Building Material Exchange had renewed their lease for another year. An offer from Mr. Christie to rent part of the basement and gallery of the Exchange for \$1,400 for the purpose of a new title guarantee company was declined, but that gentleman was given the choice of the basement, without the gallery, for \$1,200. The Exchange does not wish to rent out the gallery.

Geo. J. Muller wanted to know the rent for a wholesale wine business. The members present, however, resolved "that it is the sense of this committee that no portion of the building be rented for the sale of wines or liquors in any form, wholesale or retail."

Commissioner Coleman and Personal Taxes.

There is a large number of practical men in the city who have already made up their minds regarding the scheme to abolish personal taxes. They have reached the satisfactory conclusion that nothing will come of it. Of these is Commissioner Michael Coleman, one of the Commissioners of Taxes and Assessments. When questioned a day or two ago, the Commissioner replied:

"It is a very old matter which the Mayor has revived—quite twenty years old I should say. The subject has been discussed over and over again, but it has always been found impossible to do anything. The fact is, the entire State, outside of New York, is against any such measure. We're in a minority and are likely to remain there for a time. I have spoken on the matter before Senate committees, but it is useless. Taxation upon personal property, as we have it at present, is undoubtedly a sort of farce. People can, and people do, swear themselves out of their liability. There is possibly as much as \$1,200,000,000 of personal property in the city, but only \$250,000,000 pays taxes. The remainder is 'sworn off.'

"One person corrupts another. A citizen evades his taxes, and then his neighbor asks: 'Why should I be assessed if he isn't? He is worth twice as much as I am.' The man thinking this way is soon ready to swear to anything."

"Well, if that is the condition of affairs, don't you think it would be wise to abolish personal taxation and put the entire tax upon real estate?"

"That is not necessary. I would do nothing of the kind. Rather I would extend taxation on personal property so that it should embrace a much wider range than at present and I would lower the rate to about three-quarters of one per cent. By doing that the income to the city would be increased four-fold, while the tax on each individual would be too trivial to be evaded. A great inducement would be offered thereby to capital to come to New York city. It would have here the best protection—fire, police, militia, etc.—in the world at the smallest cost.

"At the present moment there are millions of dollars' worth of property owned by people living outside the city, even in Cuba and other foreign places, which is stored in our safe deposit vaults but pays no tax. I would extend the tax on personal property to touch this and much other property of a like nature now free. I would exclude mortgages, however, from taxation so as to put capital thus invested on an equality with savings banks, insurance companies, etc. Of course I admit that a tax on personal property can always be evaded if people are dishonest and the matter is worth their while. Why, give me \$100,000,000 to-day and to-morrow I will so arrange that I shall have no taxes to pay."

New Members.

Benjamin P. Fairchild has been proposed as a member of the Real Estate Exchange by Hall J. How; reference, Frank Yoran.

An English resident of Pekin estimates in the London Times that the late inundation from the Hoang Ho, or Yellow River, in China, destroyed 7,000,000 people, overflowing 400 miles of a fertile and thickly settled country, and submerging 1,800 towns and villages. The government is bravely preparing to force back the flood to its former channel at the first signs of the subsidence of the October freshet, which caused it to break through the artificial embankment.—Louisville Courier-Journal.

Important to Property-Holders.

BOARD OF ASSESSORS.

No. 11 1/2 CITY HALL, } NEW YORK, February 14, 1888. }

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:

REGULATING, GRADING, RESETTING CURB AND FLAGGING.

No. 1.—69th st, from 8th to 9th av.

SEWERS.

No. 2.—Irving pl, bet 15th and 16th sts,

No. 3.—Lexington av, bet 89th and 91st sts, and bet 93d and 94th sts.

No. 7.—Attorney st, bet Broome and Delancey sts.

No. 8.—142d st, bet 7th and 8th avs.

RECEIVING BASINS.

No. 4.—1231 st, n e cor 7th av.

No. 5.—20th st, s e cor Av B.

No. 6.—105th st, n w cor 10th av.

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

No. 1.—69th st, both sides, from 8th to 9th av, and to the extent of half the block at the intersecting avenues.

No. 2.—Irving pl, both sides, bet 15th and 16th sts.

No. 3.—Lexington av, both sides, bet 89th and 90th sts, 90th and 91st sts, and 93d and 94th sts.

89th st, n s, bet Lexington and 4th avs.

4th av, e s, bet 89th and 90th sts.

No. 4.—122d st, n s, running abt 275 ft. east from 7th av.

No. 5.—20th st, s e cor Av B, 120x76.

No. 6.—105th st, n w cor 10th av, 150x100.

No. 7.—Attorney st, both sides, bet Broome and Delancey sts.]

No. 8.—142d st, both sides, from 7th to 8th av.

The above described list will be transmitted, as provided by law, to the Board of Revision and Correction of Assessments for confirmation on the 15th day of March, 1888.

NEW YORK, February 16, 1888.

SEWERS.

No. 1.—Av B, bet 5th and 6th sts.

No. 2.—Av B, bet 15th and 16th sts, and bet 17th and 18th sts.

No. 3.—9th av, e s, bet 105th and 106th sts.

No. 4.—103d st, bet 9th and Manhattan avs.

No. 5.—102d st, bet 9th and Manhattan avs.

[The limits embraced by such assessments include the following:

No. 1.—Av B, e s, bet 5th and 6th sts.

No. 2.—Av B, both sides, bet 15th and 16th sts, and bet 17th and 18th sts.

No. 3.—9th av, e s, bet 105th and 106th sts.

No. 4.—103d st, both sides, bet 9th and Manhattan avs.

No. 5.—102d st, both sides, bet 9th and Manhattan avs.]

The above list will be transmitted for confirmation on the 17th day of March, 1888.

Wants and Offers at the Exchange.

(For the week ending Thursday, February 16th.)

The items under the head of "wanted" are condensed statements showing what sort of property the broker, whose "number" precedes the item, wishes to secure for clients. The items under "offered" give the location, size, cost, and a brief description of the property offered for sale by the broker whose "number" precedes the item.

Table with columns: NO., WANTED, PRICE. Contains various real estate listings such as '7 In 4th, 6th or 7th Wards. Tenements or old buildings, for investment. Cash purchaser...', '8 Property on Spruce street, or on William from Ann to Frankfort street. About...', '8 Broadway, from Broome to 14th street. Building must be in first-class condition and well rented...', '8 6th avenue, from 14th to 23d street. Must be a corner...', '8 Between 35th and 50th streets and Madison and 6th avenues, 25x100...', '47 Between 34th street and Park. A 25 foot house in exchange for smaller house and cash difference. About...', '63 Between 38th and 55th streets, 6th and 4th avenues. Four-story house, 21x100...', '149 Down-town investment properties; in sums of \$30,000 to \$75,000 preferred...', '149 On line of Broadway; \$150,000 to \$250,000, and in sums of \$30,000 and upwards...', '149 Property in vicinity of Canal and Grand streets...', '149 Between 23d and 50th streets, east of Lexington avenue; tenements...', '149 Between 30th and 59th streets, west of Lexington and east of 6th avenues. Private dwelling. About...', '149 Below 59th street. Lots with or without old buildings...', '149 Between 60th and 72d streets, east of 5th avenue. Three private dwellings...', '149 Well located lots, with loan for A1 builders...', '175 3d avenue corner. Two or more houses with lots...', '175 In Harlem. Small house with full-sized lot. Not to exceed...', '175 In 16th Ward. Good locality. A full sized lot with or without old building...', '178 Between 30th and 50th streets, 2d and Lexington avenues. Three or four-story 20-foot house. About...', '184 On William, Gold, Ferry or Jacob street, in the "Swamp." Building suitable for leather business. Not to exceed...', '213 Between 25th and 42d streets, 3d and Madison avenues. Brick or brown stone dwelling...', '213 Lexington av or neighborhood of same, between 42d and 59th streets. Old building; three or four-story house...', '213 Between 14th and 34th streets, 7th and 9th avenues. Flat or tenement on west side...', '228 Above 14th street and below 59th street. Good location. East side preferred. Small three-story, private house...', '228 Between 12th and 16th streets, on 3d or 1st avenue. Store property...'

228 2d avenue, below 14th street. Three or four-story house.	20,000 to 30,000
228 On 3d or 1st avenue, from 12th to 16th street. Store property.	
228 2d avenue, below 14th street. Three or four-story house	20,000 to 30,000
323 Near 5th avenue. A house suitable for club house or large residence, either to purchase or rent. Small building with large open yard would answer. Rent \$4,000.	60,000
398 At Harlem. Small house or flat, \$8,000 to \$12,000; also dwelling with large sized lot.	
1073 6th avenue, west side, between 14th and 23d streets, 100x100 or 75x100.	

OFFERED.

149 West side, near 18th street. Tenement, lot 25x100.	13,500
149 Below 23d street. For investment; an exceptionally attractive dwelling; leased to A1 tenant at good rental.	27,000
178 Near 59th street, 3d and Lexington avenues. For investment. Three story, high stoop, brown stone dwelling, 16.8x100. Leased to 1891.	16,500
184 Down-town business property. In exchange for west or east side vacant lots.	
184 On Jacob street. Leather district. Five story building.	30,000
184 East side. Vacant lots. In exchange for well rented flats or tenements.	
184 On Jones' lane. Five-story building. Asked.	12,000
184 Broadway, south of Canal street. Six-story office building. Will exchange for vacant lots.	325,000
184 West 57th street, between 8th and 9th avenues. Four-story, high stoop, brown stone dwelling, 20x60x 1/2 block.	30,000
184 East 43d street, between Lexington and 3d avenues. Four-story, brown stone, high stoop, private dwelling, 16.8x60x100	15,000
213 East 117th street, near 1st avenue. Two double flat houses, four-story, well rented, 25x65x100 each. \$10,000 mortgage on each. For both.	27,000
228 East 12th street, No. 115. Three-story and basement private house, 20x50x103.3.	17,000
228 East 16th street, Nos. 10 and 12, between 5th avenue and Union square. Two four-story and basement houses, on lot 52x 103, for sale or to lease. Will alter to suit tenant.	
228 East 77th street, No. 242, near 2d avenue. Three-story and basement house, with adjoining lot, and three story stable; for sale or to lease.	
228 2d avenue, southwest corner 77th street. Two lots, 50x100, 50 feet south of corner, for sale. Price, \$30,000, or entire plot, 100x100, to lease.	
322 103d street, north side, 150 feet west 9th avenue, 75x100. Terms easy.	28,500
364 Near Fort Washington, 181st street, west of Kingsbridge road. Two and a-half acres.	30,000
468 West 90th street, between 8th and 9th avenues. Four story brown stone private dwelling; size 18.9x50x108 1/2.	28,000
1002 On Leroy street. Three five-story brown stone and brick tenements, 25x69.6x85. Rent \$3,200 each. Each.	32,000
1002 West 57th street, No. 415, between 9th and 10th avenues. Four-story, high stoop, brown stone dwelling, 21.5x55x 100.5. Mortgage \$16,000 at 5 %.	22,000
1002 East 65th street, No. 409. Five-story double flats, 25x60x100. Rent \$1,532.	16,000
1002 76th street, south side, between 8th and 9th avenues. Eight lots, 25x100 each. Easy terms. Each.	15,000
1002 East 87th street, between Lexington and 3d avenues. Four-story double flats, 25x65x100. Rent \$1,920 per annum.	18,500
1049 31st street, between 3d and 2d avenues. Four-story English basement house, worth \$15,000; will add cash for dwelling west of Lexington avenue, below 50th street.	
1049 John street, near Bridge, Brooklyn. Two story building, suitable for factory, 30x90.	15,000
1049 Near Atlantic Ba in. 100x200, vacant. To exchange for improved New York property.	40,000
1071 Southeast corner Delancey and Ludlow streets. Five story tenement and stores. All built up.	30,000
1073 West 43d street, between 6th and 7th avenues. Four-story brick, high stoop house, 20.4x50x100, in good order.	25,000
1073 East 54th street, near Madison avenue. Four-story brown stone, high stoop house, excellent order, 17x55x100.	35,000
1073 East 121st street, near 1st avenue. Two single flat houses, four-story brown stone; well rented; 18x55x100 each. For both.	26,000
1073 East Sixty-sixth street, very near 5th avenue. Four-story, high stoop, brown stone house, 25x61x100.5.	75,000
1073 East 76th street, close to Madison avenue. Four-story, high stoop, brown stone house, 20x55x102.2.	50,000

PROPERTY FOR SALE OR TO RENT.

5th avenue, corner of 59th street. Plot 50.5x100. To lease for long or short term, with renewal. Present structure commencement of large hotel. Foundation laid for heavy building. Address, Owner, 249 West 51st street. Commission paid to brokers.

Valuable water front on the East River, between 108th and 109th streets. For sale or to lease for a long term of years; owner will make improvements to suit tenants. The St. Nicholas avenue horse-cars afford easy means of transit from the west side of the city. Address, Owner, 249 West 51st street. Will pay commission to brokers.

30th street, near 6th avenue. Desirable plot, comprising about three lots. Elegant site for publishing house. Address, No. 492, care Real Estate Exchange.

125th street, southeast corner of 6th avenue. Four lots. To lease for a term of years. Rare chance for large establishment. Brokerage paid. Address, No. 492, Real Estate Exchange, 59 Liberty street.

Real Estate Department.

There is comparatively little doing in the brokers' offices. The sales are few and the prospect for spring renting looks dull. At the Exchange business has been fair, though next week, principally owing to Washington's Birthday, the auction sales will be few.

The loan of \$800,000 made to Wm. S. Maddock by the Equitable Life Assurance Society on the six-story office building No. 55 Broadway, and the block of sixty-four lots bounded by 10th and 11th avenues, 66th and 67th streets, has been the subject of much comment in real estate circles during the last few days. The officers say that the sellers of the above properties purchased \$200,000 worth of New Jersey realty from the company. It will be remembered that similar loans to Mr. Maddock have been acknowledged as purchases by the society.

There was a fair attendance at the Exchange on Monday. The sales, however, were few and unimportant. Three parcels on Water and Jack-

son streets, belonging to the estate of Dora Kelly, were sold, after spirited competition, for a total of \$29,700.

On Tuesday sales were held by four auctioneers, and three of them from adjoining stands. Those present were therefore pretty well crushed in their efforts to watch the sales they were most interested in. The Robinson estate sale of nine parcels on 1st avenue and 23d street attracted the most attention, and the sum of \$195,000 was realized for the property. The buyers were J. P. Morris, J. N. Coady, A. G. Henderson, M. J. and D. F. Mahony and Mrs. M. A. Robinson. There was a foreclosure sale of six houses on West 134th street; Nos. 54 to 64 brought enough to satisfy the second mortgage, which was foreclosed, and the other houses, Nos. 50 and 52, were not offered.

The attendance at the Salesroom on Wednesday was large, and the interest manifested in the several sales held keen. The offering of two lots on the northeast corner of Broadway and 57th street attracted the most attention. Starting at \$50,000, bids of \$1,000 were made in quick order until \$80,000 was reached, and the property knocked down to Charles W. Noyes.

Thursday was the busiest day of the week at the Salesroom, the attendance being large and the sales more numerous than on any preceding day. The properties offered are located in all sections of the city. None of the parcels sold, however, brought as much as \$30,000, although, as before mentioned, the offerings were numerous.

On the same day the sale of over 190 Brooklyn lots was held. The property comprised part of the well-known Litchfield estate, and all the lots are near Prospect Park on 2d, 6th, 7th, 8th and 9th avenues, 1st, 2d, 3d, 4th, 5th, 6th, 10th, 11th and 12th streets. After forty-five lots were knocked down for a total of \$95,900 the balance were withdrawn, the prices not being satisfactory. All the lots knocked down were secured by six bidders and it is questionable how many were really sold.

On Monday next, the 20th inst., Richard V. Harnett will sell the five-story flats at Nos. 310 and 312 East 71st street, and the leasehold dwelling at No. 106 East 63d street, the latter by order of the executor.

On Monday, the 20th inst., E. H. Ludlow & Co. will sell the valuable business properties No. 67 Greene street and Nos. 68 1/2, 70, 72 and 74 Wooster street, and the vacant lot No. 63 Wooster street.

On Tuesday next, the 21st inst., Scott & Myers will sell four desirable building lots on the southwest corner of Park avenue and 74th street. They are ready for immediate improvement.

On Thursday, the 23d inst., A. H. Muller & Son will sell the choice and valuable four-story brick stores and apartment houses, situate on the northwest corner of Broadway and 43th street, being Nos. 1591 to 1597 Broadway. This location is improving.

On Thursday, the 23d inst., Richard V. Harnett will sell the four-story dwelling No. 144 West 33d street. This is a trustee's sale.

It will be seen from this week's tables of the conveyances that there is a falling off as compared with the corresponding period last year. The projected buildings show a considerable decrease. The following are the figures:

CONVEYANCES.			
	1887.	1888.	
	Feb. 11 to 17 inc.	Feb. 10 to 16 inc.	
Number.....	237	182	
Amount involved.....	\$3,704,951	\$3,640,315	
Number nominal.....	54	37	
Number 23d and 24th Wards.....	50	31	
Amount involved.....	\$172,815	\$24,350	
Number nominal.....	7	8	
MORTGAGES.			
Number.....	222	197	
Amount involved.....	\$3,013,508	\$2,875,811	
Number at 5 per cent.....	96	67	
Amount involved.....	\$1,291,417	\$860,362	
Number at less than 5 per cent.....	25	16	
Amount involved.....	\$606,000	\$227,000	
Number to Banks, Trust and Ins. Co.....	29	45	
Amount involved.....	\$735,000	\$1,593,500	
PROJECTED BUILDINGS.			
	1887.	1888.	
	Feb. 12 to 19.	Feb. 11 to 17.	
Number of buildings.....	93	52	
Estimated cost.....	\$1,710,950	\$642,600	

Gossip of the Week.

Geo. R. Read has sold for the estate of Roe Lockwood the five-story stone front store No. 411 Broadway, 25x100, for \$110,000 to Henry Lewis Morris.

Increase M. Grenell has sold the three four-story, high stoop, brick and stone houses Nos. 116, 118 and 122 West 85th street, the sizes of which are respectively 18.6, 16.9 and 16.9x55x102.2, to A. Cuyas and two members of his family on private terms. The broker is said to be a Mr. Millier, of No. 45 Broadway. Mr. Grenell has also sold No. 124, size 16.9 feet, to John H. Welsh for \$21,500. This leaves two unsold out of ten built.

Morris B. Baer & Co. have sold the last of the row of four-story, high stoop, brown stone houses belonging to Mrs. Inslee A. Hopper, No. 44 East 75th street, 18x65, and butler's pantry extension x 100, for \$34,000. They have also sold the four-story, high stoop, brown stone front house, on the northwest corner of 7th avenue and 33th street, No. 201, size 22.4x90, for the Western Dispensary for \$32,000; the four-story, high stoop, brown stone house No. 54 West 38th street, 20x60x93.9, for James Rufus Smith for \$33,500, and a similar house, size 25x65x100, at No. 104 East 23d street, for A. Michelbacher for \$36,000.

Victor Freund & Son have sold for A. Mondolfo the plot on the northeast corner of Lexington avenue and 47th street, 50x30, with 20x100 adjoining on the avenue, to Martin Diskin for \$39,000 for improvement. They are also reported to have sold three lots on the south side of 48th street, commencing 75 feet east of Lexington avenue, 75x100.5, for Moritz Bauer, to Mahon & Coyne for about \$15,000 each for improvement. The same firm were the brokers who sold the large plot on this spot for Mr. Kip. They have also sold the house on the southeast corner of Lexington avenue and 47th street, 20.5x60x80, for Ferd. T. Hopkins, to Anthony Prisco for \$22,000.

Simon Bachmann has sold the five four story brick tenements on the northwest corner of 3d avenue and 79th street, 88x90, for \$115,000 to Oscar T. Marshall. Four of the tenements are on the avenue and one on the street. The former have stores.

E. H. Ludlow & Co. have sold the four-story stone front dwelling No. 47 West 27th street to Mayer Kahn.

The Commissioners of the Department of Public Parks will hear all statements, objections, etc., offered in reference to proposed changes in Melrose avenue, at Nos. 49 and 51 Chambers street, on Wednesday, March 7th, at 11 o'clock; also, at the same time and place, regarding changes contemplated in the system of streets in that portion of the 24th Ward, between Kingsbridge road, Jerome avenue, Tremont avenue and Aqueduct avenue.

R. W. Myers has sold for E. C. Donnelly a gore lot with frontage of 58 feet on the south side of 131st street, 150 feet east of 10th avenue, and for Dr. Wiener one lot on the west side of 1st avenue, 75 feet north of 60th street. F. Buse is the purchaser of both lots.

Walter Reid has purchased a lot, 36x100.8, on the southeast corner of 91st street and Madison avenue for about \$26,000 for improvement.

Jos. Hedorfer has sold two lots on the south side of 123d street, 140 feet east of 4th avenue, for \$14,750.

F. E. Barnes has sold the four-story, high stoop, brown stone dwelling No. 151 East 46th street, 16.8x50x100, for A. L. Camp to Mrs. Hopkins for \$16,500.

The Marlborough and Osborne apartment houses will be sold under foreclosure during the next few weeks. The Marlborough will be offered on February 28th to satisfy a first mortgage, on which over \$162,000 is due, and the Osborne on March 6th. There is about \$523,000 due on the three mortgages which are being foreclosed against the latter.

H. V. Mead & Co. have sold for William Mulry the three-story brick house No. 351 West 29th street, to Harvey S. Johnston for \$17,000.

H. V. Mead & Co. and J. W. Ogden have sold for Edw. D. Bertine the two frame houses and lots Nos. 436 and 438 West 35th street, 50x100, to H. O'Neill for \$22,500.

Mr. Hellman, the purchaser of Nos. 20 West 14th and 19 West 13th street, the transfer of which at \$90,000 and the mortgaging thereof for \$80,000 was mentioned last week, informs us that he had previously paid \$35,000 for the buildings on the lots, so that the actual cost is \$125,000 instead of \$90,000. His statement is verified by a reference to page 414 of THE RECORD AND GUIDE of last year.

A. G. Dearing has sold for G. A. C. Van Buren two lots, 5x113, on the south side of 9th street, 200 feet west of 9th avenue, for \$21,000. They will be improved immediately.

Charles E. Schuyler & Co. have sold for W. Chester the lot on the south side of 76th street, 100 feet west of West End avenue, 25x100, for \$12,000, to Percival Knauth. Also to Francis M. Jencks the dwelling house No. 1723 I street, Washington, D. C., for \$14,500.

The Equitable Life Assurance Society has sold sixteen lots, comprising the easterly fronts on 8th avenue, between 135th and 137th streets, at \$15,000 each to Messrs. Maclay & Davies and others for improvement.

Notice is given that application will be made to the Supreme Court on March 23d, for the appointment of Commissioners of Estimate and Assessment relative to the opening of 111th street, from 8th to Manhattan avenue, and also 137th street, from Boulevard to Manhattan street.

The Commissioners of Estimate and Assessment have completed their report relative to the opening of Lexington avenue, from 97th to 102d street, and will hear persons interested at their office No. 200 Broadway, on March 29th, and for ten days thereafter.

A. Sinsheimer has sold four four-story brown stone stores and flats Nos. 2230 to 2236 2d avenue, between 114th and 115th streets, for \$58,000 to Herman Wronkow.

Articles of Association have been filed for the American Homestead Association, capital \$10,000, in 1,000 shares. The incorporators are: Charles R. Braine, Frederick D. Thorns, Charles R. Braine, Jr., Michael Egolf, Thomas D. Cottman.

The Island Improvement Co. (Limited) has been incorporated, with a capital of \$50,000 in 500 shares, for producing, furnishing, etc., heat, fuel and light to public or private buildings, and for purchasing and improving real estate. The incorporators are: William C. Carpenter, Reon Barnes, John H. Post, Everett Barnes, Francis J. Sheehan.

The Department of Public Parks give notice that parties interested in proposed changes in street system of 23d and 24th Wards, bounded on west by Harlem River, east by Marcher, Boscobel, Jerome avenues, north by line parallel to and 2,560 feet from north line of Depot place and extending from Featherbed lane to Harlem, on south by Union street and prolongation of Union street to Jerome avenue and Wolf street, may make known their views in relation thereto before February 26th, at office of Department, Nos. 49 and 51 Chambers street.

Brooklyn.

Corwith Bros. have sold for Randall & Miller the house and lot No. 12 Bedford avenue to Maria Geale for \$5,000, and the houses and lots Nos. 155 and 157 Manhattan avenue for Maria Geale to Randall and Miller for \$5,500.

J. P. Sloane has sold for Patrick O'Brien the two-story frame dwelling No. 10 Russell street, near Meeker avenue, to Hildo C. Yeoman for \$1,750

CONVEYANCES.			
	1887.	1888	
	Feb. 11 to 17 inc.	Feb. 9 to 15 inc.	
Number.....	209	213	
Amount involved.....	\$304,361	\$776,894	
Number nominal.....	36	58	
MORTGAGES.			
Number.....	126	140	
Amount involved.....	\$605,554	\$520,400	
Number at 5% or less.....	73	71	
Amount involved.....	\$309,034	\$354,665	
PROJECTED BUILDINGS.			
	1887.	1888.	
	Feb. 13 to 18.	Feb. 11 to 17.	
Number of buildings.....	64	56	
Estimated cost.....	\$233,875	\$319,550	

Out Among the Builders.

A. B. Ogden & Son have the plans under way for a first-class apartment house, 38.8½x96.8, to be built on the southeast corner of Madison avenue and 91st street. It will be five or six stories high and will accommodate two families per floor. Electrical appliances, steam heat, elevator, and all the modern improvements will be provided. The fronts will be of light mottled brick, terra cotta and stone, and the cost is estimated at \$65,000. Owner, Walter Reid.

William B. Tutbill has plans on the board for a handsome stone and frame residence, 52x80, in the French Renaissance style, to be erected on the Bluff at Inwood by J. Crawford McCreery, the well-known dry goods merchant. The same architect also has plans for four first-class dwellings, four stories high, of stone and brick, to be erected on the northwest corner of Madison avenue and 90th street. These houses have been very tastefully designed and carefully planned, and will certainly be among the most attractive on the avenue.

Thom & Wilson have the plans under way for two first class five-story brick and stone flats, to be built by Martin Diskin, on the northeast corner of Lexington avenue and 47th street. The corner will be 50x76, and the building adjoining on the avenue 20x36, the latter having a store on the first floor. They will have steam heat and all improvements, and will cost about \$70,000. The same architects are drawing plans for a five-story brick and stone flat and store, 24.9x56, to be built on the southwest corner of 7th avenue and 37th street, for James J. Morison, at a cost of about \$20,000. They are also the architects for Moore & McLaughlin's three flats on the northwest corner of Park avenue and 82d street, reported in this column on January 28th. The latter will cost about \$60,000.

J. E. Terhune has plans for twenty five story brick and stone flats with stores to be erected on the east side of 8th avenue, between 135th and 137th streets, by Messrs. Maclay & Davies and others. Sixteen of the flats will be built on the avenue and four on the streets.

Lamb & Rich have received instructions to complete the plans for the eight-story brick and stone store and office building which Daniel Lovering intends erecting on the northeast corner of Broadway and 31st street.

Percival Knauth will build a handsome residence on lot 25x100, on the south side of 76th street, 100 feet west of West End avenue.

Cleverdon & Putzel have the plans on the boards for a two-story and basement brick dwelling, 15x46, to be built on the south side of 137th street, east of Willis avenue, for Enoch Bell, at a cost of \$5,000.

Andrew Spence has the plans for a three-story stable and storage brick warehouse, 22x90, to be built at No. 137 West 19th street, for Peter Stewart, at a cost of \$8,000.

J. C. Burne is drawing designs for an additional story and alterations, to include stores on the first floors, to the two brown stone front houses on the northeast corner of Lexington avenue and 120th street, for John Keirns.

A. Springmeyer is having plans drawn by W. H. Hume for a five-story tenement, 25x37, which he intends building at No. 330 East 77th street.

John G. Michel is drawing plans for a four story tenement, 27x72, to be built on the northeast corner of 139th street and Willis avenue, for Fred. Freudenthal.

L. J. O'Connor has the plans on the boards for three five-story apartment houses and stores to be built on the northeast corner of 3d avenue and 42d street, for the estate of J. J. Kelly.

H. S. Baker has plans for two three-story tenements, 20x48 each, to be built for Chas. Van Riper, at No. 49½ East 138th street.

Chas. G. Jones is making sketches for a five story tenement and store, 25x86, to be built at No. 195 10th avenue for Wm. Brennan.

In the competition for the Montclair Club building, two of the competitors have been requested to forward new plans, one of them to be accepted. The decision of the committee, will be announced probably in a few days.

At a meeting of the Baptist City Mission, the Rev. Dr. J. F. Elder presiding, it was proposed to build two German Baptist churches in the city. Collections are to be made for the purpose, sites selected and other arrangements made.

Title has been taken this week to an extensive piece of property in the 24th Ward, on which W. H. Webb, of the Hotel Bristol, will erect a Home for Aged Shipcarpenters. It is situated on the Fordham Landing road, on the northeast corner of Sedgwick avenue, and the dimensions are 988x111.6. We understand that most of the details have yet to be arranged.

The plans for the new building to be added to the Museum of Natural History have been completed by the trustees. They will be submitted to the Park Commissioners, and, if approved by that body, application will be made to the Controller for the issue of bonds for carrying on the building in the spring.

An effort is being made to secure \$100,000 through the Park Department for erecting a monument in Central Park to the memory of the New York troops who fell during the war.

Charles P. H. Gilbert will make plans for five brick dwellings which J. Decker will build on the corner of Cauldwell avenue and 163d street. Four of them will measure 18.9x46, and one (detached) 21x46. Cost not estimated.

P. Henry Gilvarry has plans for two four-story brick and terra cotta apartment houses which Herman Wendt will erect at Nos. 100 and 102 East 106th street. The frontage will be 50.6 feet. Cost not estimated.

Herter Brothers have plans for a five-story and cellar factory, 23.2x23.6, to be built at No. 149 Ridge street by M. Gellar. Cost, about \$5,000. Also for a brick and terra cotta tenement, five stories high, 18.8x64, for M. Hammerschlag, at the southwest corner of Market and Division streets. Cost, \$9,000.

It has been rumored during the last day or two that more or less extensive alterations will be made to the plans for the new Madison Square Garden building recently accepted from McKim, Mead & White by Jared Flagg, of apartment house fame. It was stated in connection with this that the American Institute would be invited to hold their fairs in the new edifice.

Two five-story brick apartment houses, arranged for four families on each

floor, will be erected on the two lots, 54.8x113, on the south side of 94th street, 200 feet west of 9th avenue.

Mahon & Coyne intend to build three five-story three-family apartment houses on the south side of 48th street, commencing 75 feet east of Lexington avenue.

Brooklyn.

We mentioned some time ago that a competition was in progress for a new church and other buildings for St. Augustine's Roman Catholic Church on 6th avenue, between Park and Sterling places. The competition has been decided in favor of Parfitt Bros. About \$250,000 will be expended.

Mercein Thomas has about completed plans for the Methodist Old People's Home, to be built on Park place, Butler street and New York avenue, on plot 350x255, to cost \$60,000. The work will be started in the spring.

The competition for the new St. Luke's Church, to be erected on plot of ground 103x200 on the west side of Clinton avenue, 175 feet south of Fulton street, has not been decided yet. The committee are waiting for plans from R. M. Upjohn.

Out of Town.

Bridgeport, Conn.—Mayor Frouse has received information that the committee at Washington have reported favorably the request that Bridgeport be granted \$250,000 for new public buildings.

Dobb's Ferry, N. Y.—Two important sales have taken place here. The well-known "Dulley's Grove" has been sold by Brokers Youman & Richardson, of Yonkers, for O. D. Dulley, to J. P. Kearney for \$30,000. The property contains a house and about thirty acres of ground.

The other sale was made by Broker S. Emberson for the Armour Brothers, the note brokers and paper manufacturers of Wall street, to J. J. McComb, of No. 11 Pine street. It consists of some seventeen acres of land adjoining Mr. McComb's already extensive holdings here. The property is situate between the Duncan & Villard estates, and the price paid was \$40,000.

Flatbush, L.—G. W. Bush has made plans for a two-story and basement frame dwelling, 22x36, to be built on East 4th street, near Vanderbilt street, for Frederick Mayer, to cost \$2,500.

Forest Lake Park, Pike Co., Pa.—The Forest Lake Association, who own 4,000 acres here, and whose property adjoins the Blooming Grove Park property, will shortly add a three-story and attic building on the extreme height of their grounds, which is to contain fifty-nine sleeping chambers for the accommodation of club members and guests. The size will be 34x110. They will also build at the same time a one-story bowling alley and two-story billiard-room adjoining, size 20x110. The membership now numbers seventy-five, and the advantages of the club will be greatly improved by these additions.

Jersey City, N. J.—The outlook in Jersey City for building operations in the coming spring must be classed just at present as "indefinite." Architects are complaining of the difficulty of bringing things to a "point," but concede that there are quite as many projects on foot as there were last year, and 1887 was fairly active in Jersey City. We give below a list of some of the most important work already definitely arranged for.

H. B. Day will soon commence the erection of two three-story and cellar brick dwellings on Britton street, to cost \$15,000.

George D. Bettcher has made plans for two dwellings, to be erected by E. A. Dalton. Cost, \$9,000. Mr. Bettcher, who for ten years has been the efficient manager for L. H. Broome, has just commenced business for himself at No. 43 Montgomery street.

The Corporation need an architect for the large brick school-house recently ordered to be built at Lafayette. Cost, \$25,000.

The Cartaret Club have determined to erect a handsome club-house, 50x100, on the Heights, to cost \$20,000. The architect has not yet been selected.

The St. Boniface Roman Catholic Church have decided to build a large brick school-house for parochial educational purposes. Cost, about \$28,000. An architect has not been chosen.

L. H. Broome has plans for four brick cottages and two flats, each 42x20, which Dr. Wilkinson will build on Jackson avenue; also plans for a frame cottage, 25x53, for Mr. Watson. Cost, \$3,000.

Benjamin Driscoll will erect a four-story brick flat, 25x62, on Grove street, costing \$9,000.

Long Branch, N. J.—J. D. Butler has purchased two plots of land facing the sea for \$54,000, and will improve them by erecting dwellings.

Newark, N. J.—There is nothing of importance to report here. Building is decidedly dull, and though architects are moderately busy on prospective work little has yet been arranged for, and very few plans are going into the Building Department. Those that have been filed during

the past four or five weeks are for very "small work"—cheap frame dwellings and trifling extensions. Below are the plans filed since our last report: No. 3 Elwood av, Mrs. Kathrine Condit, 2 sty frame store and dwlg, 28x23; No. 251 Clifton av, F. Meffert, two 2 sty frame dwlgs; No. 270 Littleton av, A. Alsleben, 2 sty frame dwlg, 21x45; No. 99 Bloomfield av, Miss M. Tuttle, 3 sty shop, etc., 22x49; corner Sumner av and 7th st, Basch and Greenfield, 3 sty bk factory, 19x42; No. 88 Belmont av, George Naigle and Carl Sumner, 4 sty frame store, 25x50; No. 44 or 46 Magazine st, Catherine Herr, 2½ sty frame dwlg, 22x42; No. 320 New st, A. M. Lehman, 3 sty frame dwlg, 22x28; No. 38 Sherman av, S. C. Lewis, 3 sty frame factory, 30x70; No. 408 Walnut st, F. Stauffer, 3 sty frame store and dwlg, 21½x36; No. 11 Elwood pl, D. Hopper, 2 sty frame dwlg; No. 69 and 71 Joseph st, J. H. Dunn, 2 sty frame dwlg, 14x23; No. 24 Longworth st, Joseph Wurth, 2 sty frame dwlg, 13x40; No. 160 Howard st, Henry Hardy, 2 sty frame shop, 30x60; No. 164 North 7th st, A. N. Eagles, 2 sty frame dwlg, 24x30; No. 63 Quitman st, August Kloft, 2½ sty frame dwlg, 32x36; No. 54 Elizabeth av, S. D. Lins, 2 sty frame dwlg, 23x38; No. 146 Monroe st (rear), W. O. Headley, 1 sty frame storage bldg, 12x70; No. 482 15th st, C. F. Kurkhardt, frame exten; No. 33 Elizabeth av, Humelle Soutar, 2½ sty frame dwlg; No. 76 Elm road, Catharine Ludwig, 2 sty dwlg, 22x36; Nos. 151 and 153 Mt. Prospect, J. W. Smith, two 2 sty frame dwlgs, 34x34; Mill Brook lane, R. E. Gillen, 2 sty frame shop, 20x30; No. 244 Waverly av, H. Van Duyn, 2½ sty frame dwlg, 18x30; No. 74 Winans av, J. Cadmus, 2½ sty frame dwlg, 18x30; No. 73 Winans av, Mss Rieboth, 2½ sty frame dwlg, 18x30; No. 129 Livingstone st, Robt. Koenig, 3 sty frame dwlg, 22x33; Nos. 220 and 222 McWhorter st, I. Ogden & Son, 3 sty frame factory, 42x30.

Carl F. Rehmans has plans for a 2½ sty frame dwlg, 23x36, to be built by F. A. Amend, on Gray st. Cost, about \$3,000.

Perth Amboy, N. J.—The City Hall destroyed by fire last week is to be rebuilt. The old building dated from Colonial times.

Watertown, N. Y.—Wm. G. Wood is about to make a number of alterations and improvements to the Turret House, including a large front piazza to cost \$4,000. A. Spence, architect.

Contractors' Notes.

Bids will be received at the Department of Public Works, No. 31 Chambers street, until noon, Tuesday, February 25th, for furnishing and delivering cut stone at the reservoir at High Bridge, and for laying water-mains in 10th, 4th, West End and Westchester avenues, 176th, 116th, 72d, 67th and 53d streets, and in Riverside Drive.

Special Notices.

Two full lots on the east side of 1st avenue, between 63d and 64th streets, are offered on a lease for a term of years, if application is made immediately. They are fenced and graded and ready for use. Apply to Chesebro & Whitman, at 64th street and 2d avenue.

Electrical work is increasing in popularity, as its use demonstrates its superiority for various uses. Amongst the firms engaged in this class of work is that of Farron & Co., who manufacture and supply electric gas-lighting burners, and the most improved gas-lighting apparatus of every variety for theatres, churches and private buildings, including batteries, the primary coils, automatic cut-offs, and all the supplies necessary. Among recent electrical work done by them is that in the flats completed by Giblin & Taylor on 96th street and 3d avenue, and on 69th street and 10th avenue. Farron & Co.'s works are at No. 1155 9th avenue, corner 71st street.

The Matt. Taylor Paving Company seems to be growing apace. It is but a few years ago since the granolithic pavement was introduced into the United States from Scotland, where it originated, and where its value was highly appreciated. Yet in these few years it has been taken up and adopted all over this country. Amongst the prominent buildings and places at which it has been used in this city are the following: The Potter Building, U. S. Barge Office, Hoffman House, Villard, Vanderbilt and Tiffany mansions, Bowling Green, Jeannette Park, and many large hotels and apartment houses. Amongst out of town places 125,000 square feet have been used at the new Post-office and other public buildings in Philadelphia. It has been extensively used elsewhere, such as at the New Orleans and Hartford Custom Houses; the Chicago City Hall and County buildings, etc. The company supplies granolithic, asphalt and pavements of all descriptions, and are also importers of crude and refined Trinidad asphalt. Their office is at No. 15 State street.

Crombie & McKean's business has largely increased since they were last mentioned in this column. They refer, by permission, to a large number of gentlemen for whom they have transacted business. These include Geo. Ehret, Edward Townsend, cashier of the Importers' and Traders' Bank; Jacob Ruppert, the Rhinelanders' estate and many others. Their real estate and insurance offices are situated at No. 1589 3d avenue, near the 89th street "L" road.

BUILDING MATERIAL MARKET.

BRICKS.—We find nothing differing in any essential particular from the situation of the past two or three weeks, and the market throughout presents a simply dull and nominal state of affairs. One of the cargoes of Hards that was on hand secured a customer at \$3.00 and receivers do not seem to think it was much of a price for the season, though in the absence of any actual competition for stock in the ordinary way it is impossible to really come to any fair decision. Some cargoes, we hear, have come through from the Sound, but said to be contract for the Aqueduct and not offered upon the market. Dealers have not been able to do much business, as the weather proved generally unfavorable for work and competition was confined to the most imperative necessity of the moment, with considerable of it possible from stock already in hand. In fact the whole situation is simply dependent upon the clerk of the weather with nothing at present shown to lead to the hope of any early return of business to normal chan-

nels and the trade generally in an undetermined condition.

DOORS, SASH AND BLINDS.—Manufacturers are not only pretty busy now, but commencing to add to the list of orders with considerable freedom, a fair indication that the spring will open with prosperous elements extant. Both in doors and sash the home call is principally for standard sizes, though a few specials are wanted. The indications of a better foreign trade, noted at the commencement of the year, have been fully verified, and the promises are good for a continuation of foreign demand in pretty liberal volume. In this connection the following from the latest received number of *Timber Trades Journal* of London will be of interest: "The demand for American pine doors is, no doubt, on the increase, as we learn of many concerns that have hitherto been looking entirely to the Baltic are now arranging for pine stock, and several large orders, we understand, in American joinery have been placed within the last few weeks in unexpected quarters."

HARDWARE.—Demand still somewhat uncertain and confined very largely to immediate and positive requirements, as developed through ordinary trade distribution. Indeed, the market is a little backward, as compared with some predictions and expectations, but operators looking upon the delay as only temporary are disposed to assume a hopeful and indeed somewhat confident tone regarding the future, and carry supplies with a considerable degree of strength. No general revision of price lists has of late been made.

LATH.—The market is a very uncertain one, and, to a considerable extent, it is useless to attempt assuming any positive position at the moment. All the contingencies of ability to find landing berths, the prompt discharge of vessels, and desirable customers who can offer such accommodation at just the time when vessels may happen to come to hand, as well as the frame of mind in which captain and crew may be after vexatious delay on voyage, have to be taken into consideration and allowed for. Were the harbor

open and free, however, receivers say they could place a considerable quantity of stock without doubt, and some have an idea that there would be a great deal of competition among dealers to obtain a supply. Some arrivals have taken place this week of parcels a long while en route, but no more expected, it is said, for some time, and a full cargo from St. John promptly realized \$2.50 per M.

LIME.—Demand not particularly active, but this is thought to be in part due to the knowledge that it would be useless to show any special interest in the absence of supplies. Indeed there is some indication that dealers would find a place for quite a bunch of stock, and receivers have no idea that any modification on the plane of value is among the early probabilities.

LUMBER.—Signs of an improving tendency to business are not wanting. Nothing in the way of positive animation can be advised, but in one form or another a greater amount of stock is wanted for consumption, and occasionally dealers may be found who report quite a picking of trade and very good average assortment of stuff selected. The wholesale market, too, is indicating the preliminary mover of a revival of operations, with indeed a little already accomplished in the way of contracts closed under the persistent canvassing of agents representing the White Pine, the Hardwoods, and the Carolina Pine interests, though a few deals have also been made in other descriptions of stock. A considerable measure of doubt is still revealed regarding the chances for the incoming season, and buyers evidently think over the situation very carefully before moving, but natural wants slowly and surely assert themselves and are reflected favorably upon standard goods.

A correspondent of one of our local dealers, claiming to have "inside" information, asserts in quite a positive manner that the committee now revising the tariff schedule will surely place lumber on the free list.

Eastern Spruce of the ordinary large cuts continues a somewhat difficult article to draw out direct and positive bids, for even with increased consumption there is a pretty good amount on hand to deliver from, and dealers do not care much about increasing their holdings. The small sizes, however, retain favor at pretty full rates, though occasionally some irregularity prevails, according to the anxiety of buyers and the manner in which they may be willing to compete for cargoes adapted to immediate wants. Offerings as usual are uncertain and will be for many weeks, but buyers are quick to discover the least sign of anxiety among receivers who may have anything to offer, and sure to take advantage of it. No calls for specials can be billed except at full rates. We quote at \$15.00@6.00 per M for 6 to 9 inch, and \$15.00@16.00 for 10 to 12 inch, with specials at \$17.00@18.00 per M.

Henlock remains firm generally and is wanted beyond ability for immediate delivery, the evidences indicating that stuff right on the spot would go off readily. Some negotiations continue, with a few already closed for future at full rates, and representatives of the Pennsylvania mills are in a particularly hopeful mood. As intimated last week boards have the best chance at the moment, but timber would not be neglected. We quote Joist at \$12.00@12.50 per M; Boards at 12 1/2@13c. each; Timber \$12.00@12.50 per M for 24-foot and under, \$13.00@14.00 for 26 to 32-foot, and \$15.00@16.00 for 34 to 40-foot.

Piling retains a firm market and excellent promise for the early future at least, as there is considerable old work to be pushed and new to be commenced as soon as the season permits. Quoted at 5 1/2@6 1/2c. per lineal foot for one-half of cargo of 12-inch butt or larger, and 5@5 1/2c. for smaller sizes.

Carolina Pine timber and boards commences to meet with more demand against cheap work and some fair-sized contracts are reported to have been made of late. Kiln dried stock also sells very well and receivers say they have every reason to expect a growth in trade from this time forward.

White Pine is not half so reduced in quantity or broken in assortment as might be inferred by some of the suggestions made regarding this market, but stocks naturally are becoming smaller and occasionally dealers are willing to think about replenishing. They are, however, not indifferent to the fact that there is a great many sellers from all points looking for their trade, some with considerable anxiety, and this naturally leads to more or less caution in bidding. Last year's waiting policy paid, and then the chances for distribution were better than they are at present. A little more interest has of late been shown among exporters. We quote \$17.50@19.00 for West India shipping boards; \$20@29 for South America do.; \$15.50@16.00 for box boards, \$16.50@17.50 for extra do.

Yellow Pine shows about former general features. Occasionally operators disappointed in the effort to secure some desirable order, or sellers who are trying to introduce a cheaper grade of stuff, throw out unfavorable insinuations about yellow pine, but the latter keeps on selling just the same, and no sacrifice on price appears necessary to enable it to hold ground. Supplies are pretty full, however, and "quantity" may prove an important factor for a while. We quote Randoms, \$18.50@21.00 per M; Specials \$20@22.00 do.; Green Flooring Boards, \$21@22.50 do.; Dry do. do., \$23.00@25.00 do.; Sidings, \$13.00@15.00 do.; Cargoes, f. o. b. at Atlantic ports, \$13.00@15.00 for rough and \$18.00@20.00 for dressed; Cargoes, f. o. b. at Gulf ports, \$12.00@13.50 for rough and \$19.00@21.00 for dressed.

Hardwoods have no unusual demand, but the chances for selling stock are increasing and the outlook more hopeful. Indeed there is little doubt that this market will gradually be able to take care of a great deal of all leading descriptions of hardwoods provided it is properly served. Sound, well graded and generally carefully selected stuff is what is wanted, and our dealers will be found appreciative enough to pay good fair rates for it, but shippers who persist in forwarding inferior goods must expect returns in accord. Exports are fair from week to week, and quite a large quantity of walnut has gone abroad since the first of the year. We quote at wholesale rates by car load as follows: Walnut, \$60@110 per M; White ash, \$37.50@43 do.; oak, \$37@45 do.; quarter sawed clear, \$50@55 do.; maple, \$25@32 do.; chestnut, \$30@38 do.; cherry, \$67@90 do.; white wood, \$27@33 do.; elm, \$20@33 do.; hickory, \$50@75 do.

Shingles are not particularly active, yet now and then a very good order comes in for shipment, which with moderate and well controlled stocks sustains a steady general market. Some of the trade anticipated a pretty good demand during the coming open season. We quote Cypress at \$8@9.50 per M for 6x20 and Cypress large \$14.00@16.00. Pine shipping stock, \$3.50@4.50 for 18 inch, and Eastern saw grades at \$3.25@5.00 for 16 inch, as to qual-

ity and to quantity. Eastern shaved cedar, \$4@4.75 per M. Machine dressed cedar shingles quoted as follows: For 30 inch, \$15@20 for A and \$25@28.50 for No. 1; for 24 inch \$13@15 for A and \$18.50@20.50 for No. 1; for 20 inch, \$9.00@9.50 for A and \$12.00@13.00 for No. 1.

GENERAL LUMBER NOTES.

THE WEST.

The Timberman says:

The general business of the week does not call for any extended comment upon the distributing feature, at least. This trade is opening up very slowly at all points, East and West. The Eastern markets are beginning to recover from their recent severe weather, and will soon be handling considerable lumber. The Lake Erie markets are gradually thawing out; in the Northwest special attractions have brought to market a number of large buyers. The ice palace at St. Paul drew a large number of visitors, many of whom picked up desirable lots of lumber. Chicago dealers are better off by several train loads of lumber than they were before going North, and they can see from \$2.00 to \$2.50 per thousand in their Minneapolis purchases.

Judging from the reports which are coming from the logging districts of the country, the inference is quite plausible that the price of logs will be pretty stiff before the opening of the sawing season of 1888. All along through the fall logging operations were impeded by a long continued lack of both frost and snow, and now the superabundance of snow fall has very much retarded operations, and in some places actually suspended the work of the operators. Unless favorable conditions should intervene between the present time and the break-up season, it is a fair presumption that the price of logs will rule high.

While lumbermen of the Northwest have been complaining that the heavy snow has interfered with logging, the firms operating in the far East—in the State of Maine—all are doing a very large amount of work this winter, and the season's operations will be the heaviest for years. Their work has been greatly assisted by the fine weather, and the snow has been of just the right depth for the most effective hauling. There are at present twenty inches of snow throughout the region above the Chesuncook Lake. The conditions could not have been more favorable for extensive lumbering, and the operators have improved every opportunity to cut and yard as many logs as possible while these conditions last.

Lumber of Chicago comes to us in brighter and better form with the name of A. H. Hitchcock as editor a sufficient guarantee that the journal has entered upon a new and more vigorous period, that will place it in the front rank of lumber trade papers. From its general review we take the following:

The supply of manufactured lumber on hand is small in comparison with what it has been in some years. The market is nowhere laboring under any burden in this regard, while in some localities additions to the present stock, if they could be made, would not be unwelcome. There is some talk about a short supply, in consequence of unfavorable conditions in the woods, but such a result is too improbable to be safely counted upon. There will be lumber enough, but it will cost more than it has heretofore, which will not be favorable for those who do an exclusively jobbing business. The tendency will be to make a stiffer bulk market, which means to the buyers therein increased difficulty in making the ends meet and lap. Some of them only made the ends meet last year, missing the lap altogether.

There is considerable demoralization in freight rates in the West, and the prospect is that there will be further complications. This can hardly be regarded as favorable to the lumber trade. While cut rates may stimulate activity in certain directions, they add nothing to the sum total of the business, though greatly disturbing its even, regular current. The outlook now is that rates will not be settled again for some weeks, if, indeed, the period of uncertainty does not run into months.

Lumber shows a good deal of steadiness in value, and if the spring consumption is as heavy as it now promises to be, will suffer little if any between this and the opening of the sawing season. Stocks in pile are universally regarded as good property, as they certainly ought to be.

The Northwestern Lumberman furnishes the following:

	1886	
	Lumber cut.	Lumber on hand.
Miscellaneous Minn.....	31,020,000	10,751,000
Michigan Central.....	112,716,447	81,145,805
Green Bay Shore.....	590,740.93	129,911,761
Huron Shore.....	499,685,698	131,956,661
Milwaukee, L. S. & W.....	128,515,211	66,310,060
Wisconsin Central.....	275,272,308	150,980,000

	1887	
	Lumber cut.	Lumber on hand.
Miscellaneous Minn.....	31,071,334	15,091,992
Michigan Central.....	129,392,251	89,512,911
Green Bay Shore.....	672,619,330	124,931,710
Huron Shore.....	555,855,730	147,419,000
Milwaukee, L. S. & W.....	178,251,300	80,885,000
Wisconsin Central.....	313,423,000	161,765,000

The Lumberman in its review says:

If the causes of doubt about next season's value are sought, they prove to be founded on the assumption that there is to be a heavy input of logs, less railway demand for lumber than there was last year, a shrinkage of values for other commodities than lumber, a damaging effect of the Presidential canvass on business, the prospect that the tariff on Canada lumber will be abrogated, besides other reasons that can be conjured up by the doubting Thomases of trade. To allay these fears it may be said that none of the causes mentioned is certain to have an unfavorable influence on the lumber trade; some of them may not become facts at all. There is to be a Presidential contest, but it is no more likely to hurt the lumber trade or any other business than the canvass of 1880 or 1884. Owing to unfavorable conditions the log input will not be greater than last year, if as large. The tariff on lumber may not be disturbed, and there will be a large extent of railway construction and amount of car building, unless evidences are deceiving.

It is probable that the pine jobbers of the lake markets are casting a weather eye to the windward just now because their mood is not quite happy. They did not make as much money last year as they had hoped. There appears to be a growing feeling among wholesale dealers that there are to be no more wide margins between the saw and the retail yard. Many dealers would like to get out of the trade. The manufacturers have become too powerful to suit the

merchants; they hold lumber with too firm a grip, classify too closely in the mill yard, and sell too much direct. In the language of the street and the exchange, the mill men want all there is in lumber, and are not willing to give the merchants a fair show for profits. This feeling is even voiced in the young and blooming wholesale yard trade of Saginaw Valley. It is but about a year since the jobbing business there was born, but the infant is already crying out against the exactions of the manufacturers, and threatening to give up the undertaking unless there can be a change that will afford them wider margins. It is probable that next spring the wholesale dealers all around the lakes will, for a while, sulk in their tents, and let the bulk market alone. But that only means that yard stocks will run down, and that in June there will have to be such a scramble for supplies as will give the market a new strength. Holding aloof did not affect the early spring market last season. The only way for a merchant to do is to maintain his stocks, and follow the market up or down.

The Mississippi Valley Lumberman says:

There has been a conspicuous improvement in the local market during the past week. There has been a slight increase in the receipts and shipments from both St. Paul and Minneapolis, but the rail movement by no means indicates fully what is being done. The leading dealers have been active in interviewing their customers, and there were numerous buyers in the cities during the carnival season. These buyers placed orders for lumber to go forward as soon as convenient, but with no imperative demand. One dealer has since the first of the month sold fifty cars, and other firms report as substantial evidence that the spring trade has fairly set in. Buyers from out of town, and particularly northern Iowa and Nebraska, report that there is promise of a very good trade in their localities, where the crops were good, and where the farmers are now receiving good prices for their produce. Under the impetus of this revival in trade, some of the planing mills, which have been idle during the winter, have been started up, and are busy dressing lumber for shipment.

The freight war has naturally created some revival of interest in trade circles, and although the break does not carry with it a reduction in rates anywhere within the territory in which less than 12 cents is paid, dealers or sellers are courting buyers on the Missouri River and beyond, and buyers in the territory affected have developed an interest. The trade within a radius of from one to two hundred miles is not materially affected as yet, though there is a fair prospect that rates in that area may be effected.

GREAT BRITAIN.

The Lumber Trades Journal as follows:

Black Walnut.—The trade in this remains large, and that holders of stock have full confidence in the prices to be realized at public auction is evident by the fact of the large quantity to be offered without reserve on Wednesday next, when 234 logs of Quebec wood and a quantity of American lumber are to be disposed of in this way. We do not hear of any move in price except that small logs are a bit stiffer. Boards and planks of all grades are in good demand, prices keeping about stationary.

American Whitewood.—Wednesday's catalogue also includes a considerable quantity of lumber, a large proportion of which is for absolute sale. Trade in this keeps up well, and its inclination seems to be towards greater volume.

American Satin Walnut.—A fairly steady trade is doing, although opinions are considerably divided regarding its merits and general adaptability for cabinet work.

American Oak.—This wood seems coming more and more into use, and it is now sent forward in various forms to suit the trade here, not only, as formerly, in logs and planks; but boards cut on the quarter, prepared flooring, with matching, grooved-tongued and beaded, are now to be found in the dock stacks.

GLASGOW.

Other arrivals for the week have been in parcels per steam liners from the States, and looked at in the aggregate these weekly imports are seen to be an important branch of the trade at Glasgow.

During the past month there have been imported in this way about 500 logs American black walnut, satin walnut and whitewood, nearly all of which have been disposed of ex quay; also upwards of 7,000 pieces oak planks and scantlings and 60 mille staves.

CANADA.

An Ottawa lumberman, who has just returned from the shanties, reports that so far the weather has been very favorable to the woodman, and that should it continue so the quantity of timber cut this season will be greatly in excess of last year.

NAILS.—Up to a certain point marked by the limit of regular trade wants business retains very uniform volume, but beyond that there is considerable uncertainty. All dependent localities are believed to be short of accumulations, yet no hurry to restock is shown, and the speculative feeling seems to be entirely dead. Offerings are carefully made and manufacturers talk firmly, but occasional evidences of irregularity are not wanting. We quote at \$2.00@2.10 per keg, according to quantity.

According to official figures just published the production of nails in 1887 by the members of the Atlantic States Association was 2,699,592 kegs, leaving a stock on hand of 339,165 kegs, against a production in 1886 of 3,125,931 kegs, with remaining stock 301,493 kegs. It is estimated that the total production East and West in 1887 was 7,000,000 kegs.

PAINTS, OILS, ETC.—Business develops no new features, the volume of demand increasing only slowly if at all, and most customers refusing to invest beyond the limit of carefully prepared memorandums. Quite a little bunch of staple selections, regulars, such as leads, etc., are taken however, and wholesalers generally are carrying stocks in full confidence of the early future. Some revisions of values of late have reached a higher basis and additional advances are talked of "toward spring." Linseed Oil in about the usual demand at 54@55c. for Western, and 56@56 1/2c. for City. Spirits Turpentine moderately active and steady at 40@41c. per gallon, as to quantity.

TAR AND PITCH.—Moderate stocks are in hand, the inquiry only fair, and prices ruling about as before all around. We quote Pitch at \$1.35@1.50 per bbl.; Tar at \$1.90@2.25 according to quantity, quality and delivery.

For Tables of Building Material prices see pages IV, VII, VIII, and IX.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending February 17:

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

Table listing real estate sales with columns for address, description, and price. Includes entries for Richard V. Harnett & Co., E. H. Ludlow & Co., Wm. Reynolds Brown, and S. De Walltearss.

Table listing real estate sales with columns for address, description, and price. Includes entries for 2d st, adj, 120x100, F. B. Mallaby, and 3d st, n s, 100 e 7th av, 60x95, vacant.

OTHER AUCTIONEERS.

Table listing other auctioneers and their sales with columns for address, description, and price. Includes entries for Fulton st, No. 143, e s, 64.8 s Sands st, 20x10.1, and Halsey st, e s, 180 n Bushwick av, 60x100, vacant.

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.

NEW YORK CITY.

FEBRUARY 10, 11, 13, 14, 15, 16.

Table listing conveyances in New York City with columns for address, description, and price. Includes entries for Bowery, No. 35, e s, 50 n Bayard st, 25x174.2, and Broadway, No. 55, s w cor Exchange alley, old dimensions 25.11x193 to New Church st x25 x-

Table listing conveyances in New York City with columns for address, description, and price. Includes entries for ford, Orange, N. J., to Virginia D. H. Furman, Mort. \$25,000, Feb. 1, and Delancey st, Nos. 49 and 42, n s, 50 e Forsyth st, 50x100.3, two five-story brick stores and tenem'ts.

BROOKLYN, N. Y.

JAMES BLEECKER & SON.

Table listing real estate sales in Brooklyn with columns for address, description, and price. Includes entries for 2d st, s s, 288 e 7th av, 40x95, vacant, F. B. Mallaby, and 2d st, adj, 40x100, J. E. Ellis.

L. M. Funk, widow, to Ida and Antonia Pazourek. Morts. \$8,500. Feb. 16. 15,000
 10th st, No. 274, s s, 325 e 1st av, 25x99.7, four-story brick tenem't. Andrew Peabody, Greenpoint, L. I., to Mathias Vosseler. Morts. \$5,000. Feb. 16. 19,300
 10th st, No. 18, s s, 282.4 w 5th av, runs south 92.3 x west 0.4 x south 10 x west 26.2 x north 10 x west 2 x north 92.3 to 10th st, x east 28.6, four-story brick dwell'g. Frank Lazarus and Agnes wife of Montague Marks to Sarah, Mary, Josephine and Anne Lazarus. 1-15 part. Feb. 16. 2,817
 10th st, No. 231, n s, 200 w 1st av, 25x94.10; also strip 0.6x94.10, adj above on west, four-story brick tenem't. Henry Reinhardt to Peter Lyding. Mort. \$12,000. Feb. 13. 19,500
 12th st, No. 35, n s, 336.6 w 5th av, 13.6x69x14x 72.10, three-story brick dwell'g. Alexander Maitland et al., exrs. Henrietta A. Lenox, to Andrew W. Bogert. Feb. 15. 7,000
 14th st, No. 335, n s, 250 e 9th av, 37.6x125, four-story brick dwell'g. Charles W. Havemeyer, son of William F. Havemeyer, to Hector C. Havemeyer. B. & S. All title. Jan. 31. 5,000
 18th st, No. 308, s s, 106 w 8th av, runs west 23 x south 92 x east 27.2 x north 14.7 x west 5.2 x north 77.5, four-story brick dwell'g. Peter Louazon to David Richey. Feb. 13. 13,750
 25th st, n s, 115.2 e 7th av, 74.7x98.9. Release from trust. The trustees of the general Assembly of the United Presbyterian Church of North America to The West 25th Street United Presbyterian Congregation, New York. Jan. 28. nom
 26th st, s s, 234.6 e 3d av, 25.6x98.9, vacant. Kate M. J. wife of and Frederick M. Rice and Ellen F. Conway to Emily T. McLaughlin. 2/3 part. Feb. 8. 11,000
 33d st, No. 231, n s, 325 w 7th av, 25x98.9, four-story brick tenem't and four story brick tenement on rear. Andrew Nisbet to James N. Nisbet, San Francisco, Cal. 1/2 part. February 1. other consid. and 7,500
 35th st, No. 353, n s, 250 e 9th av, 16.8x98.9, four-story brick tenem't. John R. Hart to C. roline Limpert. Feb. 15. 10,250
 39th st, No. 510, s s, 175 w 10th av, 25x98.9, five-story brick store and tenem't. Susie L. Wilson, Rahway, widow and devisee James A. Wilson, to Bartlett V. Clark, Rahway, N. J. Mort. \$3,000. Feb. 7. 12,000
 40th st, No. 357, n s, 100 e 9th av, 20x97.6x20x 97.8, three-story brick store and dwell'g and two-story brick dwell'g on rear. Helen D. wife of J. Ralph Burnett, Long Island City, to Joseph R. Black. Feb. 15. 10,500
 44th st, Nos. 347-355, n s, 75 e 9th av, 125x 100.4.
 45th st, Nos. 358-362, s s, 75 e 9th av, 75x100.4. Two and three-story (brick front) frame ale brewery. Sybilla C. and John J. Roemer, by Henrietta L. Romer, guard, and said Henrietta L. Romer, individ., and to release dower, to Sophia Kepner. 1/2 part. Sub. to mort. \$37,500. Feb. 13. 12,500
 47th st, No. 135, n s, 440 e 7th av, 20x100.5, three-story stone front dwell'g. John C. Geddes to Charles P. Geddes. C. a. G. February 15. 2,000
 50th st, n s, 175 e Madison av, 25x64.8. Release mort. Manhattan Savings Institution to Mary P. Hoadly. Feb. 11. nom
 50th st, No. 10, s s, 208 e 5th av, 21.5x100.5, four-story stone front dwell'g. George Kemp to John Fox. Jan. 20. 50,000
 57th st, No. 452, s s, 100 e 10th av, 33.4x100.5, five-story stone front flat. Jacob M. Newman to James M. Smith. Morts. \$31,500. Feb. 10. val. consid
 59th st, Nos. 523 and 525, n s, 303.6 w 1st av, 55.4x100.5, two five-story brick tenem'ts with stores. Josephine H. Jenny to Ann Maria Jenny. Sub. to any encroachments. Feb. 13. nom
 60th st, No. 31, n s, 230 e 9th av, 18x100.5, three-story stone front dwell'g. Edward C. Butcher to Carrie E. Hills. Sub. to mort. Jan. 22. 24,000
 60th st, Nos. 139-147, n s, 200 e 10th av, 125x 100.5, five five-story stone front flats. Henry W. Steffan to Charles Riley. Mort. \$90,000. Feb. 1. 180,000
 60th st, No. 348, s s, 100 w 1st av, 20x100.5, four-story brick dwell'g. Foreclos. Hiram D. Ingersoll to Thomas J. Reilly. Feb. 16. 7,275
 60th st, No. 135, n s, 350 e 10th av, 25x100.5, five-story stone front flat. Charles Riley to Catharine Martin. M. \$18,000. Feb. 16. 33,500
 62d st, No. 46, s s, 166.8 w 4th av, 16.8x100.5, two-story stone front stable. James M. Smith to Jacob M. Newman. Mort. \$9,000. Feb. 9. val. consid
 64th st, n s, 125 e 4th av, 21x100.5, Conrad Boller, San Francisco, to Annette Lehman. Q. C. and release. Feb. 14. 150
 70th st, s s, 372.6 w West End av, 21x100.5.
 70th st, s s, 443.6 w 11th av, 41x100.5. Release mort. George Leask, exr. Norman Peck, to Hubert Van Wagenen. Jan. 27. nom
 70th st, No. 401, n s, 87 e 1st av, 26x55.4, five-story brick tenem't with stores. Joseph L. Buttenwieser to Asher Simon. Mort. \$9,000. Feb. 15. 18,000
 70th st, No. 328, s s, 231 e 2d av, 25x100.5, five-story brick tenem't with stores. William C. Burne to Louis Raffoer. Mort. \$14,000. February 15. 23,500
 70th st, n s, 95 e Lexington av. Agreement as to party wall on w s of above. Sarah Moran with Jacob Schmitt, Henry Weller and Peter Schaeffer. April 16, 1887. nom

71st st, s s, 225 w 8th av, 25x100.5.
 71st st, s s, 275 w 8th av, 25x100.5.
 71st st, s s, 475 w 8th av, 56x100.5.
 Madison av, n w cor 93d st, 100.8x87.9.
 7th av, w s, extends from 118th to 119th st, 201.10x100.
 118th st, n s, 100 w 7th av, 25x100.11.
 119th st, s s, 100 w 7th av, 25x100.11.
 Anderson Fowler to John Ruddell. All liens. Dec. 23, 1885. Re-recorded. 170,000
 71st st, n s, 607.6 w 8th av, 17.6x102.2. Release mort. Eliza Guggenheimer to Hamilton H. Salmon. Feb. 14. nom
 74th st, No. 232, s s, 306 e West End av, 21x 102.2, three-story brick dwell'g. Jacob Lawson, Brooklyn, to Ora Howard. C. a. G. Jan. 16. 27,500
 74th st, s s, 327 e West End av. Party wall agreement. Jacob Lawson, Brooklyn, with Ora Howard. Jan. 16. nom
 74th st, No. 249, n s, 150 e West End av, 20x 102.2, three-story brick dwell'g. Robert J. Seabury to Seabury & Johnson. C. a. G. Feb. 14. nom
 76th st, n s, 325 w 9th av, 19x102.2, four-story stone front dwell'g. James W. Good to Annie M. Good. Mort. \$18,000. Jan. 20. other consid. and nom
 76th st, s s, 325.1 w 9th av, 29.11x102.2, vacant. Morris Littman to Robert B. Walsh. B. & S. C. a. G. Mort. \$14,000. Feb. 6. 16,500
 76th st, n s, 116.8 e 2d av, 23.4x102.2, vacant. George B. Goldschmidt to Augustus Acker, Castleton, S. I. 5,000
 78th st, No. 341, n s, 250 w 1st av, 25x95.7x25x 91.1, four-story brick tenem't. Henry Struckhausen to Anton Schueler and Susannah his wife. Mort. \$8,000. Feb. 16. 14,625
 80th st, No. 131, n s, 110 w Lexington av, 20x 100, three-story brick dwell'g. James R. Breen and Alfred G. Nason to Joseph Liebmann. Feb. 14. 23,500
 81st st, n s, 448 e Av A, 25x102.2, five-story brick flat. Anthony Allaire to Robert Sparks. All liens. Feb. 6. 22,500
 81st st, No. 216, s s, 263.4 e 3d av, 25.5x102.2, five-story brick tenem't. Jonas Weil and Bernard Mayer to Ernst Schilling. Mort. \$15,000. Feb. 8. 22,000
 82d st, Nos. 17-33, n s, 150 w 8th av, 200x 102.2, nine four-story stone front dwell'gs. Donald Mitchell to George Brown, Brooklyn. B. & S. Morts. \$209,000. Feb. 1. nom
 83d st, No. 308, s s, 150 e 2d av, 25x102.2, five-story stone front tenem't. Thomas Moore and John McLaughlin to Dina Klein. Mort. \$12,000. Feb. 15. 21,000
 83d st, No. 310, s s, 175 e 2d av, 25x102.2, five-story stone front tenem't. Same to Philip Lahr. Mort. \$12,000. Feb. 15. 21,000
 85th st, No. 172, s s, 153.4 w 3d av, 25.7x102.2, three-story frame and brick dwell'g. Henry Webb to Jno. B. Melcher, M. \$5,000. Feb. 1. 10,700
 Same property. John B. Melcher, Northumberland, N. H., to Herman Oppenheimer. Mort. \$5,000. Feb. 1. 15,000
 Same property. Herman Oppenheimer to Samson Wallach. Mort. \$3,500. Feb. 10. 15,000
 85th st, No. 110, on map No. 114, s s, 10 w 9th av, 18.6x102.2, four-story stone front dwell'g. Increase M. Grenell to Alletta Brotherson. Feb. 13. 22,000
 Same property. Release mort. Morris Steinhardt to Increase M. Grenell. Feb. 13. nom
 Same property. Release mort. Same to same. Feb. 13. 15,000
 87th st, s s, 83.5 e Madison av, 20x100.8. Edward Kilpatrick to Richard B. Constantine. Mort. \$14,000. Feb. 7. 25,000
 87th st, Nos. 161-165, n s, 220 w 3d av, —x100.8x 80x100.8, with all title to strip 6 ft wide on west side of above, three five-story brick tenements, Nos. 163 and 165 with stores. Charles Stuart to Catharine Irvin. B. & S. Morts. \$50,000. B. & S. Jan. 31. ncm
 92d st, No. 162, s s, 175 w 3d av, 25x100.8x25x —, three-story frame dwell'g. Partition. John Whalen to Marie Grenhart. Feb. 16. 10,750
 94th s s, 389 e 9th av, runs south 122 to old Apothecary lane, x northwest 14 x north 121.4 to 94th st, x east 14, with all title in old lane, vacant. James F. Kuggles to John C., Robert M. and Charlotte A. Vanden Heuvel. C. a. G. Dec. 17, 1887. nom
 95th st, No. 111, n s, 150 w 9th av, 17x100.8, three-story brick dwell'g. Henry H. Bowers to S. Frances wife of Charles A. Bouton. Mort. \$12,500. Jan. 13. 16,000
 Same property. Charles A. Bouton to Henry H. Bowers. Mort. \$12,500. Jan. 10. 16,000
 97th st, s s, 433.4 e 10th av, 16.8x100.11. Release mort. The Equitable Life Assurance Society to James D. McEntee. Feb. 10. nom
 100th st, s s, 389.2 w (8th av) Central Park West, 19.4x100.11. Release mort. James R. Smith to Patrick H. McManus. Feb. 10. nom
 104th st, No. 50, s w cor Manhattan av, 21x 100.11, four-story brick dwell'g.
 104th st, No. 52, s s, 21 w Manhattan av, 18x 100.11, three-story brick dwell'g. Emile Ramel to Rosa L. wife of James L. Huggins, and Alexander J. Roux. Morts. \$25,000. Dec. 20. other consid. and 3,000
 105th st, No. 28, s s, 173.4 e Manhattan av, 16.8 x100.11, three-story stone front dwell'g. Carlos Escalante to Julia A. Esmond. Morts. \$7,500. Feb. 13. 14,500
 105th st, Nos. 103 and 105, n s, 75 w 9th av, 50x 100.11, two five-story brick tenem'ts. Christian Blinn, Jr., to Jennie M. Watson. Mort. \$25,500. July 8. 44,000
 105th st, No. 236, old No. 520, s s, 256.3 w 10th av, 18.2x100.11, three-story stone front dwell'ing. Jennie M. wife of William Watson to

Christian Blinn, Jr. Mort. \$9,000. February 15. 18,000
 105th st, n s, 448.10 e 10th av, 33.5x134.10. Release mort. Sarah H. Powell to John Askey. Feb. 9. nom
 106th st, No. 323, n s, 275 w 1st av, 25x100.11, four-story brick tenem't. Lewis Steinhardt to Morris Steinhardt. Mort. \$10,500. Jan. 31. 16,500
 112th st, n s, 125 w 6th av, 25x100.11, vacant. Foreclos. Gilbert M. Speir, Jr., to Mitchell Valentine. Feb. 13. 5,050
 113th st, s s, 450 e 8th av, 25x100.11, vacant. George C. Hollerith to Mary F. Crandall. Feb. 8. 7,500
 115th st, n s, 150 e 5th av, 50x100.11, vacant. William H. Scott to Richard H. L. Townsend. Mort. \$5,500. Feb. 16. 10,500
 118th st, n s, 210.8 e 1st av, runs north 100.11 x east 14.4 x south 19.9 x southeast 3.6 x south 78.6 to 118th st, x west 16.8. Release judgments. L. Malcolm Higgins to Lillie, Harry and Harriet Saulson. December 27. nom
 121st st, No. 145, n s, 504.2 w 6th av, 20.10x 100.11, three-story stone front dwell'g. David J. Boehm to Elise Boehm his wife. Sub. to mort. Feb. 16. 10
 123d st, No. 320, s s, 438.6 n w 1st av, runs southwest 100.8 to an old lane, x north 32.5 to point 191.8 southeast 2d av and 75 south 123d st, x northeast 75 to st, x southeast 19.10, four-story stone front tenem't. The Germania Life Ins. Co. to Charles Lotthammer. Jan. 30. 11,500
 Same property. Agreement as to party wall on west side of above. Same to George Mackenzie. Feb. 14. 100
 128th st, No. 62, s s, 117.6 e Lenox av, 17.6x99.11, three-story stone front dwell'g. Release mort. New York Lumber and Wood Working Co. to Michael O'Brien. Feb. 10. 1,000
 Same property. Release mort. Frances A. wife of William F. Croft to same. Feb. 10. nom
 Same property. Michael O'Brien to Elenora wife of Henry E. Taber. Mort. \$14,000. Feb. 10. 19,000
 129th st, Nos. 125 and 127, n s, 315 e 4th av, 50x 99.11, four-story brick building and three-story brick building on rear. The trustees of Columbia College, New York, to George B. Prior. C. a. G. Feb. 1. 32,500
 129th st, No. 153, n s, 225 e 7th av, 25x99.11, four-story brick flat. Benjamin J. Tuzo to Ralph D. P. Brown. All liens. C. a. G. July 25. 10
 129th st, Nos. 266 and 268, s s, 20 e 8th av, 40x 80, two four-story stone front dwell'gs. Mary F. Crandall wife of and William E. to George C. Hollerith. Morts. \$24,000. February 14. 31,500
 132d st, n s, 75 e 7th av, 40x99.11, frame sheds and stables. Thomas Kearns to Ethelbert Wilson. Mort. \$9,400. Feb. 7. 11,250
 143d st, n s, 350 w 7th av, 50x99.11, vacant. Samuel W. Bowne and Nettie his wife to Alfred B. Scott. Mort. \$2,500 Mar. 30 '87, nom
 Same property. Alfred B. Scott to Daniel Stiess. Mort. \$2,500, taxes, &c. Feb. 9. 7,115
 153d st, n s, 100 w 8th av, 50x99.11, one-story frame stable. William C. O'Brien et al., exrs. and trustees Robert W. Dowling, to William and Hartley Haigh. Feb. 15. 3,600
 Av A, No. 32, e s, 66.6 s 3d st, 22x76, four-story brick store and tenem't. Anna M. Hauck, extr and trustee John Hauck, to Emma L. Hauck. Feb. 10. 20,000
 Same property. Peter Miller, Jr., individ. and as assignee John Hauck, and Joseph and Gustave Hauck to same. Q. C. All title. Jan. 12. nom
 Same property. Elvina H. wife of Frank Seaman and William, George W. and Henry C. Hauck and Estelle H., wife of Miguel Llano to same. Q. C. Feb. 10. nom
 Same property. Emma L. Hauck to Katharina wife of Gottfried Meyer. Feb. 14. 22,300
 Av A, s e cor 77th st, 52x98, vacant. Jonas Weil and Bernhard Mayer to Harry Muldoon. Mort. \$12,000. Feb. 15. 25,000
 Av A, No. 1630, e s, 17.2 s 86th st, 17x73.6, three-story stone front dwell'g. Philip Wood to Bertha Mezey. Mort. \$6,500. Feb. 15. 9,500
 Same property. Release mort. Mary K. Brooks, Brooklyn, to Philip Wood. Feb. 11. nom
 Av A, Nos. 1362-1366, e s, 26 s 73d st, 76.1x93, three five-story brick tenem'ts with stores. Henry J. McGuckin to John G. Johnson, Proctor, Vt. Morts. \$53,550. Jan. 31. See 5th av. 83,550
 Lexington av, n w cor 24th st, 19.9x60; No. 40 Lexington av, three-story brick dwell'g; No. 131 East 24th st, two-story brick store and dwell'g. Contract. Feb. 10. John B. Doerr to Peter J. McCoy. Part of purchase price to be saloon fixtures and leasehold premises. 27,000
 Lexington av, No. 1993, e s, 31 n 121st st, 19.11 x99, two-story frame dwell'g.
 121st st, No. 145, n e cor Lexington av, 25x81, two-story frame dwell'g and two-story frame building on rear. William Hayes to Samuel Raphael. Feb. 1. nom

Madison av, s w cor 29th st, 74.1x95, brick church. The Rutgers Presbyterian Church in the City of New York to Charles Rocme et al., trustees of the Consistory of New York City of the Ancient and Accepted Scottish Rite of Free Masonry for the Northern Jurisdiction of the United States. B. & S. Feb. 11. 126,000
 Manhattan av, n e cor 112th st, runs east along st 270 x north 201.10 to 113th st, x west 250 x south 100.11 x west 20 to av, x south 100.11 to

beginning. Edward Roemer and Edward V. Thornall, James D. Squires and Samuel V. Constant, of Thornall, Squires & Constant, and Arthur C. Brown to William J. Merritt, Francis M. Jencks, Egbert C. Simonson, Mary A. Pettit wife of William B., Edward A. Davis and Dore Lyon. Q. C. and release Feb. 9. other consid. and 1,750

Naegle av, centre line, s e s, 580 s w Ellwood st, 50x250. Jacob Hays et al., exrs. and trustees William H. Hays, to Jessie S. Nelson, Brooklyn. Jan. 12. val. consid

Same property. Mary wife of William A. C. Nevin, formerly widow of Heinrich Niedig, to same. Q. C. 50

Same property. Jessie S. Nelson, Brooklyn, to Jacob Hays et al., exrs. and trustees William H. Hays. Feb. 11. val. consid

Pleasant av, No. 345, w s, 40.11 n 118th st, 20x 85, three-story brick dwell'g. Antoinette C. Baisley to William Muller. Feb. 15. 10 500

West End av, No. 365, w s, 42.2 n 82d st, 21x64, four-story brick dwell'g. Duncan C. McKinlay and James B. Gunn to John Larkin. Mort. \$14,000. Feb. 5. 19,800

Same property. Release mort. George C. Currier to Duncan C. McKinlay and James B. Gunn. Feb. 5. 2,000

1st av, No. 123, w s, 97.6 n 7th st, runs south 20x 50, four-story brick store and tenem't. Michael Jacobs to Caspar Knauer. Feb. 15. 17,500

1st av, No. 1321, s w cor 70th st, 25 4x77, four-story brick tenem't with stores. Martin H. Meyerhoff and Marie to Mary and Fanny McCormick. Mort. \$12,000. Feb. 8. 25,060

1st av, No. 1035, w s, 30.2 s 57th st, 28x75, five-story brick tenem't with stores. Jonas Weil and Bernard Mayer to Julius Dreyfus. February 10. 35,000

Same property. Julius Dreyfus to Jonas Weil and Bernhard Mayer. Mort. \$18,000. February 10. 35,000

1st av, s w cor 93d st, 100.8x100, vacant. Samuel Schweitzer to Jonas Weil and Bernhard Mayer. Mort. \$8,000. Feb. 14. val. consid

Same property. Jonas Weil and Bernhard Mayer to Harry Muldoon. Mort. \$8,000. Feb. 15. 39,000

2d av, No. 797, w s, 40.2 s 43d st, 20.1x75, four-story brick store and tenem't. Antonio Diaz Pena, Santa Cruz, Cal., to Louisa C. Rohrbach. Mort. \$10,000. Jan. 26. 15,750

2d av, No. 2000, n e cor 103d st, 25.5x74.7, four-story brick store and tenem't.

103d st, No. 301, n s, 74.7 e 2d av, 25.5x100.5, four-story brick tenem't.

Harry Muldoon to Benedict A. Klein. Mort. \$19,000. Feb. 15. 40,000

2d av, No. 737, w s, 80 n 39th st, 20x83, four-story brick store and tenem't. Griffen Tompkins, Brooklyn, to John H. Wittpen and Franz Schuffmeyer. M. \$11,000. Feb. 9. 16,000

2d av, No. 1729, w s, 50.8 n 89th st, 25x100, five-story brick tenem't with stores. William M. V. Hoffman to Charles F. Hoffman. B. & S. 1/2 part. Mort. \$19,000. Feb. 9. nom

2d av, No. 954, e s, 80.5 s 51st st, 30x70, four-story brick store and tenem't. John Bethauser to Mary wife of Moritz Freudenberg. Feb. 16. 16,500

3d av, s e cor 98th st, 100.9x110, four five-story brick tenem'ts with stores on av and one five-story brick tenem't on st. Garret L. Schuyler, William H. Nesbit and Leonore his wife, and Nicholas Mehrof and Hester Ann his wife, Hackensack, N. J., to William H. Everson. Mort. \$122,000. Jan. 30. 183,000

3d av, s e cor 98th st, 100.9x110. William H. Everson to Nicholas Mehrof, Hackensack, N. J., and John Houlahan and Thomas S. Hayward. Mort. \$127,027. Feb. 13. 185,000

3d av, No. 2146, w s, 25.5 n 117th st, 25x73 6x 18 9x—x67.6, three-story frame store and dwell'g. Joseph L. Gusowsky to Frances Hein. Mort. \$8,000. Feb. 10. 31,000

5th av, e s, 27.2 s 77th st, —x100x25x100, vacant. Thomas McGuire to Catharine J. wife of Joseph McGuire. Mort. \$15,000. June 27. 36,000

5th av, n e cor 98th st, 50.11x100, one and two-story frame buildings and vacant. William H. Johnson, Centre Rutland, Vt., to John G. Johnson, Proctor, Vt. Q. C. Nov. 25. 50,000

Same property. John G. Johnson to Walter Stewart. Mort. \$20,000. Jan. 31. 50,000

5th av, n e cor 98th st, 50.11x100, vacant. Walter Stewart to Henry J. McGuckin. B. & S. Jan. 31. See Av A. 50,000

5th av, No. 2144, w s, 130 s 132d st, 19 11x75, four-story stone front dwell'g. Charlotte M. wife of Frederic Goodridge to Henry W. Frost, Attica, N. Y. Mort. \$16,000, taxes, &c., 1887. Feb. 9. 27,000

5th av, No. 2150, w s, 71 s 132d st, 19x75, four-story stone front dwell'g. Same to same. Mort. \$15,000, taxes, &c., 1887. Feb. 9. 26,000

5th av, No. 2148, w s, 90 s 132d st, 20x75, four-story stone front dwell'g. Same to same. Mort. \$16,000, taxes, &c., 1887. Feb. 9. 27,000

7th av, n w cor 143d st, 99.11x100, vacant. } 143d st, n s, 100 w 7th av, 25x99.11, vacant. } Oscar Hammerstein to Alexander McSorley. Mort. \$16,000. Oct. 18. nom

8th av, n w cor 147th st, 50x75, two five-story brick stores and tenem'ts. Harry Graham to John W. Haaren. Mort. \$38,100. Feb. 15. other consid. and 6,000

8th av, s e cor 147th st, runs south 25.1 x east 100 x south 74.10 x east 25 x north 99.11 to 147th st, x west 125. Release mort. Newman Cowen to Fanny L. Korn. Feb. 1. nom

9th av, e s, 76.8 s 74th st (not opened), 25.6x100, vacant. Amos R. Eno to Alfred C. Clark, Cooperstown, N. Y., Jan. 25. 16,000

9th av, s e cor 125th st, runs east along st 150 x south 130.3 to Manhattan st, x northwest 169.3 to av, x north 52.4 to beginning; Nos. 374-388 125th st, three five-story brick flats with stores; Nos. 25-39 Hancock pl, three five-story brick flats with stores. Emily Little wife of Andrew and Mary F. wife of William E. Crandall and George M. Brooks to James M. Drake. Mort. \$160,000. February 1. 285,000

10th av, No. 792, n e cor 53d st, 25.5x100, five-story brick tenem't with stores. John H. Tietjen et al., exrs. John G. Tietjen, to Abraham Boehm. Mort. \$20,000. Recorded. July 18. 20,500

10th av, 11th av, 66th st, 67th st, 200.10x800—the block—four one-story frame shanties and vacant. Matthew Wilks to Julius Schulz. Sub. to any taxes from July, 1887. Sept. 14. val. consid

Same property. Julius Schulz to William S. Maddock, West Orange, N. J. Feb. 4. val. consid

10th av, n e cor 155th st, 99x100. 155th st, n s, 100 e 10th av, 25x99. Two two-story frame dwell'gs. De Witt C. Ward to Walter E. Ward. Part. Feb. 1. 25,000

11th av, s w cor 40th st, 98.9x100. 40th st, s s, 100 w 11th av, 25x98.9. Nos. 503-511 11th av, three three-story frame and brick stores and dwell'gs; Nos. 602-6 6 40th st, two-story brick slaughterhouse. William C. Campbell, exr. Benjamin Menair, to James, Francis C. and Robert J. Menair, as tenants in common. Feb. 10. nom

11th av, s e cor 65th st, 5 1x100, one-story frame building. James Flanagan to Patrick C. Jackman. Jan. 20. 4,000

11th av, No. 712, e s, 75.4 s 51st st, 25 1x100, two story frame dwell'g and two-story frame dwell'g on rear. Johanna Altmayer wife of Lewis to Francis Goodman. Mort. \$3,500. Jan. 18. 7,000

Interior lot, begins at point 25.6 w 2d av and 61 s 125 h st, runs south 39.11 x west 3 x northeast 40 to beginning. Philip H. and Francis A. Dugro to George Ehret. Feb. 6. 200

Interior lot, at point in centre line of block bet 124th st and 125th st, at point 80 w 5th av, runs west 19.4 x south 19.6 to point 81.5 north 124th st, x east 19.4 x north 19.6 to beginning. Mary A. D. Lange to George C. D. Brand. B. & S. Jan. 31. 500

Same property. George C. D. Brand to J. Henry Lange. B. & S. Jan. 31. 500

Interior lot, begins at point 100 s 79th st and 250 w 1st av, runs south to lands this day conveyed by grantor to grantee, x west — to point 275 w 1st av, x north — to point 100 s 79th st, x east 25 to beginning. Henry Struckhausen to Anton Schueler and Susanah his wife. Q. C. Mort. on this and other property \$8,000. Feb. 16. nom

MISCELLANEOUS.

General release, especially from claims as per certain agreement. William F. Warburton to Julia A. Blake. Feb. 15. 8,000

General release, especially as exr. Frank P. Faulstich, Louisa Fuchs and Mary Berlit, heirs, &c., Magdalena or Lena Faulstich, to Rudolf Hilbrand. Feb. 3. val. consid

General release, especially as to assign. of int. in agreement, &c. Leonard Myers and Edward Jacobs to Julia A. Blake. Feb. 15. nom

General release. Henry C. Humphrey, James Kearney and Thomas C. Jones to Sophia E. Minton. Jan. 30. val. consid

Ira and Albert Losee and Edward F. Weeks certify that as remaining partners of Losee & Bunker they will continue the firm under that designation at 97 Pine st.

Mutual releases from covenants in conveyances regarding rights of lessees, &c., by Jane V. C. Cooper, C. Augustus, Cornelia B. and Elizabeth V. R. De Peyster. Feb. 1.

23d and 24th WARDS.

Arthur st, e s, 118.6 s Fordham and Pelham avs, 25x37.6. Hugh N. Camp to Joanna Enright. Oct. 28. 80

Buckhout st, centre line, lots 18 and 19 map of lots at Mt. Hope 24th Ward owned by Paulsen and Walter. Jacob F. Paulsen to Martin Walter. B. & S. C. a. G. 1/2 part. Feb. 4. 2,000

Southern Boulevard, n s, 83 e Willis av, 2x80. Covenant as to easement for light and air. Cora Morris to The Health Dept. New York. Feb. 11. nom

Waverly st, s s, 105 e Prospect av, runs east 86.7 x south 115.10 x west 120.5 in three courses, x northeast 169.4 to beginning. Caroline H. Hayward to Adolphe Le Mout. Q. C. and Correction deed. Sub. to mort. April 14. nom

West st, n e s, lot 24 map Wardsville, West Farms, 50x100. Sophia Hagerman to Philipp Geisendorfer. Feb. 15. 1,300

Same property. Samuel M. Purdy to Sophia Hagerman. Q. C. from tax lease and sale. Feb. 14. nom

139th st, n s, 231.6 e Alexander av, 50x100. Virginia Bussell, widow, to Mary J. Deeves. Sub. to mort. \$5,800 and assessm'ts. February 8. 7,000

146th st, s s, 200 w St. Anns av, 25x100. Lewis B. Brown to Martin Clayton. Jan. 9. 1,850

150th st, s e cor Walton av, runs east 26.7 x south 100 x west 10.7 to av, x north 101.3. Catharine E. wife of Hector Sinclair to George W. Ridgley. Feb. 10. 7,500

159th st, s w s, 375 s e Courtlandt av, 25x100. Release mort. Julia M. Budlong, extr. William Menck to Elizabeth J. Von Minden, Chappaqua, N. Y. Feb. 8. nom

Same property. Release mort. Morris M., Hat-tie B. and Helen E. Badlong to same. February 8. nom

Same property. Release mort. Morris M. Bud-long to same. Feb. 8. nom

Same property. Elizabeth J. Von Minden, Chappaqua, N. Y., to Mary A. Tait. February 8. 2,050

Bathgate av, e s, 216.8 n 173d st, 16.8x120. John A. Knox and Newbury D. Lawton, New Rochelle, N. Y., to John V. Bennett and Clara A. his wife. Mort. \$2,500. Feb. 9. 4,250

Eagle av, w s, lots 11 and 12 map property occupied by the Ursuline Convent, 50x103 48x50 x113.04. Moise Geismann to Christian Vorn-dron. Dec. 17. 2,300

Eagle av, w s, lot 6 map of property of Ursu-line Convent, 25x99 4x25x97.

Eagle av, w s, lot 7 same map, 25x101.7x25x 99.4.

Eagle av, w s, lot 10 same map, 25x108.6x25x 1'6 3

Ferdinand Hecht to Conrad Tisch and Catherine his wife. Mort. \$1,694. Feb. 15. 3,700

Inwood av, w s, 73 n from an angle in said av and being part of lot No. 357 map Inwood, Morrisania, runs northwest 272 to Cromwells Brook, x south — x southeast 230 to Inwood av, x northeast 50 x northwest 100 x north-east 50 x southeast 100 to an angle in said In-wood av, opposite Gerard av, x north 73 to beginning. Foeclos. Frederick P. Forster to Julia A. Stebbins. Dec. 31. 1,500

Inwood av, e s, lot 330 map Inwood, towns of Morrisania and West Farms, 25x112.6. Thomas Curran to John Kleiner and Rosa his wife. Feb. 13. 500

Robbins av, n e cor 150th st, 5'x105. Elizabeth Seiler, widow, to Sophia Bolte. Except sta-bles erected on premises. Jan. 21. 2,800

Sherman av, centre line, at intersection with partition line bet lands of Gerard W. Morris and Mary N. Morris, runs east 71 to Spuyten Duyvil & Port Morris Railroad Co., x south-west 65 to centre line av, x north 50, contains 37-1,000 of 1 acre. Elizabeth B. Barretto, widow, to Cornelius Vanderbilt. Q. C. Jan. 12. nom

Stebbins av, e s, 128 71 n Westchester av, 150x 80. Caroline Yost to Abraham Yost. Mort. \$500. Nov. 3. 1,500

Tremont av, s e cor Buckhout st, runs north-west — to land of Thomas W. Ludlow, x south — to land of L. G. Morris, x — to av, x northwest — to beginning. Jacob F. Paulsen to Martin Walter. Q. C. Feb. 4. nom

Tinton av, s e s, 75 n e 145th st, 25x100. John M. Leins to Henry Ruck. Feb. 13. 800

Vanderbilt av, e s, 108 s 176th st, runs east 100 x south 10 x east 50 x south 148 x west 150 to av, x north 158. John J. Brady to J. C. Julius Langbein. Mort. \$5,000. Feb. 14. 11,000

Vanderbilt av, e s, 100 s 180th st, 50x150. John Clafin, exr. Horace B. Clafin, to Stephen Larkin. Aug. 10. 1,400

Vanderbilt av, e s, 300 s 180th st, 25x150. Same to Mrs. Maria Larkin, widow, Tremont, N. Y. Aug. 10. 2,700

Westchester av, north cor Tiffany st, runs northeast 88 x northwest 74.7 x north 66.9 to 165th st, x west 25.6 to Tiffany st, x south 176.3.

Westchester av, west cor Fox st, runs south-west 55 x northwest 37.4 x north 47.9 to 165th st, x east 70 to Fox st, x south 53.

Lyman Tiffany to Hannah Levi. Jan. 3. 2,800

Walton av, w s, 56.22 n 150th st, 18x90. Anna T. Dale wife of and James S. to Caroline Ridgley. Mort. \$5,000. Feb. 10. 8,000

3d av, n w s, 82 s w 148th st, 32x67x32x81; also,

3d av, n w s, 114 s w 148th st, runs southwest 2 x northwest 36 x west 27 x northeast 4.6 x southeast 67 to beginning.

Cancellation of contract. Eliza M. Smith to Christian Ehman. Feb. 6. nom

Fordham Landing road, n e cor Sedgwick av, runs along av 1,125.3x601.9x248x957 2x464.8x 299.1x80x555.5. Samuel L. M. Barlow, Glen Cove, L. I., to Thomas B. Hidden. Feb. 13. 120,000

Spuyten Duyvil parkway, w s, 200 s Northern terrace, runs south 94 x northwest 71 x east 62 to beginning.

Interior lot, begins 200 s Northern terrace and 250 e Park av, runs south 138 to Spuyten Dnyvil parkway, x south 16 x northwest 150 x east 12.6 to beginning.

Albert E. Putnam and Margaret E. his wife to Patrick Kane and Sarah his wife. Octo-ber 28. 420

Williamsbridge road, s w cor Madison av, 50.7 x115x50x108. Samuel M. Purdy, guard. Thomas Sheridan, to George W. O'Connor and Jennie his wife, joint tenants. Feb. 1. 5,600

Lots 201 and 202 map property at Woodlawn Heights belonging to Edward K. Williard, 40x100.

3d av, s s, bet 2d and 3d sts, lots 203 and 204 same map, 40x100.

William B. Hodgson, Brooklyn, to Sarah L. Hodgson his wife. B. & S. Feb. 13. nom

LEASEHOLD CONVEYANCES.

Goerck st, No. 36, e s, 100 s Delancay, 25x100, three-story frame tenem't and five-story brick tenem't on rear. Esther Willett to Benjamin Andrews. Mort. \$2,357, taxes, &c. Sub. to 21 years lease. Feb. 1. 5,500

Prince st, No. 106. Assign. lease. Charles Anthes to August Buse. nom
 Southern Boulevard, s s, 140 w Lincoln av, 20x 80. Assign. lease. Henry W. Mitchell to William H. Stillwell. val. consid
 Suffolk st, e s, 175 s Houston st, 25x100. Assign. lease. John Ritter to Conrad Witt. 16,350
 Washington st, n w cor Little 12th st, 103 3x100. Assign. lease. James Carr to Charles U. Wing. 13,000
 14th st, n s, 191 w Av A, 25x103.3. Assign. lease. Charles Young, exr. Andrew Schlarb, to Charles Schlarb. nom
 46th st, Nos. 237 and 239, n s, 200 e 8th av, 50x 100.5, two four-story brick stores and tenements and two four-story brick tenements on rear. Foreclos. Leasehold. Henry Bischoff, Jr., to Jane Kiesshauer. Feb 13. 12,2 0
 49th st, n s, 417 w 5th av, 22x100.5. Assign. lease. John Hoey to Joaquin del Calvo. nom
 Lenox av, n e cor 125th st, runs north 75 x east 60 x north 25 x east 25 x south 100 to st, x west 57. Assign. lease. Arthur McKeon to Patrick F. McKeon and Hugh Ferrigan. 10,000
 3d av, w s, 25 5 n 46th st, 25x100. Harriet R. McKim to William Wiswell. 21 years, from May 1, 1888, per year. 850
 3d av, n w cor 46th st, 25 5x100. Same to same. 21 years, from May 1, 1888, per year. 1,050
 3d av, w s, 50 5 n 46th st, 25x100. Same to same. 21 years, from May 1, 1888, per year. 850
 5th av, Nos. 322-334. Surrender lease. Lorenz Reich and William F. Cochran, of L. Reich, to Lorenz Reich. nom
 Same property. Assign. lease. Lorenz Reich to William F. Cochran. 275,000
 5th av, No. 432. Assign. lease. Rudolph M. Haan to Sigismund B. Wortmann. val. consid
 6th av, n w cor 28th st. Assign. lease. John L. Jackson to Ida Jackson. 50

KINGS COUNTY.

FEBRUARY 9, 10, 11, 13, 14, 15.

Butler st, n s, 175 e Hoyt st, 25x100. Rebecca M. and George H. Meyer, heirs Mary A. Meyer, to Jennie Norton and Bessie Mullen. Mort. \$500. 81,900
 Butler st, s s, 169 10 e Bedford av, 20x127.9. Edwin F. Howell to Morgan Irving. 900
 Clifton pl, n s, 200 w Nostrand av, runs north 100 x west 50 x south 25 x east 21 x south 75 to pl, x east 29. J. Graham Glover to Phebe Lewis. 1/2 part. Sub. to mort. nom
 Cooper st, s e cor Evergreen av, 20x100. Marx May to John Doscher. Mort. \$500. 1,000
 Cooper st or av, e s, 225 n Central av, 25x100. George T. Curnow to Edward Murray and Mary his wife, joint tenants. Mort. \$1,875. 1,475
 Church or 9th st, s s, 106 6 w Hicks st, 25x100. John Byrnes to Patrick Galvin and Elizabeth his wife. 1,000
 Covert st, e s, 75 s Bushwick formerly Evergreen av, 125x100. James B. Keyes to Stephen Burkard. Mort. \$3,000. 6,500
 Same property. Foreclos. John E. Barnes to James B. Keyes. 4,050
 Carroll st, n s, 25 2 e 7th av, 20x100, h & l. John Magilligan to Emma E. wife Isaac L. Allen. Mort. \$8,000, &c. 41,750
 Degraw st, s s, 225 w Smith st, 25x100, h & l. Benjamin H. Clark, New York, to Mary J. Kissick, New York. Mort. \$8,100, taxes 1887. 11,100
 Degraw st, s s, 250 e Utica av, 78.11x167.1x112.6 x162.9. Jacob Cole to James Lane. Q. C. nom
 Same property. George A. Powers, exr. Mary D. Powers, to same. nom
 Degraw st, s s, 250 e Utica av, 86 1x131.2x112 6 x127.9. Henry W. Brown to James Lane. 1,600
 Devoe st, s s, 40 e Humboldt st, 20x75. Charles Albrecht to Ernest J. Eisemann. consid. omitted
 Douglass st, n s, 32 2 e Washington av, runs north 94 11 x east 33 4 x south 94.11 to st, x west 33 4. }
 Douglass st, n s, 82 2 e Washington av, 16.8x 131. }
 Mary E. wife of Levi Fowler to William J. Wiedersum and Louis C. Muller. 13,500
 Duffield st, e s, 85 n Willoughby st, 20x80. William J. McLaughlin to Eliza A. Gallagher. C. A. G. nom
 Same property. Eliza A. Gallagher to William J. McLaughlin and Maggie his wife, tenants by entirety. C. A. G. nom
 Eagle st, n s, 200 e Manhattan av, 25x100, h s & l s. Mary Carr, New York, to Andrew Ciecielski. 2,8 0
 Eldert st, w s, 220 n Bushwick av, 20x100. Partition. Donald F. Ayres to Henry C. Bauer. 450
 Ewen st, w s, 125 n Withers st, 25x—x59.9 x100.
 Withers st, s s, 100 e Ewen st, 50x100.
 Withers st, s s, 200 e Ewen st, runs south 200 to Jackson st, x east 25 x north 192.9 to farm line, x northwest to Withers st, x west 18.
 Andrew J. Onderdonk et al., exrs. Horatio G. Onderdonk, to Maria O. Simms. Release mort., &c. nom
 Erasmus st, s s, part of parcel 14 map of property of G. L. Martense, Flatbush, runs south 275.6 x west 49.11 x north 175.11 x east 26 x north 100 to Erasmus st, x east 23.11. Foreclos. Freeman Clarkson to Adam Balzer, Jr. 2,2 50
 Same property. Adam Balzer, Jr., to Henry Balzer. 1/2 part. 1,125
 Essex st, w s, 73 6 n George R. Cozine's land, 25x94.1x25x93.11. Samuel Sullivan to Thomas Walker. 700
 Fort Greene pl, e s, 387.7 s De Kalb av, 20x100, h

& l. Stephen M. Griswold to Sarah A. wife of Andrew Miller. 9,000
 Fulton st, s w s, 73.8 s e St. Felix st, runs southeast 19.1 x southwest 63.4 x south 10.2 to Lafayette av, x west 17 x north 18 8 x west 0.3 x northeast 67.2, h & l. Charles N. Peed to Henry Morrison. Mort. \$8,000. 16,000
 Fulton st, s s, 45 e Hoyt st, 22 6x71. Sarah E. wife of John E. Murray to Margaret W. wife of James Cassidy. 32,000
 Fulton st, s s, 200 e Stone av, 50x200 to Herkimer st. James W. Stewart to Thomas Donohue. Mort. \$8,000. 6,200
 Fulton st, n s, 160.11 w Bedford av. Permission to use east wall. Charles M. Marsh to Albert Wilkinson. Confirmation of agreement; also assignment of same by A. Wilkinson to William T. Scott. nom
 Grant st, s s, 175 3 w Lawrence st, 75x112.11, Flatbush. Foreclos. John A. Lott, Jr., to John Z. Lott. 2,600
 Hall st, w s, 344 n Myrtle av, 16x100. Hermann Schwerin to Sarah K. Rogers. C. A. G. 200
 Same property. Sarah K. Rogers to Nathan Kaplan. C. A. G. Mort. \$3,400. 3,100
 Halsey st, n s, 141.8 e Lewis av, 33.4x100, h & l. William Crockett and Maggie wife of Asael J. Wells to William G. Thomas, Norwalk, Conn. Mort. \$11,000. 20,000
 Halsey st, No. 376, s s, 480 e Throop av, 20x100. William Moses to Joseph F. Ellery. 5,500
 Halsey st, n s, 323 e Lewis av, 68x100, h s & l. Joseph P. Puels to Franc E. Andrews. Q. C. All liens. nom
 Halsey st, No. 473, n s, 357 e Lewis av, 17x100, h & l. Franc E. wife of William Andrews to Sarah W. Vail, Brooklyn, and Isabella P. Runyon, New Market, N. J. M. \$4,750. 7,750
 Halsey st, n s, 350 e Bedford av, 20x100. Ellie Adriance, an heir Eleanor C. Franklin, to Benjamin Franklin. B. & S. 1/2 part. nom
 Same property. Eugene B. Franklin, an heir as above, to same. B. & S. 1/2 part. —
 Hart st, n s, 125 w Tompkins av, 25x100. Caroline Dotten to Frances L. Hocking. 2,400
 Henry st, n s, 200 w Poplar st, 50x125 (?). }
 Henry st, n s, 175 w Poplar st, 25x125, Flat- }
 bush. }
 George F. Taylor to William P. Bainbridge. Q. C. 125
 Herkimer st, n s, 271 e Nostrand av, 20x100, h & l. Sarah A. wife of Andrew Miller to Stephen M. Griswold. Mort. \$7,500. 13,000
 Herkimer st, n s, 4 0 w Schenectady av, 25x 100. George C. McKesson to Clarence B. Smith. 1,500
 Heyward st, s s, 389 1 w Bedford av, 19x71x19 7 x75 9, h & l. Sarah E. Holcomb to Mary E. Holcomb, Millstone, N. J. Correction dect. Q. C. nom
 Same property. Mary E. Holcomb and Lucilla A. Holcomb to Ashel F. Mitchell. Mort. \$1,000. 2,250
 Hooper st, n s, 200 w Harrison av, 18.9x100, h & l. Jessie K. Brainerd to W. H. Lawrence, Cleveland, Ohio. 7,500
 Humboldt st, e s, 103 s Meeker av, 23x100x24x 100. Felix W. Doyle to John Hynes and Bridget his wife. 2,300
 Java st, n s, 200 w Manhattan av, 25x100. George W. Coleman and Eliza A. Chichester, widow and heir William P. Coleman, to Lydia wife of Hilliard Low. Q. C. 900
 Same property. Release dower. Eliza Coleman, widow, to Lydia wife of Hilliard Low. 450
 Jay st, s w cor Franklin pl, 16.9x49.9, h & l. Jacob Jungmann to Samuel Goldstein. val. consid
 Jefferson st, n s, 181.5 w Evergreen av, 22x100, h & l. Elizabeth Maupai to William F. Worn. Mort. \$1,800. 4,500
 Jewel st, n w cor Nassau av, 125x100. George W. Palmer to Charles H. Palmer, Riverhead, L. I. 1/2 part. Sub. to mort. \$19,760. 11,650
 Johnsons lane, Gravesend. Parcel 15 1/2 acres. James S. Voorhies to David F. Manning. B. & S. nom
 Same property. David F. Manning to Elizabeth L. wife of James S. Voorhies. B. & S. nom
 Kosciusko st, n w s, 91 s w Bushwick av, 25.3x 93.9. Thos. H. Harper to James Winship. Q. C. 900
 Kosciusko st, n w s, 91 s w Bushwick av, 0 6x 98 9. Mary L. Plass, formerly Davis, to The Board of Education. Q. C. nom
 Kossuth pl, s e s, 100 n e Broadway, 40x100. John E. Wade to Anna M. Dippel. Mort. \$3,000. 5,800
 Lawrence st, w s, 152 s Willoughby st, 21x100, h & l. Sarah H. wife of John H. Ackerman to Rosa wife of Abraham Abraham. Mort. \$9,000. 15,000
 Leonard st, w s, 100 s Johnson av, 25x100. Ellen Martin, widow, to Margaret A. Neill. 1/2 part. B. & S. and C. A. G. 10
 Linwood st, w s, 95 n Atlantic av, 25x100. Edward McCartin to Patrick D. Connell. 500
 Macon st, n s, 200 w Reid av, runs north 200 to Halsey st, x west 25 x south 100 x west 25 x south 100 to Macon st, x east 50, h s & l. Sarah J. Wells to Thomas J. Tilney. Mort. \$8,500. nom
 Macon st, s s, 39 e Sumner av, 18.6x100, h & l. William or Wilhelm Zang to Deborah H. wife of Ferdinand Young. Mort. \$4,000. 8,000
 McKibben st, s s, 98.6 w Ewen st, 72x200 to Seigel late Marshall st. Joseph Greiner, one of mortgagees in certain mort., to St. Louis' Church. Q. C. All title in mort. 1,200
 McDonough st, s s, 82 6 w Throop av, 80x100. Louis F. Seitz, New York, to John Fraser. Mort. \$6,000. 12,000
 Monitor st, e s, 120 n Nassau av, 40x100. James

D. Lynch, New York, to Kate wife of Patrick Horan. Correction dect. B. & S. n m
 Montgomery st, s w s, 265 n w 9th av, 20x100. George W. Chauncey, exr. David M. Chauncey, to Eugene S. Mower. 3,750
 Meserole st, s s, 175 w Bushwick av, 25x100, h & l. John Schnappauf or Schnappauf to Edward Schuster. Mort. \$2,000. 5,200
 Monroe st, n s, 300 e Reid av, 15x100. Alletta A. Duryea to Sarah J. wife of Wharton W. Watson. Mort. \$1,500. 4,000
 Monroe st, n s, 173 w Reid av, 65.6x100. }
 Gates av, s s, 150 w Reid av, 62.6x100. }
 Abbie M. Shotwell, widow, to Nicholas C. Garretson, New Jersey. 11,500
 Monroe st, n s, 150 w Reid av, 23x100. }
 Monroe st, n s, 238.6 w Reid av, 35 6x100. }
 Gates av, s s, 212.6 w Reid av, 62.6x100. }
 Abbie M. Shotwell, widow, to Rufus Park, New York. 11,500
 Myrtle st, s w cor Evergreen av, 50x95, h s & l. Frederick F. Eden to Maria Ahrens wife of Henry. 7,900
 Mill or Garnet st, n s, 67.2 w Hamilton av, runs west 20 x north 20 x northeast 48.4 to Hamilton av, x southeast 20 10 x southwest 38.1 x south —. William H. Beard et al., exrs. and trustees of William Beard, to James F. Wallace. 750
 Nassau st, e s, 835 n 2d st, 25x150. George Beach to James J. Doyle and Margaret C. his wife. 2,617
 Newton st, n s, lots 16 to 19 and 29 to 33 incl. map J. T. Runcie property, Bushwick. }
 Leonard st, s w cor New-n st, lot 43 same map. }
 45th st, n s, 300 e 5th av, 200x100.2. }
 Brooklyn & Jamaica pike, 100 lots in Cypress Hills Cemetery. }
 Frank Yoron to Clara wife of Benjamin P. Fairchild. Q. C. nom
 Olive st, e s, 31 s Powers st, 26.7x64.5x19.1x 72 5. Mary Byron to Mathias Paulus. 2,750
 Osborn st or William av, w s, 175 s of temporary st n of Blake av, lot 141 G. S. Thatford property, 25x100. Thomas R. Sigley to Charles H. Gregg. 1,500
 Pacific st, n s, abt 120 e of old Clove road, runs west along st 4 10 x north 17.2 x south to beginning, being a gore in old Laura st. Samuel Drake, San Francisco, to Emma E. wife of William A. Williams, Scarborough, Mass. Q. C. All title. nom
 Pacific st, s s, 455 e Utica av, 120x107. Edward T. Schenck to Isaac Halstead. Q. C. 100
 Penn st, s e s, 154 s w Bedford av, 16x100, h & l. Lonny wife of Charles Schroeder to William O. Sumner. 3,400
 Pulaski st, n s, 160 e Stuyvesant av, 20x100, h & l. William R. Beeston and Frederick Pentlarge to Rachel wife of Leon Hirsh. Mort. \$2,000. 3,500
 Pleasant pl, w s, 96 s Herkimer st, 16x97.6. J. William Greenwood to Joseph M. Greenwood. Mort. \$6,000. 2,000
 Powers st, s s, 57 w Humboldt st, 18x33, h & l. Frank Duffrin to Philipp Liebing. Mort. \$1,000. val. consid
 President st, n s, 80 w 7th av, 12.6x100. Cevendra B. Sheldon to William B. Martin and Patrick J. Lee. 1,100
 President st, s s, 296.2 e 7th av, 20.10x100, h & l. Sarah W. wife of Charles F. Burckett to Loretta C. wife of John H. Hodgson. Mort. \$6,000. exch
 President st, n s, 100 w Franklin av, 75x131. George W. Frau to Benjamin Chamberlain. 1,200
 Prospect pl, n s, 215 w Franklin av, runs north 63 9 to centre Clason av, x north again along same 60.3 x south 118 6 to Prospect pl, x east 25, h & l. Peter Binny to William I. Morgan. 1,200
 Prospect pl late Warren st, s s, 174.4 e Franklin av, runs southeast 116.7 x southeast 100 x northeast 255 x northwest 36 11 to Warren st, x west 152. William J. Bes to Frederic Eill, Groton, Conn. 7,250
 Park pl late Baltic st, n s, 282 e Utica av, 21x 127.9. William Bryan to Edward Egolf. Sub. to taxes and sales for same. 1876. 600
 Same property. Edward Egolf to Daniel P. Darling. Tax s, assessm'ts, &c., 1877. 300
 Quincy st, s s, 175 e Tompkins av, 50x100. Isabella S. Grace to Alonzo E. De Baun. Q. C. nom
 Quincy st, s s, 180 w Patchen av, 40x100. Robert L. Moores to William H. H. Glover. Q. C. and confirmation dect. nom
 Richardson st, s s, 550 w Kingsland av, runs south 75 x west 22.4 x northwest 80.6 to st, x east 51.7. Jeremiah V. Meserole to Peter Wagman. 490
 Ralph st, s s, 500 w Central av, 50x100. Release mort. Benjamin Collins, trustee, &c., to Charlotte A. Hopkins, formerly Fay. nom
 Ralph st, s s, 210 w St. Nicholas av, 20x100. James D. Lynch, New York, to Peter Fiebigger. Sub. to taxes, &c. 400
 Russell st, e s, 85.8 n Meeker av, 25x64.1x—x 49.7, h & l. Patrick O'Brien to Hildo C. Yeoman. 1,750
 Starr st, s s, 125 w Knickerbocker av, 25x100. Robert Merchant to Henry F. Koch. Taxes and assessm'ts. if any. 600
 Steuben st, w s, 275 n Park av, 25x100. Everett P. Wheeler, Mary H. and Cornelia B. Smith, individ. and as exrs. and devisees David E. Wheeler, to Timothy Driscoll. Q. C. nom
 Same property. Parmenus Jackson to same. Any taxes or assessm'ts or sales for same. 700
 Stockton st, s s, 124 w Tompkins av, 41x100. Silas B. Coudit to Nathan Kaplan. Mort. \$3,500. 5,000

Stockholm st, n w s, 150 n e Evergreen av, 25x100. Edward Michaelis to Joseph Frisse. 1,100

Stagg st, n s, 30.4 e Waterbury st, 20.5x95.2 to Meadow st, x25x90.1. Josephine wife of Ferdinand Grassmann, formerly Becker, an heir of Katharina Becker, to Katharina Becker. 1/2 part. 1,000

Sumpter st, s s, 350 e Howard av, 25x100. Mary Brown, widow and extrx. of Tobias Brown, to Cornelia A. Smith. B. & S. nom

Scholes st, n s, 100 w Lorimer st, 25x100, h & l. James C. Turner to Anthony Miller. Mort. \$700. 5,500

Van Buren st, s s, 230 e Sumner av, 20x100, h & l. David S. Beasley to Mary A. Boylan. Mort. \$4,000. 8,100

Webster st, n s, 160 e Albany av, 20x100. Flatbush. Elizabeth Taber et al., extrx. Franklin W. Taber, to Ann Knight. 90

Withers st, n s, 25 w Lorimer st, 25x100. Partition. Henry D. Birdsell to Cartright McBride. 1,680

Willoughby st, n s, 107.7 e Jay st, 22.11x100. Atlantic av, s w s, 102 s e Court st, 21.8x73.5x 19.1x73.5. Eliza Ford to Gordan L. Ford. nom

1st pl, s s, 75 w Court st, 25x133.5, h & l. George W. Godward, New York, to Eustace Wilson. B. & S. and C. a. G. Mort. \$9,000. 16,000

East 5th st, w s, 216.9 n Greenwood av, 25x100, Flatbush. Nelson Bronson to Emmogene Bronson. Mort. \$1,500. B. & S. nom

7th st, s s, 195.8 e e 7th av, 19.3x100. Catharine wife of Alexander G. Calder to Dianthe C. Stewart, Jamaica L. I. Mort. \$5,500. 8,500

7th st, s s, 176.5 e 7th av, 19.3x100, h & l. Same to Archibald H. Stewart, Jamaica, L. I. Mort. \$5,500. 8,500

8th st, s s, 156 e 5th av, 19x90, h & l. Benjamin F. Stearns, Reading, Vt., to Theodore Heinrich. Mort. \$3,700. 5,000

15th st, s s, 135.4 e 10th av, 37x85, hs & ls. Anna wife of John Purcell to Eugene Douglas. Mort. \$1,800. 4,681

18th st, n s, 430 e 6th av, 20x100.2, h & l. Isabella L. Dempsey to James Kennedy. 2,050

19th st, s w s, 230 s e 3d av, 20x100. Thomas Parsons to Eliza Parsons, widow, and Charles E. Parsons and Charlotte E. Lundquist, heirs Edward Parsons. nom

29th st, n s, 250 e 5th av, 25x100.2. 39th st, n s, 300 e 8th av, 25x100.2. William Lynch to Margaret Mockler. 2,000

45th st, s w s, 160 s e 6th av, 40x100.2. William R. Spencer to Jane W. Spencer. 400

48th st, n s, 200 e 3d av, 40x100.2. Sanford A. Taylor to Harvey A. Eames. B. & S. and C. a. G. val. consid

Same property. Harvey A. Eames to Emma L. wife of Sanford A. Taylor. B. & S. and C. a. G. val. consid

52d st, s s, 300 w 5th av, 20x100.2. Ada wife of V. B. W. Bennett to Charles Hartig. Mort. \$1,400. 2,500

53d st, n e s, 140 n w 5th av, 20x100.2. Robert Withcofsky to Alice Drew. B. & S. nom

Same property. Alice Drew to Robert Withcofsky. B. & S. nom

56th st, s w s, 320 n w 3d av, 20x100. Robert Withcofsky to Alice Drew. B. & S. nom

Same property. Alice Drew to Hannah Withcofsky. B. & S. nom

57th st, n e s, 100 s e 13th av, runs northeast 20.2 x southeast to w s Brooklyn and Bath plank road, x south 22.6 to 57th st, x northwest to beginning. The Blythebourne Improvement Co. to Thomas S. Sands. 800

59th st, n s, 180 w 13th av, 20x100.2, Bath Beach. James V. S. Woolley to Mary E. wife of Anthony C. Fowler. 200

61st st, s s, 160 w 11th av, 20x75 to New York, Bay Ridge & Jamaica R. R., Bath Junction. James V. S. Woolley to Nels J. Nelson. 125

66th st, s s, 100 w 12th av, 40x100, Bath Beach. James V. S. Woolley to John Baldauf. 200

67th st, s s, 160 w 11th av, 20x130. James V. S. Woolley, New York, to Adam Wunner. 150

78th st, n e s, 360 n w 4th av, 120x109.4, New Utrecht. James A. Townsend, Elmira, N. Y., to Frank W. Larom, New York. 1,200

Atlantic av, n s, 300.2 e Troy av, 16.8x99, h & l. Sally A. wife of Thomas S. Denike to Edward J. and Ann Gulliford, joint tenants. Mort. \$2,750. 3,000

Atlantic av, n s, 226.6 e Clason av, 27.3x25.8x25 x. City of Brooklyn to Michael Ward. Q. C. nom

Atlantic av, n s, 226.6 e Clason av, 27.3x135.1x 25.6x129.9. Michael Ward to Marks F. Ward. nom

Atlantic av, n s, 25 w Nostrand av, 25x99.1. Elizabeth wife of John Chapman to Frank J. Bennett. 3,700

Atlantic av, s s, 266.8 e Rockaway av, 33.4x100. Patrick J. Lawler to Regina wife of Louis Peters, New York. Mort. \$3,000. 7,000

Bath av, n w cor Bay 13th st, 108.4x100, New Utrecht. Release mort. George E. Nostrand to James Clinch. nom

Bedford av, n w s, 56.6 n e Lorimer st, 27.10x 42.6x24.9x55.5, h & l. John J. Randall and William G. Miller to Maria Geale. Mort. \$1,800. 5,000

Blake av, n s, 20 e Berriman st, 20x90. James D. Lynch, New York, to Wilbert G. Wiedemann. 250

Bushwick av, s w s, 50 n w Duryea st, 16.8x80. Morgiana Holt to Johannah M. Lange, Sea Cliff, L. I. 4,750

Bushwick av, e s, 75 n Stanhope st, 25x102.4x25 x101.11. Ellen wife of Michael T. Wall to Elizabeth wife of Richard Hudson. Mort. \$2,000. 1,000

Bushwick av, s w cor Kosciusko st, 98.9x141.6. James Winship to The Board of Education. 18,000

Clarkson av, n s, 256 w Flatbush av, 50x110, Flatbush. Partition. Wyckoff H. Garrison to Patrick J. Kenedy. Correction deed. nom

Clarkson av, n s, 231 w Flatbush av, 75x230 to Franklin av, Flatbush. Patrick J. Kenedy to Jacob Lind. 5,500

De Kalb av late Chestnut st, e s, 300 n Irving av, 25x100. Partition. Donald F. Ayres to Susan wife of Henry Schlachter. 244

Evergreen av, west cor Grove st, 28x86.3x27.6x 90.3, h & l. Justus Schoenewald to Frederick Steinberg and Wilhelmina G. his wife, joint tenants. Mort. \$4,500. 10,700

Gates av, n s, 40 w Tompkins av, 40x100. Partition. L. A. Fuller to Ellen V. D. Reid. 4,650

Gates av, s s, 19.9 w Irving pl, 19x80. Lucy B. Harding, widow, to Frank G. Wiggin. C. a. G. Mort. \$3,500. 7,500

Gates av, s s, 290 e Throop av, 35x100. Robert Adair to Ann Adair. B. & S. nom

Georgia av, e s, 25 n Bay av, 75x100. Henry Weinrauch and John Schaefer to Martin J. Farley. Mort. \$900. 3,000

Greene av, s e s, 200 n e Knickerbocker av. Party wall agreement. James C. Brower with Crawford and Joseph Monds. nom

Greene av, s e s, 200 n e Knickerbocker av, 100 x100. Crawford and Joseph Monds to John Brodbeck and Johanna Brodbeck his wife, New York, joint tenants. M. \$11,000. 24,000

Greene av, s s, 396.6 w Reid av, 13.6x100. Foreclos. Benjamin J. York to Elenor Doherty. 5,307

Greene av, s s, 378.9 w Reid av, runs south 78.3 x southeast to centre block bet Greene and Lexington avs, x west to point 333.6 e Stuyvesant av, x north 100 to Greene av, x east 17.9. Foreclos. Bernard J. York to Asa W. Parker. 1,800

Greenpoint av, n s, 200 e Provost st, runs north 95 x west abt 37.6 to Meserole farm line, x southeast to Greenpoint av, x east 2.7. James D. Leary, New York, to Jeremiah V. Meserole. nom

Jefferson av, n s, 430 e Bedford av, 20x100. Eliza J. Ball, widow, to Charles H. Ball, Baltimore, Md. Mort. \$6,000. 10,000

Jefferson av, n s, 370 e Bedford av, 20x100. Same to Emma E. Nestell. Mort. \$6,000. 10,000

Jefferson av, n s, 170 e Marcy av, 20x100, h & l. Hermon Phillips to Emma J. Phillips. Mort. \$4,000. val. consid

Same property. Emma J. wife of Frank H. Phillips to Sarah M. Phillips. Mort. \$4,000. val. consid

Kent av, n w cor North 6th st, 50x100. John Stahmann to The Weidmann Cooperage Co. 27,800

Lafayette av, s s, 450 e Lewis av, 85x100. Patrick Concannon to Edward M. Perry. Mort. \$5,500. 7,000

Same property. Edward M. Perry to Margaret Concannon. Mort. \$5,500. 7,000

Lafayette av, n s, 225 e Lewis av, 20x100, h & l. Theodore O. Steenweth to Margaret Cunningham. nom

Same property. Margaret Cunningham to Eliza M. Steenweth. Q. C. nom

Lafayette av, n s, 41.8 e Throop av, 18.8x100. Seth W. Valentine to Anna E. Young. Mort. \$2,000. nom

Lafayette av, s s, 57.4 e Waverley av, 19x51.8, h & l. Mary L. wife of Sanford W. Roe, Cairo, N. Y., to Sophia C. Smith. 6,000

Lexington av, s w cor Patchen av, 100x101, hs & ls. Jane Sale, widow, to William Herron. Mort. \$2,300. 10,500

Lexington av, n s, 216.8 e Reid av, 16.8x100, h & l. Michael Moran to Philip Steichelman. Mort. \$2,000. 4,700

Manhattan av, w s, 65 s Norman av, 30x50, hs & ls. Maria wife of Peter R. Geale to John J. Randall and William G. Miller. Mort. \$2,500. 5,500

Metropolitan av, s s, 565.3 e Bushwick av, 25x 100. Emma J. Doran to Henry and Mary Beilman. 2,550

Myrtle av, s s, 64.6 e Lawrence st, 43x100. John Frances to John E. Murray. 39,000

Myrtle av, n e cor Grand av, 25x100, h & l. Christopher H. Pierce to Edward C. Schaefer. Mort. \$6,000. 15,000

Paige av, n e s, 230 n w Holland st, runs northeast 413 to exterior bulkhead line Newtown Creek, x east 510.1 x southwest 160 to original high water line, x northwest and southwest on irregular line to Paige av, x northwest 12. People State of New York to Empire Refining Co. letters patent

Pennsylvania av, e s, 125 s Fulton av, 25x110. Wolcott H. Pitkin to George D. Pitkin. 1,000

Ralph av, e s, 80 s Madison st, 20x100. Release mort. William H. Welch to James E. Hanley, Valley Stream, L. I. nom

Same property. Release mort. William H. Welch to same. nom

Ralph av, e s, 40 s Madison st, 40x100. James E. Hanley to James Walker, Queens, L. I. Sub. to mort. exch

Reid av, e s, 80 n Lafayette av, 20x20. William H. Reynolds to Nathan Kaplan. 2,425

Saratoga av, e s, 25 n St. Marks av, 152.5x—x 169.10x100. Nathaniel W. Burtis to Henry and Walter E. Parfitt. 2,500

Same property. Julius B. Davenport to Nathaniel W. Burtis. B. & S. 2,000

Stewart av, w s, at centre of block, bet 75th and 76th sts, runs northwest along said centre line 157.4 x southwest 130 to centre of 76th st, x southeast 171.2 to av, x northeast 130.8,

Bay Ridge. Charles D. Bennett to Eudora L. Beunett his wife. 1,400

Stewart av, n w s, 100 s w 75th st, runs northwest 495.3 x northeast 127.6 x southeast 493.9 to av, x southwest 65.4 and 124.1, being 1,792,100 acres. New Utrecht. Eudora L. wife of Charles D. Bennett to Julius W. Chapman. 3,452

St. Marks av, s s, 100 e Howard av, runs south 75 x west 100 to Howard av, x north along av to F. P. Graham's land, x northeast to St. Marks av, x east to beginning. Samuel Giddes or Geddiss to Walter E. and Henry Parfitt. 1,320

St. Marks av, n s, 133.4 w Rockaway av, runs north 75 x east 33.4 x north 52.9 x west 125 x south 127.9 to St. Marks av, x east 91.8, hs & ls. John Bauer to Granville G. Hallett. Mort. \$3,500, taxes, &c. nom

Skillman av, n s, 175 w Ewen st, 25x100, h & l. Patrick Burns to Henry Roth and Leopold Michael. 1,700

St. Marks av, ss, 275 w Rockaway av, 25x127.9 x25x—. Washington Sackmann to Frank G. Holt. 500

Sumner av, n w cor Floyd st, runs west 125 x north 100 x east 25 x south 50 x east 100 to av, x south 50. Ernest A. Weber to Jacob H. Bærnkopf. nom

Same property. Jacob H. Bærnkopf to Anna, Helene, Lucy and Richard Weber. C. a. G. nom

Utica av, e s, 116.8 s Atlantic av, 16.8x83.4. Thomas Quinn to Edward Lynch. 2,000

Utica av, e s, 116.8 s Atlantic av, 16.8x83.4. Adolphus Smedberg, trustee Jane R. Wilkes, to Thomas Quinn. C. a. G. Sub. to taxes, &c. 1,965

Washington av, e s, 108.2 n Gates av, 20x120. Aquila B. England to Jeannie L. Grant and Rosalia wife of Abram H. Dailey. Mort. \$6,500. 14,000

Same property. Rosalia wife of Abram H. Dailey and Jeannie L. Grant to Abram H. Dailey. C. a. G. nom

Willoughby av, n s, 330.6 e Marcy av, 19.6x100. Lizzie S. Disbrow to Arabella M. Disbrow. Mort. \$4,500. nom

Same property. Arabella M. Disbrow to Deborah Skidmore. B. & S. 50

Waverly av, No. 431 1/2, e s, 227.6 n Gates av, 12.1x90, h & l. James H. Thorp to Sallie B. Randall. 3,500

2d av, s e s, 109.4 n e 78th st, 84.6x150x80x150. 78th st, s w s, 290 s e 2d av, 60x218.6 to 79th st, New Utrecht. Clarence A. Thompson, Oswego, N. Y., to James A. Townsend, Elmira, N. Y. 2,500

3d av, w s, 60.2 n 53d st, 20x100. Leffert L. Bergen and Catharine M. Wyckoff to Louis G. Martin. val. consid

4th av, e s, 20 n Dean st, 20x80, h & l. Joseph M. Ellen F. and Charles P. O'Hara to William L. O'Hara. Q. C. nom

6th av, s w cor 65th st, 100.2x100, New Utrecht. Hans G. Boyfen or Boysen to William S. heeljs. Mort. \$1,000. nom

7th av, w s, 20 n President st, 60x80. Cevendra B. Sheldon to William Hardenbrock, Jamaica, L. I. Mort. \$22,500. 45,030

Same property. Release mort. Asa W. Parker to Cevendra B. Sheldon. nom

8th av, s e cor 39th st, 50.2x100. William Lynch to Margaret Mockler. 1,000

10th av, west cor 19th st, 100.2x319 to Prospect Park & Coney Island R. R., x101.1x332.4. Andrew R. Culver to Prospect Park & Coney Island R. R. Co. C. a. G. 6,468

All title in old Reids or Lots lane lying bet s s of Vernon av and centre line bet Vernon and Willoughby avs and west of a line 400 w of Throop av. Thomas I. Atkins to James W. Stewart. Q. C. nom

All the undivided 1/2 of all property of Ambrose C. Kingsland, wheresoever situated. George L. Kingsland et al., exrs. of Ambrose C. Kingsland and trustees of Walter F. Kingsland, dec'd, to Walter F. Kingsland. nom

All real estate either in Kings and Queens Counties or elsewhere of which Martin G. Johnson died seized. Life estate in same. Release dower. Margaret T. Johnson, widow, Jamaica, to Margaret T. Johnson et al., exrs. Martin G. Johnson, dec'd. nom

Coney Island road, s s, 350 e Ocean Parkway, runs south 96.11 to Sheepshead Bay road, x east 55 x north 67.6 x northeast 55 to road, x west 101, Coney Island. Augusta wife of and Edward Hauser to James H. McCormick. 300

Coney Island plank road, s e cor Ocean Parkway, 150x103.11 to Sheepshead Bay road, x 209.11 to Parkway, x137, Coney Island. Augusta wife of Edward Haenser to Ella wife of William Lakeland. 3,500

Interior lot, begins 75 s Ainslie st and 25 e Leonard st, runs south 25 x east 25 x north 25 x west 25. Louis Hutzelman to Abram Cooke. 750

Lot 2 block 6 assessm't map 22d Ward. John C. McGuire, Registrar Arrears, to Leopold Cahn. 583

Lot 4 block 78 assessm't map 24th Ward. Matthias W. Cole, Registrar Arrears, to James E. Watt. 186

Lot 2 block 1161 assessm't map 18th Ward. John C. McGuire, Registrar Arrears, to John H. Van Thun. 43

Lot 7 block 1283 assessm't map 18th Ward. Same to same. 54

Lot 41 block 1136 assessm't map 18th Ward. Same to same. 25

Lot 45 block 1223 assessm't map 18th Ward. Same to same. 22

Lot 10 block 1233 assessm't map 18th Ward. John G. McGuire, Registrar Arrears, to John S. Thomsn. 100
 Lot 13 block 7 assessm't map 7th Ward. Matthias M. Cole, Registrar Arrears, to Timothy Driscoll. 250
 Newtown pike, s s. 102 w Humboldt st, 24x100. John Clark to Ernest J. Eisemann. Mort. \$800. 1,200
 Old Mill Pond or West Branch Newtown Creek, land under water and salt meadow adj G. Duryee, 18th Ward. William Marshall and James M. Waterbury to Henry Hilton. B. & S. 150
 Portion of mortgaged premises lying south of a line 75 from Ainslie st. Release mort. The Williamsburgh Savings Bank to Louis Hutzmann. nom
 Parcel in Gravesend, 12,640 square feet. Jacobus Voorhees to James S. Voorhees. nom
 Parcel of 8 592-1,000 acres on Emmons lane and adj lands of Coney Island Jockey Club, Gravesend. John W. and Bernardus W. Kouwenhoven to the Coney Island Jockey Club. 8,000
 Section 1 C. P. Bogart property. Bay Ridge. Charles D. Bennett to Julius W. Copmann. Q. C. and release. nom
 Shore road, e s, 50 s 2d av, 50x118.3x50x118.4. New Utrecht. Charles C. Bennett to Maltby G. Lane. 1,800
 Shore road, s e cor 2d av, 50x118.4x50x118 5. New Utrecht. Charles C. Bennett to Frank Moss. 2,200
 General assignment. John Harrison to Mirabeau L. Towns. nom
 General release. Corolla H. Criswell to Henry D. Bennet. nom

WESTCHESTER COUNTY, N. Y.

FEBRUARY 1 TO 14—INCLUSIVE.

EASTCHESTER.

Smith, H. Eugene, et al., to Wm. Wilson, Jr., south 3/4 of lot No. 346 on w s 4th av, 75x105. \$9,000
 Malone, Margaret, to Harry C. Staats. 1/2 interest in part lot No. 894 on w s 11th av, 25x105. 2,500
 Simon, Catharine, to Catharine Giro, part lot No. 1227 on w s Bronx terrace, 25x100. 150
 McCabe, Mary A., to John Mulvey and ano., lot No. 4 on n w cor of a new stand old White Plains road, at Tuckahoe. 2,500
 Chichester, Rosanna and Jas., to Caroline A. Nutting, lot No. 172 on w s 2d av, 100x105. 4,000
 Perry, Geo. R., to Hugh Miller, lot No. 175 on n s 3d av, 100x113 5 12. 380
 Same to Jas. A. Cunningham, lot No. 171 on n s 5th av, 105 e 5th st, 100x113 5 12. 600
 Graham, Harriet E., to Esther M. Loring, lot No. 851 on e cor 11th av, and Eastchester road. 3,500
 Webb, Henry, to Sarah J. Minor and ano., north 3/8 of lot No. 45 on e s 1st av, 66 1/2 x 105. 1,312
 Farrester, John, to Alfred B. Darling, lot on n w cor White Plains road and land of Thos. Valentie, 7 acres, also lot on s e cor White Plains road and Summit av. 18,000
 Clark, J. S., to Katie Clark, north part lot No. 832 on e s 10th av, 30x105. 1
 Sannerbrei, Cha/, to Andrew Crawford, part lot No. 387 on Railroad av, 30 ft front. 250
 Bard, Wm. H., to Elizabeth H. Sutton, 1/8 interest in lot No. 57 on e s 1st av, 53 1/2 x 105. 650
 May, Michael, to Geo. C. Hoffman, lot No. 984 on w s 13th av, 100x105. 4,000
 Lent, Herbert D., referee, to Jas. L. Willis, lot on e s lands of Jas Russell, at junction with Kingsbridge road, 9 acres. 5,000
 Scheuermann, Elizabeth, to Jacob Scheuermann, lot No. 162 on s w s Mt. Vernon av, adj New Haven R. R., also No. 777 on e s 9th av, 66 1/2 x 105. 1
 Yard, Wilson R., to Annie M. Yard, lot on s w cor of 4th av and 1st st. 1

MAMARONECK.

Spencer, Jas. C., to Jas. C. McKeen, lot No. 104 on map of grantor. 450
 Howell, Cecilia A., to Mary E. Palmer, lot on w s Palmer av, 300 s Weaver st. 400
 Iselin, Adrian, Jr., to Martha T. Hudson, lot on No 111 on e s Woodland av, abt 370 s Main st. 1,448
 Streckton, Lucy L., et al., to Jos. Lambden, gore lot at junction with New Haven R. R. and Harlem River and Port Chester R. R. 650
 Dishrow, Susan W., to Peter Doren, lot on n w s Lafayette st, 100 w Echo av. 1,200
 Kane, Edw., to Frederick Lorenzen, lot on n s North st, adj New Haven R. R. 8,500

NEW ROCHELLE

Lorenzen, Frederick, to Robert Stuars, lot No. 10 and part No. 3 on n w s Oak st, adj New Haven R. R. 1,100
 Lorenzen, Frederick, to Virginia R. Horton, lot on n e s Mechanic st, adj J. New. 2,400
 Lawton, Wm, exr. cf. to Ann Joy, lot No. 22 on w s Warren st, 250 s Union av. 292
 Lawton, Franklin, to John Wackerbarth, lots Nos. 48 and 49 on n s Grove st, at intersection with Av A. 719
 Huntington Lawrence D., et al, exrs. of Henry L. Dean, to Jos. A. M. Kene, lot No. 17 on map of Dean estate on s s of a new st, adj P. R. Underhill. 500
 Santos, Annie M., to Peter F. Seaman, lot No. 105 on s w s Woodland av, 188 s Main st. 1,450
 Stouter, Francis J., exr. of Francis Stouter, to Wm. J. Koch, lot No. 6 on s s Peters road, abt 9 1/2 acres. 2,200

PELHAM.

Horton, Margaret A. and Geo. W., to Elizabeth Horton, lot on n s Elizabeth av, 100 w Main st, at City Island. 1
 Same to Jane A. Horton, lot on n s Elizabeth av, 200 w Main st, at City Island. 1
 Hemingway, Jos., to Janet Hemingway, lots Nos. 16 and 17 on s s Ditmars st on map of King estate. 1

WESTCHESTER.

Mace, Levi H., to Malinda G. Mace, lot on road leading to Westchester village, adj Jos. Griffith. 1
 Mutual Life Ins. Co. to Jas. M. Waterbury, tract on Eastern Boulevard, adj L. Spencer, 119 acres at Throgg's Neck. 83,250
 Briggs, John T., to Mary A. Stuart, lot No. 62 on w s 2d av, 30 n 2d st, 100x100. 1,000
 Glendenning, Robert T., to Edward L. E. Phipps, lot No. 1079 on n s 13th av, 105x114 800
 Moder, Chas., to Hermann T. Banerle, lot No. 688 on 4th av, 25x114. 1

WHITE PLAINS.

Dykman, Henry T., to Emily L. Dykman, lot on s w cor Church st. 1,400
 Harris, M. Frances, to Jonathan Carpenter, lot on e s Orawampum st, adj grantee. 525
 Prophet, John M., et al, exrs. of Ann E. Prophet, to Clara B. Brown, lot on n s Lincoln av, 400 w Broadway. 11,000
 Ferris, Katharine C. and Chas., to Benj Emanuel, lot No. 27 on e s Winchester st on map of Fisher st. 10
 Lyons, Mary F., to Jas. H. Budway, lot on n s Ridge st, adj Charlotte Buckhout. 1,400

YONKERS.

Prime, Alanson J., to Catharine Walsh, lot on n s Mulford st, 300 w Vineyard av. 300
 Wynder, John W., by John H. Ferguson, to Mary E. Stewart, lot No. 7 on n s Carlisle pl, adj Hannah Cunningham. 500
 Gale, Calvin D., to Solomon Kalvin, lots Nos. 236 and 237 on n s Lake av, 150 e Orchard st. 1,100
 Nolan, Michael W., to Mary E. Ellis, lot No. 248 on e s Vineyard av, 349 n Lake av. 1,125
 Flood, Chas., to Solomon Kalvin, lot on n s Yonkers av, 167 w Oak st. 3,900
 Kirkwood, Helen M. and Alex. O., to David Hawley, lot on s s Ashburton av, adj Miriam Devoe. 6,000
 Hawley, David, to Catharine S. Hawley et al., lot on n s Hudson st, 65 e Hawthorne av, 50x 105. 20,000
 Flagg, Charlotte, et al., to Jas. B. Colgate, lot on e s Ashburton pl, 94 s Ashburton av. 1
 Flagg, Howard W., exr. of Levi W. Flagg, to same, same property. 9,000
 Davidson, John, exrs. of, to Wm. H. Archer, lots Nos. 45 and 47 on w s Linden st, 287 n land of Geo. Herriot. 1,400
 McCabe, Geo., to Ed. Baxter, lot No. 11 on e s Cliff st, 250 s Post av. 1
 Prime, Ralph E., to Benj. W. Stilwell, lot on w s Riverdale av, 51 s Washington st. 4,500
 Cadoo, Thos., and others, to Fidelia H. Freethy, lot on s s Ash st, 220 e Oak st. 600
 Agate, Sarah, et al., exrs. of Frederick Agate, to Franz Blatzheim, lots Nos. 49 to 63, inclusive, on w s Buena Vista av, 161 s Prospect st. 16,000
 Barnes, Hiram C., to Alex. Saunders, lot on s w cor Vark st and Clinton pl. 15,500
 Bell, Isaac, et al., to Hiram C. Barnes, 2 lots on s e cor Hawthorne av and Vark st. 8,500

MORTGAGES.

NEW YORK CITY.

FEBRUARY 10, 11, 13, 14, 15, 16.

Askey, John, Astoria, L. I., to Moses P. Prout and ano, exrs. and trustees of Mary E. Ruland, 105th st, n s, 448.10 e 10th av, 33.5x134.10 Feb. 9, 3 years, 5%. \$18,000
 Same to John W. Haaren, 105th st, n s, 415 e 10th av, runs east 66.10 x north 134.10 to point 392.11 e of 10th av, x west 66.10 x south 134.10, Feb. 10, 1 month. 20,000
 Acker, Augustus, Castleton, S. I., to George B. Goldschmidt, 76th st. P. M. Feb. 13, 1 year, 5%. 5,000
 Berkowitz, Henry, to Samuel and Jacob Pfeiffer, Lewis st. P. M. Feb. 16, 3 years. 1,250
 Brandt, Louis and John, to Susan Dyckman, 84th st, s s, 131 e Av B, 21x102.2. Feb. 10, 5 years, 5%. 10,000
 Same to Anthony Wallach, 84th st, s s, 89 e Av B, 84x102.2; Av B, n e cor 83d st, 76.8x 51. Feb. 10, 6 months or sooner. 14,000
 Brandt, Louis and John, to Antony Wallach, 83d st, s s, centre line 98 e Av B, 125x120.7x 126.3x103.5; 83d st, centre line n s, 81 e Av B, 17x123.2. Jan. 1, 3 years, 5%. 18,000
 Black, Joseph R., to Helen D. Burnett, Astoria, N. Y. 4th st, No. 357, n s, 99 11 e 9th av, 20.1x97.6x20.3x97.8. Feb. 15, 3 years, 5%. 4,500
 Fusch, Julia, widow, to THE UNION DIME SAVING INST. Broome st, n s, 220 e Hudson st, 22.6x84.3. Feb. 16, due May 1, 1889, 5%. 10,000
 Barnard, Mary A., wife of and Alfred, to Alexander Brown, Philadelphia, Pa. Bowery, No. 112, w s, 106 s Grand st, 24.7x100x24.8x 100. Feb. 1, due April 25, 1892, 5%. 5,000
 Beer, Louis, to Bernard and Bertha Veit, exrs. and trustees Felix Veit, 11th st, No. 231, n s, 227 w 2d av, 55.6x100. Feb. 9, 5 years or sooner, 5%. 16,000
 Boylan, Terence C., to Maria and Catharine Mallan, 10th av, s w cor 33d st, 19.7x54.9x 19.7x54.7. Feb. 1, due June 1, 1889. 1,000
 Brown, George, Brooklyn, to William Moores,

82d st, n s, 290 w 8th av, 3 lots, each 20x102.2. Sub. to morts. \$21,000 each. 3 morts, each \$6,600. These and following morts. secure debts of James J. Spaulding. Feb. 1, 1 year. 19,800
 Same to same. 82d st, n s, 175 w 8th av, 4 lots, each 23x102.2. Sub. to morts. \$24,000 each. 4 morts, each \$7,500. Feb. 1, 1 year. 30,360
 Same to same. 82d st, n s, 267 w 8th av, 23x 102.2. Sub. to morts. \$23,000. Feb. 1, 1 year. 7,590
 Same to same. 82d st, n s, 150 w 8th av, 25x 102.2. Sub. to morts. \$27,000. Feb. 1, 1 year. 8,250
 Brown, Ralph D. P., to Joseph O. Brown, trustee. 129th st. July 25, 1883, 5%. See Conveys. 7,000
 Bendheim, Zacharias, to Mayer Kahn, Delancey st. P. M. Feb. 1, 1 year, 5%. 5,000
 Bergman, Michael, to THE UNITED STATES TRUST CO., New York. 6th av, w s, 100.2 n 53d st, 25.2x100. Feb. 13, due Feb. 1, 1891, 4 1/2%. 23,000
 Boite, Sophia, wife of Herman F., to Henry L. School. Robbins av, n e cor 150th st. P. M. Feb. 13, 1887, 4 1/2%. 1,200
 Same to same. 84th st, s s, 152 e Av B, 46x 102.2. Jan. 1, 3 years, 5%. 13,000
 Browning, Jane, Brooklyn, N. Y., to Julius A. Candee and George M. Smith, 9th av, w s, 50.11 s 98th st, 25x74. Feb. 9, 1 year. 2,500
 Same to same. 9th av, w s, 75.11 s 98th st, 25x 74. Feb. 9, 1 year. 2,500
 Black, Joseph R., to Francis E. Hagemeyer, Long Island City, N. Y. 40th st, No. 357, n s, 100 e 9th av, 20.1x97.6x20.3x97.8. Feb. 15, 5 years. 10,000
 Bowes, John J., mortgagee, with Quinton Garrettta, mortgagor. Certificate that 2d assignment made to correct error in 1st assignment, and that only one mortgage is claimed. Feb. 14. nom
 Bouton, S. Frances, wife of Charles A., to Henry H. Bowers, 95th st, n s, 150 w 9th av, 17x100.8. Sub. to mort. \$12,500. Jan. 13, due Jan. 9, 1889. 3,000
 Cohen, Bernard, and Woolf Endel to THE INSTITUTION FOR THE SAVINGS OF MERCHANTS' CLERKS. 47th st, n s, 150 w 8th av, 50x100.5. Feb. 7, due Feb. 15, 1891, 4 1/2%. 30,000
 Cohen, Minna, to Louis Cohen, Greenwich av, No. 33, w s, 107.4 n West 10th st, 21.8x84.8 in two courses, x21.2x89.2 in two courses. Feb. 14, 3 years, 5%. 1,000
 Cohen, Minna, widow, to George W. Cohen. Same property. Feb. 13, 3 years, 5%. 3,000
 Colcord, Samuel, to Howard W. Coates and ano., exrs. and trustees George H. Peck, 81st st, s s, 200 w 9th av, 18x102.2. Feb. 9, due Feb. 10, 1891, 5%. 20,000
 Clifford, James, to THE FARMERS' LOAN AND TRUST CO. Henry st, No. 297, n s, 100 e Scammel st, 24x77.3x24x77.7. Feb. 16, due Feb. 1, 1890, 5%. 4,000
 Cornehlisen, Christian, to Christian Cornehlisen, Jr. 79th st, s s, 130 e Lexington av, 20x102.2. Feb. 15, due Feb. 15, 1891, or sooner, 5%. 6,500
 Downey, Charles, to Samuel Weil. Av C, Nos. 171 and 173, w s, 47.4 s 11th st, 47.4x83. Sub. to mort. \$14,000. Feb. 16, due Oct. 16, 1888, or sooner. 6,418
 Same to Pierre J. Smith, exr. Benjamin D. Smith, dec'd. Same property. Feb. 15, 1 year or sooner. 14,000
 Dart, Agnes L., wife of Henry C., to George G. De Witt, Jr. 64th st, s s, 212.6 w 3d av, 20.10 x100.5. Feb. 16, 3 years, 5%. 3,700
 Daulton, Margaret M., wife of and Peter, to THE EMIGRANT INDUST. SAVINGS BANK. 25th st, n s, 228 w 7th av, 21x98.9. Feb. 16, 1 year. 6,000
 Duffie, Cornelius R., to THE MUTUAL LIFE INS. CO. Lexington av, e s, 74.1 n 35th st, 24.8x 125. Feb. 16, 1 year, 5%. 2,000
 Dennerlein, John, to Elba A. and Gertrude L. Maring, extr. Susan A. Maring, Washington av, s w cor 185th st, 100.5x87.6x100x 96.6. Feb. 8, 1 year. 2,000
 Dennerlein, Julia, to John B. Ryer. Webster av, s w s, part lot 22 map of heirs Rebecca Bassford's property, adj lot 23, 42.2x— to land of Harlem R. R., x32x—. Feb. 8, 3 years. 3,600
 Drescher, Louis, to Samuel M. Purdy et al., exrs. Nicholas W. Phillips. Madison av, w s, 216 s Fitch st, 51x134. Feb. 1, due Feb. 25, 1889. 500
 Dreyfus, Julius, to Catharine G. Livingston, of Clermont, N. Y. 1st av, w s, 30 s 57th st, 28 x75. Feb. 10, due May 1, 1893, 5%. 18,000
 Deeves, Mary J., to Virginia Bussell. 139th st. P. M. Feb. 8, due Aug. 8, 1888, or sooner, 5%. 5,800
 Delaney, John I., to Margaret McCue. Henry st, s s, 163 11 e Clinton st, 23.6x100. Jan. 1, 2 years, 5%. 1,000
 Deutsch, Morris, to Frederick A. O. Schwartz. 58th st, n s, 256 e 2d av, 23.6x100.5. Feb. 15, 3 years, 5%. 11,000
 Dolan, Luke and Thomas, to Henry De Forest Weekes. 115th st, n s, 73 w 1st av, runs west 27 x north 100.11 x west 25 x north 10.11 x east 55 x south 11.10 x west 3 x south 10.1. Feb. 15, demand. 800
 Engel, Philip J. and Adam, and Elizabeth wife of William Salter, heirs of Adam Engel, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 59th st, n s, 180 w 2d av, 23x100.4. Feb. 14, 1 year. 7,500
 Esmond, Julia A., to Carlos Escalante. 105th st, No. 28, s s, 173.1 e new av bet 8th and 9th avs, 16.8x100.11. Sub. to morts. \$7,500. Feb. 13, due Feb. 15, 1891, or installs., 5%. 2,500
 Everson, William H., to THE DRV DOCK SAT-

INGS INST. 3d av, s e cor 98th st, 25.9x83.9. Feb. 13, due Feb. 15, 1889, 4 1/2 %. 22,500
 Same to same. 3d av, e s, 25.9 x 98th st, 3 lots, each 25x83.9. 3 mortg., each \$16,500. Feb. 13, due Feb. 15, 1889, 4 1/2 %. 49,500
 Same to same. 98th st, s s, 83.9 e 3d av, 26x3x 100.9. Feb. 13, due Feb. 15, 1889, 4 1/2 %. 13,000
 Same to Randolph Guggenheimer and Henry Clausen. 3d av, s e cor 98th st, 100.9x110. Feb. 13, 1 year, 5 %. 42,027
 Fisher, Sydney, to THE DRY DOCK SAVINGS INST. Lewis st, w s, 200 n Rivington st, 4x 100. Feb. 15, 1 year, 4 1/2 %. 13,000
 Flomerfelt, James A., to James A. and Edwin D. Trowbridge, trustees of Amos H. Trowbridge, dec'd. West End av, s e cor 75th st, runs east 41 x south 25.6 x southeast 8.2 x south 7.8 x west 11.5 x north 12.10 x west 36.5 to av, x north 25 to beginning. Feb. 15, 1 year, 4 1/2 %. gold, 10,000
 Fox, John, to THE MUTUAL LIFE INS. CO 50th st. P. M. Feb. 16, 1 year, 5 %. 25,000
 Freudenberg, Mary, wife of Moritz, to John B. thaeuser. 2d av, No. 954. P. M. Feb. 16, 3 years, 4 1/2 %. 8,000
 Goert, Frederick, to THE GERMAN SAVINGS BANK 16th st, No. 638, s s, 26 1/2 w Av C, 25x 103.3. Feb. 14, due Feb. 16, 1889. 9,000
 Goert, George, to same. 16th st, No. 638, s s, 288 w Av C, 25x103.3. Feb. 14, due Feb. 16, 1889. 9,000
 Goldberger, Benjamin, to Benjamin Gross. Columbia st. P. M. Sub. to mort. \$5,000. Feb. 1, installs. 5,500
 Garreta, Quintin, to Rafael Guastavino. 9th av, n w cor 99th st, 25x100. Sub. to mort. \$18,000. Dec. 14, 1887, due June 14, 1888, or sooner. 3,000
 Gorman, William F., mortgagor, with Henry S. Lawrence, mortgagee. Extension of mortgage at 6 %. Dec. 16. nom
 Grinnell, William M., to Edward H. Landon. 156th st, n s, 161.8 e 11th av or Boulevard, 18.4x100. Feb. 13, 1 year. 3,000
 Glassey, Edward, to Manley A. Raymond. 7th av, w s, 24.9 n 26th st, 24.8x89.5x—x83.11. Feb. 11, 1 year, 5 %. 235
 Graham, Harry, to Henry J. Burchell. 8th av, w s, 25 s 148th st, 3 lots, together 74.11x75. 3 mortg., each \$13,200. Feb. 15, 1 year, 5 1/2 %. 39,600
 Same to same. 8th av, s w cor 148th st, 25x75. Feb. 15, 1 year, 5 1/2 %. 17,000
 Same to same. 148th st, s s, 75 w 8th av, 25x 99.11. Feb. 15, 1 year, 5 1/2 %. 10,308
 Same to same. 148th st, s s, 100 w 8th av, 25x 99.11. Feb. 15, 1 year, 5 1/2 %. 10,250
 Same to Mary J. wife of Henry J. Burchell. 147th st, n s, 100 w 8th av, 25x99.11. Feb. 15, 1 year, 5 1/2 %. 11,250
 Same to same. 147th st, n s, 75 w 8th av, 25x 94.11. Feb. 15, 1 year, 5 1/2 %. 11,250
 Same to same. 8th av, n w cor 147th st, 25x75. Feb. 15, 1 year, 5 1/2 %. 18,000
 Same to same. 8th av, w s, 25 n 147th st, 25x 75. Feb. 15, 1 year, 5 1/2 %. 13,200
 Same to same. 8th av, w s, 50 n 147th st, 25x 75. Feb. 15, 1 year, 5 1/2 %. 13,200
 Same to same. 8th av, w s, 75 n 147th st, 24.11 x75. Feb. 15, 1 year, 5 1/2 %. 13,470
 Same to George C. Currier. 8th av, w s, extends from 147th to 148th st, 199.10x125. Sub. to 12 mortg., total \$157,528. Feb. 15, 3 months. 12 mortg., total 25,500
 Same to James King. 8th av, w s, 124.10 n 147th st, 50x75. Sub. to mortg. \$30,200. Feb. 15, due April 15, 1888, or sooner. 2,000
 Guttenberg, Joseph B., to THE EMIGRANT INDUST SAVINGS BANK. 59th st, n s, 130 w 2d av, 25x100.4. Feb. 15, 1 year. 7,500
 Howe, Jacob F., Brooklyn, to Sigmund Cohen. Great Jones st, n s, 100 w Bowery, 22.7x83.11 x22.9x80.5. Feb. 13, due May 14, 1888, 5 %. 200
 Haaren, John W., to Josephine E. Lesster. 8th av, n w cor 153d st. P. M. Jan. 7, due Dec. 16, 1888, or sooner, 5 %. 23,000
 Haigh, William and Hartley, to William C. O'Brien et al. exrs. and trustee Robert W. Dowling. 153d st. P. M. Feb. 15, 1 year or sooner, 5 %. 2,100
 Harrison, Anna M., to Joseph F. Fradley, Brooklyn, N. Y. 140th st, s e cor of a new diagonal street or av laid out by Commissioners of Central Park, runs east 59.6 x south 99.11 x west 101.10 5-8 to said new st or av, x north 108 6 1/2; 139th st, n e cor of a new diagonal st or av laid out by Commissioners of Central Park, 94.3 1/2 x 99.11 x 51.10 5-8 x 108 6 1/2; 139th st, s e cor of a new diagonal st or av laid out by Commissioners of Central Park, 69.9 x 99.11 x 112.1 1/2 x 103.6 1/2. Feb. 14, 5 years or sooner, 5 %. 15,000
 Hawkins, Sally A., and Ella A. Peters to Ferdinand N. Bunker. Spring st. Feb. 11, due Jan. 1, 1891, 5 %. See Conveys. 6,000
 Hoadly, Mary P., wife of and George, to Frank Leslie, widow. 50th st, n s, 155 e Madison av, 45x84.8. Feb. 7, due Feb. 14, 1893, 5 %. 40,000
 Howard, Ora, to Jacob Lawson, Brooklyn. 74th st, s s, 3.6 e West End av. P. M. Jan. 16, 5 years, 4 1/2 %. 16,000
 Same to same. Same property. P. M. 2d mort. Jan. 16, installs, 5 %. 8,500
 Hay, James R., to THE MANHATTAN LIFE INS. CO. Boulevard or Broadway, n w cor 82d st, runs north 204.4 to 83d st, x west 159.9 x south 204.4 to 82d st, x east 157.7. Feb. 15, 1 year, 5 %. 100,000
 Jost, John, mortgagor, with THE BANK FOR SAVINGS, City of New York, mortgagee. Extension of reduced mort. at 4 1/2 % Feb. 15. nom
 Jackman, Patrick C., to James Flanagan. 11th av, s e cor 65th st. P. M. Jan. 20, due July 20, 1889, 5 %. 3,000

Kelly, Annie, to THE FRANKLIN SAVINGS BANK. 62d st, s s, 325 w 9th av, 25x100.5. Feb. 10, due Aug. 1, 1888, 5 %. 15,500
 Kelaher, Ellen L., to John Buesing, Jr. 3d av, formerly Fordham av, es, part lot No. 24 map Morrisania, 25x162. Feb. 11, installs. 2,500
 Klein, Benedict A., to Jonas Weil and Bernhard Mayer. 2d av, n e cor 103d st, runs east 100 x north 100.5 x west 25.5 x south 75 x west 74.7 to av, x south 25.5. Feb. 15, due Mar. 1, 1888. 25,000
 Knauer, Caspar, to Michael Jacob, Brooklyn, N. Y. 1st av. P. M. Feb. 15, 3 yrs, 5 %. 7,500
 Limpert, Caroline, widow, to Louise wife of Gottlieb A. Kunz. 35th st, n s, 250 e 9th av, 16.8x98.9. Feb. 15, 3 years, 5 %. 6,000
 Lotthammer, Charles, to THE GERMANIA LIFE INS. CO. 123d st. P. M. Jan. 30, due Nov. 30, 1894, or installs, 5 %. 7,500
 Lamb, Amelia C., to THE FARMERS' LOAN AND TRUST CO, trustees Abraham Hockley. 10th av, w s, 23.5 s 43d st, 13.6x80. Feb. 9, 3 years, 5 %. 3,500
 Lawrence, Robert B., Flushing, L. I., and Eliza H. his wife to John W. Lawrence, Leonard st, No. 58, s s, 124.9 w Church st, 25x100.6. Feb. 10, due June 1, 1889, 5 %. 1,000
 McCormick, Catharine, widow, and Ellen J. wife of and John J. McCormick to Charles Kinken, Brooklyn. Av C, n w cor 12th st, 26 x83. Feb. 8, 2 years. 2,000
 McEntee, James D., to Charles T. Dotter, Brooklyn. 9th st, s s, 433.4 e 10th av, 16.8 x 100.11. Feb. 10, 3 years, 5 %. 11,000
 Same to Dore Lyon. Same property. Feb. 10, 1 year, 5 %. 3,000
 Maddock, William S., West Orange, N. J., to THE EQUITABLE LIFE ASSUR SOC., U. S. Broadway, No. 55, s w cor Excha ge alley, old dimensions 25.11x193 to New Church st, x 25x—, by recent survey 26.3x200.2 to New Church st, x 26.4x201.5; 10th av, n w cor 60th st, runs west 80 to 11th av, x north 200.10 to 67th st, x east 80 to 10th av, x south 20.10. Feb. 10, due Jan. 1, 1890. 830,000
 McLaughlin, Emily T., wife of Charles E., to Alexander Campfield, Newark, N. J. 26th st, No. 216, s s, 234.6 e 3d av, 25.6x93.9. Feb. 10, 3 years or installs. 3,000
 Same to William H. Harris. Same property. Feb. 10, 3 years, 5 %. 9,000
 Muller, Friedrich, to Joseph Alsheimer. Broome st, N. 256. Lease. Feb. 13, due Feb. 1, 1889, 5 %. 500
 Mahon, Hugh, to Richard Dudgeon. 82d st, s s, 228.9 w 2d av, 25x102.2. Feb. 13, 3 yrs. 1,000
 McHattan, Eliza, widow, to Francis E. Dougherty as trustee. 43d st, n s, 300 e 9th av, 25x 100.5. Feb. 15, 5 years, 5 %. 18,000
 Messerschmidt, Josephine, wife of and Adam, to Charles G. Baumann. Elton av, s w cor 154th st, 23x100. Nov. 1, 1887, due May 1, 1890, 5 %. 1,000
 Molloy, John, and Mary his wife, to John E. Lockwood, Long Island City, N. Y. Inwood st. P. M. Feb. 6, 3 years. 1,900
 Muldoon, Harry, to Jonas Weil and Bernhard Mayer. 1st av, s w cor 93d st, 100.8x100. Av A, s e cor 77th st, 52x93. Building loan. Feb. 15, 1 year or sooner. 55,000
 Same to same. Same property. P. M. Feb. 15, 1 year or sooner, 5 %. 30,000
 Muller, William, to Antoinette C. Baisley. Pleasant av. P. M. Feb. 15, 5 years, 5 %. 5,000
 Merritt, William J., to Francis M. Jencks. West End av, e s, 107 n 75th st, 18x100. Jan. 21, demand. 4,000
 Murray, Margareit A., to Hugh Rose Hill, trustee, &c., Edward Hill, dec'd. 4th av, n w cor 117th st, 25x72. Feb. 16, due Feb. 1, 1891, 5 1/2 %. 17,000
 Same to same. 4th av, w s, 25 n 117th st, 25.5x 72. Feb. 16, due Feb. 1, 1891, 5 1/2 %. 13,000
 Same to same. 117th st, n s, 72 w 4th av, 18x 50.5. Feb. 16, due Feb. 1, 1891, 5 1/2 %. 6,500
 Same to John Hennessy. 4th av, n w cor 117th st, 50.5x90. Sub. to mortg. \$41,016. Feb. 16, demand, 5 %. 319
 Same to Henry Hyman, David Frank and Ferdinand Kurzman. Same property. Feb. 16, 6 months. 1,400
 Same to Richard Cummings, trustee for creditors. Same property. Feb. 16, due June 1, 1888, or sooner. 3,166
 Newman, Jacob M., to Thomas R. A. Hall. 57th st, s s, 10 e 10th av, 33.4x100.5. Feb. 10, installs, 5 %. 3,000
 Same to same. Same property. Feb. 10, installs, 5 %. 3,500
 O'Connor, George W., to Samuel M. Purdy, guard. Thomas Sheridan. Williamsbridge road, s w cor Madison av. P. M. Feb. 1, 5 years or installs. 2,800
 Oppenheimer, Herman, to Theresa Dorner. 85th st. P. M. Feb. 1, 5 years, 5 %. 8,500
 O'Connor, Margaret, wife of John, to John J. Bell, trustee for Bradley & Currier Co. (Lim), and John Bell & Son and Abraham Steers. 136th st, n s, 471 e Southern Boulevard, 25x100. Sub. to mort. \$3,400. Feb. 13, 1 year or sooner. 982
 O'Neill, Patrick F., to Mary J. Olliver, widow. 117th st, n e s, 306.6 s e 1st av, 37.6x100.10. Sub. to mortg. \$4,500. Feb. 16, 1 year. 1,000
 Pfaff, Charles, to Henry Timm. Bond st, No. 37, s w s, 25x109.3x25.5x104.4. Feb. 15, 1 year. 1,600
 Poillon, Richard, to Jeremiah P. Robinson et al., exrs. Jeremiah P. Robinson. Av A, s w cor 119th st, 50.11x75. Sub. to mortg. \$17,000; Cherry st, No. 183, s s, 151 e Market slip, 25x60. Nov. 17, 1887, 2 years. 15,000
 Prior, George B., to the trustees of Columbia

College. 129th st. P. M. Feb. 1, 5 years, or sooner, 5 %. 23,000
 Richey, David, to Augustus F. Holly. 18th st, s s, 106 w 8th av, runs south 77.5 x east 5.2 x south 14.7 x west 74.2 x north 92 to st, x east 69 to beginning. Feb. 13, 6 months. 19,000
 Robert, Charles S., to Walter T. Hart, Lordsburg, N. M. 73d st, n s, 155 w 3d av, 20x 102.2. Feb. 13, 3 years, 5 %. 8,000
 Roome, Charles, George W. Millar and Charles T. McClenachan, trustees of the Consistory of New York City of the Ancient and Accepted Scottish Rite of Masonry for Northern Jurisdiction of the United States, to THE ALBANY SAVINGS BANK, Albany, N. Y. Madison av, s w cor 29th st. P. M. Feb. 14, 5 years, 5 %. 90,000
 Ruff, Charles and August, to THE GERMAN SAVINGS BANK. Madison st, No. 211, n s, 156.8 e Rutgers st, 26.1x100. Feb. 2, 1 yr, 20,000
 Ridgley, George W., to Catharine E. Sinclair. 150th st, s e cor Walton av. P. M. Feb. 10, 3 years, 5 %. 4,500
 Rosenberg, Baer, to Herman B. Scharmann, Brooklyn. Orchard st, No. 127, w s, 19.9x75. Jan. 31, 1 year. 2,000
 Raphael, Samuel, to William Hayes. Lexington av, n e cor 121st st. P. M. Feb. 1, 5 years or sooner, 5 %. 15,000
 Rohrbach, Louisa C., to Antonio Diaz Pina, Santa Cruz, Cal. 2d av. P. M. Feb. 15, 5 years. 3,750
 Reilly, Thomas J., to Thomas O'Reilly. 60th st, No. 348, s s, 100 w 1st av, 20x100.5. Feb. 16, 5 years. 7,000
 Riley, Charles, mortgagor, with THE GERMAN SAVINGS BANK. Agreement apportioning mort. by which \$18,000 is made a lien on property on 60th st, n s, 350 e 10th av, 25x100.5. Feb. 15. 14,500
 Schueler, Anton, and Susannah his wife, to Henry Struckhausen. 78th st, n s, 250 w 1st av; also interior lot, begins at point 100 s of 79th st and 250 w 1st av. P. M. Feb. 16 installs, 5 %. 2,500
 Stillwell, William H., to John J. Nathans. Southern Boulevard, No. 492, s s, 140 w Lincoln av, 20x80. Lease. Feb. 14, notes. 1,300
 Sheridan, John, to Julius Lipman. Washington st, Nos. 787 and 789, e s, 50 n Jane st, 50.3 x90.4x50.2x93.10. Feb. 16, 4 months. 12,000
 Same to same. Same property. Feb. 16, 4 months. 14,500
 Smith, Nora A., wife of and Frank E., to Theodore and William Kilian, of Kilian Brothers. 121st st, n s, 260 w 6th av, 140x100.11. Sub. to mortg. \$118,000. February 15, due April 1, 1888, installs. 28,000
 Smith, Nora A., wife of Frank E., to Jacob D. Butler. 121st st, n s, 200 w 6th av, 200x100.11. Sub. to mortg. \$135,000. Feb. 15, demand. 15,000
 Siessenbyttle, Andrew, and Mary his wife, to George F. A. Jussow. 2d av, n w cor 76th st, 25x100. Feb. 16, due Feb. 1, 1890, 5 %. 700
 Selchow, Elisha G., to Hudson River Building Co. Vernon pl. P. M. Jan. 3, 3 years, 5 %. 1,600
 Salmon, Hamilton H., Brooklyn, N. Y., to John Bigelow et al., exrs and trustees Samuel J. Tilden. 71st st, n s, 607.6 w 8th av, 17.6x102.2. Feb. 14, due Feb. 16, 1893, 5 %. 16,000
 Schenck, Mary Luisa, wife of J. Frederick, to THE BROOKLYN SAVINGS BANK. 56th st, s s, 151 w 5th av, 25x100. Feb. 15, 1 year, 4 1/2 %. 10,000
 Smith, Nora A., wife of and Frank E., to THE METROPOLITAN LIFE INS. CO. 121st st, n s, 360 w Lenox av, 20x100.11. Feb. 14, due May 1, 1893, or installs. 16,750
 Same to same. 121st st, n s, 330 w Lenox av, 20x100.11. Feb. 14, due May 1, 1893, or installs. 17,250
 Same to same. 121st st, n s, 340 w Lenox av, 20x100.11. Feb. 14, due May 1, 1893, or installs. 16,750
 Same to same. 121st st, n s, 320 w Lenox av, 20x100.11. Feb. 14, due May 1, 1893, or installs. 17,250
 Same to same. 121st st, n s, 300 w Lenox av, 20x100.11. Feb. 14, due May 1, 1893, or installs. 16,750
 Same to same. 121st st, n s, 280 w Lenox av, 20x100.11. Feb. 14, due May 1, 1893, or installs. 16,750
 Same to same. 121st st, n s, 260 w Lenox av, 20x100.11. Feb. 14, due May 1, 1893, or installs. 17,250
 Same to same. 121st st, n s, 220 w Lenox av, 20x100.11. Feb. 14, due May 1, 1893, or installs. 16,750
 Same to same. 121st st, n s, 240 w Lenox av, 20x100.11. Feb. 14, due May 1, 1893, or installs. 16,750
 Same to same. 121st st, n s, 200 w Lenox av, 20x100.11. Feb. 14, due May 1, 1893, or installs. 17,250
 Silberstein, Bernhard, to Isaac Goldstein. Madison st, No. 239. P. M. Feb. 15, installs. 1,500
 Smith, Henry W., to Michael Brennan. 64th st, n s, 151 e 10th av, 114x100.5. Sub. to mortg. \$93,400. Feb. 10, due May 1, 1888. 3,036
 Sharkey, Susan M., wife of and Thomas F., to Thomas Mackellar. 107th st, n s, 212 w 4th av, 5 lots, together in size 83x100.11. 5 mortg., each \$1,000. Feb. 2, 6 months. 5,000
 Schneider, Louisa, to Jacob Engel. 105th st, n s, 200 w 3d av, 20x100.11. Dec. 20, 1887, due Jan. 1, 1889, or sooner. 550
 Schnugg, Francis J., to Lambert S. Quackenbush, admr. Israel B. Brice. 75th st, n s, 100 w 1st av, 25x97.2x25.4x98. Feb. 13, 2 years, 5 %. 4,000

Seabury, Robert J., to William H. Doughty. 74th st, n s, 150 e West End av, 20x102.2. Feb. 13, 5 years, 5%. 13,000

Smith, Washington E., to John J. Bannan. Av B, n e cor Irving st. P. M. Feb. 6, due Aug. 9, 1889, or sooner, 5%. 550

Stewart, Walter, to John G. Johnson, Proctor, Vt. 5th av, n e cor 93th st. P. M. Jan. 31, 1 year. 10,000

Stiess, Daniel, to Mary E. Farden. 143d st, n s, 350 w 7th av, 50x99.11. Feb. 13, 2 years, 5%. 2,500

Stiles, Mary A., to John J. Bowes, Passaic, N. J. 86th st, n s, 257 w Av A, 25x100.8. Feb. 4, due Jan. 1, 1889, or sooner. 4,000

The New York, Lake Erie & Western R. R. to James Roosevelt and Charles Steele, trustees. Railroad equipment lease made in pursuance of a car trust agreement, and this instrument, guaranteed by the Delaware & Hudson Canal Co., provides for the payment for certain cars. Other sums and 150,000

Articles of association of the New York Car Trust of 1888, made bet John L. Walsh, Henry H. Cook, Frederick Billings, R. Suydam Grant, John G. McCullough and the New York, Lake Erie and Western R. R. Co. nom

The Washington Building Co., New York, mortgagor, with THE BANK FOR SAVINGS, New York, mortgagees. Extension of mort. Feb. 10. nom

Thornton, John P., to Thomas R. A. and William H. Hall, of William Hall's Sons. 88th st, s s, 82.3 w 4th av, runs south 100.8 x west 61.10 x north 47.1 x west 3.10 x north 53.7 to 88th st, x east 65.8. Jan. 31, due July 1, 1888. 10,000

Same to same. Same property. Jan. 31, due July 1, 1888. 5,700

Thornton, William, to James Saxton. 100th st, n s, 270 w 4th av, 50x100.11. Feb. 15, 1 year. 1,000

Tuayer, Stephen H., Jr., and Anna F. his wife, Yonkers, N. Y., to THE FARMERS' LOAN AND TRUST CO. 102d st, s s, 135 w 3d av, 25x 100.11. Feb. 16, 3 years. Secures debt of mortgagor and Stephen H. Thayer. 11,000

Same to same. 102d st, s s, 100 w 3d av, 25x 100.11. Feb. 16, 3 years. Secures debt of same parties. 11,000

Same to Jane L. wife of Henry Y. Satterlee. 102d st, s s, 200 w 3d av, 25x100.11. Feb. 15, 3 years. Secures debt of same parties. 11,000

Vollmar, Friedrich, mortgagor, with THE BANK FOR SAVINGS, City of New York, mortgagee. Extension of reduced mort. at 4 1/2%. February 15. nom

Vanecek, Wacslav, to Maria E. Besemer. Morse av, n s, 50.1 e Waverly st, 28x100. Feb. 11, 3 years, 5%. 2,000

Van Wagenen, Hubert, to THE FRANKLIN SAVINGS BANK. 70th st, s s, 464.6 w West End av, 20x100.5. Feb. 10, 1 year, 4 1/2%. 8,000

Same to same. 70th st, s s, 443.6 w West End av, 21x100.5. Feb. 10, 1 year, 4 1/2%. 8,000

Same to same. 70th st, s s, 372.6 w West End av, 21x100.5. Feb. 10, 1 year, 4 1/2%. 8,000

Walsh, Robert B., to Morris Littman. 76th st. P. M. Feb. 6, 1 year. 14,000

Whipple, Nelson M., to Henry E. Jones. 95th st, n s, 100 e 9th av, 19.7x-19.2x100.8 1/2. Secures debt of mortgagor and Albert C. Quier. Sub. to mort. \$12,000. Feb. 10, due Feb. 9, 1889. 2,500

White, Webster, and Stephen P. Anderson to THE UNITED STATES LIFE INS. CO., New York. 7th av, es, 25 n 134th st, 37.6x75. Feb. 10, due April 1, 1891, 5%. 25,000

Same to same. 7th av, es, 62.6 n 134th st, 37.5 x75. Feb. 10, due April 1, 1891, 5%. 25,000

Same to same. 7th av, n e cor 134th st, 25x75. Feb. 10, due April 1, 1891, 5%. 35,000

Same to Enoch C. Bell and William C. Boyd. 7th av, No. 2285, e s, 62.6 n 134th st, 37.5x75. Feb. 9, due Aug. 10, 1888. 7,000

Same to same. 7th av, No. 2283, e s, 25 n 134th st, 37.6x75. Feb. 9, due Aug. 10, 1888. 7,000

Same to same. 7th av, No. 2281, n e cor 134th st, 25x75. Feb. 9, due Aug. 10, 1888. 7,000

West, Joseph I., to Joseph B. Hoyt, Stamford, Conn. Park row, No. 122, n s, 197.5 e Duane st, 24.4x107.6x24.6x106.7. Feb. 13, 5 years, 5%. 23,000

Wentworth, Mitchell E., to Stephen G. Bogert and John H. Linsly, trustees of Richard J. Morgan, dec'd. 45th st, No. 10, s s, 192 w 5th av, 16.7x100.5. Feb. 10, due Feb. 15, 1893, 4 1/2%. 16,000

Wolf, Joseph, and Rosetta his wife, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 59th st, n s, 155 w 2d av, 25x100.4. Feb. 15, 1 year. 7,500

Wing, Charles U., to James Carr. Little West 12th st, n w cor Washington st, 100x103.3. Lease. Feb. 15, 2 years or installs. 5%. 8,000

Witt, Conrad, to John Ritter. Suffolk st, e s, 175 s Houston st, 25x100. Lease. Oct. 31, installs. 10,000

White, Isaac, to THE NEW YORK SAVINGS BANK. Rivington st, s s, 50 w Orchard st, 25 x75. Feb. 16, due Dec. 1, 1892, 4 1/2%. 15,000

KINGS COUNTY.

FEBRUARY 9, 10, 11, 13, 14, 15.

Adam, William H., and Arthur W. Sutton to Sarah M. Tredwell. Rockaway av, w s, 225 n Eastern Parkway. 25x100. Feb. 8, 5 yrs. \$1,550

Ahrens, Maria, to Frederick F. Eden. Evergreen av and Myrtle st. P. M. Jan. 19, 5 years, 5%. 5,000

Abraham, Rosa, to Sarah H. Ackerman. Lawrence st. P. M. Feb. 15, 5 years, 5%. 9,000

Bantle, Albert, to Lina Fischer, widow. Diamond st, n s, 2,787.1 e Main st, 50x200, Flatbush. Feb. 14, due Jan. 1, 1891, 5%. 2,500

Bacon, Mary C., an heir Jeremiah Bacon, to Margaret Fryer. York st, s s, lots 11 and 30 map ground bet Jay and Bridge sts and York and Prospect sts, 19x122 to Talman st, x20x122. 1/2 part. Feb. 11, 1 year. 1,000

Balzer, Jr., Adam and Henry, to John A. Vanderveer and ano., exrs. John J. Vanderveer. Erasmus st, s s, part parcel 14 map of property G. L. Martense, Flatbush, runs south 275.6 x west 49.11 x north 175.11 x east 26 x north 100 to st, x east 23.11. Feb. 12, 3 years. 750

Bamman, Martin L., Asbury Park, N. J., to Sophie C. wife of William H. Sneckner. Prospect pl, s s, 154.1 e 6th av, 20.6x100. Feb. 1, 1 year, 5%. 3,000

Burkard, Stephan, to James B. Keyes. Covert st. P. M. Feb. 11, 1 year, 5%. 2,000

Burns, J. Robert, to H. Margaret Dunn. Jay st, w s, 80 s Myrtle av, 20x69. Feb. 14, due Jan. 1, 1890. 500

Baisley, Peter C., to George E. Ward. Rockaway av, centre line, adj land of Culver T. Savage, contains abt 4 acres, Flatlands. Feb. 3, 3 years. 300

Parstow, Mary W. P., wife of Frank D., to Charles Pfizer. Washington av, es, 153 n De Kalb av, 45x200 to Hall st. Feb. 11, 1 year, 5%. 10,000

Bedell, Hiram, to Oliver Duffy. Belmont av, s w cor Watkins st, 50x100. Feb. 9, 1 year or installs. 750

Beilman, Henry, and Mary his wife, to Jacob Zimmer. Metropolitan av. P. M. Feb. 8, due Feb. 1, 1891, 5%. 1,500

Bennett, William J., to Mary Kirchhoff. Brooklyn and Jamaica plank road, s s, 84 11 e Sheffield av, 21.3x81.2x20x79. Feb. 8, 3 years. 1,000

Boemermann, George, to The Williamsburgh Savings Bank. Gates av, n w cor Nostrand av, 56.3x100. Feb. 9, 1 year, 5%. 22,000

Brevoort, Henry L., to Henry H. Adams, Treasurer Kings Co. Brevoort pl, Bedford pl, Bedford av and Atlantic av—the block. Feb. 9, due Feb. 1, 1889, 5%. 65,000

Brown, Isabella, wife of and William, to F. Henry Kretz. 3d av, s e s, 50 n e 17th st, 25x 100. Feb. 7, 3 years, 5%. 4,000

Burckett, Sarah W., to Larietta C. Hodgson. 6th av. P. M. Feb. 7, 1 year or sooner, 4 1/2%. 4,000

Cain, John J., to Edward T. Hunt, exr. and trustee Thomas Hunt. 53d st. P. M. Jan. 31, 1 year, 5%. 756

Carpenter, James O., to Matilda S. Taylor. Herkimer st, n s, 64 e Nostrand av, 16x100. Feb. 9, 5 years, 5%. 5,000

Cassidy, Margaret W., wife of and James, to Sarah E. Murray. Fulton st. P. M. Feb. 9, due Feb. 1, 1893, or installs, 5%. 20,000

Collins, Theresa B., wife of Jeremiah J., to The International Tile Co. Prospect pl, s s, 122.1 w 6th av, 16.5x100. Sub. to mort. Feb. 9, 6 months. 3,000

Counihan, James M., to Peter Bennett. Commerce st, south cor Imlay st, 23x80. Feb. 7, 5 years, 5%. 2,000

Ciesielski, Andrew, and Victoria his wife, to Mary Carr. Eagle st. P. M. Feb. 13, due Feb. 1, 1891, 5%. 1,500

Clayton, Walter F., to Bernard Levino. Greene av, n s, 275 w Stuyvesant av, 25x100. Jan. 5, due Jan. 3, 1889, 5%. 3,300

Clinch, James, to Matilda H. Fischer. Bath av, n w cor Bay 13th st, 100x108.4, New Utrecht. Jan. 1, 3 years, 5%. 2,500

Cullen, Patrick, to George W. T. and Samuel, Jr., Lord and Thomas Varker. North 11th st. P. M. Dec. 14, 1 year. 800

Curran, Jr., Timothy, to Mary A. Knight. Bergen st, s s, 150 w Underhill av, runs south 100 x east 50 x south 31 x west 75 x north 131 to st, x east 25. Feb. 13, 5 years, 5%. 2,000

Chamberlain, Benjamin, to Susannah Dehnert. President st, n s, 100 w Franklin av, 75x131. Feb. 14, 1 year. 600

Cunningham, Frances, wife of and John, to William V. Brownell. Concord st, n s, 150 w Jay st, 25x73. Jan. 1, 2 years, 5%. 1,500

Davenport, Henry B., to Mary M. Scranton. Park av, s s, 59.6 e Vanderbilt av, 19x68.4. Feb. 15, 3 years, 5%. 1,600

Dippel, Anna M., widow, to Justus Schoenewald. Wythe av, s w s, 80 s e Morton st, 29 x90. Feb. 15, 5 years, 5%. 2,500

Driscoll, Timothy, to Serial Building Loan and Savings Institution. Steuben st, w s, 275 n Park av, 25x100. Jan. 17, installs. or subscriptions. 700

De Hevia, Annie, wife of and Simon, to George E. Ward. Atlantic av, n s, 33 w Bancroft pl, 16x90. Feb. 8, installs. 2,400

Denike, Sally A., wife of Thomas S., to Alfred Ogden. Atlantic av, s s, 300 w Stone av, 100 x200 to Pacific st. Dec. 9, due February 1, 1888. 2,000

De Nyse, Joseph B., and Sarah M. his wife to Mary A. V. Johnson, Gravesend, L. I. Stryker st, s e s, 396.5 w Mill road, 64.7x434.6 to Gravesend Bay, x65.7x445.2, Gravesend. Jan. 1, 5 years. 1,000

Doyle, James J., to Ditmars Eldert, Jamaica, L. I. Nassau st. P. M. Jan. 31, due Feb. 1, 1893. 1,300

Eisemann, Ernest J., to David Springsteen. Whitepot, L. I. Devoe st, s s, 40 e Humboldt st, 20x75. Mar. 31, 1887, 3 years, 5%. 1,500

Engelhardt, William F., to Mary A. Maujer. Beaver st, west cor Fayette st, 25x100. Feb. 1, 3 years, 5%. 3,500

Eagney, William L., and Mary his wife, mortgagors, with William H. McAllister, mortgagee. Extension of mortgage at reduced interest. Jan. 31. nom

Farrell, Margaret, to William A. Cook, trustee. Keap st, s e s, 500 n e Marcy av, runs southeast 89.2 x north 26.8 to Division av, x west 10 to st, x southwest 20.4. Feb. 11, due April 15, 1888. 2,000

Flannigan, Anne, to George D. Eastman, Roslyn, L. I. 17th st, s s, 140 e 6th av, 85x100. Feb. 14, due April 1, 1888. 1,000

Franklin, Benjamin, to Reuhamay Proctor. Halsey st, n s, 350 e Bedford av, 20x100. Feb. 15, due Oct. 1, 1888, or sooner. 200

Fitzsimmons, George, to James S. Voorhies. Plot 46 map Daniel D. Stillwell, Gravesend. Feb. 6, 5 years. 800

Gregg, Charles H., to Jane Kremser. Osborn st. P. M. Feb. 13, due Feb. 14, 1890. 600

Galvin, Patrick, and Elizabeth his wife, to John Byrnes and Mary his wife. Church or 9th st, s s, 106.6 w Hicks st, 25x100. Feb. 3, installs. 900

Gramlich, Frederick, to The Williamsburgh Savings Bank. Reid av, w s, 66 n Hancock st, 37.2x95. Feb. 13, 1 year, 5%. 3,500

Geer, Oliver J., to Edward T. Hunt, exr. and trustee Thomas Hunt. Ryerson st, w s, 254.9 s De Kalb av, 20.3x100. February 6, 5 years, 5%. 7,000

Glover, William H. H., to Jesse B. Clement and Leander W. Stockwell, of Clement & Stockwell. Quincy st, s s, 180 w Patchen av, 20x100. Feb. 1, due Jan. 1, 1891. 5,500

Same to Abram M. Sweet. Quincy st, s s, 200 w Patchen av, 20x100. Feb. 1, due Jan. 1, 1891. 5,500

Gulliford, Edward J. and Ann, to Sally A. Denike. Atlantic av. P. M. Feb. 7, installs. 750

Hamilton, James H., to Anna J. Hamilton. 1st st, s s, 91.9 e 5th av, 18.3x100. Feb. 11, 3 years, 5%. 2,000

Hanley, James E., Valley Stream, L. I., to William H. Welch. Ralph av, e s, 80 s Madison st, 20x100. Feb. 8, 3 years. 300

Harrison, John, to James B. Keyes. Fulton st, s e cor Utica av, 50x200 to Herkimer st, Fulton st, s w cor Utica av, 65x80; Utica av, w s, 100 n Herkimer st, 20x70. Feb. 10, 1 year. 16,100

Hartwig, August, to Friedrich Seibel. Stockton st, s s, 134.6 e Sumner av, 17x100. Feb. 28, due Jan. 1, 1891, 5%. 1,500

Hill, Stephen, and Frederick W. Sharp, to John Andrews, Jr. Douglass st, s s, 293.4 w 5th av, 16.8x100. Feb. 4, note. 500

Hawkins, William, to Jane V. H. Scranton. 14th st, w s, 322.10 s e 6th av, 33.4x100. Feb. 14, 3 years, 5%. 2,000

Hermann, Carl, to John M. Otto. George st, s e s, 275 s w Knickerbocker av, 25x100. Feb. 13, due Jan. 1, 1893. 3,000

Same to same. George st, s e s, 300 s w Knickerbocker av, 25x100. Feb. 13, due Jan. 1, 1893. 3,000

Hocking, Frances L., wife of Walter H., to Caroline Dotten. Hart st. P. M. Feb. 11, 5 years or sooner, 5%. 1,800

Holt, Frank G., to Washington Sackmann. St. Marks av. P. M. Nov. 1, 1 year. 300

Hunt, William, to Frederick Webster. 52d st, n s, 280 w 4th av, 20x100.2. February 14, 3 years. 1,500

Hyatt, Charles H., to Minnie S. Cornell. Lafayette av, s s, 217.3 e Tompkins av, 19.9x 100. Feb. 11, due Feb. 1, 1889. 1,000

Herron, William, to Jane Sale, widow. Lexington av, s w cor Patchen av, 100x100. P. M. Jan. 13, due Feb. 15, 1891, or installs, 5%. 7,000

Jacobson, Kato E., wife of Frederick, to The Emigrant Indust. Savings Bank. Greene av, s s, 483.4 e Bedford av, 16.8x100. Feb. 9, 1 year. 2,000

Jackson, Richard, to William J. Sayres. Nassau st, n s, 120 e Jay st, 20x106. Feb. 13, due May 1, 1889. 300

Johnes, Edward R., to Helen Purdy, Mahwah, N. J. 3d st, s s, 260 w Bond st, 20x100. Jan. 14, due Jan. 15, 1891. 2,500

Johnson, Albert F., to James E. Wells, Riverhead, L. I. Elmwood av, s s, 62.6 e East 3d st, 75x125, New Utrecht. Feb. 14, 3 yrs. 3,000

Kaplan, Nathan, to William H. Reynolds. Reid av. P. M. Jan. 30, due July 1, 1888, or sooner, 5%. 900

Kenedy, Patrick J., mortgagor, with Edward K. Bryar. Extension of mortgage at reduced interest. Feb. 2. nom

Kierst, Margaret, wife of John J., to Samuel E. Briggs. Furman st, e s, 173 n State st, 19.7x100; Furman st, e s, 148 n State st, 25x 100; Furman st, s e s, 101.6 n e State st, 46.6x 100. Sub. to mort. \$30,000. Feb. 10, due Feb. 1, 1889, 5%. 10,000

Same to Mary Rogers. Same property. Feb. 10, due June 1, 1888. 30,000

Klee, Henry, to John Bulwinkle. 7th av, n w cor 18th st, 25x60. Sub. to mort. Feb. 14, 2 years, 5%. 1,000

Kaiser, Frederick, to Fredericke wife of Theodor Munch. Hamburg av, n e s, 25 s e Magnolia st, 25x100. Feb. 6, 1 year. 500

Kelly, Mary A., widow, to The Dime Savings Bank, Brooklyn. Pacific st, n s, 305 w Grand av, 20x100. Feb. 15, 1 year, 5%. 1,000

Keogh, Jr., Edward, to Jane V. H. Scranton, extrs. Emma K. Scranton. Court st, w s, 40 s Luquer st, 20x73.6. Feb. 15, 3 years or sooner, 5%. 1,250

Keogh, Thomas, to Jane V. H. Scranton. Court st, w s, 20 s Luquer st, 20x73.6. Feb. 15, 3 years or sooner, 5%. 2,750

Keveney, James W., to The Kings Co. Savings

Institution. South 4th st, n s, 253.6 w Bedford av, 18x95. Feb. 14, 1 year, 5 % 1,500
 Klee, Henry, to Benjamin Andrews. 7th av, w s, 50 n 18th st, 50x60. Feb. 14, 5 years, 5 % 6,000
 Le Comte, Joseph, and Mary E. his wife, to Charles Pratt and William G. Warden, Philadelphia, Pa. Jay st, n e cor Plymouth st, 190x150. Jan. 20, 1886, 5 years, 5 % 9,334
 Lane, John H., to Edward Wohlke. St. Marks av, n s, 150 e Rochester av, 25x100. Feb. 10, 5 years or sooner, 5 % 500
 Larom, Frank W., to James A. Townsend, Elmira, N. Y. 78th st. P. M. Feb. 14, due Jan. 31, 1890, or sooner. 360
 Mahler, John C., to John Steingester. St. Marks av, n s, 91.3 w Rochester av, 75x127.9. Jan. 23, 5 years. 600
 Mangels, Peter, to The Williamsburgh Savings Bank. Sumner av, w s, 80 n De Kalb av, 20 x100. Feb. 20, 1 year, 5 % 6,500
 McGinn, William J., to The Brooklyn Mutual Building and Loan Assoc. Tillary st, n s, 87.8 e Gold st, 23x68.4. Jan. 31, installs, or subscriptions. 2,000
 Miller, Sarah A., wife of Andrew, to Stephen M. Griswold. Fort Greene pl. P. M. Feb. 7, 3 years, 5 % 4,000
 Miller, William M., to Sarah M. Tredwell. St. Marks av, s s, 250 e Rockaway av, runs east 25 x south 46.8 x southeast 41.4 to East New York av, x southwest 25 x northwest 49 x north 54.3 to beginning. Feb. 8, 5 yrs. 2,750
 Morrison, Henry, to Charles N. Peed. Fulton st. P. M. Feb. 1, installs, 5 % 7,500
 Mower, Eugene S., to George W. Chauncey, exr. David M. Chauncey. Montgomery st. P. M. Feb. 7, 1 year, 5 % 3,000
 Muller, Philipp, to Theresa Kiefer. Central av, s w s, 60 s e Ivy st, 20x100. Feb. 8, 5 years, 5 % 2,500
 Same to same. Central av, s w s, 40 s e Ivy st, 20x100. Feb. 8, 5 years, 5 % 2,500
 Murray, John E., to John Francis. Myrtle av, s s, 64.6 e Lawrence st, 43x100. Feb. 9, 1 year or installs, 5 % 37,000
 Mack, Alice R., wife of and James R., to Clarence Stephens, exr. Nathan S'ephens. Cropsey av, n e s, 100 n w Old Plank road, runs northeast 100 x southeast 100 to Old Plank road, x northeast 140 x northwest 143.11 to 18th av, x southwest 240 to Cropsey av, x southeast 56.4 to beginning. Feb. 10, due Feb. 11, 1891. 6,000
 McComb, Rose, to William H. Story and ano., exrs. Maria Story. Kosciusko st, n s, 168.9 w Throop av, 18x100. Feb. 13, due May 1, 1891. 2,000
 McLaughlin, Michael, and Pauline his wife, to Sarah H. Brooke. Jefferson av, s s, 100 e Park av, 15x100. Feb. 13, due March 1, 1891, 5 % 2,000
 McWalters, Annie, wife of James, to Thomas Everit, exr. and trustees Valentine Everit. 48th st, n s, 280 e 3d av, 20x100.2. Feb. 13, 2 years. 250
 Merritt, Robert B., to Thomas O'Connor. President st, No. 261, s s, 65 w Court st, 20x 100. Feb. 10, due Feb. 1, 1893, 5 % 7,000
 Meyer, Charles A., to Lina Kohlsdorf. Pennsylvania av, w s, 175 n Liberty av, 25x100. Jan. 5, 1 year, 5 % 3,000
 Michel, Leopold, and Henry Roth to Regina Heilmann. Boerum st, n s, 272.9 e Bushwich av, 25x73.5x25, 1x75.2. Feb. 1, due Jan. 1, 1891, 5 % 3,000
 Morgan, William I., to William Shaw. Prospect pl. P. M. Jan. 20, 3 years. 700
 Murray, Mary, wife of and Edward, to George T. Curnow. Cooper st or av, e s, 225 n Central av, 25x100. Feb. 13, 3 years or installs. 875
 McSherry, Owen, to Caroline Wermann. Gates av, s e s, 150 n e Hamburg av, 25x100. Feb. 14, due Dec. 30, 1892. 1,850
 New, Julia S., widow, to The Brooklyn Trust Co. Lincoln pl, n s, 274.2 e 7th av, 34.10x 132.3. Feb. 10, 1 year, 5 % 3,000
 Obermeier, Franz H., to Michael Grob. Central av, e cor Starr st, 25x100. Jan. 1, 3 years, 5 % 1,500
 Parsons, Alice K., to George W. Powers. 4th av, n w s, 280 n e 1st st, runs northwest 97.10 x southwest 60 x northwest 90 to Denton pl, x northeast 115.10 to Carroll st, x southeast 70.6 to ditch dividing Denton Farm, &c., x south 60 x southeast 63.6 to av, x southwest 36.10 to beginning. Feb. 9, 3 years. gold, 1,000
 Paulus, Mathias, and Anna his wife to Mary Byron. Olive st. P. M. Feb. 1, 3 years or installs, 5 % 1,750
 Parfitt, Walter E., to Julius B. Davenport. Saratoga av. P. M. Nov. 10, 1 year, 5 % 1,900
 Pearse, George, to Joseph Burt. Mineola, J. I. Sumner av, n s, 100 s De Kalb av, 20x75. Feb. 10, due Mar. 1, 1890. 550
 Porter, John G., to James S. Bearns. McDonough st, n s, 110 e Patchen av, 190x100. Feb. 11, demand. 4,000
 Parfitt, Walter E. and Henry, to Samuel G. ddis. St. Marks av. P. M. Feb. 14, 3 years or sooner, 5 % 700
 Quinn, Thomas, to Adolphus Smedberg, trustee Jane R. Wilkes. Utica av. P. M. Jan. 26, 3 years. 1,300
 Robertson, Eleanor F., to Sarah P. Smith. Keap st, s s, 231.4 e Lee av, 22.4x100. Feb. 9, 1 year. 800
 Rapp, John, and Louisa his wife to The Williamsburgh Savings Bank. Grove st, n w s, 190 s w Central av, 140x200 to Ralph st. Feb. 13, 1 year, 5 % 3,000
 Reilly, John, to John Christman, Bound Brook, N. J. Rogers av, n e cor Park pl, 37.6x80. Jan. 26, 5 years, 5 % 6,000

Sands, Thomas S., to Bernard Larzelere. 57th st, n e s, 100 s e 13th av, runs northeast 20.2 x southeast to Brooklyn and Bath plank road, x south 22.6 to st, x northwest — to beginning. Jan. 30, 3 years, 5 % 1,600
 Schnessler, Kasper, to James S. Voorhies. Av Z, s e cor East 14th st, lots 243 and 244 map property belonging to heirs John Emmer, Gravesend. Feb. 13, 5 years. 800
 Skilton, Fannie M. wife of Charles C., to George S. Skilton. Bergen st, n s, 60.6 e Hoyt st, 20 x80. Jan. 28, 1 year, 5 % 1,075
 Spath, Thomas, to Joseph Rentler. Bay av, s w cor Ocean av, 25x100. Feb. 8, due May 1, 1888. 84
 Speck, Jessie, widow, to Sabra L. Duryea. Ashford st, e s, 125 s Arlington av, 25x100. Feb. 11, due Jan. 1, 1891. 2,000
 Sheldon, Ceydora B., to Asa W. Parker, Hempstead, L. I. 7th av, w s, 80 n President st, 20 x80; 7th av, w s, 22 n Berkeley pl, 25x100; 7th av, n w cor Garfield pl, 50x90. Feb. 10, demand. 14,467
 Shields, George, to Anna C. Van Pelt. Franklin av, west cor Old Bath road, 80.5x314.1 to high water mark, x 50.1x312.10, New Utrecht. Feb. 4, 1 year. 2,400
 Steger, Johann, and Mary his wife, to Catharine Klein. Marcy av, No. 179. Feb. 6. Mortgagees agree to maintain and support mortgagee during her natural life in consideration of 1,274
 Sumner, William O., to Samuel M. Meeker, trustee for George D. Watson. Penn st, s e s, 154 s w Bedford av, 16x100. Feb. 9, 1 year, 5 % 2,750
 Smith, Sophia C., to Mary L. Roe, Cario, N. Y. Lafayette av. P. M. Feb. 15, due Mar. 1, 1891, 5 % 2,000
 Sullivan, Hannah, to Dennis W. Sullivan. Partition st, n e s, 115 s e Conover st, 20x100. Feb. 14, 5 years, 5 % 700
 Thompson, William O., to George H. Roberts. Bedford av, s e cor St. Marks av, runs south 20 x east 51.5 x southeast 2.10 to point 52.4 w Rogers av, x east 52.4 to Rogers av, x north 32.7 to St. Marks av, x west 98.1. Feb. 15, 2 years. 3,000
 Vincent, James E., to Edward C. Underhill. Myrtle st, s s, 100 w Cypress av, 25x100. Feb. 11, 5 years or sooner. 300
 Walker, Thomas, to Samuel Sullivan and Isabella his wife. Essex st. P. M. Feb. 15, 3 years or sooner. 400
 Weigelt, Amanda M., wife of Robert G., to Carl Adam. Kosciusko st, s s, 87.2 w Broadway, 20x100. Feb. 1, 5 years, 4 1/2 % 1,000
 Whitcomb, Eliza V., wife of and Byron, to The Riverhead Savings Bank, Riverhead, L. I. Lot or division 3 plan of the estates of J. E. and G. Lott, Flatlands, contains 14 acres and 154.5 perches. Feb. 15, 3 years. 5,000
 Wiedersum, William J., and Louis C. Muller to Title Guarantee and Trust Co. Douglass st, n e s, 32.2 s e Washington av. P. M. Feb. 14, due Feb. 15, 1891, or sooner, 5 % 2,750
 Same to Frederick A. Stohman. Douglass st, n e s, 32.2 s e Washington av. P. M. Feb. 14, due Feb. 15, 1891, or sooner, 5 % 3,000
 Same to Julia A. wife of James H. Smith, Fon du Lac, Wis. Douglass st, n e s, 48.10 s e Washington av. P. M. Feb. 14, due Feb. 15, 1891, or sooner, 5 % 2,750
 Wing, Charles N., to Elizabeth Griffin. Myrtle av, n w cor Grand av, 20.1x100.2x25x100. Feb. 15, 1 year. 5,000
 Weisenstein, George, and Maria his wife, to The Williamsburgh Brewing Co. (Lim) Butler av, w s, 100 n Broadway, 25x100. Feb. 10, 1 day. 775
 Wiggins, Frank G., to Edward L. Harding. Gates av, s s, 19.9 w Irving pl. P. M. Feb. 1, installs. 3,000
 Williams, Emma E., wife of and William A., Scarborough, N. Y., to The Irving Savings Inst. Pacific st, n s, 358.3 w Nostrand av, 22x100. Feb. 13, due Jan. 1, 1889, 5 % 6,000
 Worn, William F., to August Fint. Jefferson st. P. M. Feb. 9, due Jan. 2, 1889, 5 % 2,500
 Ward, Mark F., to Anna R. Everitt. Atlantic av, n s, 226.6 e Clason av, 27.3x135.1x25.6x 129.9. Jan. 27, due Feb. 1, 1893. 300
 Young, Deborah H., wife of and Ferdinand, to William Zang. Macon st, s s, 39 e Sumner av, 18.6x100. Secures mortgage against dower right of Caroline Zang, wife of mortgagee, principal payable on happening of certain events set forth in mortgage. Feb. 11, 5 %. See Conveys. 1,000

MORTGAGES --- ASSIGNMENTS

NEW YORK CITY.

FEBRUARY 10 TO 16—INCLUSIVE.

Adams, Charles H., to Elizabeth Platt. \$2,500
 Bamberger, Abram C., to Catharine Brennan. 2,666
 Buskirk, John V., to Mary A. Buskirk. nom
 Benheim, Clara, to The Nineteenth Ward Bank. nom
 Beers, Martha H., widow, to The Union Dime Savings Bank. 10,000
 Brush, Amos M., exr. of C. Jennie Brush, to Alfred Roe. 1,950
 De Witt, George G., Jr., et al., exrs. Sarah A. Housman, to Jacob K. Lockman and trustee for Francis I. Sage. 6,560
 Davison, Charles A., and ano., exrs. John P. Howard, dec'd, to Ellen F. Evans. nom
 De Witt, William G., exr. Sarah C. Wallace, to John T. Lockman and ano., exrs. Eleanor V. Wallace. 6,257

Dietz, Leni L., extrx. Charles H. Dietz, to Imogene Hart, trustee for Marie A. Conner under will of Chares B. Hart. 4,500
 Ettinger, Esther, to Rosa wife Aron Frank. 6,000
 Esmond, Julia A., to Henry C. Van Vechten. 3,000
 Frank, Aaron, exr. of Hannah Frank, to Rosa Frank. nom
 Frank, Rosa, to Maria Muller. 6,000
 Ferguson, Alexander, to John Spence. 1,300
 Geisenheimer, Caroline, to Charles Spitzka. 1,800
 Guastavino, Rafael, to Thomas Hagan. 3,000
 Grason, John, to Gottfried Meyer. 9,629
 Greenwich Savings Bank to Sarah A. Tompkins. 1,814
 Hauck, Abbie J., and Frank R. Seaman to Gottfried Meyer. 2,250
 Huggins, John P., to Nathan A. Chedsey. 1,054
 Hall, Thomas R. A. and William H., to John Leonard. 1,060
 Jacobs, Michael, to Johanna Kaiser. 7,500
 Jencks, Francis M., to William N. Crane, trustee for Annie L. Merriam. nom
 Johnston, Adelaide E., to Charles Falkenberg. 7,600
 Klein, Dinah, to Thomas Moore and John McLaughlin. 1,500
 Kingsland, George L., Ambrose C. and Cornelius F., exrs. Ambrose C. Kingsland, dec'd, and trustees of Walter F. Kingsland, to Walter F. Kingsland. nom
 Same to same. nom
 Lockman, John T., and ano., exrs. Eleanor V. Wallace, to George G. De Witt, Jr., et al., trustees Sarah A. Housman. 12,290
 Lovcraft, Frederick A., to Octavia A. Mcss. 20,000
 Lynd, James G., to Allen G. Newman. nom
 Meyer, Siegmund T., to The Murray Hill Bank. nom
 Middlebrook, Frederic J., to James G. K. Lawrence. 3,004
 Mook, Robert, and Joseph H. Williams, exrs. Thomas Mook, dec'd, to Catharine H. Cockcroft, wife of Samuel. 18,919
 Moffat, Aline A., admrx. of Robert Graves, dec'd, to Aline A. Moffat. 23,610
 Marx, Salomon, to Hannah wife of Leo Hammel. 2,250
 Middlebrook, Frederic J., to James N. Platt, exr. John G. Kane, dec'd. 17,173
 Same to same. 13,132
 Odell, Abraham B., exr. of Jacob B. Odell, to Louise Rockwell Odell. 3,000
 Platt, James N., trustee, to Horace J. Morton and ano., exrs. Charles P. Hubbell. 16,000
 Platt, James N., trustee of Wm. Carson and Henry Brevoort Kane, to Charles B. Curtis et al., exrs. and trustees of Peter C. Cornell. 7,639
 Platt, James N., exr. John G. Kane, dec'd, to same. 7,639
 Same to same. 14,259
 Philbin, Martin, to William H. L. Lee. 8,000
 Ritchie, Kate F., to Charles Engert. 4,000
 Riker, John H., to Abraham B. Odell, exr. of Jacob D. Odell. 15,000
 The Equitable Life Assoc. Society, U. S., to The Bank for Savings, New York. 1,000,000
 Toch, Caroline, to Henry M. Toch. 1,500
 United States Trust Co. to Mary A. Edson. 23,000
 Vosseler, Matthias, to Gottfried Kuser and Theresa his wife. 12,580
 Williams, Mary M., wife of Joseph M., to Samuel A. Noyes. 1,000
 Weil, Jonas, and Bernhard Mayer to Samuel Weil. 3,947
 Willets, Robert, et al., exrs. Samuel Willets, dec'd, to Robert Willets et al., trustees of Frederick Willets under will of Samuel Willets. 26,000
 Witherbee, Silas H., to Isaac N. Phelps. 11,000
 Same to same. 11,000

KINGS COUNTY.

FEBRUARY 9 TO 15—INCLUSIVE.

Bennis, Thomas H., to Juan M. Ceballos. val. consid
 Berlin, Henry C., and ano., trustees for Maria W. P. Gossett, to Thomas Harward. \$5,300
 Bull, Robert M., guard., to Fridge Riach, guard. Cecilia D. Bull. nom
 Ceballos, Juan M., exr. John M. Ceballos, to Ellen F. and Juanita O'Hara. nom
 Clement, Nathaniel H., to John N. Eitel. 3,004
 Cowenhoven, Cornelius, to Charles Boger. 3,000
 Crane, Maria H., to Walter F. Brush, Cambridge, Mass. nom
 Clark, Virginia and Farley, trustees for Virginia Clark, to Maria Dippel. 3,000
 Denike, Lally A., to Renben Ross. 500
 De Revere, Gilbert, to Marguerite E. Hyde. 1,200
 De Sanz, Irene C., to Thomas H. Bennis. val. consid
 De Witt, Naomi H., wife of John E., Portland, Me., to The Union Mutual Life Ins. Co., Me. 2,500
 Doody, Daniel, to Asa W. Parker, Hempstead, L. I. 3,000
 Foster, Jr., James, to The Mutual Life Ins. Co., New York. 5,000
 Foulks, Thomas, to Mary A. Foulks. 1,500
 Hicks, Benjamin, exr. Leonard Mott, to William L. Hicks, Roslyn, L. I. nom
 Joseph, Samuel, to Albert G. McDonald. 1,000
 Keyes, James B., to Henry H. Adams, Treasurer Kings Co. 200
 King, Henry R., and ano., trustees David Wilson, to Clara A. Swartz. 3,000
 Kingsland, George L., et al., trustees of and Walter F. Kingsland to said Walter F. Kingsland. nom
 Laderer, Samuel L., exr., to Nicklas Droge. 2,900
 Levy, Solomon, to Leopold Michel. nom

Table of names and amounts, including Lynch, James D., Martense, Adrian V., McAllister, William H., etc.

Table of names and amounts, including Beeckman, Leonard, Butterfield, John C., Barnett, Clarence, etc.

Table of names and amounts, including Glesson, Timothy, Grier, William, Garrison, Ferdinand, etc.

CHATTELS.

For New York and Kings County Chattels see pages 231, 231 and 232.

JUDGMENTS.

In these lists of judgments the names alphabetically arranged, and which are first on each line, are those of the judgment debtor.

NEW YORK CITY.

Table of judgments for New York City, including Feb. 13 Anderson, John H., 14 Aube, Elwin, Jr., etc.

Table of judgments for New York City, including 10 de Pennevet, Louis, 11 de Cordova, Eustace, etc.

Table of judgments for New York City, including 17 Hurd, George A., 16 Harris, Jacob, etc.

17	the same—the same.....	448 72
17	the same—the same.....	7,282 75
10	Lynch, Sarah, as extr. of Martin Waters — George Thompson, as exr.....	5,209 29
13	Ludwig, Bernhard J. — Adolph Wimpfheimer.....	1,104 81
13	Lyon, Edward, as recr. of Coliseum Co.—Jane B. Mixlow.....	130 91
13	the same—E. P. Wilder.....	97 15
13	Lighthall, Almerin H. — Leopold Wise.....	108 87
14	Lansing, Zebulon D.—Carl Hansen..	189 50
14	Levine, Pierce—Leopold Wise.....	145 71
15	Leavitt, Morris F.—J. T. Horn.....	80 11
15	Lachmann, Henry—William Rcsenberg.....	363 72
15	Ludden, Julius E.—J. P. Mentges...	142 90
16*	Lowenstein, Levi — James Cavanagh.....	1,378 42
16	Lowerre, Frederick A. — Michael Manning.....	175 50
16	Libby, James L.—John Acker, Jr..	267 52
17	Levy, Emanuel—Nathan Haft.....	64 50
17	Lewis, Isaac—Ernest Weinman.....	1,164 57
17	Linton, John W.—F. H. Leggett.....	465 70
11	Malloy, Rowland B.—Alonzo Gaubert.....	204 39
11	Metzger, Frank — Schwarzchild & Sulzberger Refrigerating Co. (Lim).....	350 74
11	Moore, Robert—Bradford Willard..	260 84
11	Meier, Henry—Julia Chirip.....	737 10
11	Martin, Delia—D. G. Yuengling, Jr., Brewing Co.....	186 72
11	Moody, Leroy F. — Citizens' Sav. Bank of Jefferson, Texas.....	71 59
11	Mihalka, Sieismund—G. J. Vestner..	209 20
13	Malleham, William E.—J. S. Allen, as assignee.....	25 40
13	Metz, John—A. M. Dana.....	201 41
13	Mellor, Christian—Nonpareil Rowing Club.....	238 32
13	Meier, Henry—Abraham Arens.....	213 68
13	Mayer, Louis—F. M. Bacon.....	693 12
14	Mowbray, Anthony—Chatham Nat. Bank of N. Y.....	6,297 94
14	Myers, Edward—A. F. Hochstadter	253 33
14	Manning, Jerome F.—H. L. Pierce	22 15
14	Manneck, Emil A. G. — Adolph Gluck.....	91 93
14	Marlot, Eugene—Estelle Dalio.....	16 26
14	Maack, William—A C Van Tine.....	141 58
15	Murdough, Nathan—C. M. O'Connor.....	102 50
15	Maign, Joseph C. } W. A. Cummings Mills, Edward A. }	59 94
15	Myers, Richard W.—N. Y. Lumber and Wood Working Co.....	12,212 76
15	Mowbray, Anthony—Russell and Irwin Mfg. Co.....	1,199 08
15	Montgomery, James—J. R. Shipherd.....	2,198 28
15	Myers, John R.—C. F. Southmayd, as trustee.....	18,411 43
15	Morelli, Polifonte—Julius Somborn	83 10
15	Meier, Fritz—W. R. Foster.....	432 96
15	Moller, George H.—C. A. Dards.....	269 21
16	Miles, Robert E. J.—J. J. Bowes...	578 05
16	Marum, Edward—Frank Aiello.....	129 72
16	Markz, Gerson—B. M. Cohen.....	105 25
16†	Maffitt, Augusta—William Grupe, Jr.....	267 50
16	Manneck, Emil A. J.—Maurice Fitzgibbon.....	321 20
17	Miller, John H. } First Nat. Bank Miller, Susan A. } of Saugerties.....	417 96
17	Moulton, William N.—C. H. Willson.....	79 38
17	Mueller, David—Henry McCollum..	209 40
17	Merkill, Frank—W. M. Leslie.....	26 33
11	McAleer, Patrick—D. H. Houghtaling.....	500 04
11	McEntee, William—T. J. Dunn.....	530 38
11	McAleer, Patrick—B. T. Britten.....	134 46
13	McKenna, James—J. C. Stanley.....	938 16
2	McCallum, Neil—M. L. Marks.....	1,129 84
13	McGown, Lewis—Joseph Beck.....	253 16
13	McAleer, Patrick—Eugene Jones...	190 29
15	McAleer, Patrick—W. P. Roome.....	564 70
16	McCarty, Jeremiah—W. H. Schmohl	1,543 15
17	McGown, Lewis—D. M. Koehler.....	274 71
17	McDevitt, William—M. H. Rieders.	75 35
17	McCormick, James—J. J. Kiernan..	59 50
13	Norton, Mary Elizabeth, individ. and as surviving member of Norton & Golden—Patrick Farley.....	99 19
14	Nesbitt, Thomas J.—H. de L. Henriques.....	244 34
16	Newmayer, Joel—James Cavanagh..	1,378 42
11	Osborn, Howell—W. L. Stow.....	54,912 30
11	the same—the same.....	4,236 27
10	O'Conner, John—M. J. Adler.....	412 96
13	Oddie, John V. S.—Elie Baudet.....	48 60
16	O'Brien, John } N. A. Merritt... O'Brien, Michael }	187 61
10	Pennevet, Louis de—E. M. Perhacs.	625 14
11	Payne, William H.—H. F. Barrows, Jr.....	149 05
13*	Potts, Stacy G.—L. W. Ahrens.....	160 26
13	Pratt, Susan A.—Phoenix Furniture Co.....	168 98
13*	Pontin, John E.—H. W. Catherwood.....	255 26
14	Perkins, George E.—Mayer Eiseman.....	8,130 00
14	the same—Samuel Eiseman.....	2,050 00
14	Peatti, Alice F.—W. C. Stephen.....	185 86
10	Phelan, John—C. M. O'Connor.....	102 50
15	Price, Barnett L. } M. L. Olenick.. Price, Barnett L. }	32 19
16	Philbin, John M. — A. S. Thorp.....	78 15

16	Poucher, Charles E., Jr.—F. H. Abell, an infant, by guard. ad litem.....	589 20
16*	Payne, William H.—Frank Keller..	484 02
17	Perkins, George E. — Universal Fashion Co.....	457 99
13	Quinger, George—Anna Johnson...	239 33
11	Radcliffe, Charles W.—Isaac Blumenthal.....	842 35
13	Robinson, George H., as exr. Joseph Colwell—Lucius C. Ashley.....	1,166 98
14	Roberts, Walter J.—Carl Hansen..	189 50
14	Richardson, Leander—H. A. Rapkin	204 05
14	Roach, John N.—Pennsylvania Bolt and Nut Co.....	812 41
14	Russak, William — William Edwards.....	400 65
14	Radcliffe, Charles W.—W. L. Ranney.....	118 34
14	Roberts, Walter J.—John Swan....	276 22
14*	Robinson, George H., as exr. Joseph Colwell—Niles Tool Works.....	4,536 63
15*	Ring, Eugene—R. S. Frost.....	1,537 12
15	Ryan, William J.—J. S. Noyes.....	353 35
16	Richter, Moritz F. — Louis Goldschmidt.....	116 86
16	Roach, Michael—William Ryan....	313 40
16	Ramsey, Peter N.—Patrick Fox....	458 26
16	Ryan, Michael—A. H. Wilkins.....	124 95
17	Reilly, Charles—John Keresey.....	1,206 90
17	Roedel, Frank H., Jr.—F. S. Myers.	89 28
6	Shiek, William J.—W. S. Miller. (As amended by order Court, Feb. 13).....	1,422 65
6*	Shaan, Robert F.—C. E. Bruce. (As amended by order Court, Feb. 13).....	1,935 36
11	Stoble, Dominico — Health Dep't City N. Y.....	59 50
11	Steck, Frederick D.—H. F. Barrows, Jr.....	149 05
11	Schmidt, Edmund P.—T. A. Strange	604 83
13	Samuels, Eli } A. H. Berrick... Samuels, Jacob }	545 97
13	Stevens, John A. — Strobridge Lithographing Co.....	2,071 03
13	Squire, George H.—M. W. Duyckinck.....	387 42
13	Skellen, George W., as exr. (Joseph Colwell—Lucius C. Ashley.....	1,166 98
13	Schwab, Emanuel, surviving partner of Schwab & Co.—Theresa Schwab.....	16,678 58
13	Sinclair, Walter S.—C. P. Burdett..	2,758 60
13	Samuels, Eli } W. H. Neal... Samuels, Jacob C. }	632 58
13	Samuels, Ely } W. F. Clemmons. *Samuels, Jacob }	165 31
14	Spencer, Sidney S.—Mayer Eiseman	8,130 00
14	the same—Samuel Eiseman...	2,050 00
14	Samuels, Eli } C. V. Fornes... Samuels, Jacob C. }	107 51
14	Soden, Florence E.—Jackson Eldred.....	559 44
14	Siegel, David—Ida Bojarsky.....	418 28
14	Schwab, Emanuel, individ. and as surviving partner of Jacob Schwab & Son—Jacob Loeb.....	2,941 81
14	the same—W. A. Hardt.....	1,969 75
14	the same—Henry Abegg.....	4,857 60
14	the same—J. F. Degener.....	974 08
14	the same—Simon Guiterman..	3,272 24
14	Silva, Jose F.—E. S. Y. Dolz.....	1,200 35
14*	Skellen, George W., as exr. Joseph Colwell—Niles Tool Works.....	4,536 63
15	Silkworth, George—W. A. Cummings.....	59 94
15	Shinberg, Solomon—Jacob Freund..	1,355 58
15	Silverman, Levi L.—the same.....	498 29
15	Schwan, Leopold—Elise Schwan....	230 26
15	Stern, Benjamin—Adolph Bergmann.....	165 57
15	Seaman, Mary, as admrx. of Joseph T. Dougherty—Ellen Collins.....	1,677 27
15	Simmons, Adam H. — Thomas Rourke.....	718 51
15	Simonton, Frank L.—G. C. Brown.	197 60
16	Steck, Frederick D.—Frank Keller.	484 02
17	Sullivan, John—Q. W. Wellington..	370 27
17	Somerville, John A.—Caroline Cook	300 91
17	Scharf, George J.—S. I. Herschman	44 40
17	Sewell, Nathaniel P.—James Lidgerwood.....	569 75
17	Spencer, Sidney S.—Universal Fashion Co.....	457 99
17	Starin, Myndert—C. J. Richter.....	343 27
17	Silverstone, Max—Simon Epstein...	89 50
16	Smith, Frank W.—J. C. Stilwell...	4,137 22
17	Smith, Joseph A.—E. F. Kent.....	143 33
11	Timony, Thomas K.—Henry Slingerland.....	110 72
13	Teall, Timothy H. — Consolidated Electric Light Co.....	1,776 07
13	Tavernier, Albert—Catherine Glassford.....	559 66
14	Trisdorfer, Henry—H. P. Allen....	162 79
14	Tockeson, Andrew S. — Abraham Greenhall.....	100 40
15	Tietjen, Rose B.—W. D. Godley....	216 27
15†	Tamagni, Charles A.—Isaac Steigerwald.....	153 79
15	Turkowsky, Oscar—S. A. Briggs....	363 42
16	Thorp, Henry W.—James Carstairs.	280 87
16	Thorp, Henry W.—James Carstairs.	280 87
17	Tomaino, Bruno—Vincenzo Palumbo.....	474 09
11	The Central Park, North & East River R. R. Co.—William Kennedy.....	474 19
11	The Atlantic Steam Engine Works—People of State N. Y.....	81 25
11	Augustus Baus & Co.—John Deuner	2,008 24
11	The Hour Pub. Co. (Lim)—A. F. Beales.....	65,411 25
13	Valentine & Co.—T. N. Bolles.....	11,455 64

13	The Third Av. R. R. Co.—Simon Schultz.....	631 30
13	The U. S. Electrical Co.—W. H. Appleton.....	144 66
13	The Mayor, &c.—L. J. Fisher.....	10,227 37
13	The Dry Dock, East Broadway & Battery R. R. Co.—John Buhrens	1,189 54
13	Forty-second St. & Grand St. Ferry R. R. Co.—Fire Dept. City N. Y..	100 00
14*	Art Reproduction and Engraving Co.—Carl Hansen.....	189 50
14	The Exchange Bath Co. — F. W. Moore.....	45 00
14	Carlten Club—J. H. Cable.....	143 43
14	the same—Jacob Wall.....	129 22
14	The Nat. Rubber Co.—John Harrison.....	2,269 75
14	The Mayor, &c.—Nicolina Manritzen.....	758 69
14	The Twenty-third Street Railway—John Kelly, as admr.....	90 17
15	The Gonzalez Milling and Mining Co.—A. F. Miller.....	1,725 64
15	The Union Dime Savings Institution City N. Y.—Francis Neppert.....	242 10
15	the same—Florent Feltz.....	231 86
15	The Industrial Mfg Co.—G. F. Victor.....	10,922 83
15	The Emerson Mfg Co.—The Journal Co.....	110 73
15	The Giles Lithographic Co.—Francis Deimel.....	1,708 79
15	Augustus Baus & Co.—I. S. Palmer	822 57
16	Eastman & Mandeville Co.—W. W. Eastman.....	551 16
16	The British-American-Mexican Remelting Slag and Reduction Co.—C. W. Artz.....	601 62
16	The L. Graf Mfg. Co.—Franklin Haines.....	94 31
16	The Norton Door Check Spring Co.—G. F. Ross.....	184 95
16	the same—H. M. Clark.....	193 49
15	Underhill, Eugene—Henry Slingerland.....	34 36
16	United States Stamping Co.—First Nat. Bank of Wellsborough, Pa..	4,020 30
16	C. W. F. Dare Co.—the same.....	3,697 31
17	Nat. Sheet Metal Roofing Co.—Eugene Cullen.....	79 88
17	The Bushwick Chemical Works—First Nat. Bank of Ellenville.....	7,282 75
14	Uren, Thomas T.—G. L. Schuyler..	1,523 37
11*	Vough, William C.—W. H. Conkling.....	921 60
13	Vermont, E. de V.—P. B. Hayt.....	97 55
14	Vickerman, James W.—H. de L. Henriques.....	244 34
14	Volkman, Henry G.—N. J. Demarest.....	80 56
13	Van Valer, Cornelius—W. S. Miller	387 00
16	Van Brunt, Thomas C. — H. C. Adams.....	85 85
10	Welch, Deshler—T. L. De Vinne....	156 11
11	Wenke, Henry—Henry Mueller.....	362 17
11	Washburn, Henry L.—F. C. Howlett.....	66 32
13	Ward, Everett—J. G. Hill.....	532 18
13	Weeks, Nathaniel—Jacob Halstead.	178 93
13	Wright, Louis B.—D. D. Acker.....	305 74
13	Waite, Melville M.—Meyer Jonasson	1,319 80
13	Whitmore, Anna E.—E. J. Donnell.	718 99
14*	Waterman, Charles H.—Carl Hansen	189 50
14	Warwick, John M.—J. W. Wright..	124 96
15	Ward, Chauncey C.—Edward Marcus.....	214 73
15	Wright, Theodore A.—R. L. Frost..	1,537 12
15	Wilson, Robert—Charles Marchheuser.....	106 43
15	Wilson, Ellen, as admrx of Jacob Wilson—Mary A. Wilson.....	20,555 24
15	Wennberg, Conrad W.—C. T. Root.	887 38
16	Warner, Charles F.—G. R. Bidwell.	119 50
16	Waite, Melville M.—Jacob Herman.	454 95
16	Waters, Thomas J.—C. A. Alden....	190 30
16	Wolf, David—S. A. Herman.....	384 73
17	Whiting, Elliott Butler—J. J. Campbell.....	314 82
17	West, Isaac H.—Joseph Strauss....	417 50
17	Weisenberg, Bernhard — William Solomon.....	145 30
17	Waring, Viola—Bernhard Katzenstein.....	259 87
9	Zinn, Bernhard H.—Henry Herrmann.....	214 78
9†	Zaffropulo, Charles—W. H. Robinson.....	248 51

KINGS COUNTY.

Feb.	11	Abesser, Amelia—C. Zott, admr....	\$151 24
	14	Abrahams, Abraham—J. Harris.....	320 95
	10	Bauer, Paul—Thurber, Whyland & Co.....	1,274 35
	10	Bishop, William L.—A. R. Wilter..	620 60
	10	the same—Sarah H. Thompson, extr.....	344 32
	10	Brandenstein, Henry E.—L. I. Wall Paper Co.....	191 11
	11	Berford, Richard G.—Demas Barnes	91 67
	11†	Buck, Annie—J. L. Sayre.....	342 81
	11†	the same—the same.....	342 81
	13	Beattie, Joseph—First Nat. Bank, Brooklyn.....	388 63
	14	Brooklyn Mill and Lumber Co.—A. S. Kibbee.....	270 07
	15	Berri, Sarah E.—J. B. McElpatrick	76 24
	16	Brown, George W.—Mary J. Poole	152 55
	16	the same—the same.....	152 55
	10	Camerick, Louis—Manhattan Silver Plate Co.....	148 05
	10	Corcoran, Michael—Bridget Malloy, admrx.....	194 52

Table listing names and addresses in New York City, including entries like Clews, Henry-F. E. Kirby, Court, John W.-The Farren Bros., Cooke, James-C. Froeb, etc.

Table listing names and addresses in Kings County, including entries like Birmingham, John T.-H. W. Catherwood, Brandreth, William-H. M. Cowles, etc.

KINGS COUNTY.

February 11 to 17-inclusive.

Table listing names and addresses in Kings County, including entries like Burling, Samuel Board of Education, Burling, John C., etc.

MECHANICS' LIENS.

NEW YORK CITY.

Table listing mechanics' liens in New York City, including entries like Eighty-second st, No. 351 E. n. s., 100 w 1st av., etc.

KINGS COUNTY.

Table listing mechanics' liens in Kings County, including entries like Reid av, s e cor Hancock st, 100x80, etc.

SATISFIED JUDGMENTS.

NEW YORK.

February 11 to 17-inclusive.

Table listing satisfied judgments in New York, including entries like Bakowska, Alexandria-Joseph Rawicz, Brady, John-William Tremere, etc.

Table listing property owners and their addresses, including William G. De Lamater, John F. Schroeder, and others.

Table listing property owners and their addresses, including Raub & O'Brien, Rooney, M., and others.

Table listing property owners and their addresses, including McDonald, J., McHugh, Mary, and others.

CHATELS.

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

NEW YORK CITY.

FEBRUARY 10 TO 16—INCLUSIVE.

SALOON FIXTURES.

Table listing saloon fixtures and owners, including Amann, C., Author, G., and others.

HOUSEHOLD FURNITURE.

Table listing household furniture and owners, including Barron, Hattie B., Beamer, W., and others.

MISCELLANEOUS.

Table listing miscellaneous items and owners, including Abbott, Sarah A., Arnot, R. A., and others.

Table listing various businesses and their owners, including Vosseler, A. C., Walter, W., Weinberg, D., Wheeler, E. E., Willen, J., Wohlfahrt, J. W., Chagnon, T., etc.

BILLS OF SALE.

Table listing bills of sale for various items like milk business, cigars, stock, and furniture, including Buchholz, Cucurillo, Chagnon, etc.

NEW JERSEY.

NOTE.—The arrangement of the Conveyances, Mortgages and Judgments in these lists is as follows; the first name in the Conveyances is the Grantor; in Mortgages, the Mortgagee; in Judgments, the Judgment debtor.

ESSEX COUNTY.

CONVEYANCES.

Table listing conveyances in Essex County, including Ayers, I. M., Allen, W. L., Atkinson, Robert, etc.

Table listing various businesses and their owners, including Smith, W. H., Same, B. Y., Scherder, Henry, etc.

MORTGAGES.

Table listing mortgages, including Axt, Gustav, Ayers, E. T., Barclay, Alexander, etc.

CHATTEL MORTGAGES.

Table listing chattel mortgages, including Battin, J. M., Bopp, George, Bromm, Conrad, etc.

Table listing various businesses and their owners, including Osborn, D. R., Poland, L. M., Rhatigan, James, etc.

BILL OF SALE.

Table listing bills of sale, including Hagen, C. W., Weken, Eugene, etc.

JUDGMENT.

Table listing judgments, including Weken, Eugene, Zabriskie, S. T., etc.

HUDSON COUNTY.

CONVEYANCES.

Table listing conveyances in Hudson County, including Ahern, Thomas, Appel, Henry, Balantine, J. H., etc.

MORTGAGES.

Table listing mortgages, including Arnold, Anna, Brown, Adalia, etc.

MISCELLANEOUS.

THE NEW YORK LUMBER AND WOODWORKING CO.

Manufacturers of EVERY VARIETY OF BUILDERS' WOOD WORK.

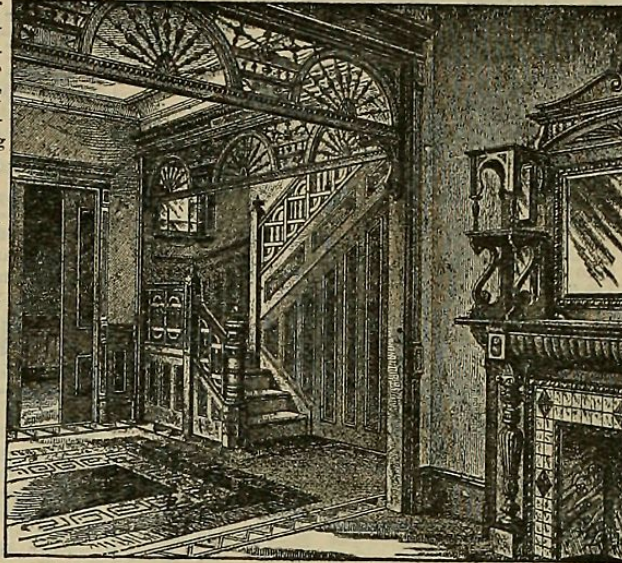
General House Trim—Corner Blocks, MOULDINGS of all kinds, MANTELS and SIDE-BOARDS of every description, special designs from Architects' Drawings, Wainscoting and Panelling of every description, LAUNDRY and BATH-ROOM WORK furnished ready for setting up. BRACKETS, BALUSTRADES and Cut Work in great variety.

Stair Builders' Supplies—Balusters, round turned and square turned. Newels, solid and built up. Stair Rails.

Doors, Sashes, Blinds and Shutters of all kinds in stock or to Order.

Flooring, Lath and Shingles, Rough and Dressed Lumber of every kind.

Goods are shipped, ready for putting up, to all parts of the country. Work executed to our own or Architects' special designs. Estimates furnished as required. Illustrated Catalogue of over 100 pages will be mailed on receipt of 50 cents. Correspondence solicited.



Recent Work Executed by this Company—Engraved from a Photograph.

General Office, 173 BROADWAY, NEW YORK CITY.

Factories and Salesrooms at 134th Street, near Alexander Avenue, New York City, and Batavia, N. Y. Wholesale Lumber Yards and Docks, Tonawanda, N. Y. Saw Mills, East Tawas, Mich.

ENGLISH VENETIAN BLINDS

Of the finest quality, with the

Best Imported Tapes, Cords & Fixtures Complete, At reasonable prices.

If in need of these goods it will save you money if you will send us a list of sash sizes, stating what is wanted, for an estimate for the goods delivered. Correspondence solicited.

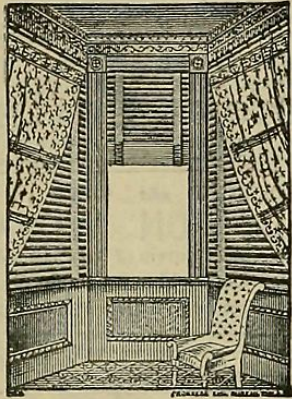
EDWIN LOUDERBACK & CO.,

New York Office, 953 Broadway, Room No. 4.

Factory, 413 SOUTH 5th ST., PHILADELPHIA, PA.

Represented by Mr. S. J. Fisher.

Please mention "The Record and Guide."



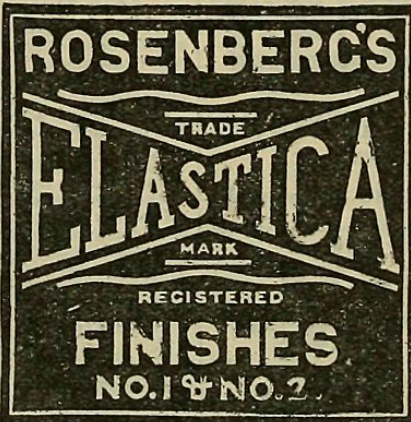
ESTABLISHED 1865.

IMPORTANT

To Architects, Builders, House-Painters, Decorators, Boat-Builders and Yachtsmen desiring an extremely durable Finish for Wood.

Are superior to any Varnishes or Wood-Finishes in the market, for the following reasons, viz.:

They possess more body, higher lustre, greater resisting properties to atmospheric influences, action of water and alkali, are more elastic, will not scratch or mar white, and are more durable.



For all classes

Inside Work,

Requiring great durability, use No. 2 ELASTICA FINISH.

For

Outside Work,

Requiring extreme durability, use No. 1 ELASTICA FINISH.

Manufactured by

Standard Varnish Works.

D. ROSENBERG & SONS, Office, 207 Avenue D, NEW YORK.

Send for Samples and full Particulars.

PRATT & MOLLESON, GRANITE AND MARBLE,

No. 11 EAST 42d STREET, NEW YORK.

Estimates for all kinds of

BUILDING AND MONUMENTAL WORK Polished Columns a Specialty.

Sole Agents for the New Brunswick Red Granite Co.

Sole Agents in the Middle and Eastern States for the Republic Marble Company, Concord, Tenn. 1st and 2d Tennessee Pink and Dark Knoxville. LARGE BLOCKS A SPECIALTY.

ILSLEY, DOUBLEDAY & CO., PAINTERS' SUPPLIES,

Lead, Oils, Colors, Woodstains, Varnishes, Spanish Brown, Lamp Black, Putty, Glass, &c. Wholesale and Retail.

No. 2146 THIRD AVENUE, Near 117th Street.

Branch at No. 159 Front Street.

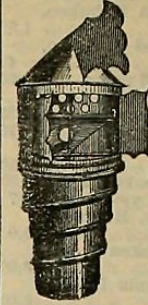
Telephone Call, 1981 Hartum.

MISCELLANEOUS.

NATIONAL CHIMNEY TOPS

(Patented).

The most efficient Chimney Cowl in use. Down drafts and smoky flues cured, a wonderful increase of draft obtained.



WARRANTED "SURE."

The spiral part enlarging as it goes upward, admits the air on all sides and the wind striking it in any direction is given an upward tendency, thus helping to produce the desired effect.

IRA G. LANE, Patentee, 207 East 64th Street.

ROYAL

(FIRE)

Insurance Company.

OF LIVERPOOL, ENGLAND.

Established 1845.

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

Committee of Management:

JACOB D. VERMILY, Chairman.

OSGOOD WELSH, HENRY PARISH,

FREDERICK D. TAPPEN, GUSTAF SCHWAB,

JOHN H. INMAN.

Statement (U. S. Branch) Jan. 1, 1887.

U. S. government bonds, market value... \$2,325,470 00

Real Estate... 1,790,967 78

Cash in banks and offices... 237,999 65

Accrued interest... 48,100 00

Uncollected premiums... 311,263 21

Other assets... 116,331 17

\$4,880,131 81

Liabilities.

Unpaid losses, unearned premiums and other liabilities... \$2,500,579 79

Surplus... \$2,329,551 84

E. F. BEDDALL, Manager.

WM. W. HENSHAW, Ass't Manager.

BROOKLYN MILL & LUMBER CO. Atlantic and Schenectady Aves. General Planing Mill and all kinds of Lumber, Doors, Sash Blinds, Posts, Mouldings, Cabinet Trimmings, &c. Estimates given for large or small contracts. Tel. Bedford, 83.

BUILDING MATERIAL PRICES

(Continued from page VII.)

LUMBER.

Appended quotations are based almost wholly upon prices obtained for goods from first hands. Yard rates necessarily range much higher owing to the expenses attending sorting out and grading cargo and even car lots, beside which must be added the cost of handling and carrying until consumers are ready to invest. Terms of sale also prove important factors, and, altogether, it is impossible to give a line of retail quotations thoroughly reliable in character.

SPRUCE—Eastern—Special cargoes delivered N. Y. \$16 50 @ 18 00

Random cargoes... 15 00 @ 16 00

State, 1x6@14x10... 11 @ 24

do 2x9@2x10... 31 @ 25

do culls... 7 1/2 @ 24

HEMLOCK—Northern—Good... 10 @ 27

Culls... 7 @ 10

Penn. joist... @ 12 50

do boards... 12 50 @

do timber, 24 ft and under... 12 00 @ 12 50

do do 26 to 32 ft... 13 00 @ 14 00

do do 34 to 40 ft... 15 00 @ 16 00

WHITE PINE—Good uppers and select, 1 to 2 inch... 40 00 @ 49 00

Upper and select, 3 to 4 inch... 50 00 @ 62 00

Shelving... 25 00 @ 32 00

Fine common... 35 00 @ 48 00

Moulding... 34 00 @ 37 00

Common box... 14 00 @ 16 00

West India shippers... 17 00 @ 19 00

Rio Janeiro do... 19 50 @ 20 00

River Plate do... 41 00 @ 52 00

Australia do... 25 00 @ 30 00

YELLOW PINE—Random cargoes delivered N. Y. 18 00 @ 21 00

Ordered cargoes, ordinary... 19 00 @ 21 00

Flooring, green... 20 00 @ 21 00

do dry... 21 00 @ 22 50

Dry siding... 21 00 @ 22 00

Ship orders... 22 00 @ 24 00

At Atlantic ports, f o b... 13 00 @ 15 00

At Gulf ports, f o b... 12 00 @ 13 50

Hewn, from Southern ports, f o b... 12 00 @ 15 00

Ash, white... 36 00 @ 41 00

Elm... 20 00 @ 21 00

Oak, plain... 37 00 @ 40 00

Oak, quarter sawed... 48 00 @ 54 00

Redwood... 50 00 @ 58 00

Maple, clear... 25 00 @ 31 00

Chestnut, clear... 35 00 @ 39 00

Cypress, clear... 31 00 @ 34 00

Black Walnut, good to choice... 130 00 @ 140 00

Black Walnut, ordinary to fair... 100 00 @ 120 00

Black Walnut, %... 60 00 @ 85 00

Black Walnut, selected and seasoned... 150 00 @ 175 00

Black Walnut counters... 125 00 @ 150 00

Black Walnut, culls... 35 00 @ 40 00

Black Walnut, rejects... 50 00 @ 55 00

Cherry, wide... 100 00 @ 115 00

Cherry, good... 80 00 @ 90 00

Cherry, ordinary... 65 00 @ 75 00

Whitewood, inch... 27 00 @ 30 00

Whitewood, 1/2 inch... 23 00 @ 25 00

Whitewood, 3/4 inch... 30 00 @ 33 00

(Continued on Page IX.)