

REAL ESTATE BUILDERS GUIDE.
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Communications should be addressed to

C. W. SWEET, 191 Broadway.

J. T. LINDSEY, Business Manager.

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IF the stock market has been weak during the past few days the cause is to be found in London rather than in this country. Apparently the same conditions which depressed prices previous to the panic have not yet run their course. The affairs of the large speculators, Neugass & Co., who were tided over their difficulties in the autumn by having a large block of stocks taken off their hands, have not yet been straightened out; and either they or their helpers are apparently lightening their load. Certain it is that underlying first mortgage bonds, the pick of our railway securities, which have not been seen in this market for years, have now turned up and are changing from English to American hands. Ostensibly there is no lack of money in London, for the Bank of England's rate of discount remains at 3 per cent; but some extensive realizing is going on. It is this selling of our securities which keeps the rates of exchange so near the gold shipping point, and some one must be deeply involved thus to go to the bottom of the bag to obtain money. If we keep on exporting gold we may get into the state in which France was in 1860. At that time the Bank of France lost a large quantity of the yellow metal, and became so pressed for this kind of cash that she very much appreciated a loan of £2,000,000 from the Bank of England against the deposit of an equal amount of silver. This fact is worth remembering, in view of the hub-bub caused by the late loan of the French institution to the English one. Hence the Bank of France simply returned a favor which had been extended to them thirty years before, at a time when £2,000,000 meant more than £3,000,000 does at the present day. Stocks are cheap enough for their earnings and prospects; money is cheap enough; and no great fault can be found with trade; but these facts are not sufficient to lift the market out of the rut. Uneasiness prevails, and it takes but small buying or selling to turn prices either one way or the other. The railroads, whose main business comes from the transportation of grain, are beginning to feel severely the effects of the bad crop of last year. The heavy shipments of live stock partially make up for the loss, but the gross returns are less. Other lines have nothing to complain about as regards earnings, and some of them are able to make reductions in operating expenses; but it is scarcely possible that there will be any revival in activity until the crucial question of the coming crops has been settled. Another such an one as that of last year would create and justify extended demoralization. The large government expenditures which the defunct Congress has authorized, while it will do away with the surplus very effectively, will make themselves felt immediately, in all probability, by the slow but certain withdrawal of the government deposits in the national banks. Neither will this money be quick to return, for at least \$15,000,000 of it (the Direct Tax Refund) will get into State treasuries, and the pension disbursements will be scattered in such a way that it may take the money some time to get back to its normal channels. The price of silver has fallen to nearly as low a point as it ever has been—a fact, from which we may expect two effects at any rate. The mines, which recommenced production, because of the rise will be again shut down, and railroads like the Denver & Rio Grande and the Colorado Midland, whose increase in earnings was due largely to the transportation of the ore, will not be so prosperous. On the other hand the decrease in production, coupled with the heavy government purchases, will tend, after the lapse of a certain time, to restore the price of the metal to somewhere near its former value.

THERE has been a perceptible hardening of the discount rate in London, as in New York, due, in the former case, to the large revenue collections, which give the Bank of England the control of the market. Contrary, however, to expectation, the governors of that institution have not found it necessary to advance their rate, and their action (or the lack of it) has had a strengthening effect on prices in London. This, together with the fact that there are good prospects of a satisfactory settlement of the

Argentine debt, has helped to create a better feeling both there and in Berlin. It has scarcely, however, sufficed to shake that lethargy out of the market which has been its prominent characteristic since December last. English railway securities are firm and advancing in some cases, for most of the companies are making good traffic returns for the new year, and this in spite of the fact that trade reports do not come in very strong. In France, also, although operations on the Bourse have been fairly satisfactory, trade has not been active. Both imports and exports during January show decreases from the same month last year, and the railway traffic returns have not been altogether satisfactory. In Berlin the issue of the new loan has monopolized public attention for the time, leaving other securities even more neglected than has been the custom of late. The bears, however, have not been able to make very much impression on the market, either in the home or in the foreign department. A good deal of feeling continues to exist about the stiff prices at which the convention of German rolling mills still hold their rails, and to show their disapproval of the policy it is stated that the government has recently given a large order of rails to an English firm. In Vienna the end of the railway tariff dispute between Austria and Hungary, and the cordial reception accorded in St. Petersburg and Moscow to the Archduke Francis Ferdinand have had a very good effect on quotations. A good many complaints are heard, however, as to the state of trade, and the indisposition of banks to lend aid to new undertakings. Considerable depression exists in Vienna owing to the pronounced tendency on the part of manufacturers to leave that city for the provinces. This has led, of course, to inactivity in the building trades; and a circular city railroad, similar to that in Berlin, is being talked about.

PROPERTY-OWNERS on the West Side are to be congratulated upon the defeat, for the time being at any rate, of the North River bridge project, which if carried out according to the plans published would have converted the neighborhood of 72d street into a sort of railroad yard, defaced the water front below Riverside Drive, making it even more of an eyesore than it is; and played havoc generally with millions of dollars' worth of first-class property. In our estimation, very little chance existed that the project would ever pass beyond paper; but on paper it was a very unjust and noxious scheme, and not even the glamor it shed over the public imagination as a great and no doubt valuable engineering achievement could conceal the unnecessary loss it would inflict upon property-owners. As we pointed out in these columns some time ago, and as the committee from the West End Association reiterated before the Senate Committee of Commerce, the scheme had the effect of virtually withdrawing from the market all the property on the line of the proposed structure and its connections and all property adjacent thereto. Against this tyrannical proceeding what redress had property-owners? Their possessions were locked up, or the value of them materially diminished, just as long as the scheme existed legally. There are, of course, larger interests than those of property-owners to be considered in connection with improvements of a public or quasi-public nature; but this is no reason for giving legislative sanction to "wild-cat" schemes concerning which there is only a remote probability of ever being carried out. Corporations or individuals seeking to obtain by legislation extraordinary privileges affecting the property of other people should be compelled to state definitely the lots they require, and give bonds that the work contemplated will be commenced and completed within a stated, reasonable time. It can surely be no hardship to ask that the plan for a new undertaking be definitely formulated, and its feasibility, from a financial and engineering point of view, determined, before the Legislature is asked to grant the right to interfere with other people's property.

THE Committee on Finance of the Senate at Albany, Senator Sloan, chairman, gave a hearing on Tuesday afternoon last to the advocates of the proposed act to authorize the appointment of a commission to draft grades of building laws applicable to all cities in this State, excepting New York and Brooklyn, which two are the only two cities in this State that have building laws. The committee seemed to be unanimous in recognizing the necessity for such laws and the appointment of skilled men to draft them for presentation to the Legislature at its next session. The same stumbling block is before the Finance Committee this year that proved insurmountable for the Judiciary Committee last year—the number of commissioners, the method of their appointment, and the amount of money to be appropriated for their services and expenses. Hazarding a guess, the bill will probably soon be reported confining the number of commissioners to three, and allowing a total sum of \$10,000, which shall include salaries, counsel fees, printing, clerk hire, and any and all other expenses. There seems to be an erroneous impression prevailing quite generally that this bill is making provision for a permanent building commission to enforce building laws through the State. The commission is to exist only one year, and its duties consist

solely in preparing suitable building laws, and presenting the same to the next Legislature. Each year makes the need greater for building laws, and the sooner their preparation is undertaken the better.

THE bill containing amendments to the building law of this city, as prepared by the Board of Examiners, was introduced in the Assembly on Tuesday last by the Hon. John Connelly, and referred to the Committee on Cities. The exact date for a hearing has not yet been set by the chairman of the committee to which the bill has been referred, the Hon. Joseph Blumenthal; but as it will be several days before the bill is printed, the hearing will probably take place somewhere about the 18th instant. The bill as presented has been agreed upon by the representatives of the Board of Fire Underwriters, the Society of Architectural Iron Manufacturers, the New York Chapter of the American Institute of Architects, the Mechanics' and Traders' Exchange, and the Superintendent of Buildings; but the organizations behind the gentlemen who have acted as revisors of the law may have contentions at the Assembly hearing over matters where their representatives, acting under instructions, were overruled by a majority vote in the preparation of the amendments. How serious these differences may prove time only can reveal; but it is believed that they will not be carried to a point that will jeopardize the passage of the bill by the present Legislature.

THE Subway bill introduced into the Senate by Lispenard Stewart is a little surprise in the way of municipal legislation, but it is none the less welcome. Its purpose in general terms is to create a commission in which are vested all the powers and duties now by law conferred on any of the local authorities affecting the subways. It will have the right to determine whether subways are needed in any streets or avenues, and to draw up plans for their construction subject to the approval of the Sinking Fund Commissioners. If this approval can be obtained, certain parties in interest satisfied and the necessary legal restrictions overcome, the commissioners are empowered to contract for the building of the conduits; and for this purpose the Comptroller can issue bonds to the extent of \$3,000,000 per annum. Thus the city will own the subways and enjoy the emoluments to be derived therefrom. Public interests for the first time in the history of the matter will be amply protected, and a just and harmonious system will be established which will secure the companies a good service, which will prevent the tearing-up of the pavements, and which will give the city a tight grip on the corporations using our streets. The principle of this bill has, we believe, been commended by the local authorities in times past, and though they are not, perhaps, likely to regard anything evolved by the brain of William M. Ivins (the reputed author of the bill) with unmixed favor, yet it is sincerely to be hoped, and may not be irrationally expected, that they will refrain from throwing against the bill the crushing force of their determined opposition. In case any of the details do not suit, assuredly it will be a simple matter to amend them. If there has ever been a matter in the history of the relations between municipalities and corporations owning public franchises, which showed clearly the evils of lacking of a definite policy, fashioned to protect all parties in interest, including the public, it has been this matter of the subways. We may have to pay a pretty penny for the experience, not only in the loss of conveniences, the destruction of pavements, and the harrassing delay which the mismanagement has caused, but in paying damages on the interests that have become vested in the streets. No such expense, however, should deter the city from instituting some rational and equitable system. Experience, to sensible people, is always worth the purchase-price.

THE defunct Congress was not one which either a country or a party had any reason to be proud of, but four good measures may be placed to its credit, all of them long needed and highly useful. Two of these related to our national judiciary—the one of the three departments of our Federal government, as to which admiration for its constitution is not mingled with criticisms of its performance. The Supreme Court has long needed relief. The judges were three years behind in their work, and tremendous efforts were needed to keep them from getting still more in arrears. Litigation is a slow business at best, but care should be taken that it is not any slower than necessary. This care has not been taken for a good many years, and we may congratulate ourselves that the business-like methods of the present Congress, however badly used in some ways, have at all events removed a delay that did not help deliberation in another branch of the government. Intermediate Courts of Appeal have been established, which will have final jurisdiction in many cases that now go to the Supreme Court. An act of tardy justice has also been done to the judges of our District Courts. Hitherto they have been receiving a beggarly stipend of \$3,500 per annum, upon which they were expected to support the dignity of their position, and doubtless in many cases a large family in the bargain. The consequence was, of course,

either that good lawyers would turn up their learned noses at the judgeship, or that they would accept it at a personal sacrifice, which no government has a right to demand of its servants. The increase to \$5,000 is small enough, in fact altogether too small: but it may mean the difference between comparative comfort and downright leanness to many of the beneficiaries, and hence it is good so far as it goes. It is really too bad that there is not a "judge vote" like the "soldier vote." What a difference that would make!

TWO other acts which the present Congress has accomplished should also be placed very conspicuously to its credit. Provision has been made for the payment of the French Spoliation Claims. Committee after committee has presented favorable reports in this matter, and bills to appropriate the necessary money have repeatedly passed either one House or the other. If any private individual had acted in the way the United States government has acted in regard to these claims he would have been locked up long ago, and it would have been particularly culpable in the present Congress, after passing the Direct Tax Bill, and after having been so liberal with the people's money in so many ways, not to have remedied the injustice of withholding such a large sum of money from its rightful owners. The other good measure, we need scarcely add, is the bill recognizing property in books written by foreigners. It was the peculiar feature of pre-existing arrangements that American authors were obliged to submit to an impossible competition and that English authors were robbed for the purpose of discouraging American literature. Now they can compete for the American market on terms very nearly equal. The public will have to pay somewhat more for the product of English minds, but that is as it should be. We have to pay high prices for everything else that is English, because our native manufacturers cannot turn out as good an article for the same money as can their English counterparts. Whether this national incompetency extends to literature is a question which we need not discuss. Let it suffice that we no longer rob by legislative permission and discourage a profession which we should be the first to nurture.

The Reason of It.

IN *Scribner's*, this month, in the "Point of View," there are a few remarks which are worth reading, about the absence, among the American people, of Country Life. It is, perhaps, hardly necessary to say that by the term "country life" nothing agricultural or provincial is intended (of which, verily, there is no deficiency among us), nor is any reference made to the boarding-house festivity which begins, from Dan to Beersheba, annually about the time of the Summer Solstice; but to the refined, and, one may say, permanent home life in the country, which forms so important and, usually, so healthy a part of the existence of the well-to-do in Europe.

With us, when a man acquires much wealth he hastens to make his "home" in a big city. If there is any country mud on his boots he cannot too quickly remove it, for he recognizes that only in a large city can he attain by his wealth to the status among his fellows which he covets, or even spend his money, as the saying is, "to advantage." To tell such a man to go select some beautiful spot in the country, build a noble house, surround it with fine lawns and well-stocked gardens, and make there his real home would be to ask him to invert what in his eyes seemeth the natural order of things. It is part of the American conception of life that the city is the only place to "live" in—and only when the weather becomes uncomfortably warm there, and other people of one's own condition are out of town, does "the country" become tolerable. It never can be part of the real scheme of life.

No doubt, it must be acknowledged, that one of the reasons why "country life" does not flourish to any extent with us is because so many of us are Philistines; and city life, with its "Sassiety," its show, its bustle and gas-light attractions, is more to our taste than the quietude and less forcible charm of the country. But is the Philistine to be found nowhere but in America? Cities are growing almost as fast in Europe as they are over here, and the attraction they have for the mass of the people is scarcely less potent than with us. Yet in Germany, France, England, and in nearly every European land, the country-house, with all that it stands for, is very much more common, and occupies a very much more important part in the life of the people than here. Difference in taste, customs, traditions, and climate does not fully explain the matter. There is another cause for our deficiency, though to some people it may seem at first sight as inconsequential as the relation which Darwin pointed out between the number of old maids in a parish and the quantity of honey produced—and that cause is the condition of our country roads.

The roads even around New York may conform to the farmer's idea of what a road should be; but, certainly, they conform to nobody else's idea. They are almost as primitive as the caravan paths in Africa, which exist because a number of people in every generation desire to go in the same direction and find it easier to walk where others have walked before than strike out for them-

selves a new pathway. So it is with our country roads. Certain Bucolic Boards are supposed to have ordered some spading to be done; but the roads exist chiefly because it is easier to drive along wheel ruts than over fields. That our roads are not much more than a system of ruts will be attested by any vehicle maker. It is evidenced by the fact that, for instance, in New Jersey, there is a standard gauge for carts, buggies and other vehicles so that the ruts may be followed—the importance of which will be realized by anyone who should attempt to drive there on a vehicle constructed according to the New York City standard.

For country life to be enjoyable, driving and walking must be easy and pleasant. When the necessity of passing through dust-banks in dry weather, and sloughs of mud in wet, is attached to the making of bread and butter, it may be accepted, and even, as in the case of the farmer, acquiesced in; but few people used to city streets will tolerate it as a part of that part of their daily existence, which is within their own ordering.

A faint conception of this fact is just now entering the minds of some of the rural deities in these parts. In New Jersey a movement is on foot to improve the roads of the State; and Union County, wherein the town of Elizabeth is situated, has already spent a considerable sum in macadamizing its highways. The work is barely completed, but the beneficial effects of the undertaking are already apparent. Traffic in that county has increased to a conspicuous extent; and on roads that until recently stretched their deserted length through fields and past delapidated farm houses, a pedestrian now runs a calculable danger of being run over; while on Sundays there may be seen traveling along it, hundreds of vehicles and scores of bicycles—very many of the latter coming from this city and Brooklyn. Indeed, so proud is Union County of this achievement that it has commenced to advertise its roads to the world, as an inducement for people to come and settle within its borders.

If that asinine phrase of the *Mail and Express* were not before our eyes, about it being natural for the citizens of a republic to be Republicans, we might be tempted to remark that it is natural for every New Yorker to live in New York; but, under the circumstances, we will get at the fact in a different way. At the very door of New York City there is to be found an ample district, eminently suitable, on account of its exquisite natural beauty and healthfulness and proximity to the metropolis, for "country life" in the sense we have been using the term. Yet, though land is to be purchased at comparatively small figures in Westchester County, though there is plenty of it, though it possesses nearly every characteristic which in any other country would insure its being dotted with charming country houses, except in a few suburban towns, and in places bordering upon the river it is neglected. One reason of this undoubtedly is to be found in the miserably poor roads which traverse Westchester County. Even around Yonkers, omitting Broadway, there is not a decent, one may almost say a passable, highway. Indeed, we know of a gentleman who has kept one of his lighter vehicles in his stables for three years without using it once, hoping for the day to come when the condition of the roads would be such that he could drive in it without running the danger of knocking it to pieces. And his case is not singular.

Obviously with these conditions existing it is almost out of the possibilities to expect well-to-do people to settle in the country. The hackneyed saying about the state of a country's roads indicating the degree of its civilization, perhaps, ought to be repeated here, for may be it touches the quick of the matter—we must wait with what patience we can for the advent of country roads and a highly-developed country life until we have civilized ourselves a little more than we have. But the strange thing is: Whatever state our civilization may be in our commercial instincts certainly are well developed. We have the faculty of recognizing anything that pays, and about the economic value of good roads there is, and there can be, no doubt whatever. Good roads around New York would mean that the country would be settled quickly, the value of land would be advanced, traffic would be increased, more people would pass to and from the city; and as money circulates where people circulate the matter is not without interest, even to the storekeeper.

THE Legislative Committee of the Real Estate Exchange was better attended at its meeting last Monday than it has been for some time past. This was lucky, because a matter of some importance came up—which, however, as Rudyard Kipling would say, belongs to another story. Just here we wish to direct attention to the explanation made by the chairman in answer to our criticism on the way in which the recommendations of the committees were carefully secreted in a drawer, as if, like virtue, they were their own reward. The chairman's reason was excellent. If, he said, the committee was to forward to Albany all of its recommendations, the approvals or disapprovals passed would not be taken as seriously as if the opinions of the committee on important matters only was placed before the Legislature. Not only do we admit this, but in times past we have frequently pointed it out. There

are occasions in which a proposed measure is either so necessary or so dangerous that it is the duty of any organization representing property owners in this city to lift its voice on the right side. But it is something of an impertinence, as well as quite futile to interfere in behalf of bills which are of but secondary importance. In such cases it is well to let the newspapers, for which nothing is unimportant, voice public opinion as best they can. But it is curious that the chairman did not see the consequence of his explanation. It is true that recommendations on important matters only should be transmitted to the Legislature; but it is equally true that time should not be wasted in making recommendations which are not transmitted. We have never understood that the Legislative Committee was a debating society. It does not discuss resolutions and make recommendations for its own pleasure and edification. Its members, so far as we know, have no desire to train themselves in the art of legislation, or in the practice of public speaking. The object of the institution is to provide a mouthpiece for the property-owners on matters that are worth serious consideration and demand definite action. On smaller matters it were better not to speak at all. What good can come of passing resolutions about them, and then locking them up as a man does his will.

American Practice in the Matter of Endowments.

A RECENT French work on charities has much to say against the European policy of limiting and regulating all bequests to charitable or educational institutions, and much to say in favor of the liberty accorded in the United States to all who wish to endow such establishments. That M. Hubert-Vallerous should take this view of the matter is perhaps mainly due to the fact that distance lends enchantment to institutions as well as to landscapes. Besides this it may be said that almost any provision regarding endowments works well enough for a time; it is only after the lapse of some hundreds of years that a given statute or decision can be fully tested by the practical results of its influence. The writer, who is fully acquainted with the operations of the French system, sees that the arbitrary and minute regulation of endowments by the State has tended to limit the number and size of bequests; while on the other hand the freedom accorded in this country has resulted in a wonderfully large crop of benevolent millionaires. He therefore concludes that we are right and that France is wrong.

It should have occurred to him that the European practice in such matters is possibly the result of costly experience, and our liberality the result of inexperience and of the recklessness that will not learn from the experience of others. We do not yet suffer from our happy-go-lucky policy because the time has not yet come for entanglements.

In the middle of the last century when Turgot had occasion to review the history of the perpetual endowments of hospitals, convents, religious houses, masses, academies, professorships, prizes and so forth in France he came to conclusions differing widely from those upheld by the modern writer. He showed by an appeal to history that endowments often foster and keep alive many of the very evils they profess to remedy, and that instead of enriching and improving posterity, they not seldom have the direct effect of demoralizing it. He contended that the motive which leads a founder to perpetuate his own name and his own notions is often to be traced to mere vanity. The testator, he says, is apt to be ignorant of the nature of the problem he desires to solve and of the best ways of solving it. He is seldom gifted with a wise foresight of the future and of its wants. He puts into his deed of gift theories, projects and restrictions which are found by his successors to be utterly unworkable. He seeks to propagate opinions which posterity does not believe and does not want. He takes elaborate precautions against dangers which never arise. He omits to guard against others which a little experience shows to be serious and inevitable. He assumes that his own convictions and his own enthusiasm will be transmitted to subsequent generations of trustees, when in fact he is only placing in their way a sore temptation, at best to negligence and insincerity, at worst to positive malversation and corruption.

Those who have followed the elaborate reports of the English Parliamentary committees and commissions appointed to investigate the matter of the administration of charitable and educational trusts know that conclusions identical with those of the French statesman might be drawn from other than French experience. As one who was concerned in these investigations remarked to an American audience, the English reverence for the will of a departed benefactor has "actually elevated to the rank of legislators a body of men who had no other qualification to exercise such a function than is represented by the accident that they had money to dispose of."

But unwise bequests are a minor evil in England as compared with our own country. There the Parliament is omnipotent and can do whatever may be manifestly necessary in order to save society from its departed friends, and to turn endowments to profitable uses. Even there, as has been remarked, "it is not by

the periodical removal of a mountain of accumulated abuses, but by such prudent provisions as shall prevent abuses from accumulating that the true interests of the body politic are best secured." In this country such a statement of the matter falls far short of the truth, for our legislatures and courts are bound hand and foot by the provision of the national constitution which forbids the abrogation of contracts, and by the interpretation of this clause as given in the famous Dartmouth College decision. In this case a charter that admittedly needed revision was held to be wholly beyond the reach of the legislature of the State in which the college was located.

While this decision has been very satisfactorily evaded as regards business corporations it must be supposed to have full force as regards the regulation of endowments. Such being our helpless condition it would seem the part of wisdom to limit or in some way regulate the rapidly growing mass of wealth that is controlled by the wishes of the dead.

It is not reassuring that in this city an eleemosynary corporation supposed to be worth more than \$100,000,000 cannot be brought to make a public statement of its resources and liabilities. The endowments of all our leading and of many of our minor schools and other institutions are growing with great rapidity. It is reported that Senator Stanford is about to fix in perpetuity, according to his own wishes, the administration of some fifteen millions of capital. A prominent member of the Standard Oil Company is said to be about to tie up in perpetuity a similar or rather larger amount. Is it expedient that such large sums should pass forever beyond the control of the living and be administered according to the wishes of the dead? It is, at any rate, clear that we ought not to answer such a question without first considering it.

VERILY does hope spring eternal in the human heart. Again are we brought face to face with a plan making it practicable for the elevated roads to improve their facilities—a thing which everyone claims that they ought to do, but which people in authority effectually prevent. When our legislators suppressed the clause in the Rapid Transit bill, which gave the commissioners power to grant to the Manhattan Company, subject to existing authorities, the right to improve the Battery Park terminus, it would appear from the debates that they believed themselves thus to have proved their stanch hatred of that despicable monopoly, and had dealt it a crushing blow. That this view was erroneous we pointed out at the time, for the Rapid Transit bill left the jurisdiction over the matter just where it was before. Some doubt exists, however, as to where this is; and, consequently, the latest scheme is to be submitted to the Legislature. Chas. H. Butler has placed before the Legislative Committee of the Real Estate Exchange the outline of a plan, whereby a considerable improvement could be made to the service of the Manhattan Company. No more actual ground space of the park will be taken; but the existing columns will be asked to support two more tracks by the addition of a bracket on each side. In this matter Mr. Butler represents the property-owners along the line of the New York and Northern Railroad; but, presumably, the Manhattan Company acquiesces in the plan. Before sending the bill to Albany, he wishes, for obvious reasons, to obtain the indorsement of the Legislative Committee of the Exchange. We hardly need say that in our opinion that indorsement should be granted. The injury to Battery Park is minimized by the plan that Mr. Butler proposes; and unless the residents of the upper wards are to be put for the next few years to an intolerable discomfort, and unless the improvement of that part of the city is to be impeded, some immediate relief must be provided. The only practicable method of obtaining it is by increasing the facilities of the existing lines of transit. The Rapid Transit Commissioners are very properly taking their time. Their task is one of great complexity and enormous difficulty; for they are to build not for ten years or twenty, but the next half century. They cannot afford to make a mistake similar to the one made in the erection of the elevated roads. They are obliged substantially to solve a new problem in a new way; and no one need grudge them ample leeway for the work. No hope for temporary alleviation can be founded on what they may do. Indications are not wanting that people are beginning to appreciate this aspect of the matter. The West Side Association this week appointed a committee to confer with the Manhattan Company and to ascertain what legislation is desired, the implication being that that organization would support any reasonable proposals. Similar opinions prevail so far as we have been able to observe among many influential property-owners. It is time that they raised their voices and demanded that this fact of urgency be met; that the existing overcrowding be removed, and that the city be left free to develop without unnecessary hindrances.

The contractors who have obtained the award for lighting Boston, 3d, Lincoln, Alexander, Willis and Morris avenues, north of the Harlem, by electricity, intend to start their work at the earliest possible moment.

A Very Knotty Legal Question.

THE COURT OF APPEALS DECIDES AGAINST JOHN TOWNSHEND IN A SUIT WHICH INVOLVED TITLE TO A LARGE BLOCK OF PROPERTY BETWEEN PARK AND FIFTH AVENUES.

The Court of Appeals has just rendered a decision in a question which involved title to the two city blocks bounded by 76th and 77th streets, Park and 5th avenues, and which gives an unclouded title to property-owners on those blocks. A history of this case, which will interest many lawyers and real estate men, is as follows:

In 1837 Mrs. Clarissa E. Curtis conveyed the block bounded by 4th and 5th avenues, 76th and 77th streets, to Eliza Racey, upon trust, to receive rents and apply them to the use of the said Mrs. Curtis during her natural life, and on the further trust, at her death, to convey the said lands in fee simple to her children living at her decease, and the issue of such of her children as may then be dead.

At the time of the execution of this trust deed there was a mortgage existing on the property for \$10,000, of date June 20, 1835, which was a lien prior to the trust. In 1838 the holder of this mortgage filed a bill, in the Court of Chancery, to foreclose the same. Mrs. Racey, as trustee, and Mrs. Curtis and her husband, were made defendants to this action. Mrs. Curtis had, at that time, one or more children, but they were not made defendants in the foreclosure suit. According to the decisions of the Court of Appeals, Mrs. Racey had, as trustee, an estate commensurate with the trust—that is to say, during the life of Mrs. Curtis. In whom the residue of the estate was vested was the question to be solved. The usual decree of foreclosure was rendered in 1840, and the mortgaged premises sold by the Master in Chancery. The purchasers at the foreclosure sale were Geo. Lovett and Samuel Cowdrey. The title acquired by them at the Master's sale became vested, by sundry *mesne* conveyances, in Hannah S. Dillon, wife of Sidney Dillon, and on her death intestate, the same became vested in her heirs-at-law.

Mrs. Curtis died in 1886, and during all this time—from 1840 till 1886—the persons deriving title under the Master's deed had been in possession of the premises. Mrs. Curtis left several children and the issue of deceased children.

Mr. John Townshend, as he claimed, acquired from some of these children an undivided interest in the property. He contended that the Statute of Limitations did not run against the children of Mrs. Curtis until the period of their mother's death, as the remainder-men were not entitled to possession until the determination of the particular estate. He also contended that the children of Mrs. Curtis, in being at the date of the foreclosure, should have been made parties, and not having been made parties their rights were not cut off. Shortly after the death of Mrs. Curtis, Mr. Townshend commenced an action of ejectment, in the Superior Court, against Edward Frommer, the tenant in possession under Mrs. Dillon's heirs, to recover a portion of the land in the said block.

The great question in the case was whether the Master's deed in the foreclosure was a bar against the children of Mrs. Curtis in being at the date of the decree of foreclosure; in other words, whether by the provisions of the trust deed the children of Mrs. Curtis in being at the time of foreclosure had any estate in the mortgaged premises.

The Court below, at Special and General Term, decided in favor of the defendants. The judgment entered there was affirmed by the Court of Appeals, all the judges concurring except Judge Andrews. The Court of Appeals held that by the trust for the benefit of Mrs. Curtis during life, the trustee, Mrs. Racey, was invested with a legal estate in the lands during the life of Mrs. Curtis; that the further provision of the trust deed directing the trustee, at the death of Mrs. Curtis, to convey the lands to her children then living, and the issue of her children then living, did not create a trust, but the direction to convey was good as a power in trust; and the residue of the estate, after carving out the estate, in the trustee for the life of Mrs. Curtis, remained in Mrs. Curtis, the creator of the trust, subject only to the execution of the power in trust; that the children of Mrs. Curtis took no vested estate in the lands, and that Mrs. Racey, the trustee, and Mrs. Curtis, having the whole legal estate in the lands, were the only necessary parties to the foreclosure of the mortgage, thus sustaining the title conveyed by the Master under the foreclosure, and subsequently acquired by Mrs. Dillon and her heirs.

This clears any doubt on this point as to the title of the two blocks named. It is said, with what truth cannot be learned, that in one case Mr. Townshend bought out the interest which he thought one of the heirs had in the property for a few hundred dollars, and that some parties owning property on the blocks paid thousands of dollars to clear, as they supposed, their titles. One of these is said to have been Wm. B. Franke, who built the Lenox apartment house on the corner of Madison avenue and 77th street.

Argued for Mr. Townshend in the Court of Appeals by ex-Judge Dan forth, and for the Dillon heirs by John F. Dillon, ex-judge.

To Establish "Cathedral Parkway."

A measure is to be introduced in the Legislature next week which, if passed, will have the result of repealing two acts now on the statute book, and of naming what is now 110th street, between 7th avenue and Riverside Drive, as "Cathedral Parkway," as well as creating certain circles, or plazas, at several points. The bill is to be introduced at the instance of a number of property-owners on 110th street and vicinity, among whom are Amos R. Eno, Samuel G. Bayne, Frederick Arnold, John Brower, John D. Crimmins and others.

To explain this measure it is necessary to refer to the acts already passed widening 110th street. This thoroughfare is now open as a 60-foot street between Central Park West and the East River, and as an 80-foot street between Central Park West and Riverside Drive. The Act of 1888 lops off 30 feet from the north side of 110th street from 7th avenue to Central Park West, and 45 feet from the south side of the street, between Central Park West and Riverside Drive, thus making the street a respective width of 90 feet and 125 feet.

At a meeting of the Board of Street Opening and Improvement on July 16, 1889, a petition was presented from owners of property fronting on 110th street and others interested, asking the board to direct the Corporation Counsel to prepare an act to amend the previous acts in such a manner that 110th street would continue between 9th avenue and Riverside Park 80 feet in width as at present opened, stating that, in their judgment, 80 feet is "all that will be necessary for public convenience as a connection between Riverside Park and Central Park." The expense to the city, they added, of taking the strip of 45 feet allowed by the act "would be greater than any value which could be anticipated either as to convenience or effect." This petition was ordered on file, and there it has lain since.

Practically the very same property-owners are now responsible for the bill which is to be introduced next week. This bill, they say, will be a better measure than the previous ones, and will settle definitely the manner of the widening of 110th street, heretofore attempted imperfectly.

The bill to be introduced is entitled: "An act to establish Cathedral Parkway by widening and enlarging 110th street, between 7th avenue and Riverside Park, so as to conveniently connect thereby, and, by appropriate entrances in connection therewith Central Park, Morningside Park and Riverside Park in the City of New York, and to repeal chapter 580 of the Laws of 1887, and chapter 424 of the Laws of 1888 relative to the same improvement."

The bill then goes on to describe eight parcels of land which the city shall take for the purpose. In general terms, 30 feet is to be taken from the north side of 110th street, between 7th avenue and Central Park West; 46 feet from the southerly side of 110th street, between Central Park West and Columbus avenue, and 20 feet from the south side of 110th street, between Columbus and Riverside avenues with the following reservations: That at Central Park West a circle, or plaza, shall be created by lopping off ground enough therefrom from the northeast, northwest and southwest corners of 110th street at that avenue, and also creating a plaza at Riverside avenue by lopping off ground enough from the northeast and southeast corners of 110th street, at that avenue.

After precisely describing the eight parcels to be condemned for the improvement, the bill goes on in section 2 to say that it shall be the duty of the Corporation Counsel within three months from its passage to take proceedings to acquire title to such parcels. Section 3 restricts the property fronting on the proposed parkway against stables and other nuisances, and places the parkway under the control and management of the Department of Public Parks. Section 4 repeals the previous acts inconsistent with the bill.

The Mayor, when asked yesterday if the city was in any way responsible for the bill, said: "Not that I am aware of. It is being introduced at the instance of owners of property on 110th street and neighborhood. It is in the line of previous legislation and I do not think the city will offer any opposition to the measure."

Opposing a Trolley Road.

TRANS-HARLEM CITIZENS EXCITED OVER THE PROPOSED ADOPTION OF THE TROLLEY SYSTEM OF MOTIVE POWER ON THE HARLEM BRIDGE SURFACE ROAD.

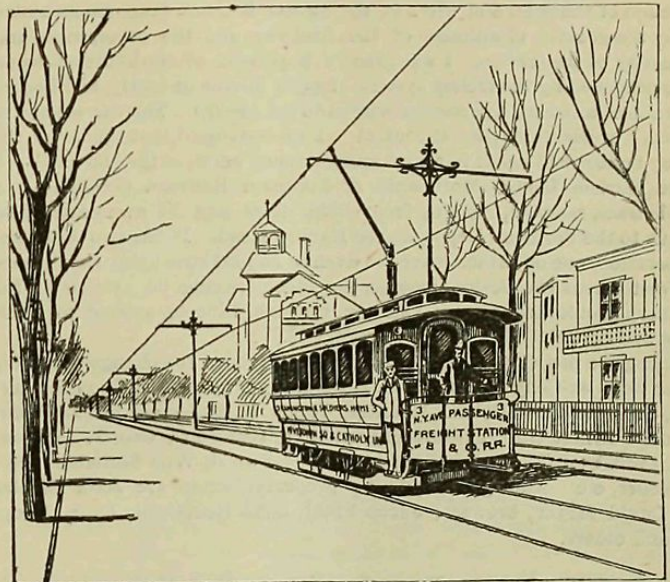
The burning question at this moment on the other side of the Harlem Bridge is whether the trolley system of propelling street surface cars, which is in operation in 260 cities of the Union, shall be adopted on the line of the Harlem Bridge, Morrisania & Fordham Railway Company, whose cars are now propelled by horses. This road has been in operation since 1863, and the directors some time ago decided to adopt the trolley system. With this object they applied to the Board of Electrical Control for permission to place the poles and wires in the streets which may be necessary to operate the cars under that system. Property-owners on the line of the company's route appeared before the board opposing the request, but the board decided to allow the construction of the poles and wires. The Mayor, in giving his consent, stated, as one of his reasons, that he did not think the introduction of the trolley system would be desirable south of the Harlem River, but north of that river, in sections sparsely populated, the system would not be objectionable, and as it would be an improved means of transit he was in favor of its adoption.

The company, having obtained permission to put up the poles and wires, made application to the Railroad Commissioners for permission to change their motive power to the trolley system. The commissioners have not yet replied granting this permission, and in the meantime a number of property-owners have been trying to enjoin the company from using their consents obtained in favor of the change. Under chap. 531 of the Laws of 1889, amending chap. 252 of the Laws of 1884, it is provided that owners of half the value of the property along the line shall give their consent before any railroad company shall be allowed to change its power. The property-owners claimed that many signatures for consents had been obtained through "misrepresentation and deceit." They said that the canvasser for the road came for their signatures with the statement that the road intended to lay a cable. Quite a number of owners, they say, signed on this representation, and one or two were particular to add after their signatures the words "for a cable road." The company denied that any such representations were made, and they point to the wording of the consents which read "by cable, traction or electric power, or by any means other than locomotive steam power, under, upon, along and over the surface of the streets and highways, etc." The words italicized cover a consent to the trolley system, which is operated by electricity.

It appears that directly the company announced its intention to adopt this system opposition arose, and a number of property-owners who had signed in favor of a change of motive power withdrew their consents. They went into court demanding that their signatures be not allowed to be put in as consenting, but Judge Ingraham, after hearing the case, declined to enjoin the road from using the signatures obtained on the plea of misrepresentation, holding that the wording of the consent permits of the use

of the trolley system. The property-owners are making their big fight on this point; for, if they can get these signatures nullified, they can show the Railroad Commissioners, they say, that the road has not got the consents of half the value of the property on the line of the route, as the law requires.

A. C. Butts, counsel for the opposing property-owners on 3d avenue, was called upon by a reporter of THE RECORD AND GUIDE. He said: "I am personally an owner of property on the line of the road, and I represent the property-owners opposing the change to the trolley system. We oppose it because we believe it to be dangerous to life, and because it will mar our streets and cause inconvenience to our street traffic. Truckmen, with trucks laden high with goods, will stand a risk of coming into contact with the electric wires overhead, as well as the poles, which will have to be placed in the middle of the streets. The Board of Electrical Control, in granting permission to use the poles and wires, strongly recommended that on 3d avenue, as far as the Suburban Elevated Road runs, the poles and wires should be strung along and adjoining the piers and tracks of the elevated structure. I have reason to believe that if such permission is asked from the 'L' road it will not be granted, besides which the wires will be a source of danger anyway. At all events, north of the elevated road on 3d avenue, as well as on the two eastern branches, the poles and wires will have to be put in the middle of the roadways, to the detriment of traffic and to the danger of citizens. The railroad company states that it has enough signatures, even allowing for a deduction of the withdrawals, but the figures which I have placed before the Railroad Commissioners, and these I cannot now make public, will show that they are considerably short of the amount. We have no objection to a cable road, or to the electric storage system; but we do object to the trolley system, which is not fit for New York City. The Mayor says that it is good enough north of the bridge, but not south of it. The Mayor shows his ignorance of our locality in saying so, for, if he will examine the route, he will find 3d



The Trolley as used on New York Avenue, Washington City.

avenue, as far up as 170th street, very nearly as thickly built up as 2d avenue below the bridge. North 3d avenue is not a country road where poles in the centre of the street make little or no difference to traffic."

Wm. Cauldwell, treasurer of the railroad company and one of the oldest residents north of the bridge, said: "We have received more than the necessary consents to change our motive power, and we expect the Railroad Commissioners will grant us the powers according to law. The statements about the danger of the system are absurd. It is in operation in some 260 cities, including Boston, Syracuse, Albany, Washington, Asbury Park, Nashville, Cleveland, Wilmington, Detroit, Los Angeles and other cities. Wherever it has been introduced property has increased in value from 25 to 300 per cent within a short time after it has been in operation. No less an authority than Edison has stated that the power required to propel the cars—500 volts—is not enough to kill a human being. It is difficult to see how anyone could come in contact with the overhead wires, but if they did it would result in a shock and nothing more. Good speed and excellent time are guaranteed by the system, and two and three cars or more can be attached together, if necessary, thus avoiding overcrowding."

"It is said that your consents will be insufficient, allowing for withdrawals."

"That is an error," said Mr. Cauldwell. "Here are the figures:

	Assessed valuation.	Consents necessary.	Consents obtained.
3d avenue.....	\$4,611,875	\$2,305,937	\$3,337,050
138th street.....	1,127,650	563,825	909,100
Westchester avenue.....	388,400	194,200	379,650
Lincoln avenue.....	276,000	138,000	216,000
183d street.....	141,000	70,500	116,000
Boston avenue.....	759,410	379,705	582,650
Total.....	\$7,804,335	\$3,652,167	\$6,040,450

"This gives us an excess of \$2,388,263 assessed valuation more than we require," continued Mr. Cauldwell. "The withdrawals, if nullified, would amount to \$1,295,400, which would still leave us over \$1,000,000 ahead."

"Why not build a cable road, and so do away with the opposition?" asked the reporter.

"First," was the reply, "a cable road is very expensive, and as we have been supplying the people on our route since 1863 and have only been able to earn three dividends, and none since the suburban road opened, I think we are entitled to some consideration. Second, as we run our passengers

to 129th street and 3d avenue over the bridge, so as to connect with the 3d avenue elevated road, we could not run a cable line over the bridge, as it is continually being opened. We have thought it out, and find the trolley system the most economical and serviceable."

Charles S. Simpson, counsel for the opposing property-owners on Boston avenue, said: "The people on Boston avenue do not want their fine drive spoiled by the trolley system of poles and wires. Why don't they build a cable road. The bridge difficulty can easily be overcome by running the cable to the north end of the bridge, and letting passengers transfer at that point in horse cars to 129th street and 3d avenue. If the trolley wires and poles are put up, carts and trucks will have to dodge them at every point. Besides, I don't think great speed will be attained on 3d avenue, on which there is considerable traffic. I drive there almost every day, and I know we cannot make quick headway. I am surprised that the Board of Electrical Control should consent to have poles and overhead wires used when their policy has rigidly been to bury them, according to the spirit of the law."

Ex-Judge Ernest Hall, counsel for the property-owners on Boston avenue in favor of the change of system, said: "The opposition to the trolley system has been gotten up, I believe, by the electric light and telephone companies, who, if the poles and wires are put up, will require to go to the expense of laying extra wires. The statement that we have not enough consents is an error. We are over \$1,000,000 ahead, allowing for everything. I own 166 feet on Boston avenue, and I value my property at \$50,000. If I thought the trolley system ruinous I would not be likely to support it. I think it will help property up our way."

John D. Crimmins, who owns property on the route, said: "I have examined the trolley system in Chicago, Pittsburg, Washington, Nashville, and other cities, and I strongly favor its introduction in the 23d and 24th Wards. It will materially help to make those wards a desirable location for residence, and thus increase the value of our properties. The slight objection of the poles and wires in the streets is more than compensated for by the greater cleanliness of the roadway and the promptness and regularity of the service. I was greatly impressed at Nashville on seeing a car propelled by the trolley system stopped almost instantly and backed several feet to where a passenger wished to get aboard. The car seemed to be under wonderfully perfect control. I am convinced that the use of the trolley system will result in a vast improvement north of the Harlem."

The Harlem Bridge, Morrisania & Fordham Railroad Company is a double track railroad, running from 129th street and 3d avenue along 3d avenue to the Fordham Depot, on the Harlem Road. It has two branches in operation, one of which leaves 3d avenue at 163d street and runs thence to West Farms via Boston avenue, the other leaving 3d avenue at the Southern Boulevard, thence running through Lincoln avenue to 138th street and across 138th street to Port Morris.

Among the property-owners who signed in favor of the change of motive power were ex-Congressman J. B. Haskin, Jordan L. Mott, Thos. F. Coleman, C. H. Zeltner, Michael Kountze, Ralph L. Anderton, Jas. L. Wells, ex-Judge Ernest Hall, ex-Surrogate Silas D. Gifford C, Geo. F. Johnson, Wm. Cauldwell, W. H. Burchell, Geo. E. Sherwood, Wm. Shillaber, Geo. C. Goeller, etc. Among the opposing property-owners are John Eichler and David Meyer, brewers; Jacob Stahl, Louis Reinhardt, C. S. Simpson, and others.

New Custom House Building for New York.

In the closing hours of the Congress whose session terminated this week, the bill providing for the erection of a new custom house building in this city was passed. The location for the building is to be the upper block of the three blocks commonly called the Bowling Green site. Under a previous act of Congress, which appropriates \$2,000,000 for sites for a custom house and an appraiser's stores, the Bowling Green site was determined upon by the Secretary of the Treasury for the custom house, and the appraiser's stores were located up town. The law just passed provides for the erection of the custom house building.

It is expected that the new building will cost about \$5,000,000. The present custom house building on Wall street is to be sold at an upset price of \$4,000,000, the proceeds of that sale to be applied to the construction of the new building. The purchasers of that property will be required to lease the premises to the United States at a rental which shall not exceed 4 per cent per annum on the purchase price, for use as a custom house, until the new building shall be ready for occupancy.

The plans for the new building are to be prepared by the Supervising Architect of the Treasury Department at Washington, but the erection of the building is to be placed in charge of a commission of five persons, who shall be residents of this State. Although not expressly provided for in the act itself, three of the commissioners will be Republicans and two Democrats. Alexander E. Orr is to be placed on the commission to represent Brooklyn, and Joseph J. O'Donohue to represent New York. The latter selection was made by Mr. Gilroy, as the acting head of Tammany Hall, to whom an appointment was given in return for the votes of the Congressmen controlled by his organization.

The erection of a United States public building under a commission is a new departure from the customary methods. The nearest precedent for this course was an attempt in a bill a few years ago to have a public building at San Francisco built under the supervision of a commission, the reason therefor being that as that city was such a great distance from Washington, the supervising architect could not well control and supervise the actual operations of building. The trial is to be made in the New York case as to whether a commission can carry on and complete a building with greater celerity than if the supervising architect was in sole command.

New Incorporations.

The Marble and Enamel Mosaic Co-operative Co. filed a certificate of incorporation in the County Clerk's office on March 2d. The objects of this company are the manufacturing and repairing mosaics of all descriptions.

The capital stock is \$2,800, divided in shares of \$100 each. The names of the incorporators are Giovanni Devenuti, Guiseppe de Paoli, David Bonin and Giuseppe Rossini.

The Union Terrace Co. filed a similar certificate on the 5th instant, for the purpose of purchasing and improving real estate. The capital stock is \$50,000, divided into 2,000 shares, at \$25 each. The incorporators' names are William H. Strecker, James S. Wilson, John J. Baker, Henry E. Wieke and Arthur D. Moore.

Real Estate During February.

The real estate records for the past month preserve very much the same characteristics as during January, and the explanation which we gave at that time, viz., that the panic had made men uneasy and indisposed to new undertakings, still remains true. The dullness (it must not be confused with weakness) of the real estate market has its concomitant in the dullness of the stock market. The number of conveyances has decreased from 2,401 recorded in the first two months of 1890 to 2,101 for the same months during 1891, while the amount involved shows the large falling-off of from \$44,705,871 to \$34,389,656. The figures for the 23d and 24th Wards, however, hold their own very well.

The mortgage filings betray a similar decrease; but in this case the proportion is not quite so large. In the January and February of 1890 2,456 papers of this description were filed, involving \$72,516,610, from which, however, \$40,000,000, the amount of mortgage given by the Manhattan Railroad Company to the Central Trust Company, should be subtracted. During the same period, in 1890, only 2,115 papers were filed, involving \$24,711,363.

The projected buildings, both as to number and cost, show a remarkable decrease. The 544 buildings projected during the first two months of 1890 have become 360 during the same period in 1891, while the estimated cost has fallen off from \$12,561,375 to \$7,260,573. A large diminution of activity is particularly noticeable on the West Side. Below are the tables, further comments on which are reserved until next week.

NEW YORK CONVEYANCES.						
1891.	No. Conveys.	Amount.	No. Nos.	No. 23d & 24th W.	Amount.	No. Nos.
January.....	1,072	\$16,537,036	344	214	\$758,507	61
February.....	1,029	17,862,630	310	161	788,700	41
Total.....	2,101	\$34,389,656	654	375	\$1,497,207	102
1890.						
January.....	1,294	\$22,416,586	370	174	\$689,545	59
February.....	1,167	22,289,285	334	177	725,680	56
Total.....	2,461	\$44,705,871	704	351	\$1,415,225	115
1889.						
January.....	1,312	\$20,377,405	325	207	\$754,225	54
February.....	1,185	22,169,835	288	172	665,331	41
Total.....	2,397	\$42,547,240	613	379	\$1,419,556	95

MORTGAGES.						
1891.	No. Mortgs.	Amount.	No. at 5 p. c.	No. at less than 5 p. c.	No. to B. T. & I. Cos.	Amount.
January.....	1,172	\$12,656,056	546	93	145	\$1,912,030
February.....	943	12,055,307	440	102	154	2,197,450
Total.....	2,115	\$24,711,363	986	195	299	\$4,109,480
1890.						
January.....	1,294	\$16,728,539	619	165	185	\$3,011,699
February.....	1,162	15,788,071	535	126	183	1,423,669,285
Total.....	2,456	\$72,516,610	1,154	291	368	\$45,380,984
1889.						
January.....	1,146	\$15,511,299	467	140	163	\$3,588,020
February.....	1,101	13,910,257	560	107	150	2,542,325
Total.....	2,247	\$29,421,556	1,027	247	313	\$6,130,345

Includes mortgage given by the Manhattan and Metropolitan Elevated Railway Companies on real and personal property to The Central Trust Co. for \$40,000,000.

NEW YORK BUILDINGS PROJECTED DURING FEBRUARY, GIVEN BY DISTRICTS.

	1889.	1890.	1891.
	February.	February.	February.
Total No. of buildings projected.....	300	316	219
Estimated cost.....	\$5,795,075	\$7,087,675	\$3,992,620
No south of 14th st.....	40	31	48
Cost.....	\$1,584,420	\$2,557,000	\$1,215,800
No. bet 14th and 59th sts.....	37	25	21
Cost.....	\$892,000	\$426,210	\$379,925
No. bet 59th and 125th sts, east of 5th av	61	55	30
Cost.....	\$949,125	\$1,196,150	\$837,750
No bet 59th and 125th sts, west of 8th av	65	88	43
Cost.....	\$1,430,500	\$2,048,800	\$906,500
No. bet 110th and 125th sts, 5th and 8th avs	8	1	7
Cost.....	\$167,000	\$55,000	\$70,000
No. north of 125th st.....	22	37	8
Cost.....	\$322,550	\$457,825	\$169,500
No. 23d and 24th Wards.....	77	79	62
Cost.....	\$449,480	\$346,690	\$413,145

	1889	1890	1891
	No. b'ld'gs.	No. b'ld'gs.	No. b'ld'gs.
January.....	243	228	141
February....	300	316	219
Total...	543	544	360

FOR THE MONTH OF FEBRUARY, 1891, CLASSIFIED

	Flats and Tenem'ts.	Private Dwell'gs.	Office Bld'gs, Hotels, Stores, Churches, &c.	Miscellaneous Stables, Shops, &c.
	No. Cost.	No. Cost.	No. Cost.	No. Cost.
South of 14th st..	29 \$596,000	..	5 \$475,000	14 \$144,800
Bet 14th & 59th sts	10 227,000	11 152,925
59th & 125th sts, e of 5th av.....	21 487,000	1 \$150,000	..	8 200,750
59th & 125th sts, w of 8th av.....	10 347,000	30 531,000	..	3 28,500
110th & 125th sts, bet 5th & 8th avs	..	7 70,000
North of 125th st..	1 14,000	1 2,000	1 125,000	5 28,500
23d & 24th Wards,	1 9,000	46 148,800	4 227,500	11 27,845
Total for Feb. '91.	72 \$1,680,000	85 \$901,800	10 \$827,500	52 \$583,320
Total for Feb. '90.	99 \$2,461,500	140 \$1,543,500	13 \$3,830,500	64 \$252,175

THE COSTLIEST BUILDINGS.

Location and Character.	Owners.	Cost.
Bleecker st, Nos. 123 and 125, eight-story warehouse	C. Banks.....	\$130,000
Boulevard, n w cor 83d st, seven-story flat....	Georgianna M. Amidon.....	125,000
Grand st, Nos. 176-180, six-story building....	H. Vogel.....	75,000
Greene st, e cor Waverly pl, eight-story warehouse	S. Goldberg.....	140,000
Maiden lane, Nos. 21 and 23, eight-story store	F. K. & W. H. Hays.....	100,000
Southern Boulevard, s w cor Bainbridge av, four-story brick school and convent....	Rev. T. F. Lynch, pres.....	140,000
72d st, n s bet Lexington and 4th avs, five-story stable.....	L. Weiher.....	100,000
92d st, Nos. 212-216 E, five-story brewery....	Ringler & Co.....	80,000
Convent av, e s, 200 n 141st st, stone church....	St. Luke's Epis. Church.....	125,000
Lexington av, n w cor 121st st, five-story flat	H. C. Tuke.....	75,000
Willis av and 132d st, depot, etc., three buildings.....	N.Y., N.H. & H.R.R. Co.....	87,500
5th av, No. 874, four-story dwelling.....	Margaret C. Inman.....	150,000
Fourteen buildings, to cost \$1,327,500.		

FLATS AND DWELLINGS IN ROWS.

Cherry st, n s, 26.8 e Rutgers st, four five-story flats.....	Weil & Mayer.....	\$74,000
Goerck st, w s, 23 n Rivington st } nine five-story flats.....	J. Kane, Elizabeth, N. J.....	121,500
Rivington st, n s, 75 w Goerck st } story flats.....	P. Herter, Jersey City, N. J.....	
Suffolk st, No. 121 } two six-story flats.....	N. J.....	90,000
75th st, s s, 400 w Columbus av, six four-story dwell'gs.....	Taylor & Giblin.....	120,000
84th st, s s, 91 e Amsterdam av, three five-story flats.....	R. J. McGirr.....	84,000
85th st, n s, 387 e Amsterdam av, six three and four-story dwell'gs.....	J. G. Prague.....	96,000
87th st, s s, 100 e Columbus av, six four-story dwell'gs.....	C. Buek & Co.....	150,000
92d st, s s, 400 w Columbus av, five three-story dwell'gs.....	J. Brown.....	75,000
103d st, n s, 132 e West End av, four three-story dwell'gs.....	Egan & Halley.....	60,000
119th st, s s, 460 e Lenox av, seven three-story dwell'gs.....	Tillie E. Smith.....	70,000
Park av, n e cor 102d st, nine five-story flats....	F. Rohrs.....	120,000
1st av, n w cor 105th st, four five-story flats....	S. T. Bennet.....	85,000
Sixty-five buildings, to cost \$1,145,500.		

KINGS COUNTY CONVEYANCES.

	1890			1891		
	Number.	Am't involved.	Nom.	Number.	Am't involved.	Nom.
January.....	1,342	\$5,816,826	341	1,429	\$7,878,196	412
February.....	1,293	5,137,587	344	1,219	4,704,985	390
Total.....	2,635	\$10,954,413	685	2,648	\$12,583,181	802

KINGS COUNTY MORTGAGES.

	1890			1891		
	No. involved.	Am't per cent.	No. involved.	No. involved.	Am't per cent.	No. involved.
Jan.....	1,264	\$4,994,740	793	\$3,455,240	1,182	\$14,007,743
Feb.....	960	4,117,787	553	2,659,475	1,082	4,123,056
Total..	2,224	\$9,112,527	1,346	\$6,114,715	2,264	\$18,130,799

*Includes seven deeds at a total of \$2,560,000 given by the various sugar companies in Brooklyn to The American Sugar Refining Co. of New Jersey.
 †Includes mortgage given by The American Sugar Refining Co. of New Jersey to The Central Trust Co. of New York, for \$10,000,000.

The Equitable Life Assurance Society.

In another column will be found the report, for the year 1890, of the Equitable Life Assurance Society. This association is able to report assets aggregating \$119,243,744, while its total liabilities amount only to \$95,503,297, leaving a surplus of \$23,740,447. The income from premiums for 1890 was \$29,352,508, and from interest and rentals, \$5,684,175, making a total of \$35,036,683. A sum of \$13,256,672 was paid to policy-holders, while general expenses increased the disbursements to \$20,594,062. There was new assurance written during 1890 aggregating \$203,826,107; and the total outstanding assurance is \$720,662,473. Of the assets more than \$24,000,000 are invested in bonds and mortgages, more than \$17,000,000 in real estate, more than \$51,000,000 in stocks and bonds, and more than \$10,000,000 in real property outside of this State.

The New Astor Hotel.

[COMMUNICATED.]

Messrs. Isaac A. Hopper & Co. have closed with Meeker & Carter a contract for the front brick in the "New Netherland Hotel" to be built by them. Meeker & Carter are also to furnish the glazed brick for all interior courts.

The great success of this firm within the past year in the sale of ornamental front brick is without a precedent. Among the buildings supplied by them during 1890 are: The Carnegie Music Hall, 57th street and 7th avenue; Delmonico Building, Beaver and William streets; Manhattan Storage Warehouse, 52d street and 7th avenue; seventy-six private houses being built by D. H. King, Jr., at 138th street, 8th and 9th avenues, in which about one million front brick are required; Catholic Club Building, 59th street, near 6th avenue; O'Reilly Bros.' Storage Warehouse, 123d street and 7th avenue; Badger Building, Syracuse, N. Y.; Insane Asylum Building, Blackwell's Island, to say nothing of the numerous smaller buildings into which their front brick have been put.

The quality of their brick is of the very best, and an inspection of their samples would repay anyone in search of front brick in buff, mottled or telephone shades. Meeker & Carter are also the agents for the celebrated "Farnley" glazed brick, admitted by architects and builders to be the finest glazed brick imported in this country. Their yearly sales of brick are enormous. They are used in almost every first-class building erected in this city.

The interior of the Union Trust Building, 80 Broadway, is built of "Farnley Glazed Brick" in a manner that does credit both to architect and builder.

In addition to their brick business this enterprising firm is extensively engaged in fire-proofing, and are always prepared to estimate on work in which either terra cotta or plaster fire-proofing is to be used. They are in control of large products of terra cotta material, and have in West 27th

street an extensive factory in which is manufactured plaster blocks for use in fire-proofing and deafening. At their office, 206 Broadway, can be seen a complete line of samples, showing great varieties of buff, mottled and almost every style of ornamental front brick, including a line of high class red front brick. They also show an elaborate display of glazed brick and tile. They are always glad to welcome visitors, and if you are in search of any of the above mentioned articles it would be advisable to pay them a visit.

One of the finest pieces of tile work in this country is in the baths of the new "Manhattan Athletic Club-house," 45th street and Madison avenue. The tiles used here were furnished by Meeker & Carter.

OBSERVER.

The New Seventy-First Regiment Armory.

Plans for the new Seventy-first Regiment Armory, to be erected on the site bought last year on Park avenue, east side, between 33d and 34th streets, were adopted by the Armory Board at its meeting on Thursday. The design submitted by Architect J. R. Thomas was the one selected. It provides for an imposing structure of rough-faced gneiss granite, with round turreted corners and castellated cornices and angles, four stories high. By the terms of the resolution adopting the plan its cost is limited to \$350,000, including architect's fees.

In order to insure the construction of the building within this sum Mr. Thomas was required to furnish a bond of \$1,000 to pay all costs of advertising and printing in case no proposals to build the armory for \$350,000 or less, according to his specifications and plans, should be received. Proposals will at once be advertised for and builders will have a chance to calculate how much within the upset figure they are willing to take the job for.

There are some novel features in the structure provided, chiefly because there is a battery to be accommodated in addition to the infantry. In the sub-basement there is a rifle range of a little short of 260 feet, running diagonally across the area of the site. Here, also, are the lavatories, closets and retiring rooms for the infantry. The boilers for the heating apparatus are also in the sub-basement. The basement is devoted entirely to the use and accommodation of the battery, having a large drill-room, reception and officers'-rooms, lavatories and a pistol range running across the rear of the building. There is a special entrance on 33d street for the battery.

To the main floor there are ornamental entrances on the Park avenue and 34th street sides, and a direct entrance, or sally port, to the drill-room, for use in emergency, also in the 34th street side. On this floor is the large drill room, extending across the rear section of the building, from street to street, and through three stories to the roof. In the administration part of the building, on this floor, are the reception and waiting-rooms, officers' quarters, board-rooms and library. On the mezzanine floor are three squad drill-rooms and a board-room. The second floor is subdivided into twelve company-rooms, a brigade headquarters and a company meeting-room. A hanging gallery on three sides overlooks the drill floor. The armory is expected to be ready for occupancy within fourteen months.

The Opinions of Others.

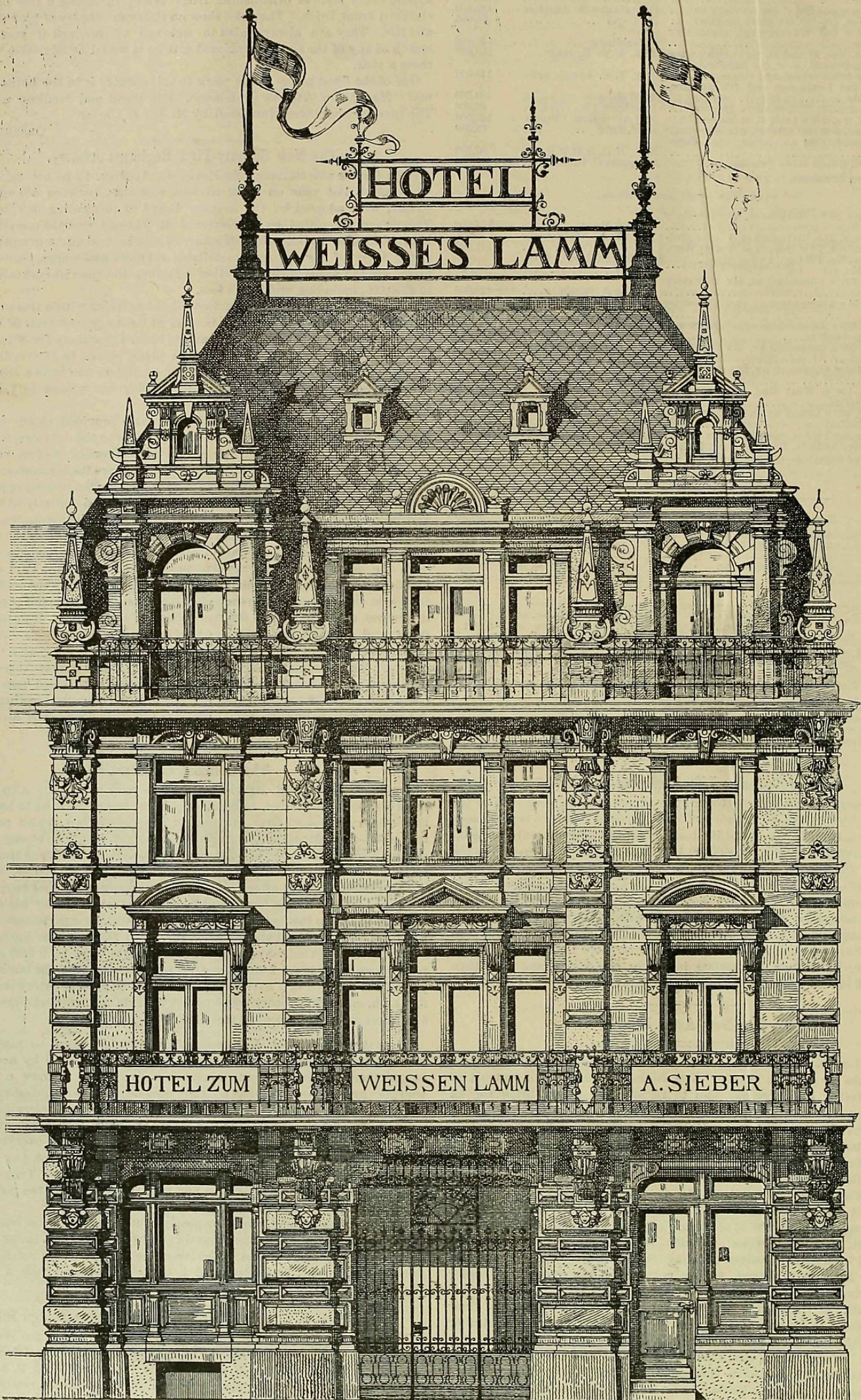
Architect Richard R. Davis had a talk with a RECORD AND GUIDE reporter about the present building law in its restrictions as to height of the ordinary five-story flat. He said: "The present law, which provides that a five-story flat shall be only 60 feet in height, should be changed. At present a man who wants to build such a house and at the same time have fairly high ceilings must make his halls fire-proof, and, of course, this the average builder cannot afford to do. The consequence is that he complies with the law which calls for a height of only 60 feet and make his ceilings low. He must do this because, you see, the janitor's apartments in the basement must be 2 feet above the grade, then there is the space taken for floors until the height of his ceilings is brought down to 9 feet 10" or 10 feet, which is too low. I would suggest the amendment of the law so as to permit the erection of a five-story house 65 feet high, a six-story house 74 feet high, and a seven-story house (which is the tallest building allowed not absolutely fire-proof) about 83 feet high."

"It is strange," said J. J. Plummer to a reporter, "that so many real estate men do not see that their business is eventually injured by accepting commissions from tradesmen to whom they give work. I know a broker who goes around boasting that not only does he receive commissions from plumbers, carpenters and others, but that he also gets a consideration from painters, decorators, carpet men and all those who furnish a house after it has been sold. The man I speak of is proud of the fact that everyone who does any kind of work on houses he sells or has charge of must pay him a good commission. But I tell you, it is a very bad policy. That broker has lost the confidence of everyone, and he is steadily losing the good business that he might have enjoyed."

"A plumber was doing work for me the other day, and after remarking that I was an exception to the general run of real estate men in the matter of commissions, he told me of another broker for whom he had just finished work who had deducted 7 cents commission from a bill of 75 cents."

The Defeat of the New York and New Jersey Bridge Bill.

This bill has been practically killed, due to the efforts of the West End Association. The association appointed a committee consisting of James Van Dyck Card, William R. Martin, Franklin E. Robinson and W. E. D. Stokes to go to Washington and speak against the bill, which, it will be remembered, granted right to the company to bridge the Hudson, making a landing on the New York side at or about 71st street. The Senate Committee on Commerce had the bill in hand and gave a hearing to the committee on Thursday, February 26th. Senators Frye (chairman), Washburne, Sawyer, Cole and Vest were present, with Mr. Swan, W. W. Dudley and Mr. Price to support the bill, and Messrs. Robinson, Card, Stokes and Martin to oppose it. Addresses were made by Mr. Stokes, Mr. Martin and Mr. Card, and the Senate Committee decided to hold the bill and not report it.



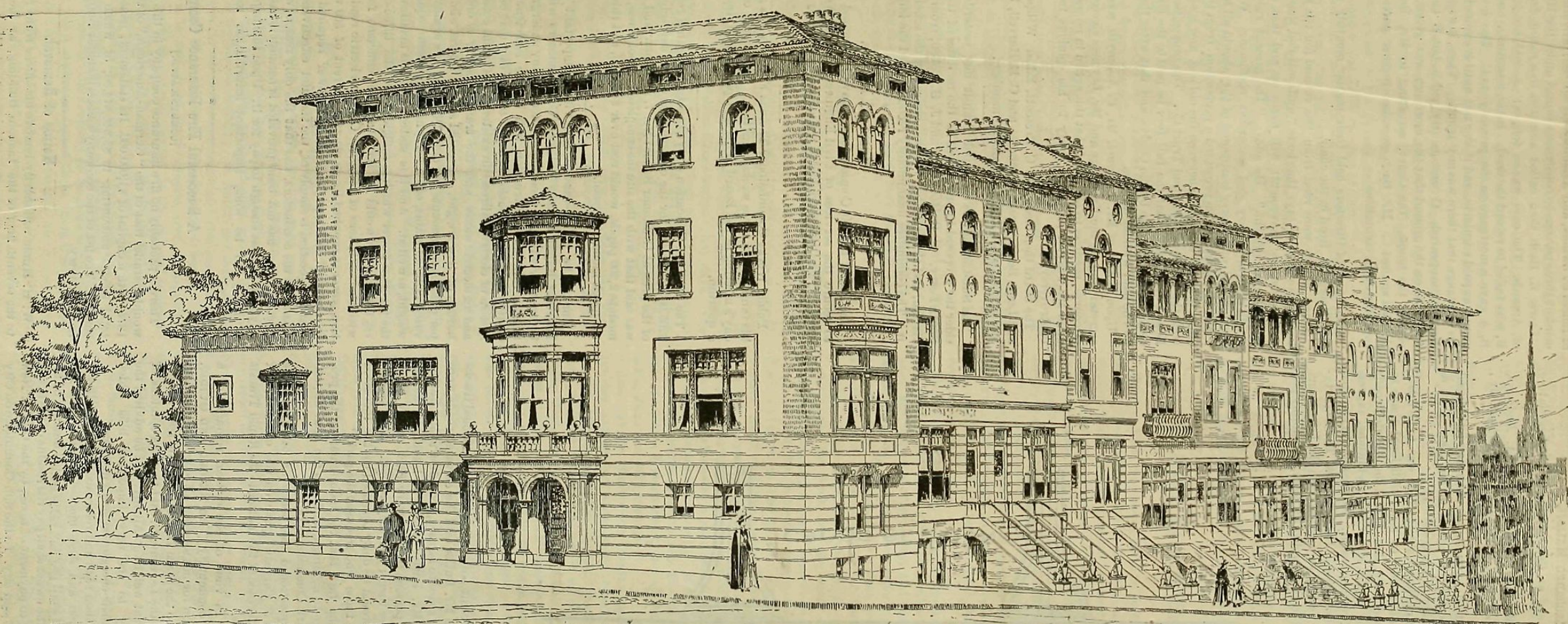
HOTEL ZUM

WEISSEN LAMM

A. SIEBER

Street Front, Berlin.

10 M.T.A.



• BLOCK OF ELEVEN HOUSES FOR E. KILPATRICK ESQ
 • WEST END AVE FROM 97th TO 98th STS NEW YORK CITY
 • BORING & TILTON ARCH'TS LINCOLN BLDG UNION SQ.

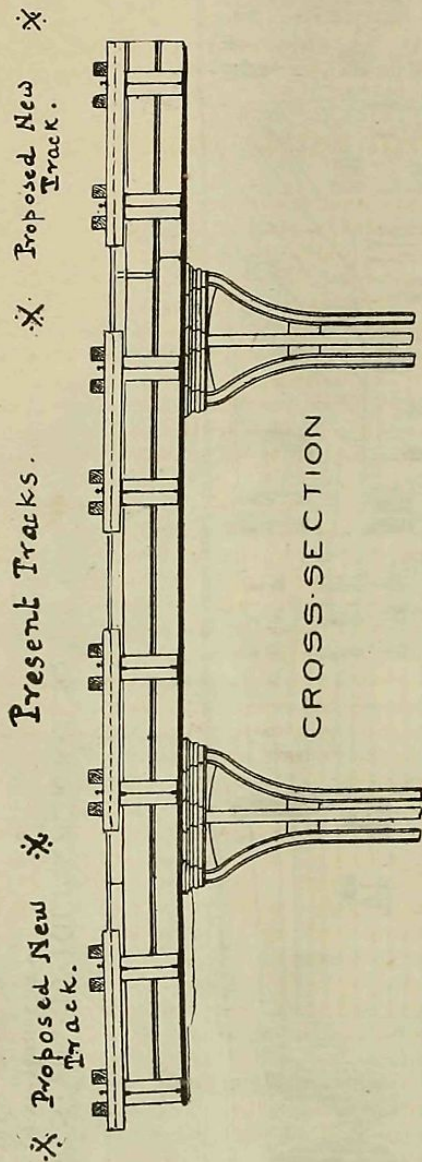
Real Estate Exchange Matters.

There was an increased attendance at the meeting of the Legislative Committee on Monday last.

Among those present were T. F. Murtha, the chairman; C. A. Andrews, E. A. Cruikshank, F. R. Houghton, Cyrille Carreau, C. F. Hoffman, Jr., A. J. Robinson and L. Z. Bach.

After the transaction of some routine business the chairman introduced Mr. Chas. Henry Butler, who appeared on behalf of the New York & Northern Railroad Company and other property-owners.

Mr. Butler asked the committee to indorse a bill which was to be introduced, authorizing the Park Commissioners to lease additional space in Battery Park to the elevated railroad. He said that if the elevated roads were granted the space desired they could run twelve additional express trains, besides numerous additional regular trains. At present the elevated roads occupy a width of about 22 feet of space in Battery Park. The property-owners represented by Mr. Butler ask for permission from the Legislature to lease, not any more park ground to be occupied by posts, but simply per-



mission to build brackets to the present posts, upon which additional tracks might be laid. For these facilities Mr. Butler said the elevated roads were willing to pay. The average of the space to be used, according to Mr. Butler is about 60 feet wide. In closing, Mr. Butler said: "If I thought the elevated roads sought to exclude any persons from Battery Park or any other park I should be the first to oppose them; but they do not. And, besides that, the number of persons who would be daily benefited by the increased facilities is ten times greater than those who frequent the park."

Mr. Butler laid great stress on the fact that the indorsement of the proposed bill committed the Exchange to nothing definite, as the final disposition of the matter lay with the Park Commissioners.

Messrs. Andrews & Robinson questioned the policy of taking up the matter at all. Messrs. Houghton & Carreau spoke on the other side of the question and advocated the reference of the matter to the Rapid Transit Committee. This was finally done.

Chairman Murtha then said: "In view of the critical remarks of a journal which stands high in this community (THE RECORD AND GUIDE), I feel called upon to give our reason for not sending all our recommendations of, or protests against, bills to the State Legislature. In 1886, Robert Ray Hamilton, then a member of the Legislature, said that the opinions of the Real Estate Exchange had great weight at Albany, and he advised the Exchange to devote itself only to the very important bills which came up and not to fritter away their energies on small matters."

The returns from Albany were then read and references made as follows: To the Sub-Committee on Taxation and Assessment—Assembly bill No. 583, providing that the mortgagee shall pay the taxes on the amount of his mortgage on real estate, and that the owner shall pay the residue of the taxes; Assembly bill No. 599, relating to payment of taxes, by the City of New York, on lands situated outside of said city. To the Sub-Committee on City Improvements was referred Assembly bill No. 638, relating to the erection

of fences by owners, and Assembly bill No. 692, providing for the appointment of three persons to construct a tunnel under the Harlem River.

Lewis Z. Bach then called attention to a recent decision of the Court of Appeals. The case was as follows: A sold his house to the tenant B, who failed to record the deed. In the meantime, and after the sale to B, A gave a mortgage on the property to C. The interest on the mortgage was paid regularly, and it was not until it expired and C foreclosed his mortgage that there was any trouble. Then it was found that A had died or disappeared. C consequently sued B, but B claimed that he was not liable on the ground that the mortgage was given after he had purchased the house. The Court, according to Mr. Bach, upheld B and decided against C. Mr. Bach promised further particulars at the next meeting of the committee.

The Board of Directors held their regular monthly meeting on Tuesday last, George R. Read in the chair.

Three letters were read from the counsel for the Exchange. In these letters the lawyer says that he is "quite satisfied that the thing (meaning the auctioneers' movement) will fizzle out and that probably it has no backbone at present." He adds: "The present rules of the Exchange are ill drawn, clumsy and somewhat conflicting. When this particular auctioneers' controversy is disposed of they should all be drawn again."

Mr. Cadwalader also presented a proposition from the auctioneers to the effect that the difference between the old and new scale offers be deposited with the Farmers' Loan and Trust Co. This proposition was rejected, the Board demanding that the full fees be paid to the Exchange pending the decision of a test case by the Courts, and that after the 1st of May the full fees be paid without dispute.

Upon motion of Mr. Fromme, Mr. P. A. Smyth was removed from the secretaryship of the Exchange and Mr. Levness elected in his place. It is, of course, needless to point out that this action in no way reflects personally upon Mr. Smyth. It is due solely to his opinions in the "Auctioneer" controversy.

The board then elected E. C. Prescott, Edgar Williams, John H. Deane and Louis Berg, stock members, and C. E. Harrell, E. P. Murphy, A. R. Mersereau and J. B. Clinton annual members.

The Sub-Committee on Rapid Transit met yesterday afternoon to consider the proposed improvement in the facilities of the elevated roads at South Ferry. F. R. Houghton and J. H. Cohen, from the West Side Association, and C. H. Butler, who has charge of the scheme, spoke in favor of it. The committee unanimously recommended the improvement.

Municipal Matters.

The Rapid Transit Commissioners have authorized President Steinway to secure the services of Civil Engineer Wm. E. Worthen, as consulting engineer, who was employed in a similar capacity by the Belmont Commission.

Public Works Commissioner Thomas F. Gilroy has gone to Florida with his family for a three weeks' vacation. On account of his absence yesterday's meeting of the Board of Street Opening and Improvement failed of a quorum.

The Board of Education at Wednesday's meeting refused to appropriate \$265,000 necessary for the construction of the new school building, in place of the present Grammar School No. 7, at Hester and Chrystie streets. It was said that with the site the completed school-house, calculated to accommodate 2,200 pupils, would cost over \$600,000, and this seemed to the board too much money to spend.

One of the points—and it is a vitally important one—upon which the Board of Rapid Transit Railroad Commissioners will have to be satisfied before they will give their indorsement to any underground system of rapid transit railroad construction, will be the sufficiency of electricity as a motive power. Attention is called to the fact that on the most extensive system of electric railroad in existence the trains consist of only three cars and an electric motor, and the train capacity is only 100 persons. This burden of live freight, estimated at the liberal allowance of 150 pounds per passenger, amounts to only 7½ tons. As against this the five-car elevated railroad trains, often carrying 500 persons, equal to 37½ tons of live weight, are cited. And it is stated, which is manifest to everybody, that the traction power which is sufficient for the three-car trains with their 7½ tons burden would by no means be sufficient for the five-car trains with their 37½ tons of freight. On the electric road referred to the traction power is supplied by an electric current of 500 volts. It is declared by electrical engineers that all the power required can be provided and that the question is simply of the size and effectiveness of the generating plant and the conductors, and that the only reason why a more powerful electric motor has not been provided is because it has not been wanted by anybody earnest enough to pay for it. Upon this important question there is likely to be some important information forthcoming within a few days.

A Successful Fire Insurance Company.

[COMMUNICATED.]

There is probably no fire insurance company in this country whose record would parallel that of the "German-American," of this city, organized in 1872, with a capital of \$1,000,000. Its statement, issued January 1st, shows total assets amounting to \$5,548,474.36, of which sum \$2,293,735.81 is surplus. The list of the company's assets includes many of the best securities in the country.

Notice of Removal.

W. H. Hume will shortly remove his offices from No. 2 West 14th street to the seventh floor of the Lincoln Building, at the northeast corner of Broadway and 14th street.

Albany Legislation.

ALBANY, March 6.—The Stein bill, exempting Temple Bethel in New York from taxation, has passed.

The Blumenthal bill, allowing New York City to appropriate \$2,000,000 for the acquisition of sites for common schools, was ordered to a third reading. Also the Webster bill, relative to the repaving of streets. So was Mr. Sullivan's New York and Brooklyn Tunnel bill, and the Farquhar bill, concerning tenement house lots.

Senator Linson has introduced a bill in the Senate to enable the Supreme Court and Special Term to set apart a portion of estates for the maintenance of heirs. The Judiciary Committee reported the same Senator's bill, doing away with private sales.

A bill has been introduced in the Senate requiring a statement of interests due on mortgages filed under the Act of 1890.

A bill providing that applications for the cancelling of tax sales shall be determined by the Comptroller, subject to judiciary review, has been introduced into the Senate.

In the Senate there is a bill excluding savings banks from the act requiring the filing of statements of amounts due on mortgages.

Another bill before the Senate, of interest to New Yorkers, is one making the Commissioner of Public Works, the Recorder, the Comptroller, and the Chairman of the Grand Army Memorial Committee, a commission to build a Soldiers' Memorial Arch at the plaza, to cost \$250,000.

The measure for the construction of an air garden over the 42d street reservoir, has been ordered to third reading in the Assembly.

The bill repealing the law, requiring the filing of statements of the amounts due on mortgages on real estate, passed the Assembly this morning; and the Ways and Means Committee reported a bill for the taxation of savings banks.

The Codes Committee has reported favorably the bill amending the Code of Civil Procedure relative to referees' fees.

The General Laws Committee reported favorably the bill allowing the New York Building and Improvement Company to increase or decrease its capital stock.

A bill has been introduced in the Assembly providing that an action may be commenced against an assignee and his sureties upon the bond given by said assignee, without leave of the Court, to recover the amount due, after a demand has been made for the same and refused.

A bill has been introduced into the Assembly providing that the Board of Commissioners for the Sinking Fund may sell market property, or lease the same for market purposes—lesses and tenants being indemnified.

There is a bill extending the power of the New York Board of Estimate over the pavements in the Annexed District.

The Rapid Transit League.

The Rapid Transit League of the State of New York, of which Mr. Jordan L. Mott is president, have distributed among the real estate offices in this city papers for the enrollment of members. The legend which the league displays, "It is only by agitation that rapid transit can be secured," sufficiently describes the purpose of the organization. The officials of the league are nearly all prominent residents of the upper parts of the city, and it should be an easy matter for them to accomplish what they have undertaken, namely, to obtain 10,000 enrolled members within thirty days. The welfare of the whole city, and especially of the West Side is bound up in this matter of rapid transit, and all citizens should heartily co-operate in any well-organized agitation. The difficulty has been that hitherto there has been no lack of agitation, but it has been without organization.

On Wednesday evening, April 1st, the annual reception of the New York Architectural Association will be held at the Metropolitan Opera House. George White, Jr., is president; C. Georgi, is vice-president; H. C. Hollwedel, treasurer, and C. L. Woolley, secretary of the association. The price of tickets of admission is \$1.

The Builders' and Traders' Exchange, of Flatbush, held their first semi-annual dinner at Wilson's, Fulton street, opposite Johnson street, on Monday evening last. Speeches were made by Assistant United States District Attorney John A. Oakey, James Murtha, Foster L. Backus and the Rev. Mr. Hall. Among those present were John C. Sawkins, Peter J. Heffron, John Case, Everitt Terry, Alex. Snyder, Fred. Ross, Alfred Steers, John McElvery, of McElvery & Getty; Jas. Hueston, Alex. Morehead, Gilbert Hicks, John J. Snyder, Jas. Hamblin, Chas. A. Halstead, Peter Bogart, Herman J. Martens, John J. Snyder, Jr., H. J. Egleston, Alfred Simpson and Patrick Rooney.

Special Notices.

In another column appears the notice of removal of W. H. Hume, the architect, from his present offices in West 14th street to more commodious quarters in the Lincoln Building. Mr. Hume has had a change under consideration for some time and has at last been forced to yield to the pressure and demand for more and differently arranged office room. He has secured a set of offices in the Lincoln Building, as stated, and these rooms will be altered somewhat as to interior arrangement and entrances so as to conform to the requirements of an architect. This change of base will not put Mr. Hume's clients to any great inconvenience, even temporarily, since his new offices are quite as centrally located as the old, and being in the same immediate neighborhood can be easily found by his patrons.

The Staten Island Terra Cotta Lumber Company, just organized, offers at par 350 gold bonds of \$1,000 each, due in twenty-five years, and bearing interest at 6 per cent per annum, the principal payable in gold. The bonds are a first and only lien upon the late property of the Anness & Lytle Company at Perth Amboy, which the Staten Island Terra Cotta Company has purchased, as well as upon the plant and improvements which are to be made to develop the producing and earning capacity of those old-established works. The profits of the company last year amounted to \$63,474.97, and with additional plant the projectors state that these figures can be

very materially increased. The prospectus of the newly-organized company appears in full in our advertising columns, and will be of interest to those desiring a first-class investment bearing interest at the rate of 6 per cent per annum, coupled with possibilities of further profit. Among the directors are such well-known men as John J. Tucker, Erastus Wiman, O. W. Norcross, Cornelius O'Reilly, Wm. J. Fryer, Jr., and Alfred P. Boller.

Auffermann & Co., 211 East 42d street, New York, recently made an interesting exhibition of fancy colored veneers on birch, figured ash, blister maple and other woods. Attention was called to the fire of the colors and the durability of the veneers. The imitation of old English oak and cherry were especially admired.

Alfred E. Marling, the real estate agent and broker, of 150 Broadway, will remove on or about March 14th to the ground floor office No. 64 Cedar street (opposite the Mutual Life Building).

James R. Hay, of No. 7 Wall street, offers for sale the following properties: the northwest corner of 8th avenue and 75th street, 100x100, for \$150,000; two lots on the south side of 99th street, 175 east of 9th avenue, for \$20,000; the southwest corner of the Boulevard and 88th street, 100x100, for \$70,000; four lots on the north side of 102d street, 100 east of 9th avenue, for \$48,000; the southwest corner of the Boulevard and 89th street, 100x100, for \$70,000, and a plot on Riverside Drive, near 91st street.

Real Estate Department.

There is little improvement to be noted in the real estate market this week. The conditions which prevailed at the close of business a week ago Friday night remain practically unchanged. Sellers, to all outward appearances, are as firm and unyielding as ever, and the easy money market is not calculated to bring about any change in their position. Buyers are numerous but they are very careful in making offers, and they cannot be encouraged to very largely increase their original bids, and between the two the brokers are not having a very brisk time of it. In the present market there is practically no speculative spirit, and all efforts to work it up have failed for some time past. Speculation in real estate, just now, is comparatively dead and nearly all the purchases which are being made are for investment.

There is no particular lesson to be learned from the private sales of this week. They have not been confined to any one section of the city or to any one class of property, and the demand in all lines continues about as it was. Brokers have orders enough, and nearly all of them are very busy, but they fail to close very many sales. This they lay, some of them, to the condition of the market and others to the bad weather. There is truth, probably, in both reasons.

At auction the week has not been altogether satisfactory, although some of the property sold has realized good prices. Quite a large number of parcels were bid in by the owners, but the auctioneers say that this is due not so much to the dullness of the market as to the cupidity of the holders. Next week there will be some interesting sales, which will probably indicate just how the market is in this particular.

Two parcels were offered at auction on Monday, both of them under foreclosure. The first was a plot, 100.7x75, on the north side of 135th street, east of the Southern Boulevard. It sold for \$24,000 to the plaintiff. The amount due on the property was \$29,565. A similar result followed the sale of a lot on Walnut street, east of 8th avenue, which sold for \$800, while there was \$999 due upon it.

Although the offerings on Tuesday were numerous when the business of the day was finished it was found there had been comparatively few sales. In fact, the parcels bid in by the owners are more significant than the sales, for they include parcels in all parts of the city, except Harlem and upper West Side property, and nothing in these sections were offered. Starting down town we find a building on Greenwich, between Dey and Cortlandt streets, offered by an estate, which did not sell. Over on the lower East Side a six-story tenement on Rivington, near Attorney street, was bid in. Continuing up the East Side we find a 1st avenue corner and two tenements on East 70th street, which failed to meet with a successful sale, while over on the West Side a tenement in 45th street, near 10th avenue, and an Astor leasehold dwelling in 55th street, near 8th avenue, were also bid in by the respective owners. Among the property sold was a half-interest in a four-story hotel building, between Albany and Cedar streets, only a couple of blocks below the other Greenwich street parcel which was bid in. This half interest sold to Geo. D. Vingut, the owner of the other half, for \$12,000. No. 134 Broome street, near Ridge street, a four-story tenement, on lot 25x75, sold for \$18,750, to Wm. Irwin. Under foreclosure, a flat on Madison avenue, south of 106th street, sold for \$48,236, to C. H. Bade. The other sales of the day were of small importance.

Wednesday was more successful than the preceding day, in the matter of sales consummated at auction, although several parcels were bid in, as our record in another column shows. For the estate of John M. Tilford, No. 28 Greenwich avenue, front and rear tenements on an irregular lot about 25x200 feet in size, was sold. It rents now for \$4,716 per annum. After an active competition Timothy Kiely became the purchaser at \$52,000. One of the most interesting sales of the week was a partition sale of the estate of Philip Smith. It included the southeast corner of 51st street and 3d avenue. The corner is a four-story tenement and store, with two-story store in rear, on lot 30.2x66.5, started at \$30,000 and was sold at \$48,500 to P. M. Smith, a party in interest. The adjoining four-story house, No. 833 3d avenue, lot 15x66.6, brought \$15,100; while No. 831, on lot 14.6x66.6, sold for \$15,200; Nos. 829 and 827 3d avenue, a four-story tenement and stores, on lots each about 20x76, sold for \$23,100 and \$22,000, respectively. The four-story and basement dwelling, No. 29 East 73d street, west of Madison avenue, sold for \$22,200. Under foreclosure the northwest corner of 2d avenue and 100th street, 100x100.11, with four five-story tenements, sold for \$83,844.

The pleasant weather on Thursday brought a large crowd to the Auction Room, although the offerings were not particularly numerous. Again two down-town parcels failed to sell. One was the corner of Bethune and Washington streets, and the other was a dwelling in West Washington place, which, however, sold later in the day at private sale. The executor's sale of No. 163 Hudson street, corner of Laight, developed quite an interesting competition. It is a lot 26x100, with five and six-story brick tenements upon it. At present it rents for \$5,000 per annum. The bidding started at \$40,000, and spirited bidding ensued between John R. Foley and Michael Murtha till \$55,000 was reached, when the latter became the purchaser. By order of the executor a lot on Riverside Drive, between 107th and 108th streets, sold to J. H. Ward for \$14,400.

Although the only sale on Friday was of some property under foreclosure there was quite an active spirit evidenced on the part of the bidders. Nos. 163 and 165 Division street, running through to Nos. 5 to 9 Canal street, started at \$30,000, and after a contest by six or seven speculators it was sold at \$45,800 to Weil & Mayer. The southwest corner of Cherry and Jefferson streets, running through to Water street, 25x121 in size, was sold to Maxwell & Dempsey for \$26,000.

On Tuesday, March 10th, Richard V. Harnett & Co. will sell, by order of the executors of the estate of Mrs. E. V. Allen, deceased, the four-story mansard roof, basement and cellar, brown stone dwelling, situated at No. 632 5th avenue, opposite the Cathedral. The house is in excellent repair throughout, is handsomely finished in hardwood, has parquet floors, a passenger elevator, four bath-rooms, the most improved conveniences, and a dining-room and butler's pantry extension. Its size is 28x121, and it is built on a Columbia College leasehold with several renewals. As this is the finest part of 5th avenue the house ought to find many bidders.

On Tuesday, March 10th, Adrian H. Muller & Son will sell eighty-two desirable lots on 10th, 11th and Audubon avenues, 184th and 185th streets, nearly opposite the new Washington Bridge. Seventy per cent of the purchase money may remain on bond and mortgage at five per cent interest, and titles will be guaranteed free of charge.

On Tuesday, March 10th, Richard V. Harnett & Co. will sell the two five-story brick flats at Nos. 302 and 304 West 129th street; the two five-story brick flats, one at No. 111 West 105th street, running through to No. 110 West 106th street; and the two five-story brown stone flats at Nos. 114 and 116 West 104th street.

On Wednesday, March 11th, Richard V. Harnett & Co. will sell the four-story brown stone dwelling, No. 170 East 72d street; the five-story brick dwelling, No. 340 West 33d street; the three-story brick tenement, No. 594 6th avenue, Brooklyn; and the seven four-story brown stone flats, 20x55x80 each, Nos. 2382 to 2394 2d avenue.

On Wednesday, March 11th, William Kennelly, late of the firm of William Kennelly & Bro., now alone, will conduct by order of the Supreme Court, in partition, an important sale of business, residence and unimproved property. This includes the following desirable investment property: No. 34 Great Jones street, a four-story brown stone dwelling; Nos. 441 to 447 1/2 Pearl street, and Nos. 268 and 270 William street, business buildings of various sizes; No. 44 Vesey street, a five-story brick front building; Nos. 21 to 27 New Chambers street, a five-story brick building with stores; No. 435 Pearl street; Nos. 108 Houston street, and 169 Thompson street, with five and six-story buildings thereon; No. 14 Dey street, a six-story and cellar brick building; No. 174 East 128th street, a three-story brick building; a vacant lot on 8th avenue, near 89th street; a vacant lot on 89th street, near 8th avenue; and some property in the town of Westchester, Westchester County. The titles are guaranteed by the Lawyers' Title Insurance Co.

On Saturday, March 14, at 10 A. M., Roe H. Smith & Co. will sell, at the Queen's County Court House, Long Island, under foreclosure, the valuable water front, comprising 100 feet on the East River, running back about 245 feet to Orchard street, near the Boulevard, Astoria, L. I., and within five minutes' walk of Astoria Ferry, connecting with 92d street, New York. This property has been on the Hatch estate for a generation past and is to be sold pursuant to Supreme Court orders. It has a 100-foot sea-wall, residence with sixteen rooms and improvements, boat-house, etc.

On Thursday, March 19th, Adrian H. Muller & Son will sell, by order of Edwin D. Meeks, executor of the estate of Joseph W. Meeks, deceased, the four-story brick buildings, on a plot of land containing 8,500 square feet, at Nos. 46 to 48 Broad street, running through to Nos. 46 and 48 New street. Eighty-five per cent of the purchase money may remain on mortgage at 5 per cent interest.

east corner of Chambers street and College place, 50 feet on the former x 100 feet on the latter street. The price paid was about \$190,000.

John S. White, it is reported, has sold Nos. 6 and 8 East 44th street, two four-story brown stone front buildings, on a plot 50x100, for about \$150,000.

Orlando B. Potter has sold Nos. 24 and 26 Lafayette place, two four-story dwellings, with stables in the rear, for \$130,000. The plot fronts 56.3 on Lafayette place, runs east 150 x north 24.2 x east 29.4 x north — x east 42 x north 19.4 x west 37 x south 46.6 x west 34 x south — x west 150 to beginning, containing about four and a-quarter city lots.

Thomas Mylecrane has sold the southeast corner of 4th avenue and 21st street, 46x90 feet, with the two four-story dwellings thereon, for \$90,000.

H. Wise has sold for M. McCormick No. 67 James street, 25x100, to Weil & Meyer.

Gutwillig Bros. have sold to John Kehoe, for improvement, the northeast corner of Kings and Congress streets, 42x75, on private terms.

Morris Simon has sold to Jacob Hirsch No. 123 Prince street, an old building, on lot 25x96, on private terms.

H. Wise has sold for Rittmaster & Livinson No. 89 Mulberry street, 25x100, for \$37,500.

C. A. Lutz & Co. have sold for Julius Stroheim No. 237 East 18th street, a three-story and basement brown stone dwelling, 22.6x50x100, to Eleanor McCartan for \$20,500.

Michael R. Richardson has sold to Ascher Weinstein No. 127 Hester street, a three-story brick building, and Mr. Weinstein has resold the same to Kaufmann & Goldberg at an advance. Mr. Weinstein has also purchased from R. Sempter No. 307 West 46th street, a four-story brown stone dwelling (Astor leasehold), on private terms.

Mitchell A. C. Levy has sold No. 11 West 18th street, a four-story brown stone dwelling, on lot 25x98.9.

Mrs. Titus has sold to Charles F. Blakeman the four-story dwelling, No. 50 West 38th street, on private terms.

Timothy Donovan has sold the four-story brick dwelling, 21x55, No. 63 West Washington place, for \$19,000.

James W. Ketcham has sold the three-story brick and stone dwelling, No. 246 West 21st street.

C. E. Tracy has sold the four-story brown stone dwelling No. 86 Lexington avenue.

Samuel W. B. Smith informs us that he sold No. 561 Greenwich street for \$42,500, not \$30,000 as reported.

W. B. Taylor & Sons have sold the three-story and basement brown stone house No. 62 West 50th street (Columbia College leasehold) to Dr. Cragin, on private terms.

Wm. R. Mason has sold for Fred'k A. Snow the five-story single flat No. 252 West 34th street, size 21.9x85x98.9, for \$43,500.

John H. Parker has sold the six-story apartment house No. 125 Clinton place (8th street) for \$44,750. Broker, A. Hauck.

Ascher Weinstein has sold to Lewis Ettliger No. 42 East 9th street (Sailor's Snug Harbor leasehold), a four-story and basement dwelling, 25x65x95, on private terms.

Ascher Weinstein has sold to Albert Roberts No. 137 East 31st street, a four-story brick and brown stone dwelling, on private terms.

NORTH OF 59TH STREET.

Nathan Schwab intends to purchase the northeast corner of 124th street and 7th avenue, 100x175, within a year, for \$150,000. It will be remembered that Mr. Schwab leased this property for twenty-one years, with an option to buy within five years at the above figure. He has now decided to take up the option. "Maggie Mitchell" (Mrs. Abbott) is the owner.

M. E. Curry has sold for C. T. Barney the northeast corner of 90th street and Riverside Drive, 104.1 on the Drive x 159.9 on 90th street x 100.8x135.4, to John H. Matthews, of the firm of John Matthews, manufacturers of soda water apparatus, for \$100,000.

Charles E. Moore has sold the four five-story flats, on plot 75x100, on the south side of 116th street, 50 feet west of Manhattan avenue, on private terms.

Slawson & Hobbs have sold for Gordon Bros. to Henry Hardstedt, No. 1333 Amsterdam (10th) avenue, a five-story brick and stone flat with stores, 25x85x100, for \$31,000.

J. Halstead Dunn has sold for J. J. Schwartz to Samuel W. Milbank, No. 183 West 102d street, a five-story double flat, for \$23,000.

Joseph Bierhoff and B. W. Hopkins have sold for A. S. Conover to Mary E. Pierce, No. 64 West 126th street, for \$18,500; for E. Conover to Dr. Birdsall, No. 66 West 126th street, for \$18,500, and No. 104 West 129th street for M. E. Pierce to a Mr. Smith for \$14,500.

Henry H. Dreyer has sold for J. Zimmerman, No. 62 West 94th street, a three-story dwelling, 18x50x100, on private terms.

William P. Earle has sold the five lots on the north side of 69th street, 100 feet west of Columbus avenue, at about \$15,000 each. The purchasers are reported to be Wm. Hall's Sons.

Catherine Bradley has sold the three lots on the north side of 69th street, 275 feet west of Columbus avenue, at about \$14,000 each.

Charles McDonald has sold the four-story brown stone dwelling, 16x55x102.2, No. 58 West 82d street, on private terms.

W. P. Anderson has sold to J. Howard Warren, No. 172 West 93d street, a three-story and basement brick and stone dwelling, 17x50x100, on private terms.

Walker & Lawson have sold No. 251 West 103d street, a three-story private dwelling, to Mrs. C. B. Taylor. They have also sold 784 West End avenue to Mrs. E. Haslotte, on private terms. This makes twelve sold out of a block of fifteen houses.

L. Froehlich has sold for Dr. Vidal to V. Haas No. 240 East 61st street a three-story dwelling, 20x50x100, for \$17,500; for Margaret Harper to Solomon Heyman, No. 132 East 60th street, a four-story dwelling, 20.6x50x100, for \$21,000; and for L. G. Rosenblatt to E. Cohen, No. 224 East 114th street, a three-story dwelling, 16.8x50x100, on private terms.

Patrick Farley has sold No. 12 West 84th street, a four-story brown stone dwelling, 19x55x102.2, on private terms.

CONVEYANCES.

	1889.		1890.		1891.	
	Mar. 2 to 7, inclus.	Feb. 28 to Mar. 5, inclus.	Feb. 27 to Mar. 5, inclus.	Feb. 27 to Mar. 5, inclus.	Feb. 27 to Mar. 5, inclus.	Feb. 27 to Mar. 5, inclus.
Number.....	378	440	402	402	402	402
Amount involved.....	\$8,181,366	\$8,755,551	\$8,958,941	\$8,958,941	\$8,958,941	\$8,958,941
Number nominal.....	71	86	97	97	97	97
Number 23d and 24th Wards.....	62	53	57	57	57	57
Amount involved.....	\$294,314	\$201,060	\$402,790	\$402,790	\$402,790	\$402,790
Number nominal.....	14	14	16	16	16	16

MORTGAGES.

Number.....	361	456	356
Amount involved.....	\$5,206,353	\$5,633,504	\$4,617,276
Number at 5 per cent.....	116	170	191
Amount involved.....	\$2,174,256	\$2,608,025	\$2,444,453
Number at less than 5 per cent.....	41	60	41
Amount involved.....	\$766,631	\$961,800	\$1,210,000
Number to Banks, Trust and Insurance Companies.....	41	67	63
Amount involved.....	\$1,155,500	\$1,158,329	\$1,516,484

PROJECTED BUILDINGS.

	1889.		1890.		1891.	
	Mar. 2 to 8.	Mar. 1 to 7.	Feb. 28 to Mar. 6.	Feb. 28 to Mar. 6.	Feb. 28 to Mar. 6.	Feb. 28 to Mar. 6.
Number of buildings.....	88	91	58	58	58	58
Estimated cost.....	\$2,588,950	\$2,417,300	\$867,150	\$867,150	\$867,150	\$867,150

Gossip of the Week.

SOUTH OF 59TH STREET.

Daniel Birdsall & Co. have sold for the Thomas Hope estate the south-

Henry B. Stacey has sold for James Brown the three-story brown stone dwelling house, No. 147 West 93d street, to Moses Dunlap, on private terms. This is the last house of a row of five recently completed, and all sold within a month.

Barnett & Co. have sold for Bradley & Currier, No. 159 West 120th street, a three-story brown stone dwelling, 16x5x100, for \$18,500.

Walter Reid has sold the four-story, high stoop, brown stone front house, 20x55, and three-story extension, x 102.2, on 92d street near Madison avenue, to Mr. Bach, the tobacco merchant.

LEASES.

George J. Kraus, the proprietor of the Volks Garden, has about completed negotiations with Nathan Schwab whereby he leases the ground floor of the new Columbus market, on the northeast corner of 7th avenue and 124th street, for ten years, from September 1, 1891, at \$12,000 per year. Mr. Kraus will alter the market which, report says, has not been very successful, into a concert garden.

De Blois, Hunter & Eldridge have leased for J. B. Hibbard to Mrs. Margaret E. Gibert the four-story dwelling on the southwest corner of Madison avenue and 32d street, for five years at \$4,500 per annum.

Arthur Gorsh has leased from the Phillips estate the building on the southwest corner of 82d street and 3d avenue, for ten years at \$2,600 per annum.

Brooklyn.

John F. Ryan has sold the three-story and brown stone dwelling, 19x45x100, No. 332 McDonough street, to General Robert Nugent, U. S. A., for \$10,000. Broker, M. J. Newman.

Sturges & Tompkins have sold for the Wheeler estate the two-and-a-half-story and basement brown stone dwelling, No. 397 McDonough street, for \$4,600.

J. P. Sloane has sold for John Barton the three-story frame double tenement, 25x50x100, No. 109 Clay street, to John W. Baskerville for \$4,750.

Corwith Bros. have sold the three-story frame dwelling, 16.5x48x75, No. 177A Nassau avenue, for Geo. W. Palmer to Peter C. Thomson for \$3,800, and the two-story frame dwelling, 22x36, and two-story rear dwelling, on lot 25x100, No. 60 Dupont street, for Jeremiah Donovan to Catharine Eaton for \$4,600.

T. W. Swimm has sold No. 683, 695 and 711 Putnam avenue, two-and-a-half and three-story brick dwellings, 20x45x100.

CONVEYANCES.

Table with columns for years 1889, 1890, 1891 and rows for Number, Amount involved, Number nominal.

MORTGAGES.

Table with columns for years 1889, 1890, 1891 and rows for Number, Amount involved, Number at 5 per cent. or less, Amount involved.

PROJECTED BUILDINGS.

Table with columns for years 1889, 1890, 1891 and rows for Number of buildings, Estimated cost.

Out Among the Builders.

J. C. Burne has plans under way for a seven-story brick and stone flat, 75.8x65, to be erected on the west side of Lenox avenue, 25.2 north of 117th street, by Frederick Aldhous. The building will have all the improvements, and will cost \$87,500.

Edward Wenz has plans on the boards for two five-story brick and stone flats, with stores, each 25x96.11, to be built by George Schreiner, on the northeast corner of 114th street and Lexington avenue and the southeast corner of 115th street and the same avenue, at a cost of \$80,000. The flats will have all the modern improvements and will be built to accommodate three families on a floor.

George J. Krans will alter the present "Columbus Market," at the northeast corner of 7th avenue and 124th street, into a concert garden at a cost, it is said, of about \$60,000. The present leases of the place do not expire till September 1st of this year, and work will not be commenced until that time.

G. Fred. Pelham has plans under way for two five-story and basement brown stone flats, to be built for G. J. Cohen, on the south side of 84th street, 350 feet west of Columbus avenue, one to be 30x91, and to cost \$30,000, and one to be 20x87, and to cost about \$20,000. They will have steam heat and other improvements.

Herman Horenburger has plans under way for a five story and basement tenement, 21.6x51.6 and extension, to be built at No. 83 Hester street, for Philip Bernstein.

John Hauser is drawing sketches for two five-story flats, 25x84 each, to be built by John O'Connor, on the south side of 110th street, 100 feet west of Madison avenue.

Paul E. Decker intends to build a five-story tenement, 25x88.6, to be built on the northeast corner of 3d avenue and 161st street, from plans by W. H. C. Hornum.

Wm. Graul is the architect for a five-story flat, 25 and 26x88.9, to be built by Harriet Gleason, at No. 235 East 29th street.

Homer J. Beaudet is the owner and builder of three brick and brown stone apartment houses, to be built at Nos. 431, 433 and 435 West 27th street. The buildings will be built from plans drawn by R. R. Davis, and are to be 27.11, 27.9 and 27.3x78 in size, costing \$21,000 each.

Harry Fischel will build a five-story flat, 27x54.8, on the southeast corner of Rivington and Columbia streets, from plans by Wm. Graul.

James Henderson will erect three five-story brick double flats on the south side of 122d street, 150 west of 3d avenue, the size of two will be 26x75, and the other 26x70, to cost about \$17,000 each. G. A. Schellenger is the architect.

The five lots on the north side of 69th street, 100 feet west of Columbus avenue are, we understand, to be improved; as are the three lots on the same side of the same street, 275 feet west of Columbus avenue.

John Kehoe will improve the northeast corner of King and Congress streets, a plot 42x75 feet.

John D. Crimmins says that ground will be broken for the Broadway cable road immediately, and that he expects to have it finished by the end of the year. The construction will be commenced at 7th avenue and 57th street, and will be gradually advanced till the foot of Whitehall street is reached.

WANTS AND OFFERS.

(Advertisements strictly in accordance with this title will be inserted at the practically nominal rate of 10 CENTS per line (agate). In figuring for themselves advertisers may count seven words for each line, the address to be taken as one line. The object of this department is to bring buyers and sellers into communication with customers. Advertisements must be marked "Wants and Offers Column," and sent to the office of publication, No. 191 Broadway, not later than 3 P. M. Friday.)

WANTS.

WANTED FOR CASH—A four-story brown stone dwelling, abt. 20 ft. wide; good neighborhood; price, \$30,000. Q. B., Record Office.

YOUNG MAN, thorough knowledge of the brick business, would like position; unexceptionable references. Address, RECORD OFFICE, Box 25.

WANTED—Young man with experience in real estate business, such as drawing contracts and leases. Apply by mail. ANDERSON, 89 White st.

WANTED to purchase for client, down-town office building for investment; price from \$100,000 to \$200,000. ALFRED E. MARLING, 150 Broadway.

A POSITION as clerk of work or outside man for architect or builder; best of references, etc. Address, J., care G. GERON, 34 West 60th st., City.

WANTED.—Position with party doing good real estate business, by young man aged 24; one who can pay a reasonable salary. Address, JOSEPH H. JONES, 359 Lenox av.

WANTED.—Lots or old buildings in following locations; dry goods district, Hudson st., 9th Ward; also, will buy or lease two or more lots, fronting on 14th or 23d sts., east of 6th av.; one to four acres for factory, upper districts, city. H. F. SCHELLHASS, 171 Broadway.

FOREMAN MASON—Wants a position; thoroughly competent and trustworthy; man used to handling large gangs of men; a hard worker; the best of reference from prominent builders. Address, CRONIN, 347 9th av.

GOOD LOANS WANTED.—Full particulars to E. A. TREDWELL, 41 Park Row, City.

WANTED—A lot, 25x100, with or without old buildings; vicinity of Canal st., between South 5th av. and Varick st.; will purchase or lease for term of years, and make improvements relieving the owner of all responsibility during the term. P. ROBERTS, 160 West Broadway.

OFFERS.

PEOPLE seeking artistic houses should examine those corner Convent av. and 143d st.; will be decorated to suit. Particulars from H. E. HARTWELL, 1 Union square.

FOR SALE, or to exchange for New York property, west side, uptown, a three-story and basement brown stone front dwelling on Jefferson av. Brooklyn. Apply to THOMAS F. FALLON, 854 7th av., New York City.

ONE OR TWO LOFTS in factory, 74th st. and Av. A. to lease, 50x90; light all sides; low insurance; suitable for woodworkers; finest lofts in city; low rent. 16 East 42d st. March 7—u. f.

A FOUR-STORY FACTORY, 25x100, in 37th st., near 3d av.; splendidly adapted for light manufacturing business; good light; long lease; boiler and engine; rent \$1,600. 16 East 42d st. March 7 u. f.

\$4,500 CASH, \$14,500 TIME MORTGAGE, buys three-story and basement private dwelling; cabinet trim and decorated; restricted location. HYATT, 164 East 84th st.

FOR SALE—Houses, new two, two-and-a-half and three-story fancy brown stone and brick; some of them decorated. Apply on premises, that elegant block between Lewis and Stuyves nt avs., or 358 Putnam av. T. W. SWIMM, Builder and Owner.

BARGAIN TO QUICK PURCHASER.—Three-story dwelling on 100-foot street; price only \$18,000. WM. S. ANDERSON & CO., 1242 3d av.

FOR RENT.—First-class residence, fully furnished, fourteen rooms, eight sleeping chambers, stable for four horses. Mar. 7-5w. LEANDER WILLIAMS, Orange, N. J.

FOR SALE.—First-class residence in every respect, fine outlook, twenty rooms, large ground with fruit, for a family who would like to entertain, admirable. Apply to Mar. 7-5w. LEANDER WILLIAMS, Orange, N. J.

FOR SALE.—Two fine double flat houses; no agents. Apply Mrs. CADUGEN, 72 East 113th st.

FOR SALE.—Four five-story flat houses, all improvements; good paying property; price low; will pay ten per cent on the cash investment. Address OWNER, 315 West 125th st., and investigate. Mar. 7-2w

ATTENTION, BUILDERS.—Plot, 100x125 feet, north corner 7th av., vicinity 125th st.; for sale on very easy terms. WM. A. WHITE & SONS, 409 Broadway.

\$13,500—RENTED for \$1,500; four-story brick double flat, 48 rooms, all improvements; Union st., near 6th av.; send for spring list property mailed free. HARRY G. PEARCE, 427 5th av, Brooklyn.

\$7,500—Three-story brick store on 5th av., leased for four years; \$720; tenant does all repairs. HARRY G. PEARCE, 427 5th av., Brooklyn.

\$5,000—Three-story brick flat, 14 rooms and 3 baths; pays 17 per cent; first-class tenants. HARRY G. PEARCE, 427 5th av., Brooklyn.

2 AVENUE, 1210—To lease, five-story and basement factory building, 25x100, between 63d and 64th sts., with full set of wood-working machinery in full running order as a moulding mill, sash and door factory; good location for carpenter or cabinet-maker; also 302 64th st., east of 2d av., for a term of ten or twenty years, a four-story and basement building, 25x100; suitable for livery stable; will be altered. Inquire 1210 2d AV.

SALE OR LEASE.—The splendid six-story factory building, 311 West 40th st., 25x100; complete, with engine, boiler, shafting, pulleys, belting, freight elevator; all first class. OWNER, on premises.

FOR SALE.—West side, near 104th st. station, a fully decorated brown stone and brick dwelling, three stories, box stoop and extension; gas fixtures; a bargain. Address, B. S., 1238 Broadway.

FOR SALE.—Fourteen-room house, making money; desirably situated; satisfactory terms given. MONEY, RECORD AND GUIDE.

THE PLOT of ground southeast corner Lexington av. and 77th st., 102x145, to lease for 21 years, with renewals; low ground rent and favorable terms; would make loan if required.

JOHN G. FOLSOM, 14 Bible House. We have no branch office.

PLOT OF 10 1/2 lots, 195th st., near 10th av.; very low price. JOHN G. FOLSOM, 14 Bible House. We have no branch office.

TO LET, TOGETHER OR SEPARATE,

Second, third, fourth and fifth floors in buildings Nos. 117, 119 and 121 Liberty st., 25x100 each.

Grand Location for publishers, book-binders, or any light manufacturing. S. EDDY & CO., 145 Broadway.

FLOORS TO LET for manufacturing purposes; with or without steam power; good light. Inquire of WM. P. YOUNG & BROS., 434 East 10th st.

FOR SALE or lease for term years for first-class improvements only, plot ground westerly side 8th av., 56th, 57th sts., size 200x275; will divide; also, southeast corner 8th av. 56th st. ESTATE PETER A. HEGEMAN, 150 Broadway, 11 till 1 only.

TO BUILDERS.—For sale. Six lots, near West 125th st. elevated station; all sand; reasonable price and no cash required from responsible builder. A. SCHNEIDER, 92 Liberty.

FOR SALE.—Two five-story flats in 70th st., near 3d av., three families on each floor; rents between \$6,200 and \$6,300, mortgage \$43,000; price \$64,000. A West End av. corner, vacant, 80x100, south of 96th st.; price \$42,000. A three-story and basement private dwelling on Lexington av., south of 91st st., 16.7x50x88; mortgage \$10,000; price \$16,500, including carpets. EDW. MIEHLING, 140 Nassau st. or 353 West 119th st.

THE BEST BUILT two-story and basement frame houses, for one or two families, in the 18th Ward; 20 feet courtyards, iron fences, all improvements; on Jefferson av., east Evergreen av.; terms within reach of all. J. C. BROWER, 10 Ralph av., Brooklyn.

THREE-STORY, basement, sub-cellar, fifteen-room brick and stone corner house; side bay-windows; 5 wash bowls; all improvements; 19.6x45; elegantly decorated; bevel plate-front doors, 2 pier mirrors, shades, screens, gas fixtures, cabinet trim; in a brown stone section of the 25th Ward; for \$10,000. J. C. BROWER, 10 Ralph av., Brooklyn.

FOR SALE.—433 West 22d st., house three-story, 25 feet wide; good order. OWNER, within.

FOR SALE or to Let.—West 34th st.; four-story brown stone dwelling; between Broadway and 7th av. L. A. DA CUNHA & CO., Broadway and 42d st.

\$11,000.—Three-story brown stone; all private block; easy payments; another, near Madison av., \$10,000; on Madison \$11,000; near Lenox, \$15,000; mortgage, \$10,000; on 116th st., \$12,000; near 3d av. and 116th st., \$11,000; mortgage, \$5,000, at 4 per cent; on av., \$8,500. MURRAY'S, 2030 3d av.

\$12,500.—Choice 20-foot single flat, near Lexington av., Harlem. MURRAY'S, 2030 3d av.

CHOICE CORNER, with two dwellings; central Harlem; \$11,000. MURRAY'S, 2030 3d av.

LOTS.—Corner, four lots, \$30,000; Lexington av. corner, \$26,000; plot west of 3d av., with loan, \$28,000; near Madison, with loan, \$11,000; two on Madison av., \$16,000. MURRAY'S, 2030 3d av.

FOR SALE.—70th st., Nos. 30 to 38 West. Elegant new four-story brick and stone private houses; bay windows, box stoops, etc.; hardwood finish; all improvements; restricted block; mortgage to suit. WESTCOTT & THERASSON, 217 Columbus av.

FOR SALE, at \$50,000; one of the best four-story and basement high stoop houses on 35th st., between 5th and 6th avs.; possession May 1st next. S. B. GOODALE & CO., 1130 Broadway, near 25th st.

BUILDERS, ATTENTION.—Two full lots, 75 feet west of 9th av., near 42d st.; good location. CHAS. MARTIN, 401 West 48th st.

SEVENTH AVENUE, double flat, large store, 25x71x75, all rented, good tenants; near 130th st.; terms easy; price \$50,000. MAINHART & LOWE, 258 West 125th.

ENTIRE FRONT, eight lots, two corners, Boulevard, between 104th and 105th sts.; \$95,000; also seven lots, cor 97th st., Madison av.; terms easy; price, \$80,000. MAINHART & LOWE, 258 West 125th.

MANHATTAN ST.—Lot 25x100, with old building; terms easy; price \$12,000. MAINHART & LOWE, 258 West 125th.

WASHINGTON HEIGHTS AND INWOOD.—Vacant lots for sale at low figures; easy terms; send for diagrams, particulars. MAINHART & LOWE, 258 West 125th.

17 LOTS ON JEROME AV., 181st st., for sale cheap. MAINHART & LOWE, 258 West 125th.

FOR SALE, at \$65,000, one of the most desirable four-story houses for business on 23d st., between 6th and 7th avs.; in thorough order, and well rented. S. B. GOODALE & CO., 1130 Broadway, near 25th st.

FOR SALE, at \$48,000, a full width, four-story and basement, high stoop house, on 27th st., near Broadway; desirable as an investment for business. S. B. GOODALE & CO., 1130 Broadway, near 25th st.

FOR SALE, at \$65,000, a large four-story and basement, high stoop house, with two-story extension, on Park av., near 36th st. S. B. GOODALE & CO., 1130 Broadway, near 25th st.

CHEAP, four-story brown stone; Lexington av. cor., below 30th st., 22.4x53x80. ALFRED KUHLKE, 1227 Broadway, Entrance 30th st.

FOR flats, tenements, dwellings, Monroe, Orange Co.; residence unencumbered, \$9,000; Long Branch, three cottages. ALFRED KUHLKE, 1227 Broadway.

FOR SALE—Large parcel of land on Southern Boulevard and 141st st., consisting of over 100 city lots, with spacious mansion and stable. Apply at T. L. OGDEN, Executor, 111 Broadway.

\$12,000 will purchase three-story building and lot with stores on New Bowery; rented one tenant with security, \$1,000 per year. ANDERSON, 89 White st.

\$62,000 TO LOAN on bond and mortgage in varying amounts. Particulars to E. A. TRÉDWELL, 41 Park row, City.

NOS. 46 AND 42 WEST 22D ST.—Two three-story brown stone dwellings, 23 feet wide, full depth; excellent location for new business building or present houses can be altered; price reasonable. ALFRED E. MARLING, 150 Broadway.

BOND ST.—Extra size lot; old building; price reasonable. ALFRED E. MARLING, 150 Broadway.

FOR SALE—Gentleman's residence in best part of Elizabeth, N. J.; about one acre; price, \$23,000; might exchange for Washington Heights or vicinity improved property. OWNER, X. RECORD office.

SMALL HOUSES in 121st and 122d sts. and 7th av.; in style, quality and finish equal to the usual \$40,000 houses; price, \$20,000; terms to suit; location the best; persons wanting something very fine will find it here; title guaranteed by Title Guarantee Company, 55 Liberty st. A. P. SMITH, 216 West 122d st.

LOTS with builders' loans. I can offer several desirable plots, up town and down town. H. F. SCHELLHASS, 171 Broadway.

FOR SALE at \$75,000; an extra large four-story and basement high stoop house on 70th st., between 5th and Madison avenues; immediate possession. S. G. GOODALE & CO., 1130 Broadway, near 25th st.

FOR SALE at \$35,000; a medium-width four-story and basement high stoop house on 55th st., between 5th and 6th avenues; immediate possession. S. B. GOODALE & CO., 1130 Broadway, near 25th st.

FOR SALE at \$75,000; an extra wide four-story and basement high stoop house on 21st st., near Broadway; well suited for business. S. B. GOODALE & CO., 1130 Broadway, near 25th st.

FOR SALE—House and lot, completely furnished; well rented; suitable for boarding house. 233 East 84th st.

BANKERS AND BUILDERS TAKE NOTICE—Will trade for flats, tenements or business property below Central Park: 110 shares Jacksonville South-eastern Railroad, Illinois, \$11,000; 200 shares Steiner Gas Light Manufacturing Company, \$30,000; 500 shares Holman Gold Mining Company, Colorado, \$1,000; 3,100 shares Ocean Seneca Mining Company, Colorado, \$1,100; 13 shares New York National Trust Company stock, 7 per cent, paid, \$1,200; 10 shares Candee Journal Bearing Company, New York, \$1,000; \$2,450 Certificates Mutual Insurance Company, New York, 20 per cent, paid, \$1,900; Furnished Country Hotel, with six acres; accommodate seventy-five; five minutes' walk from depot; free and clear, \$15,000; with cash, \$5,000; total, \$59,200. Address, AVERILL, 135 East 42d street, City.

A DWELLING rented in floors on Waverley place; price \$12,500; easy terms. KETCHAM, 166 West 10th st.

FOR SALE—HOUSE—OR LEASE—16 Spencer place, near Fulton st., Brooklyn; 3 stories and basement brown stone, 16x45x109; 10 rooms; choice location; 20 minutes to City Hall, New York. Apply to the OWNER, 227 Water st., New York, from 10 till 2 P.M.

HOUSES FOR SALE.—12th st., near 5th av., full size, \$35,000; 15th st., near Stuyvesant square, full size, \$37,500; 19th st., near 5th av., full size, \$40,000; 21st st., near Broadway, full size, \$45,000; 21st st., Gramercy Park, extra size, \$72,600; corner, near Gramercy Park, extra size, \$80,000; 33d st., near 5th av., full size, \$55,000; 36th st., near 5th av., 20 ft, \$42,500; 36th st., near 5th av., medium size, \$30,000; 37th st., near Park av., medium size, \$32,500; 39th st., near Park av., medium size, \$30,000; 44th st., near 5th av., full size, \$85,000; extra size, near 5th av., below 46th st.; 53d st., near Madison av., 20 ft; 54th st., near 5th av., full size, \$75,000; 54th st., near 5th av., nearly full size, \$70,000; 55th st., near 5th av., medium size, \$28,500; 56th st., near 5th av., nearly full size, \$68,000; 57th st., near Madison av., 21 ft, \$65,000; 65th st., near Madison av., 20 ft, \$42,000; 66th st., near 5th av., full size, \$75,000; 66th st., near 5th av., 20 ft, 71st st., near 5th av., full size, \$80,000; 74th st., near 5th av., 20 ft, \$37,500; Madison av., Murray Hill, extra size; Madison av., below 32d st., full size, \$45,000; Madison av., near 74th st., medium size, \$33,000. Printed lists of houses for sale, issued semi-monthly, will be mailed to any address. T. S. CLARKSON & CO., 55 Liberty st.

\$22,500 buys seven two-story buildings, comprising good business block on a leading ferry thoroughfare of Brooklyn; leased to responsible tenants, and netting 1 3/4 % clear of every expense; ground alone would be cheap at \$35,000; a mortgage of \$20,000 can remain for term of years; a splendid opportunity to secure a gilt-edged investment. Particulars obtained by calling on J. P. SLOANE, 343 Manhattan av., Brooklyn. Mar. 7—law4w.

AN INSTITUTION has a rare chance to buy extra deep plot near 104th st. elevated station; 75x83; excellent location for any other purpose. OTTO PULLICH, 920 9th av., near 59th st.

A CABINET-FINISHED four-story residence, near Lexington av.; wide street; below \$25,000; terms, three-quarters can remain at 4 1/2 per cent interest. FROELICH, 169 East 61st st.

NEAR MADISON—Elegant modern four-story 20-foot residence; excellent order; reduced from \$38,000 to \$32,500; terms to suit. FROELICH, 169 East 61st st.

BIG BARGAIN—Clifton av.—Elegant three-story brown stone, 30x45x100; hardwood trimmed; built three years; \$8,750 will buy it; don't delay. BULKLEY & HORTON, 406 Myrtle av., Brooklyn.

PEERLESS MANSIONS—Manhattan Square, North (31st Street, between 8th and 9th Aves.); cabinet finish; 25x95; four stories, basement and cellar; classical, original and unique; "L" station at corner; inspection invited; unequaled for beauty and location. Titles will be insured by TITLE GUARANTEE AND TRUST COMPANY, 55 Liberty St., New York. RICHARD DEEVES, Owner and Builder, Jan. 24—u.f. 66 West 83d Street.

NORtheast CORNER OF BOULEVARD AND 85th st., 264.6x102.2, or would sell two lots in 85th st., 100 w. 10th av. OTTO ERNST, Feb. 21—law3w. South Amboy, N. J.

BUILDERS, SPECULATORS, INVESTORS—Plot, 83x197; 34th st., running through to 35th st., between Broadway and 7th av.; to lease on long terms; adjoining plot, 69x197, can be had in fee, making one plot of 152x197x200. ADRAIN G. HEGEMAN & CO., 1321 Broadway.

A LARGE, MODERN HOUSE, WITH IMPROVED grounds, near Prospect Park, Brooklyn; the locality and premises are unsurpassed for continuous summer and winter residence. Address, BOX 2,974, New York Post Office.

FOR SALE OR TO RENT—The three-story and basement substantial iron front building, formerly occupied as David Jones' Brewery office; suitable for church, school or manufacturing purposes. LOUIS K. ZITZ, Real Estate and Insurance, Feb. 28 law4w. No. 625 East 6th st.

FOR SALE—Superb four-story dwellings, 3 and 5 East 92d st.; 21-foot fronts; dining-room extensions; no better houses anywhere or lower prices. Three-story dwellings, 1305 to 1313 Madison av., cor 93d st.; first-class houses; just finished; 20-foot fronts; one corner. It will pay purchasers to look at them. WALTER REID, owner, on premises, or 1472 3d av. Feb. 28—u.f.

FOR SALE OR LEASE—Sites for factories, coal yards, brick yards, &c.; with or without dock front on the Gowanus Canal. THE BROOKLYN IMPROVEMENT CO., 3d av. cor 3d st, Brooklyn.

FOR SALE, HOUSE—Three stories and basement; swell front; all modern improvements; nice location; all new modern buildings; \$1,500 cash, balance mortgage; price less than cost to builder. OWNER, 854 Lafayette av., Brooklyn.

\$11,000—GREAT BARGAIN—220 Edgecombe av., three-story brick, 18x45. DR. KEENEY, 215 West 14th.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending March 6.

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

R. V. HARNETT & CO.

Table with 2 columns: Property description and price. Includes entries like '63d st, s, s, 250 e 11th av 50x100.5, vacant, Louis Funke...' for \$7,100.

Table with 2 columns: Property description and price. Includes entries like 'Greenwich av, No. 28, n e s, 92.10 n w West 10th st, five-story brk flat and five-story brk flat on rear. Timothy Kelly...' for \$52,000.

J. F. B. SMYTH.

Table with 2 columns: Property description and price. Includes entries like 'Rivington st, No. 176, n s, 25x100, six-story brk tenem't with stores...' for \$48,236.

Table with 2 columns: Property description and price. Includes entries like '1st av, No. 361, n w cor 21st st, 24.9x78, four-story brk tenem't with store...' for \$52,000.

Table with 2 columns: Property description and price. Includes entries like 'Hudson st, No. 163 } begins Hudson st, s w Light st, Nos. 45 and 47 } cor Light st, 26x100; No. 163, five-story brk tenem't with stores, and Nos. 45 and 47, six-story brk tenement with stores. Michael Murtha...' for \$55,000.

SMYTH & RYAN.

Table listing real estate transactions for Smyth & Ryan, including addresses like Greenwich st, No. 130, and prices.

WM. KENNELLY & BRO.

Table listing real estate transactions for Wm. Kennelly & Bro., including addresses like Grand st, No. 492.

JAMES L. WELLS.

Table listing real estate transactions for James L. Wells, including addresses like Broome st, No. 134.

Table listing real estate transactions for other auctioneers, including addresses like Remsen st, No. 81.

OTHER AUCTIONEERS.

Table listing real estate transactions for other auctioneers, including addresses like Chauncey st, Nos. 408-412.

Table listing real estate transactions for Mark Hopkins, John G. Frick, C. H. Hueston, and others.

A. H. MULLER & SON.

Table listing real estate transactions for A. H. Muller & Son, including Remsen st, No. 81.

OTHER AUCTIONEERS.

Table listing real estate transactions for other auctioneers, including addresses like Chauncey st, Nos. 408-412.

BROOKLYN, N. Y.

FOR WEEK ENDING MARCH 5.

JERE. JOHNSON, JR.

Table listing real estate transactions for Jere. Johnson, Jr., including addresses like 85th st, s s, 80 w 3d av.

CONVEYANCES.

Wherever the letters Q. C., C. a. G. and B. & S occur, preceded by the name of the grantee they mean as follows:

1st-Q. C. is an abbreviation for Quit Claim deed, i. e., a deed in which all the right, title and interest of the grantor is conveyed, omitting all covenants or warranty.

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

3d-B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no express covenants, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

NEW YORK CITY.

FEBRUARY 27, 28, MARCH 2, 3, 4, 5.

Table listing real estate transactions for New York City, including addresses like Allen st, Nos. 177 and 177 1/2.

Table listing real estate transactions for various locations, including Beaver st, Nos. 51 and 53, and Central Park West.

Table listing real estate transactions for various locations, including Central Park West, 72d st, s s, 100 w Central Park West.

Division st, No. 79, s s, abt 182 e Market st, 25x66.3x25x66.1, five-story brk tenem't with stores. Anna M. Hoch widow to Saville Levin and Wolf Bloom. Sub. to easement Elevated Railroad. March 2. 25,000

Division st, Nos. 136-140, n s, 46.9 w Ludlow st, runs west 56.9 x northeast 44.11 x southeast 5.6 x northeast 2.2 x southeast 44.9 x southwest 19.1, two five-story brk tenem'ts with stores. Fajbush Libman and Huldah his wife to Hyman M. Lazinsk. Mt. \$20,000. March 5. 33,500

Exchange pl. No. 45, n s, 114 w William st, 25x97x25x96.6. }
Exchange pl. No. 47, n s, 139 w William st, 25x99.8x25x97. }
Four-story stone front office building. Isaac Untermyer to Hattie M. Hedge, of Franklyn. N. J. Mt. \$150,000. March 2. 250,000

East Broadway, No. 182, n s, 104.7 w Jefferson st, 26x69.6, two-story brk building. Isidor Schweitzer and Bessie his wife and Julius Schweitzer and Rachel his wife and Harris Shedlinsky and Ester his wife to Yette Shulman. Mt. \$12,000. Feb. 27. 17,050

East Broadway, No. 41, s s, abt 292 e Catharine st, 25x75, five-story brk store and tenem't. Morris Levy and Mary his wife to Morris Goldstein. Mt. \$20,000. March 2. 29,500

Essex st, No. 85, w s, abt 150 s Delancey st, 25x87.6, five-story brk tenem't with stores. John N. Raedig and Anna his wife to Morris Goldstein. March 2. 32,000

Greenwich st, No. 339, w s, 25.3 s Jay st, 25x58, five-story brk store. Daniel S. Miller and ano. exrs. Ann K. Miller to Herman H. Hingslage. March 5. 35,000

Hester st, No. 129, n s, 80 w Forsyth st, 20x50, two-story frame (brk front) tenem't. Joseph J. O'Donohue and Theresa M. J. his wife to Ascher Weinstein. March 2. 10,500

Harrison st, No. 20. Assign. legacy under will of James Hopkins and release. Sarah A. wife of Thomas Mitchell to Eliza B. Hopkins. Jan. 19, 1882. 750

Same property. Release from legacy John B. Le Maire individ. and guard. of Laura B. Mary W. and Eliza Le Maire to Eliza B. Hopkins widow, Archibald W., James and Angus Hopkins. Feb. 13. 2,250

Houston st, No. 21, s s, 25 w Mercer st, 25x100, six-story brk store. Ferdinand H. Mela and Fannie his wife to Leopold Stadecker and Jacob Ernsheimer, Brooklyn. Grantor reserves an interest of \$2,500. Sub. to mortg. \$50,000. Feb. 28. other consid. and 100

Houston st, No. 171, s w s, 66 s e Congress st, 21.10x75.8x21.10x75.5, four-story brk store and tenem't. Cord H. Buschman and Regina his wife to Francis H. Leggett. Mt. \$8,000. Feb. 11. 17,000

Jane st, No. 51, n s, 98.6 e Hudson st, 25x88.3 x24.5x91, five-story brk tenem't. Minnie M. Mott, Smithtown, L. I., to William F. Hoops. Feb. 27. 25,000

Jay st, s s, 75 w Staple st, 0.10x89.2. }
Jay st, s s, 175.6 e Greenwich st, runs west }
0.5³/₄x88.8. }
Adolph M. Bendheim and Henrietta his wife to David L. Newborg. Q. C. Feb. 28. 10

Jay st, No. 14, s s, abt 50 w Staple st, 25x87.6, eight-story brk store. Same to same. Mt. \$29,000. Feb. 28. 65,000

Kingsbridge road, s s, lot begins at point 100 e Emerson st and 125 n Vermilliey av, runs north 191.1 to Kingsbridge road, x east 25 x south 191.1 x west 25. Leontine J. Frost et al. exrs. Levi A. Lockwood to Fannie E. Lawrence. Nov. 15, 1890. 2,000

Lewis st, No. 104, e s, 96 n Stanton st, 21x100, three-story brk store and tenem't. Isaac Jacobs and Yetta his wife to Samuel Pfeiffer. Mt. \$7,500. Feb. 26. 12,000

Ludlow st, Nos. 176 and 178, e s, 150 n Stanton st, 48x87.6, two four-story brk tenem'ts with stores. Martin Grossman and Anna M. his wife to Meyer Freeman. Mt. \$16,500. March 2. 34,750

Madison st, No. 133, n s, abt 184 e Market st, 25x100, five-story brk tenem't. Jonas Weil and Theresa his wife and Bernhard Mayer and Sophia his wife to Franz Backhaus. Mt. \$15,000. March 2. See 77th st. 45,000

Madison st, No. 127, n s, abt 112 e Market st, 25x108, three-story frame (brk front) store and tenem't with three-story brk tenem't on rear. John Bottzer and Catherine his wife to Benedict A. Klein. Mt. \$5,000. Feb. 28. 20,750

Maiden lane, No. 57, n e s, 87.2 n w William st, 25.7x140.4x24.10x142.4, five-story brk store. Juliet M. Burdick, Orange, N. J., to Lucius H. Biglow. March 2. val. consid. and 55,000

Monroe st, No. 35, n s, abt 135 w Market st, 25x100, three-story brk tenem't with four-story brk tenem't on rear. Albert Cappel and Jette his wife to James Tilson. Mt. \$13,000. March 4. See 18th st. exch

Monroe st, No. 69, n s, abt 157 w Pike st, 25x100, three-story brk tenem't with six-story brk building on rear. Herman Wertheim and Pepi his wife to Louis Lese. Mt. \$16,875. March 2. 28,000

North Moore st, No. 45, n s, 47.6 e Hudson st, runs north 22 x east 8.6 x north 14.10 x east 5.2 x north 21.6 x east 19 x south 16.7 x west 10.2 x south 6.2 x west 1.3 x south 35 to st, x west 22.4, three-story brk store.

Wooster st, No. 49, w s, 54.4 s Broome st, 18x75, with use of alley across rear, two-story brk building with one-story brk building on rear.

David F. S. Forshay heir David and Mary J. Forshay to Maria J. Forshay. Feb. 28. nom

Oak st, No. 37, s s, 60 e James st, 17x50.9x17x51.4, three-story brk tenem't with stores. Meta G. wife of and Henry H. Touwisma, Woodhaven, L. I., to Catharine wife of and Charles Uphur. Mt. \$3,000. March 3. 6,400

Same property. Release judgment. John Power exr. Benardine otherwise "Dina" Overbeck to same. March 3. 3,000

Orchard st, No. 28, e s, abt 125 s Hester st, 25.3x87.6x25x87.6, five-story brk tenem't with stores. Charles Neumann and Catharine his wife to Isidor Jackson. March 2. Mt. \$18,000. nom

Park row, No. 129, s s, 160 e Duane st. 17.1x64.6, three-story brk store and tenem't. 58th st, No. 414, s s, 181.5 e 1st av, 25x100.4, five-story stone front tenem't with stores. Also out of town property. Isaac Hammerschlag to Mark Hammerschlag. ¹/₄ part. March 3. nom

Pearl st, Nos. 247 and 249, n s, 96.5 e John st, runs north 93.6 x east 15.2 x north 18.5 x east 4.6 x north 6.3 x east 17.2 x south 115.11 to Pearl st, x west 37, five-story stone front store. John Pettit, East Orange, N. J., and Alida R. his wife to Juliet M. Burdick. March 3. nom

Pine st, Nos. 80 and 82, n e s, 43.11 n w Water st, 39.11x24.1x40.4x24.1, five-story brk store. Myer Finn and Sarah M. his wife to Robert L. Reade. Mt. \$14,000. Feb. 27. See 137th st, 23d Ward. exch

Pitt st, No. 61, w s, 206.5 n Delancey st, runs west 63 x south 5 x west 37.10 x north 25 x east 100.10 to st, x south 19.1, three-story brk tenem't with four-story brk tenem't on rear. Mathilde Kolk to Esther Wolf. Feb. 27. 17,250

Prince st, No. 205 } begins Prince }
Macdougall st, Nos. 36 and 38 } st, n e cor }
Macdougall st, runs north 100 x east 75 x south }
23 x west 49.6 x south 77 to Prince st, x west }
25.6, three-story brk store and tenem't on }
Prince st and five-story brk store and tenem't }
on Macdougall st. John Heller and Helena }
his wife to August Horrmann, Stapleton, S. }
I. Mt. \$32,000. March 2. 67,000

Pike st, No. 27, e s, 50 s Henry st, 23x111.4. }
Pike st, No. 29, e s, 75 s Henry st, 25x111.4. }
Two six-story brk tenem'ts. }
Benedict A. Klein and Karoline his wife to }
Joseph L. Bittenwieser. Mt. \$6,000. Feb. }
26. nom

Pike st, No. 27, e s, 50 s Henry st, 25x111.4. }
Joseph L. Bittenwieser to Theodore Simon. }
Mt. \$30,000. March 2. 46,500

Pike st, No. 29, e s, 75 s Henry st, 25x111.4. }
Same to same. Mt. \$30,000. March 2. 46,500

Rivington st, No. 250 } begins Rivington st, n }
Sheriff st, Nos. 73-77 } w cor Sheriff st, 25x100 }
with lot 25x21 in rear of No. 77 Sheriff st, two }
story brk store and tenem't on Rivington st and }
two and three-story frame buildings on Sher- }
iff st. Rachel M. Brown by Oliver W. Brown }
guard. to Charles Lowen and Edward F. }
Halliday, infants' shares. Feb. 28. 2,250

Same property. John J. Miller, Oliver W. and }
Frank Brown and Kate his wife, William H. }
Brown and Lizzie wife of Alfred Starr to }
same. February 28. 24,750

Stanton st, No. 143, s s, 57 e Norfolk st, 23x50, three-story brk tenem't.

Delancey st, No. 153, s s, 53.7 e Suffolk st, 23.6x84.6, three-story frame (brk front) store and tenem't. Frederick and Amalia Michenfelder children of Eva Michenfelder to Charles Michenfelder. Q. C. Oct. 11, 1886. nom

Spring st, No. 183, n s, abt 25 w Thompson st, 25x75, three-story frame (brk front) store and tenem't. Anna M. wife of August Moller, Hoboken, N. J., to James J. Phillips. B. & S. Mt. \$6,000. Feb. 20. 18,000

Suffolk st, No. 30, e s, 80.1 s Grand st, 20x100, six-story brk building. Joseph Goldstein and Sarah his wife to Tobias Krakower. Mt. \$8,000. March 2. nom

Suffolk st, No. 142, e s, 225.2 n Rivington st, 25x100, five-story brk tenem't. Samuel Pfeiffer and Fannie his wife to Isaac Jacobs. Mt. \$21,000. Feb. 25. 37,000

South st, No. 201, n s, abt 19 w Catharine slip, 19.9x40.4, three-story brk store and tenem't. Philip Wagner and Anna E. his wife to Florence V. C. Bishop. Mt. \$7,000. Feb. 26. 9,500

Same property. Same to same. Q. C. Feb. 26. nom

Spring st, No. 54, s s, 25.2x110.3x24.6x116, six-story brk tenem't with stores. Jonas Weil and Theresa his wife and Bernhard Mayer and Sophia his wife to Henry Samuels. Mt. \$19,000. Feb. 26. 30,000

Thomas st, No. 73, n e cor West Broadway, 25x50, five-story brk store. Susan R. Lawton to The H. B. Claffin Co. Feb. 26. 55,000

Thomas st, old No. 28, new No. 71, n s, 24.11 e West Broadway, 25x50, five-story brk store. Partition. Samuel G. Adams to The H. B. Claffin Co. Feb. 2. 22,500

Union sq E., Nos. 46 and 48, s e cor 17th st, 53x125, seven-story brk hotel. 17th st, No. 102 E., s s, 125 e Union sq E., 25x84, three-story brk stable. William Astor and Caroline W. his wife to The United States Trust Co. B. & S. Feb. 20. nom

Willett st, No. 25, w s, abt 90 n Broome st, 21.0x100, two-story frame (brk front) dwell'g with two two-story brk and frame buildings on rear. Frederick Sackett and Catharine his wife to Herman Wertheimer. Mt. \$9,000. Jan. 31. 11,500

William st, No. 267, n s, 94.9 w Pearl st, 20.4x64.6x18.6x65.3, in two courses.

William st, No. 269, n s, 74.9 w Pearl st, runs north 54 x west 9.6 x north 10.6 x west 12.2 x southeast 32.2x33 to st, x east 20. Two three-story frame (brk front) stores and tenem'ts with four-story brk tenem't on rear. Frederica Doyle, Minnie Bishop formerly Wagner, Charles Wagner and Pauline his wife, William, Adolph and Frederick Wagner to Friedrich Geiss. Mt. \$15,000. February 28. 26,500

Wooster st, No. 55, s w cor Broome st, 18.4x72 to an alley with right to alley, four-story brk store. Henderson Estate Co. to Lewis Seasongood, Cincinnati, Ohio. Feb. 25. 40,000

Water st, No. 180 } begins Water st, }
Burling slip, Nos. 4 and 6 } west cor Burling }
slip, 26x88.6x31x86.3; also ¹/₄ part of strip }
adj on n w, being 1 on Burling slip, x 31, }
four-story brk store. James G. Wallace and }
Ellen his wife to Marcus Oppenheimer and }
Mathias Rosenshine. Mt. \$30,000. Feb. 23. }
65,000

Wall st, Nos. 59 and 61. Assent to improvements, &c. Sarah B., George H. and John C. Brown, Mary L. Potter, Margaretta H. Lord heirs James Brown to James M. Brown et al. exrs. James Brown. May 25, 1889. nom

Washington st, No. 695, e s, 66.7 s Perry st, 22x95.7x23.2x90, with use of alley in rear, two-story frame building with two four-story frame buildings on rear. John S. Berry, Samuel Berry and Phoebe A. his wife heirs and devisees of Stephen Berry to Sarah wife of James McGovern. Feb. 28. 9,400

Watts st, No. 8, n s, 268.1 e Varick st, runs north 85 to alley 3 ft. wide, x east 42.6 to another alley, x south 9 x west 21.6 x south 76 to st, x west 21, with use of alleys, &c., three-story frame (brk front) dwell'g with one and two-story frame buildings on rear. Clara M. Edmonds to Edward Bergonzi. March 2. 12,500

White st, No. 12, n s, 100 e Broadway, 25x101.3, six-story iron front store. Charles Kolemian to Frank J. Dupignac. Mt. \$50,000. March 2. 72,500

Same property. Clarence Tucker et al. exrs. George W. Tucker to Charles Kolemian. March 2. 70,000

1st st, No. 13, s s, 188.1 e Bowery, 19.7x74.6x19.9x77, five-story brk store and tenem't. Thomas E. Crummins to George F. Johnson. March 2. 20,000

3d st, No. 118, s s, abt 25 w Macdougall st, 25x100, five-story stone front flat with stores. Fanny Levy widow to George W. Tubbs. Feb. 24. 32,000

3d st, No. 288, s s, 454.4 w Av D, runs south 105.9 x west 22.1 x north 72.9 x west 1 x north 33 to 3d st, x east 23.1, three-story brk tenem't with two-story brk building on rear. Louis Solomon and Ida his wife and Adolph Gross and Mallie his wife to Cassel Cohen. Mt. \$8,700. Feb. 27. 12,300

3d st, No. 388, s s, begins at point equal distance bet Lewis st and Goerck st, runs south 51.9 x west 20 x north 54 to 3d st, x east 20, three-story brk tenem't. John H. Hoffmann and Margaretha his wife to Margaretha Gosch. Mt. \$3,000. Feb. 28. 6,600

4th st, No. 128, s s, 74 w 1st av, 26x48.1, five-story brk tenem't with stores. Hermann Bruns and Catharina his wife to John H. Iden. Mt. \$10,000. March 2. nom

4th st, No. 67, n s, 217.5 e Bowery, 25x100, five-story brk tenem't with stores. Christian Fausel and Christiane L. his wife to Hermann Bruns. March 2. 24,000

4th st, No. 288, w s, 70 n 11th st, 20x60 (?), three-story brk dwell'g. William E. Noble to Jennie M. and Ella M. Noble all heirs Eliza J. Noble, probable error. B. & S. and C. a. G. Feb. 28. nom

6th st, No. 750, s s, 111 w Av D, 21.10x97, three-story brk tenem't. Patrick Lilly and Bridget his wife to Herman Stiefel. March 2. 13,500

7th st, No. 248, s s, 241.11 e Av C, 18.5x90.10, four-story brk tenem't. Sigmund Hirschfelder to Lewis Newman and Rachel his wife. Mt. \$6,000. March 2. 12,500

10th st, No. 289, n s, 18.9 w Av A, 18.9x71, three-story brk tenem't. Maria Schneidt to Carl and Johanna Lafrentz. Mt. \$5,000. Feb. 28. 15,800

11th st, No. 243, n s, 125 e 4th st, 18.9x100.1x19.5x100.1, three-story brk dwell'g. Caroline L. Decker widow to Catharine A. Deane. All liens. Feb. 27. 15,500

11th st, No. 211 W., n s, abt 40 e Waverley pl, 20x80, three-story brk dwell'g. Contract. Charles J. Rose, Westwood, N. J., to Phillip Aaronson. Feb. 12. 13,000

13th st, Nos. 333-341, n s, 143.9 w 1st av, 106.3x103.3, five four-story brk tenem'ts. Robert Van R. Stuyvesant trustee Jordan G. Ferguson to Robert Van R. Stuyvesant individ., Katharine R. wife of Edward M. Neill, Rosalie S. Pillot widow, Gertrude S. wife of Raymond C. Rodgers and Julia S. Winterhoff. March 2. nom

13th st, No. 622, s s, 293 e Av B, 25x103.3, five-story brk tenem't with four-story brk tenem't on rear. Abraham Katz and Mary his wife and Louis Maier and Ida his wife to Victor Pfenning and Michael Wielandt. Mt. \$10,000. March 2. 16,850

14th st, No. 434, s s, 444 e 1st av, runs south 55.1 to n s old Stuyvesant st, x east 29.10x33.8 to st, x west 25; also, part of old st as follows: begins on rear of west line of above, runs south 39.6 x east 29.10 x north 39.7 x west

29.10, four-story brk building with two-story brk building on rear. William F. Robrig and Annie his wife, Eastchester, N. Y., to Harris Mandelbaum. *Mt.* \$9,000. March 2. 20,000

16th st, Nos. 226 and 228, s s, 362 w 7th av, 50x103.3, two five-story brk flats. Charles L. Ritzmann to William H. Myer. *Mt.* \$48,000. March 2. See 88th st. 80,000

17th st, Nos. 424 and 426, s s, 300 w 9th av, 50x92, four-story brk vinegar factory. Horace Ingersoll and Catherine M. his wife to Mary E. and Catherine Baker. *Mt.* \$13,000. March 5. 10,500

18th st, No. 310, s s, 128 w 8th av, runs south 40.2 x east 0.6 x south 51.10 x west 20 x north 92 to 18th st, x east 19.6, five-story stone front flat. James Tilson and Annie M. his wife to Albert Cappelle. *Mt.* \$24,000. See Monroe st. March 3. nom

18th st, No. 238, s s, 116 w 2d av, 24.6x80, four-story brk tenem't. William Arenfred to Ann L. wife of James Kenny. *Mt.* \$6,000. March 2. 25,000

19th st, No. 115, n s, 233.4 e 4th av, 13.4x70, four-story stone front dwell'g. Thomas M. Asson exr. Elizabeth G. Asson to Charles Goeller. March 5. 20,000

Same property. Thomas M. Asson and Louisa his wife and Lizzie E. Dekay widow heirs, &c., Elizabeth G. Asson to same. All title. March 5. nom

20th st, No. 205, n s, 91.7 w 7th av, 25x82.5x25x83, two-story frame front and rear buildings. Joseph Sands and Elizabeth R. his wife to Francis McCabe. *Mt.* \$8,000. Mar. 2. 18,000

Same property. Frances L. wife of James A. Glover to Joseph Sands. March 2. 13,200

21st st, No. 309, n s, 150 w 8th av, 24.10x98.10, five-story brk tenem't. Frank McGoe to Philip Wagner. March 2. 25,800

22d st, No. 201, n w cor 7th av, 17.3x49.5, four-story brk dwell'g. Elizabeth P. wife of Benjamin F. Lee, formerly Crevier, Mt. Holly, N. J., to James Patterson. *Mt.* \$15,000. March 2. 22,220

24th st, No. 239, n s, 300 e 8th av, 25x98.9, five-story stone front flat. William Cumming, Jr., and Catharine F. his wife and Robert Ferguson and Helen C. his wife to Jane wife of Samuel Cameron. *Mt.* \$25,000. Feb. 27. See 51st st. 44,000

25th st, Nos. 416 and 418, s s, 210 e 1st av, 40x98.9, one-story brk and frame building. Timothy Donovan and Mary T. his wife to Joseph Garry. *Mt.* \$3,500. Feb. 26. 14,000

26th st, No. 311, n s, 122 w 8th av, 17.8x98.9, three-story brk dwell'g. Margaret and Mary A. Donohue to Fisher Lewine. *Mt.* \$7,500. March 2. 12,000

26th st, No. 229, n s, 225 w 2d av, 25x98.9, three-story brk tenem't with two-story frame building on rear. Patrick Johnson to Patrick Gallagher. *Mt.* \$6,000. March 2. nom

28th st, No. 111, n s, 164.3 w 6th av, 21.5x98.9, three-story brk dwell'g. Eugene D. Bouquerel and Betty B. his wife to Emile Regnier. Feb. 21. 17,000

30th st, No. 145, n s, 166.8 w 3d av, 26.8x98.9, five-story brk flat. Henry Waters and Rosa his wife and Ascher Weinstein and Annie his wife to Morris Clark and Albert Jarmulowsky. *Mt.* \$32,000. Mar. 2. 44,000

30th st, No. 119, n s, 206.7 e 4th av, 18.5x98.9, four-story stone front dwell'g. Lydia F. Parker to Alexander Hudnut. *Mt.* \$15,000. Dec. 20. 31,000

30th st, No. 119, n s, 206.7 e 4th av, 18.5x98.8, four-story stone front dwell'g. Alexander Hudnut to Harriet B. Barrow. *Mt.* \$15,000. March 2. nom

Same property. Alexander Hudnut and Maria L. his wife to same. Q. C. March 2. nom

32d st, No. 437, n s, 400 w 9th av, 25x98.9, four-story brk tenem't with stores and three-story brk tenem't on rear. Daniel J. Lynch and Ellen R. his wife to John Merkel and Katie his wife. *Mt.* \$6,000. March 2. 14,000

32d st, No. 340, s s, 349.8 w 8th av, 12.10x98.9, four-story brk dwell'g. William Mulry to Annie Donohue. Feb. 28. 11,800

33d st, No. 242, s s, 143.9 w 2d av, 18.9x98.9, three-story stone front dwell'g. Abram H. Dailey, Brooklyn, L. I., and Rosalia his wife to Robert Monteith. C. a. G. Sept. 20, 1888. 200

33d st, No. 224, s s, 312.6 w 2d av, 18.9x98.9, three-story stone front dwell'g. Charles D. Burrill to David N. Gillespie. March 4. 11,500

34th st, No. 519, n s, 225 w 10th av, 25x98.9, one-story frame building. George and Chas. Fox exrs. George Fox to Benjamin Fox. March 2. 11,000

34th st, Nos. 509 and 511, n s, 100 w 10th av, 50x98.9, two and three-story frame and brk boiler shop, &c. }
 Same to Martha F. wife of Robert H. Law. March 2. 46,000

Same property. Martha F. wife of Robert H. Law to Benjamin Fox. $\frac{1}{8}$ part. Sub. to $\frac{1}{8}$ mort. \$41,000. March 2. 15,333

Same property. Same to George Fox. $\frac{1}{8}$ part. Sub. to $\frac{1}{8}$ mort. \$41,000. March 2. 15,333

36th st, No. 427, n s, 375 w 9th av, 25x98.9, six-story brk flat. Charles Metz and Helena his wife to Nikolaus Konig. *Mt.* \$17,000. Feb. 28. 30,000

36th st, No. 204, s s, 100 e 3d av, 25x74.1, five-story brk tenem't. Partition. Charles D. Burrill to Evan Thomas. March 4. 21,300

37th st, No. 259, n s, 133.4 e 8th av, 18.8x98.9,

four-story frame dwell'g. Georgianna P. wife of and Jules Marcelin, Paris, France, to Regina Schuster. Dec. 20, 1890. 10,000

37th st, No. 206, s s, 100 w 7th av, 20.10x60, four-story brk store. Catharine wife of Henry J. Eltz to Jacob Krause. *Mt.* \$8,950. Feb. 27. 12,450

Same property. Catharine Eltz and ano. exrs. Wendolin Eltz to Jacob Krause. *Mt.* \$8,950. Feb. 27. 12,450

38th st, Nos. 509-517, n s, 150 w 10th av, 125x98.9, two and three-story frame building with stores, stables, &c. Smith Cliff exr. Stuart F. Randolph to John Hemmes and Mary his wife, tenants in common. March 2. 37,500

38th st, No. 307, n s, 125 e 2d av, 25x87.6x27.7x99.1, one-story frame sheds. George W. Humphreys and Amelia G. his wife to Christian H. Stoebr. Feb. 19. 10,000

41st st, No. 326, s s, 253 e 2d av, 16x98.9, four-story brk dwell'g. Foreclos. Michael J. Mulqueen to The New York Life Ins. and Trust Co. Feb. 26. 6,750

41st st, No. 328, s s, 269 e 2d av, 16x98.9, four-story brk dwell'g. Samuel Sherwood and Cecilia his wife to Martin Bergen. Feb. 27. 7,500

41st st, Nos. 236-240, s s, 330 e 8th av, 50x98.9; No. 236, three-story brk building with three-story frame dwell'g on rear; Nos. 238 and 240, two four-story brk stores and tenem'ts. Arthur A. Anderson to Henry B. Powell. Feb. 28. nom

41st st, Nos. 347 and 349, n s, 84 w 1st av, runs north 40.1x north west 3 x north 56.4 x west 59 x south 98.9 to 41st st, x east 61, two five-story brk flats. Abraham Frank and Yetta his wife to Jacob Berlinsky. *Mt.* \$60,000. March 2. See 50th st. 75,000

46th st, Nos. 114-120, s s, 200 w 6th av, runs south 100.5 x west 50 x south 18.5 x west 115 x north 18.5 x east 65 x north 100.5 to st, x east 100, three-story brk livery stable. Flora J. wife of and Charles Bradbury to Mayor, &c., New York. Feb. 11. 102,500

46th st, Nos. 122 and 124, s s, 300 w 6th av, 50x100.5, two-story brk stable. Edward H. Hawke, Saratoga Springs, N. Y., to same. Feb. 26. 47,500

46th st, No. 303, n s, 75 e 2d av, 25x100, six-story brk tenem't with stores. Erhardt B. Hoeningger and Anna his wife to Rachel Brown. *Mt.* \$10,000. March 2. 18,700

46th st, No. 148, s s, 168 e Lexington av, 15x100.5, four-story stone front dwell'g. Ella Friedmann to Eunice Hagan. *Mt.* \$15,000. March 2. 21,500

47th st, No. 463, n s, 125 e 10th av, 20x100.5, three-story brk dwell'g. Louis Uthoff and Caroline his wife to Mayer Michaels. *Mt.* \$8,000. March 2. 14,000

48th st, No. 228, s s, 294 w 2d av, 18.8x100.5, four-story stone front dwell'g. Peter Goetz and Caroline his wife to Louisa Gerlach. *Mt.* \$5,500. March 2. 14,000

48th st, No. 353, n s, 225 e 9th av, 25x37.6x25x43, three-story frame dwell'g. Charlotte, Emma, Matilda and Annie L. Kay heirs Charlotte Kay to George Scott. Mar. 2. 8,750

49th st, No. 66, s s, 40.3 w 4th av, 19.10x35.5, four-story stone front dwell'g. John H. Henshaw to Norman L. McElligott, Orange, N. J. B. & S. C. a. G. *Mt.* \$5,000. Feb. 28. 12,500

49th st, No. 149, n s, 208.4 e 7th av, 20.10x100.4, three-story brk dwell'g. Norman L. McElligott, Orange, N. J., to John H. Henshaw. *Mt.* \$5,000. Feb. 28. 18,000

49th st, No. 330, s s, 450 w 8th av, 25x100.5, five-story brk flat. Samuel Groszmann and Mathilda his wife to William Krefeld. *Mt.* \$18,000. March 28. nom

49th st, No. 242, s s, 154 w 2d av, 19x100.5, four-story stone front dwell'g. Eliza Goodman widow to Rebecca Schneehage. Feb. 26. 14,250

49th st, No. 244, s s, 135 w 2d av, 19x100.5, four-story stone front dwell'g. Arthur Enock and Flora his wife to Lizzie wife of Louis Hirsh. *Mt.* \$9,000. March 3. 13,900

50th st, No. 401, n e cor 1st av, 19.8x80, four-story stone front tenem't with stores. Jacob Berlinsky and Lottie his wife to Abraham Frank. *Mt.* \$15,000. March 2. See 41st st. 25,000

51st st, No. 436, s s, 360 e 10th av, 20x100.5, three-story brk dwell'g. William Cumming, Jr., and Catherine F. his wife and Robert Ferguson and Helen C. his wife to Frederick R. Hilsman. March 2. 13,750

51st st, No. 438 and 440, s s, 340 e 10th av, 40x100.5, two three-story brk dwell'gs. Jane wife of and Samuel Cameron to William Cumming, Jr., and Robert Ferguson tenants in common. Feb. 27. See 24th st. 22,000

52d st, No. 218, s s, 220 e 3d av, 20x82.5, three-story brk dwell'g. William Hanning and Elizabeth his wife to Marcus Koch. $\frac{1}{2}$ part. *Mt.* \$5,000. March 4. 3,500

54th st, No. 124, s s, 115 w Lexington av, 25x100.5, two-story brk stable. Edward V. Loew and Julia F. his wife to The F. & M. Schaefer Brewing Co., New York. *Mt.* \$10,000. March 2. 27,000

54th st, No. 18, s s, 272 e 5th av, 23x100.5, six-story stone front dwell'g. Conelia R. Boyle exr. Ann Buckley to Henry Ziegler. Mar. 2. 52,500

55th st, No. 253, n s, 100 e 8th av, 20x100.5, four-story stone front dwell'g. Edwin A. Bradley and Mariana his wife and George C. Currier and Jennie his wife to Mary B. Hart. Feb. 25. 23,000

56th st, No. 307, n s, 110 e 2d av, 20x100.5, four-story stone front dwell'g. Mary Good heir Thomas Good to Edward C. Prescott. *Mt.* \$6,000. Feb. 28. 12,000

Same property. Edward C. Prescott and Ida his wife to Lewis Hahn. *Mt.* \$6,000. Feb. 28. 15,000

56th st, No. 118, s s, 275 w 6th av, 25x100.5, two-story brk stable. Release mort. Margaret Beck extr. Julius Beck to Charles T. and Helen T. Barney. Feb. 5. nom

Same property. Charles T. Barney and Lilly W. his wife and Helen T. Barney to Edward V. Loew. Feb. 26. 25,500

57th st, No. 108, s s, 130.7 e 4th av, 20x130.5, four-story stone front dwell'g. Mathilda wife of Abraham Strouse to Louis H. Hahlo. March 4. nom

Same property. Louis H. Hahlo to Abraham Strouse. March 4. nom

57th st, No. 35, n s, 575 w 5th av, 25x100.5, four-story stone front dwell'g. Rachel wife of and Frederick Wolfe to Elhott F. Shepard. March 3. 98,000

61st st, No. 235, n s, 275 e 11th av, 25x100.5, five-story stone front tenem't. George Gordon and Mary A. P. his wife to Gussie F. Isaacs. B. & S. C. a. G. Feb. 26. nom

61st st, No. 231, n s, 325 e 11th av, 25x100.5, five-story stone front tenem't. George De F. Lord trustee of Meta H. Lord and John C. Lord to Myer Finn. B. & S. Feb. 27. 14,500

62d st, No. 38 E., and lot adj to the east. Party wall agreement. Henry W. Putnam to Nathan L. Ely. Nov. 26. nom

64th st, No. 38, s s, 350 w Central Park West late 8th av, 30x100.5, five-story stone front flat. Francis M. Wilmurt to Mary A. Hoffman. B. & S. and C. a. G. Feb. 25. nom

Same property. Release mort. Edward Winslow to same. Feb. 27. 18,338

Same property. Release mort. Daniel Hoffman to same. Feb. 27. nom

Same property. Release mort. Edward Winslow to same. Feb. 27. nom

Same property. Release mort. The Presbyterian Hospital to Daniel Hoffman. Feb. 27. 4,000

65th st, No. 52, s s, 260 e Madison av, 20x100.5, four-story stone front dwell'g. Mary Oppenheim to Isidore Gartner. *Mt.* \$20,000. Mar. 2. 35,000

65th st, No. 339, n s, 200 w 1st av, 25x100.5, five-story brk tenem't. Mary E. Hahn widow to Frederick W. Richter. *Mt.* \$17,500. Feb. 27. 22,250

68th st, No. 86, s s, 65 e 9th av, 20x100.5, four-story stone front dwell'g. }
 68th st, No. 84, s s, 85 e 9th av, 21x100.5, four-story brk dwell'g. }
 Charles E. Larned to William Z. Larned, Summit, N. J. *Mt.* \$30,000. Feb. 14. 67,000

70th st, Nos. 403-409, n s, 113 e 1st av, runs north 100.5 x east 50 x south 45.1 x east 50 x south 55.4 to st, x west 100; Nos. 403 and 405, two five-story brk tenem'ts; Nos. 407 and 409, five-story brk factory. Anna J. wife of and William F. Lennon to Helen Houston. *Mt.* \$35,000. March 2. nom

70th st, n s, 400 w Central Park West, 75x100.5, vacant. Peter J. McCoy and Anna R. his wife to George C. Currier. *Mt.* \$24,000. Feb. 27. 45,000

71st st, No. 137, n s, 351 e 4th av, 17x102.2, four-story stone front dwell'g. Thomas Crimmins to J. Henry Haggerty. *Mt.* \$18,000. March 3. 18,000

71st st, No. 21, n w cor Madison av, —x102.2x25x102.2, four-story brk dwell'g. John H. Mahony and Lucretia C. his wife to Lucie F. Post and Helen F. Mahoney. Feb. 26. nom

72d st, No. 5, n s, 100 w Madison av, 20x100.2, five-story stone front dwell'g. Foreclos. Maurice Leyne to Meyer Finn. *Mt.* \$50,000. March 4. 10,000

73d st, No. 214, s s, 235 e 3d av, 25x102.2, four-story stone front tenem't. Foreclos. John B. Pine to Henry Stone. *Mt.* \$12,000. Feb. 27. 16,050

76th st, No. 227, n s, 330 e 3d av, 25x102.2, four-story stone front tenem't. Albert Steindler and Therse his wife to Ida Widmann and Paul Wille. *Mt.* \$12,000. Feb. 27. 16,000

76th st, No. 156, s s, 262.4 e 10th av, 20.10x102.2, four-story brk dwell'g. Laura V. wife of and Edwin J. Appleton to Clara H. wife of Millard R. Jones. Feb. 23. nom

Same property. Release mort. Thomas C. Van Brunt to same. Feb. 26. nom

76th st, n s, 107 w West End av, 22x102.2, vacant. James R. Smith and Mary F. his wife to Emily McGuckin. C. a. G. Feb. 14. nom

77th st, No. 444, s s, 150 w Av A, 25x59.5x25.4x63.6, frame shed. Trustees New York Prot. Epis. Public School to Adelphait wife of Frederick Niemeier. Feb. 27. 5,000

77th st, Nos. 232 and 234, s s, 280 w 2d av, 50x102.2, two five-story stone front flats. Franz Backhaus and Louisa his wife to Jonas Weil and Bernhard Mayer. *Mt.* \$32,800. March 2. See Madison st. 43,500

77th st, n s, 200 w 3d av, 50x102.2. Release mort. The Bradley & Currier Co. (Lim.) to William C. Burne. Feb. 27. nom

77th st, No. 167, n s, 200 w 3d av, 25x102.2, five-story stone front flat. William C. Burne to Esther Chuck. *Mt.* \$21,000. March 2. 28,500

77th st, No. 165, n s, 225 w 3d av, 25x102.2, five-story stone front flat. Same to Sophia Chuck. *Mt.* \$22,000. March 2. 28,500

77th st, No. 165 E. Agreement as to use water tank, &c. Same to Esther Chuck. March 2. nom

77th st, No. 167 E. Agreement as to use of

water tank, &c. Same to Sophia Chuck. March 2. nom

78th st, s s, 106.3 w 9th av, 48 9x99.7x51.1x 100.6, vacant. Henry Maibrunn and Hannah his wife to Eli Martiu. *Mt.* \$16,000. March 2. 34,000

Same property. Agreement as to nature of buildings to be erected on above. Same to same. March 2. nom

78th st, Nos. 159-163, n s, 184 e Amsterdam av, 57x102.2. }
 78th st, No. 155, n s, 210 e Amsterdam av, 20 x102.2. }
 Four four-story stone front dwell'gs. William W. Hall to William D. Manning. Feb. 16. nom

Same property. William D. Manning and Frances his wife to William W. Hall. *Mt.* \$85,000. March 2. nom

79th st, No. 145, n s, 275 w Columbus av, 25x 102.2, four-story brk dwell'g. William A. Scott and Anna L. his wife to Henry Maurer. March 2. 50,000

79th st, No. 419, n s, 278 e 1st av, 26x102.2, four-story stone front tenem't. Frederick A. Libbey and Helen I. his wife to John P. Dannefelder. Feb. 27. 16,500

79th st, No. 348, s s, 127 w 1st av, 17x80, three-story stone front dwell'g. Eliot Sandford and Sarah G. his wife to Frederike Welte-witz. Feb. 16. 11,050

80th st, No. 336, s s, 150 w 1st av, 25x102.2, four-story stone front tenem't. Mali wife of Herman Bach to Emma Sonn. *Mt.* \$10,000. March 2. 14,200

81st st, No. 29, n s, 425 w 8th av, 25x102.2, four-story brk dwell'g. Richard Deeves and Margaret his wife to Uriah Lott. Feb. 27. 91,000

82d st, No. 421, n s, 281.6 w Av A, 25x102.2, five-story brk tenem't. August Ganzenmuller and Louise his wife to Wilibald and Luise Glogger. *Mt.* \$10,000. March 2. 19,875

83d st, No. 515, n s, 250 e 1st av, 25x102, five-story brk tenem't. Margarethe Hoffman to Karl Lutz. *Mt.* \$15,000. March 3. 23,100

83d st, No. 424, s s, 356 e 1st av, 25x102.2, five-story brk tenem't. George Muller and Elizabeth his wife to Louis Richter and Catharine his wife. *Mt.* \$12,000. Feb. 26. 21,250

84th st, No. 337, n s, 240 w 1st av, 30x102.2, two-story frame dwell'g with two-story frame building on rear. Helen S. Hoghtaling extrx. Thos. J. Hoghtaling to William T. and Francis G. Lahey. Feb. 12. 11,850

84th st, No. 220, s s, 305 e 3d av, 25.5x102.2, five-story brk flat. Martin C. Monaghan and Ann his wife to Adolph E. Rauch. *Mt.* \$15,000. Feb. 28. 28,000

84th st, s s, 350 w Columbus av, 50x102.2, vacant. Charles Gabren and Auguste his wife to George J. Cohen and Samuel Blumenthal. *Mt.* \$16,000. March 5. 26,000

85th st, No. 540, s s, 443 e Av A, 25x102.2, five-story brk tenem't. Frederick P. Hummel and Katie his wife to Franz Forster and Katharina his wife. *Mt.* \$11,000. March 2. 19,500

85th st, No. 205, n s, 100 e 3d av, 25x104.4, excepting small gore off s w cor of lot abt 0.7 inches in front, x0.10 in rear and 25.6 1/2 in depth, two story frame front and rear buildings. Addie R. wife of Charles S. Hawley to Thomas J. Gallon. March 2. 10,000

86th st, Nos. 154 and 156, s s, 178.11 w 3d av, 51.1x102.2, two four-story brk flats. Samuel J. Reckendorfer to Jacob Bookman. B. & S. 1-6 part. Confirmation deed. Feb. 26. nom

87th st, No. 175, n s, 160 e 10th av, 17x100.8, three-story stone front dwell'g. William C. G. Wilson and James Tichenor and Jennie his wife to Frederick W. Floyd. Feb. 28. -other consid and 100

87th st, Nos. 55 and 57, n s, 235.7 w 4th av, 51.1 x100.8, two five-story brk flats. Andrew A. Smith to Mary M. Stewart. *Mt.* \$21,000. March 3. 70,000

88th st, Nos. 260-264, s s, 154 w Boulevard, 54x 100.8, three three-story stone front dwell'gs. Adelaide E. wife of Alexander Johnson to William H. Myer. *Mt.* \$47,000. March 2. nom

Same property. William H. Myer and Harriet F. his wife to Charles L. Ritzmann. *Mt.* \$47,000. March 2. See 16th st. 63,000

88th st, s s, 242 e 9th av, 20x100.8. Release mort. The Equitable Life Assurance Soc. of the United States to Daniel McKeever, Orange, N. J. Jan. 31. nom

88th st, No. 157, n s, 300 e Amsterdam av, 25x 100.8, vacant. Frank L. Smith and Magdalene his wife to Francis M. Jencks. *Mt.* \$7,500. Oct. 2, 1890. 100

91st st, n s, 230 e 5th av, 51.1x100.8, vacant. Walter Reid to George Reid. *Mt.* \$25,350. Feb. 26. nom

91st st, n s, 275 e Columbus av. Agreement restricting buildings. Bernard Cohen to Anthony Smith. March 2. nom

91st st, n s, 350 e Columbus av, 75x100.8, vacant. Bernard Cohen and Rosalie his wife to Anthony Smyth. March 2. nom

91st st, s s, 250 e 2d av, 50x100.8, vacant. Loretia S. Jones to Simon J. Stroh. Feb. 23. 8,750

92d st, No. 17, n s, 151.11 w Madison av, 19x 100.8, four-story stone front dwell'g. Walter Reid to Bruno Richter. *Mt.* \$20,000. March 2. 34,000

93d st, s s, 105 e 4th av, 14x100.8. Release mort. Max Weber to Arthur Gorsch, Nov. 24, 1890. nom

93d st, n s, 306.8 e 5th av, 25.7x100.8, vacant. Jennie K. Ewell and ano. extrs. Andrew V. Stout to Emil H. Kosmak. Feb. 5. 15,000

93d st, s s, 375 w 1st av, 25x100.8. Release mort. The Equitable Life Assur. Soc. of the United States to Charles Stone trustee. Feb. 19. 3,250

93d st, No. 316, s s, 250 e 2d av, 25x100.8, frame shed. Consent to sale. Edward Roberts and J. Oppenheimer and George S. Coe committee of creditors of Robert Cushman & Co. to Charles Stone. Feb. 19. nom

Same property. Charles Stone, Sandy Hill, N. Y., trustee to Carl A. and Auguste Hoening, C. A. G. Feb. 19. 5,500

93d st, Nos. 57-65, n s, 117 e Columbus av, 82.11 x48.9 to s s of Aphthorps lane, x83x—, with all title in 1/2 of said old road, five three-story brk dwell'gs. Joseph Turner and Isabella his wife to David Mitchell. Sub. to mort. Feb. 27. nom

93d st, No. 145, n s, 340 e Amsterdam av, 20x 80.6 to Aphthorps lane. x20x81.5, with all title in said lane, three-story stone front dwell'g. James Brown and Mary A. his wife to Josephine wife of Julius Steinwender, Jersey City. *Mt.* \$17,500. Feb. 19. nom

93d st, No. 143, n s, 360 e Amsterdam av, 20x 79.8 to Aphthorps lane, x20x80.6 with all title in lane to depth of 18.2, three-story stone front dwell'g. James Brown and Mary A. his wife to Louis Leypoldt. *Mt.* \$17,500. Feb. 16. nom

Same property. Release mort. Bradley & Currier Co. (Lim.) to James Brown and Mary A. his wife. March 2. nom

94th st, n s, 250 e 2d av, 75x100.8, vacant. James Williams and Catharine his wife to Eva M. Rapp. *Mt.* \$8,610. March 2. 15,500

96th st, No. 66, s s, 120 e Columbus av, 20x100.8, four-story brk dwell'g. Frank L. Smith and Magdalene his wife to Sylvia A. Swinnerton. *Mt.* \$22,000. Feb. 16. 36,000

97th st, No. 160, s s, 105 w 3d av, 27.1x100.11, five-story stone front tenem't. Paula wife of Henry Wolfsohn to Bridget Boyle. *Mt.* \$16,000. Feb. 28. 20,500

97th st, No. 139, n s, 444 e 10th av, 16x100.11, four-story brk dwell'g. Stephen H. and H. H. Thayer extrs. and trustees Stephen H. Thayer to Helen Houston. *Mt.* \$15,500. Feb. 21. 16,500

97th st, No. 139, n s, 444 e 10th av, 16x100.11. Release dower. Elizabeth C. Thayer widow to Helen Houston. Feb. 19. nom

98th st, s s, 475 w Central Park West, 150x 100.11, six five-story brk flats. Foreclos. Elliott Sandford to Charles T. and Helen T. Barney. March 3. 65,000

98th st, No. 59, n s, 100 e Columbus av, 25x 100.11, five-story stone front flat. Alexander Cameron and Margaret his wife to Joseph A. Hoffman and Emma his wife. *Mt.* \$20,000. March 3. 28,000

99th st, n s, 105 w 2d av, 25x100.11, vacant. Abbie A. wife of and Edwin L. Bishop to Carsten H. Bohlen. March 4. nom

99th st, No. 69, n s, 99.6 e 9th av, 25.6x100.11, five-story brk flat. William F. Lennon and Anna J. his wife to Luke S. Van Zandt. *Mt.* \$20,500. Feb. 21. See Waverley st, 30,000

100th st, No. 229, n s, 425 e 3d av, 25x100.8, five-story brk tenem't. Foreclos. Henry A. Robinson to Mary T. Stone. *Mt.* \$10,000 and int., July 1, 1890. Feb. 26. 1,525

Same property. Mary T. wife of and William Stone to Patrick Gilmore and Ellen his wife. Feb. 28. 12,500

100th st, Nos. 160 and 162, s s, 200 w 3d av, 50x 100.11, two five-story brk tenem'ts. Lee Wolf and Amelia his wife to Herman Vehstedt, Brooklyn. *Mt.* \$30,000. March 2. 44,500

102d st, No. 177, n s, 200.1 e Amsterdam av, 24.11x96.5, five-story brk flat. William H. Hall and Evelyn E. his wife to Frederick Hack. *Mt.* \$16,500. Jan. 24. nom

Same property. Frederick Hack to Henry O. Clauss. *Mt.* \$16,500. Feb. 14. 24,500

104th st, No. 335, n s, 250 w 1st av, 25x100.11, four-story brk tenem't. John J. Mueller and Veronika his wife to Charles Zerbarini and Daniel A. Casella. *Mt.* \$5,000. February 28. nom

104th st, No. 55, n s, 230 w 4th av, 25x100.11, five-story stone front flat. William M. Thornton to Ellen McCabe. *Mt.* \$17,000. March 2. 22,000

104th st, No. 50, s s, 95 e Madison av, 25x100.11, five-story brk flat. Lydia wife of and Alvin Friedberg to George Muller. *Mt.* \$18,000. March 2. 24,000

105th st, n s, 100 w 1st av, 25x100.11, two-story frame dwell'g. Thomas Creamer and Mary his wife to Wilhelmine E. Dietz. Mar. 3. 5,000

107th st, No. 215, n s, 335 w 2d av, 25x100.11, four-story brk tenem't. Mary wife of George Dempwolf to Isaac Heydecker and Abraham Harris. *Mt.* \$9,200. Feb. 26. 14,250

109th st, No. 76, s s, 102 w 4th av, 17x100.11, four-story stone front flat. Ignatz Weiss and Theresa his wife to Thomas O'Reilly. *Mt.* \$7,000. Feb. 27. 11,000

109th st, No. 319, n s, 225 e 2d av, 25x100.10, five-story brk tenem't. Minna Knoch formerly Baker to Ernestine Bernheim. *Mt.* \$15,500. March 2. 17,500

110th st, s s, 100 w Madison av, 50x100.10, vacant. Jacob Bookman and Caroline his wife to John O'Connor. Feb. 25. 1,000

112th st, s s, 200 w 7th av, 50x100.11, vacant. 56th st, No. 133, n s, 433.4 w 6th av, 40.10x 100.5, five-story stone front flat. Samuel McMillan and Elizabeth his wife to Frank L. Smith. *Mt.* \$20,000. Jan. 5. 45,000

112th st, s s, 200 w 7th av, 50x100.11. Frank L. Smith and Magdalene his wife to Francis M. Jencks. Feb. 19. 12,500

112th st, s s, 200 w 7th av, 50x100.11, vacant. Peter P. Corner, Ridgefield, Conn., and Lydia A. his wife to Samuel McMillan. Q. C. Jan. 20. 200

112th st, No. 159, n s, 270 w 3d av, 25x100.2, three-story frame dwell'g. Annie H. wife of and Charles M. Portman to Deutsche Evangelische St. Paulus Gemeinde in Ost Harlem. *Mt.* \$4,000. March 2. 9,250

118th st, No. 405, n s, 94.6 e 1st av, 25.6x100.10, four-story brk tenem't. Foreclos. James J. Nealis to The Emigrant Indust. Savings Bank. Feb. 26. 10,000

118th st, No. 407, n s, 120 e 1st av, 25x100.10, four-story brk tenem't. Foreclos. Same to same. Feb. 26. 10,000

114th st, No. 408, s s, 115 e 1st av, 30x100.10, three-story frame dwell'g. Foreclos. Same to same. Feb. 26. 9,000

114th st, No. 243, n s, 100 w 2d av, 25x100.11, five-story brk tenem't. Release mort. Jacob Mohr to William H. Gerdes. March 3. 1,021

Same property. William H. Gerdes and Cordelia his wife to Charles G. Pottebaum. *Mt.* \$15,000. March 2. 22,000

116th st, No. 323, n s, 266.6 e 2d av, 16.6x100.11, three-story stone front dwell'g. Henry Austin and Mary his wife, Yonkers, to Carrie wife of Ellis Morris. March 7. 9,650

116th st, No. 60, s s, 150 e Madison av, 20x100.11, five-story brk flat. Matilda Cohen to Clara Goodstein. *Mt.* \$20,000. March 2. nom

118th st, n s, 200 e 8th av, 25x100.11, five story brk flat. John S. Scott and Lizzie his wife to Margaret McEnroe. *Mt.* \$18,000. Feb. 27. 25,000

118th st, No. 133, n s, 340 e 4th av, 25x91, three-story frame dwell'g. Mary Erpelding to Annie Conlon. *Mt.* \$6,500. Jan. 25. 9,000

119th st, No. 243, n s, 136.8 w 2d av, 18.4x100.10, three-story frame dwell'g. Jennie Campbell to Mary Campbell. Dec. 20, 1889. nom

120th st, No. 536, s s, 400 e Pleasant av, 18.9x 100.11, two-story brk dwell'g. Julia T. Seaton to William M. Gammon. *Mt.* \$3,500. Feb. 2. 5,250

120th st, No. 426, s s, 229.2 w Pleasant av, 21x100, two-story brk dwell'g. Mary R. wife of William E. McDonald to Sarah E. Fisher. Feb. 28. 7,000

120th st, No. 211, n s, 137.6 e 3d av, runs north 75.8 x east 12.6 x north 25.2 x east 6.3 x south 100.11 to 120th st, x west 18.9, three-story brk dwell'g. Theresa Isaacs to Achille F. Rosini. *Mt.* \$5,000. Feb. 25. 8,700

121st st, No. 205, n s, 111 w 7th av, 16x100.11, three-story brk dwell'g. Evelyn wife of William B. Randall to Fanny A. Kemp. *Mt.* \$13,500. March 4. 20,000

121st st, No. 239, n s, 160 w 2d av, 25x100.11, five-story brk tenem't with stores. Elizabeth A. wife of and Cornelius A. Herring, Rachel D. Lydecker widow, Maria J. wife of and Jefferson Tilt, Samuel R. Demarest, Jr., and Louise M. his wife, Jemima wife of and Albert Z. Haring, Emma D. wife of and Christian J. Cole, all of Bergen Co., N. J., John F. H. Demarest and Maria his wife, Nyack, N. Y., all heirs Ralph S. Demarest to Simon Herman. *Mt.* \$15,000. Feb. 26. 19,000

121st st, No. 106, s s, 116 w Lenox av, 21x100.11, three-story stone front dwell'g. James Carlew and Rachel A. his wife and Anthony Smyth and Josephine I. his wife to Hugo Kanzler. *Mt.* \$16,000. Feb. 28. 28,500

121st st, No. 242, s s, 130.6 w 2d av, 27.1x100.11, four-story brk tenem't. Clara wife of Jacob Cook to James W. Ketcham. *Mt.* \$12,000. Feb. 24. nom

Same property. James W. Ketcham and Appolonia his wife and John B. Waters and Margaret L. his wife to James Killeen. *Mt.* \$14,000. Feb. 27. 15,760

121st st, No. 242, s s, 130.6 w 2d av, 27x100.11, four-story brk tenem't. James W. Ketcham and Appolonia his wife to John B. Waters. 3/4 part. Feb. 25. *Mt.* \$14,000. nom

121st st, No. 227, n s, 300 e 3d av, 25x1'0.10, two-story frame store and dwell'g. James Devlin and Annie A. his wife to Henry D. A. Bauhahn. Feb. 28. 10,000

122d st, No. 110, s s, 135 w 6th av, 18x100.11, three-story stone front dwell'g. Mary B. Lefferts to Maria L. Taylor, in trust. *Mt.* \$15,000. March 5. nom

123d st, No. 232, s s, 411.1 e 8th av, 13.11x100.11, three-story stone front dwell'g. Foreclos. William N. Armstrong to William H. Payne. March 4. 11,100

123d st, No. 242, s s, 341.11 e 8th av, 13.10x100.11, three-story stone front dwell'g. Foreclos. Same to same. March 4. 11,100

123d st, No. 248, s s, 300.2 e 8th av, 14.1x100.11, three-story stone front dwell'g. Foreclos. Same to same. March 4. 11,100

123d st, No. 185, n s, 420.11 w 6th av, 20x100.11, three-story stone front dwell'g. Julius Schattman and Tine his wife to Herman Levy. *Mt.* \$13,000. Feb. 28. 20,000

125th st, s s, 150 w 10th av, 50x100.11, vacant. Contract. Elizabeth J. wife of John H. Wellwood to Enoch C. Bell. Jan. 26. 12,100

126th st, No. 227, n s, 271.6 e 3d av, 33.6x99.11, five-story brk flat. Alexander Haft and Annie his wife to Mary wife of Morris Levy. *Mt.* \$31,000. March 2. 45,000

126th st, No. 63, n s, 213.7 e Lenox av, 17.10x 99.11, three-story stone front dwell'g. James C. McEachen and Mary E. his wife to Frank M. Tichenor. *Mt.* \$12,000. Feb. 28. See 134th st. nom

126th st, s s, 300 e 2d av, 25x99.11. Release mort. George E. Hyatt to Frederick Rohrs. March 2. nom

8th av, s e cor 113th st, 100.11x100, vacant. }
 113th st, s s, 100 e 8th av, 25x100.11, vacant. }
 Andrew M. Davies individ. and surviving partner of A. M. and R. Davies and Clara M. his wife to David Frank and Mayer Goldsmith. Feb. 20. 47,500
 Same property. Louisa Davies et al. exrs. and trustees Rowland Davies to same. All title Feb. 20. 11,875
 Same property. Sophie D. wife of Jacob Moss and Rachael wife of Edward Goodman, Alice, Lizzie, Maria, Gertrude, Albert and Louisa widow Davies to David Frank. Feb. 20. nom
 8th av, No. 2754, e s, 50 n 146th st, 24.11x100, five-story brk tenem't with stores. Samuel Bernard to Teresa Henry. Mt. \$15,000. Feb. 20. 18,000
 8th av, Nos. 2149 and 2151, s w cor 116th st, 40.11x100, two four-story brk flats with stores. Herman Brase to Charles H. Von Dehns. 1/2 part. Mt. \$30,000. Feb. 23. 27,000
 8th av, No. 2280, e s, 76 n 122d st, 24.6x100, four-story brk store and flat. Hyman Sonn and Rosa his wife and Henry Sonn and Eva his wife to Henry Maseman. All liens. Jan. 2. nom
 11th av, No. 582, e s, 60.5 s 44th st, 20x65, four-story brk store and tenem'ts. Thomas Martin and ano. exrs. John Martin to Mary Martin widow. March 4. nom
 12th av, e s, at intersection with n line of Schiefelin st closed, 96.5 s 132d st, runs southeast along former and original line of high water of Hudson River to said Schiefelin st at point 98.10 from e s 12th av, x northwest to e s 12th av, x north to beginning. Release. Mayor, &c., New York, to James Rogers and May Deering. Feb. 24. 3,750
 Interior lot, begins at point 88.9 e 1st av and 50.2 n 57th st, runs north 25.1 x east 17.9 x south 25.1 x west 17.9. George Vaughn and Sarah his wife, Harriet wife of Hiram M. Joseph heirs James Darby to Walter Shriver. Q. C. Feb. 28. 120
 Interior lot, begins at point 75 n 30th st, at n s of north wall erected on No. 368 7th av, runs south 1.2 1/2 x west 100 x north 1.2 1/2 x east 100. Release mort. North River Savings Bank to Robert Kessler. Feb. 27. nom
 Interior lot, begins at point 76 n 122d st and 71.10 e 8th av, runs east 28 x north 24.10 x west 28x24.10. Release mort. Oscar C. Ferris, Catharine E. Stuart and Aline Journault trustees Blanche A. Ferris and Blanche A. de Failly to Henry Masemann. Jan. 5. 1,000
 Same property. Lorenz Weiher and Louisa his wife to same. Dec. 11, 1890. nom

MISCELLANEOUS.

All real and personal estate of Mathes Schoner. Release dower. Henriette wife of Mathes Schoner to Mathes Schoner. Sept. 6, 1889. nom
 All estate, real and personal, of Andrew M. and Rowland Davies and of A. M. and R. Davies, which came into grantor's possession as assignee, &c. Nathan Littauer, assignee of A. M. and R. Davies, and of the firm of A. M. & R. Davies, to Louisa, Albert, Alice, Lizzie, Maria, Gertrude, Louisa, Andrew M. and Albert Davies, Sopia D. Moss, Rachel Goodman and Edward Goodman exrs. and trustees Rowland Davies dec'd and Andrew M. Davi-s. Q. C. Feb. 26. nom
 All title of part of 1st part in estate of George G. Lake dec'd and James W. Seers to C. W. Hall and J. H. Smith, Bridgeport, Conn. Assignment given in consid. of transfer of property in Connecticut but to become void on payment by assignee of \$9,000. Feb. 27. val. consid
 Acceptance of provisions in will of Thomas Goadby in lieu of dower. Amelia A. Goadby widow to Edward V. Loew et al. exrs. Thomas Goadby. Feb. 28. nom
 General assign. Monroe Epstein and Leopold Weiheimer to Benjamin L. Wertheimer and Louis Adler. March 6, 1890. nom
 General rel. ase. Felicia M. Murray widow to Robert C. Livingston individ. and exr. Maria M. Livingston. March 2. nom
 General assignment. Joseph Goldberg and Julius Jaffe, of Goldberg & Jaffe, to Joseph Moss. March 2. nom
 Share in estate, real and personal, of Thos. Lord held by grantor in trust. Frederick W. Adeo to Matilda D. wife of Thomas Lord, Jr. April 21.

23d and 24th WARDS.

Findley st, n s, lot 45 map Melrose, 50x100. O. Sayles Day to Thomas M. Wyatt. Q. C. July 28, 1874. nom
 Same property. Thomas M. Wyatt and Grace H. his wife to Cyrus L. Potter, Bloomfield, N. J. B. & S. All taxes and assessm'ts. April 18. 4,000
 Jennings st, s e cor Bristow st, 48.7x78.9. Release mort. Sarah H. Crane and Zilla K. Napier, Brooklyn, to Charlotte F. Trowbridge. Jan. 10. 500
 Main st or West Farms road, adj late Wm. Crowther, thence along road 49 and 120 to turn in road, x north 41 to north cor Mansion House, x north 233 x southeast 20.3 x southeast 80.6 x 166.9 to s w s Westchester av, x southeast 31.7 x southwest 88.7 x southeast 86 x north 90.10 to s w s Westchester av, x southeast 247.6 to entre Bronx River, x south along river to point in line with stone mill, x northwest 84 to beginning, with mill dam, &c

Westchester av, n e s, adj factory grounds of A. and J. Smith, thence along av 101.6 x north 102 x southeast 101.6 x 102.
 Seamens Bank for Savings, City New York, to Henry B. and Thomas Bolton and William H. Birchall, being the Bronx Company. Feb. 27. 110,000
 Punnnett st, n w cor 177th st, 83.4x100x105.1x75. John J. Schacht and Gertrude his wife to Julius R. Arns. Mt. \$1,500. Feb. 28. 6,000
 Spofford st, n s, 23.9 e Barretto st, 47.7x110.7x 47.7x110.3. Ansel L. Washburn to William M. Brown, Brooklyn. Feb. 25. 1,400
 Sidney st, s e cor Westchester av, 31.9x265.6 to n e curved line of Westchester av, x32.4x north still along av 259. George L. Stevenson and Nellie L. his wife to Charles G. Stevenson. Mt. \$5,530. Feb. 26. 10E
 Tiffany st, e s, 179.3 s 167th st, 25x100. Charles C. Churchill to Emma wife of Joseph Clemens. Mt. \$300. Feb. 28. 1,000
 Troy st, s e cor Sidney st, 115.4x271 to Berrian st, x121.8 to Sidney st, x290.6. The Mutual Life Ins. Co., New York, to Daniel Lewis. C. a. G. Jan. 12. 10,000
 Waverley st, s e cor Monroe av, 24.6x100. William F. Lennon and Anna J. his wife to Charles F. White. Mt. \$5,000. Feb. 21. 9,500
 Same property. Luke S. Van Zandt and Emma V. his wife to William F. Lennon. Feb. 21. See 99th st. 9,500
 3d st, e s, 50 s Opydyke av, 50x100. Alphonsus L. Smith and Mary E. his wife to Mary E. Monaghan. March 2. 810
 133d st, s s, 200 e Cypress av, 100x100. }
 132d st, n s, 200 e Cypress av, 100x100. }
 Susan R. wife of and Thomas L. Ogden to Port Morris Land and Improvement Co. Q. C. Confirmation deed. May 26, 1887. nom
 133d st, s s, 200 e Cypress or Trinity av, 25x100. The Port Morris Land and Improvement Co. to Eva C. wife of Reuben M. Craft. March 5. 1,800
 134th st, n s, 97 e St. Anns av, 17x100. C. William Montgomery and Bella R. his wife to Seymour J. Guy. March 2. 6,500
 134th st, s s, 175 w Alexander av, 25x100. Release mort. George E. Hyatt to Frederick Rohrs. Feb. 26. 1,000
 Same property. Release mort. Henry W. Ford trustee Augustus H. Ward to same. Feb. 27. 10,085
 Same property. Release mort. George E. Hyatt to same. Feb. 26. 1,000
 Same property. Release mort. The Bradley & Currier Co. (Lim.) to Frederick Rohrs and Louisa his wife. Feb. 26. nom
 134th st, s s, 125 w Alexander av, 25x100. Release mort. George E. Hyatt to Frederick Rohrs. Feb. 26. nom
 Same property. Same to same. Release mort. Feb. 26. nom
 135th st, n s, 104 e Southern Boulevard, 100.7x 75. Foreclos. Ernest Hall to Frederick McCormack. March 3. 24,000
 136th st, s s, 375 e Willis av, 50x100. John H. Knoepel and Louisa M. his wife, Arthur Arctander and Annie his wife, Joseph W. Flynn, August Moebus and Clara his wife and Jacob Seabold and Caroline his wife to The Youthful League Club. Mt. \$7,500. Jan. 21. 12,500
 137th st, s s, 125 e Lincoln av, 25x100. Mary E. Yost to John Bell and John J. Bell & Co., composing the firm of John Bell & Son. Mt. \$14,000. Feb. 27. 20,000
 137th st, s s, 325 e Willis av, 50x100. Robert L. Reade to Myer Finn. Mt. \$3,225. February 27. See Pine st. 10,000
 142d st, s s, 683 4 e Willis av, —x118.3x16.8x 116.8. William O'Gorman and Julia his wife and Herman Stursberg and Babette his wife to Henry M. Karples. Mt. \$2,900 and taxes and assessm'ts from April 30, 1885. Sept. 4. 7,500
 145th st, s s, 475 e Willis av, 25x100. Mary A. Conroy to Elizabeth Siess. Mt. \$1,800. Feb. 28. 3,200
 147th st, n s, 425 e Prospect st, 25x100, h & l. Margaretta wife of Charles Weigel to Magdalena Weigel. March 4. nom
 151st st, s s, 165 e Robbins av, 25x105. Isaac Anderson and Sarah N. his wife to Julie E. Boyd, of Teaneck, N. J. Mt. \$2,100. March 4. 6,200
 160th st, s w s, 100 s e Morris pl, 35x120. Foreclos. Henry A. Robinson to Elmira L. Underhill. Mt. \$4,000. Feb. 26. 1,500
 169th st, s s, 69 e Brook av, 3x70. Jacob Pfeiffer individ. and as trustee for tenants to the Board of Health, New York. March 3. nom
 Alexander av, w s, 25 s 154th st, 25x100. The Bradley & Currier Co. (Lim.) to Frederick Rohrs and Louisa his wife. March 2. nom
 Same property. Release mort. Frederick A. Snow to same. March 2. nom
 Same property. Frederick Rohrs and Louisa his wife to Julius Seher. Mt. \$15,000. March 2. 22,000
 Brook av, w s, 50 n 148th st, 50x90. John Frees and Katharina his wife to John Giese. Feb. 20. 7,250
 Courtlandt av, e s, 28.3 n 148th st, 24x100. Charles Spillner and Catherine his wife to Joseph Abb. March 2. 10,000
 Crotona av, n e cor Broad st, 78.6x88.3x81.10x 88.7. Samuel Faile and ano. trustees George Faile to Leah wife of David De Sola Mendes. Dec. 11. 2,350
 Eagle av, w s, 297.1 n Westchester av, 25.6x 117.6x25.6x115.4. Henry Zehder and Sophie his wife to William Lakestream. Mt. \$3,800. Feb. 27. 4,250

Eagle and St. Anns avs, 23d Ward. Agreement as to sewer connections. Henry Zehder and Sophie his wife to William Lakestream. Feb. 27. nom
 Franklin av, n w s, 214 s w 169th st, 126.6x193x 120x222.5. Jacob Siegel exr. and trustee Frank Stoll to Katharina Endemann. March 4. 16,000
 Same property. Release dower. Caroline Stoll widow to same. March 3. nom
 Hull av, n w s, 366.9 n e Southern Boulevard, 65x220. The Twenty-fourth Ward Real Estate Assoc., New York, to Carrie M. wife of Franklin Hebbard. Feb. 26. nom
 Marion av, s e cor Brookline st, 32x99.5x21.8x 101.9. Whitman Tefft to John Mulholland. Mt. \$2,500. March 2. 5,550
 Mott av, west cor 146th st, 180x208.7 to Walton av, x 180x200, hs & ls. Edward N. Jackson and Julia M. his wife to Ephraim C. Gates. Mt. \$30,000. Feb. 26. See Walton av. val. consid
 Robbins av, e s, 150 s 147th st, 25x100. Thomas Fitzgerald and Ann his wife to Nicolaus and Valeska Sofka. Feb. 28. 1,800
 Robbins av, e s, 175 s 147th st, 25x100. Same to Timothy M. Fitzgerald. Feb. 28. nom
 Sedgwick av, No. 1743, w s, lot 12 map of Lewis G. Morris, near Morris Dock R. R. Station; also parcel adj on rear, runs south along av 25 x west 154.7 to east line of lands of N. Y., Boston & Montreal R. R. Co., x north along same 25 x east 153. William A. Revell and Annie his wife to Catherine Keresey. Mt. \$4,000. Feb. 28. 6,250
 Tremont av, s s, 25 w Marmion av, 25x100. }
 Tremont av, s s, 225 w Marmion av, 25x100. }
 John J. Brady and Jennie M. his wife to Solomon Feist and Maier Berliner. March 2. 3,000
 Vanderbilt or Railroad av, west cor 176th st, 108x100; also, 1/2 interest in grantor's share in estate of Ann Smith, dec'd. James Smith, Jr., to John Smith. 1/4 part. May 13. nom
 Walton av, No. 631, w s, 383.5 n 150th st, 16.7x 93.5x16.7x93.3. Vashiti G. Eaton to Ephraim C. Gates. B. & S. Mt. \$3,000. Feb. 20. nom
 Walton av, w s, 300 n 150th st, 100x93.6x100.6x 92.5, excepting Walton av, w s, 316.8 n 150th st, 16.10x92.9x16.10x92.7. Ephraim C. Gates and Vashiti R. his wife to Edward N. Jackson. Mt. \$16,750. Feb. 26. See Mott av. val. consid
 Walton av, w s, 300 n 150th st, 16.8x92.7x16.8x 92.5. Imogene U. Steeves to Ephraim C. Gates. B. & S. Mt. \$3,250. Feb. 21. nom
 Washington av, n w cor Springfield st, 25x100. Richard Stoker and Charlotte M. his wife to Simon Peyser. Mt. \$3,500. Dec. 10, 1890. 4,925
 Washington av, n w s, part lot 62 map Upper Morrisania, 54x150. Release dower. Elizabeth Ludlow widow to Marie M. C. otherwise Marie L. Ritter. Jan. 17. nom
 Same property. Morris Wilkins exr. and trustee Edward H. Ludlow and Marie M. C. Ritter to Charles L. Starbuck and Walter E. Andrews. Feb. 28. 6,400
 Webster av, n e cor 179th st, 50x102.1x34.1x 105.9. Release mort. Katie M. Conklin, Morristown, N. J., to Sereno D. Bonfls. Feb. 11. 3,000
 Webster av, w s, 75 s Scott av, 25x115. Edward W. Parsells and Leonora his wife to William Horne and Fannie G. his wife, joint tenants. March 2. 1,000
 Westchester av, n w cor Cauldwell av, 31.6x 84.4x30.4x74.9. Ursuline Convent to The Lebanon Hospital Assoc. B. & S. Dec. 1. 2,550
 Westchester av, n s, lot 35, map of Ursuline Convent property, 26.3x84.4x25x92.4. Same to same. Dec. 1. 1,975
 2d av, s e cor William st, 33x100, 24th Ward. William McMahon and Mary E. his wife to Mary wife of James McMahon. Mt. \$2,500. March 4. 6,000
 3d av, w s, 162.2 s 178th st, 27.1x113.5x27x112.5. Lena Seiferd to Timothy N. Holden. March 5. 4,750
 Same property. Isaac Anderson and Sarah N. his wife to Lena Seiferd. Q. C. Feb. 21. nom
 Boston road, s e s, 764.11 e from Angle point in said road, opposite Jefferson st, runs south 90 x northeast 0.3 to w s of an old lane, x north 43.11 to w s Bristow st, x north 62.8 to Boston road, x west 55, with all title in old lane. Franklin A. Wilcox and Anna L. his wife to Edwin J. Bradley. Feb. 27. 3,250
 Macombs Dam road, w s, 551.4 n 184th st, 8.7x 108.4x44.1x100, h & l. Esther wife of John D. Jersey, of Park Ridge, N. J., to Virginia wife of John G. Boyd. Mt. \$3,020. March 4. 5,000
 Road from Kingsbridge road to railroad depot at Fort Washington, n s, 759.7 w Kingsbridge road, runs north 310.3 x west 112 x south 313 to Depot road, x east 116.11. Robert C. Rathbone and Juliet his wife to R. Bleecker Rathbone. Feb. 27. 17,000
 Lot in 23d Ward known as Family Vault of John D. Crimmins on map of Corpus Christi Monastery, Hunts Point, 28.4x17.10. Fanny Ayres, Catherine, McGlynn, Anita Smith, Mary T. Blake and Julia Brooks to John D. Crimmins. Sept. 15. 25,000
 Lot on damage map for Bristow st opening from Boston road to Stebbins av, confirmed April 25, 1890, and designated as part of ward No. 27 in block 420 map No. 60, containing 557 square ft. Release mort. East River Savings Inst. to Franklin A. Wilcox. Dec. 26, 1890. nom

Parcel 8 on damage map for opening East 169th st. from Franklin av to East 167th st, in 23d Ward. Release mort. James B. Condon to same. Jan. 21, 1891. nom

Parcel 11 on damage map for opening East 159th st, from Railroad av East to 3d av, 23d Ward. Release mort. John Foersch to Mayor, &c., New York. Oct. 10, 1890. nom

LEASEHOLD CONVEYANCES.

Bowery, No. 30. Assign. lease. Charles Brennen to Sabina E. Husted. nom

Barclay st, No. 1, cigar store. Assign. lease. Jacob M. Littman to Maurice Thalman. nom

Clinton pl, n s, 185.7 w Broadway, 25x93.11. Assign. lease. Henry L. Morris trustee for Mary M. Ostrander to Patrick B. Egan. 11,000

Houston st, n s, 31.8 e Av C, 20x42.6x20.2x45. Assign. lease. Philip Volker otherwise Völker to Fannie wife of William Cohen. 1,500

Worth st, Nos. 20 and 22. Mary J. Youngs to Thurber, Whyland & Co. 15 years, from May 1, 1891, per year, 6,000, 6,500

5th st, Nos. 423 and 425 E. Assign. lease. Henry Diefenthaler and Karl Lutz to Phillippine Jordan. 18,500

6th st, s s, 125 e Av A, 25x97. Assign. lease. Margaretha Heberlein individ. and as extrs. George D. Heberlein to George Gieg and Maria bis wife. 14,250

13th st, n s, 275 w 10th av, 75x103. Sarah Hogg to Frederick C. Knowles and Patrick Kearney. 19 years, from May 1, 1891, per year, 1,500, 1,800

17th st, s s, 209 e 7th av, 24.3x92. Assign. lease. Francis Geis to Louis, Joseph, Charles and Hugo Heilman. 19,200

23d st, No. 14 E., 25x98.9. John H. Mahony to Nathan Schwab and Leo Schlesinger. 20 years, from July 1, 1891. gold, 6,000

Av A, w s, 48.10 s 18th st, 24.4x70. Assign. lease. Sophia Schuster to Ludwig Kurzenknebe and Christine bis wife. 12,100

2d av, No. 988. Assign. lease. Lizzie Walden to Max Stangler. nom

2d av, No. 2340. Assign. lease. Thomas Hagan to Connor & Malloy. nom

Same property. Assign. lease. Connor & Malloy to Henry Elias Brewing Co. nom

Same property. Assign. lease. Henry Elias Brewing Co. to Julia A. Lovett and Daniel Bowen. nom

10th av, e s, 18.9 s 50th st, 20.9x60. Charles F. Southmayd and James F. Chamberlain trustees Henry Astor to Wilhelm Fendrich. 20 years, from May 1, 1891, per year, taxes and 375

10th av, e s, 39.6 s 50th st, 20.9x60. Same to same. 20 years, from May 1, 1891, per year, taxes and 375

10th av, s e cor 50th st, 18.9x60. Same to same. 20 years, from May 1, 1891, per year, taxes and 500

KINGS COUNTY.

FEBRUARY 26, 27, 28, MARCH 2, 3, 4.

Adams pl, s s, 576.1 w Coney Island plank road, 50x102.7x50x102.4. Flatbush. Henry M. Prehn to John Meikle. Mt. \$1,600. 3,500

Ashford st, w s, 125 s Vienna av, 40x100. Sylvester D. Baldwin to John Schuster. 225

Ashland pl, e s, 150.1 n Hanson pl, 17.6x95.1x 17.6x95.10. The Third National Bank of Springfield, Mass., to John C. Dickinson. Sub. to mort. 3,000

Same property. John C. Dickinson to Emma H. Carpenter. 6,500

Bainbridge st, n s, 150 e Reid av, 100x100. Joseph Billy to Peter Langan. 6,750

Beadle st, n e cor Kingsland av, runs east 16.6 to old Woodpoints road, x northwest 20.6 to Kingsland av, x south 15 to beginning. Harry M. Parker, of New York, to Philip H. Schoening. 100

Barbey st, w s, 125 n Stoothoff av, 180x45. Wm. B. Nichols, of New York, to James Ogilvie. 297

Bergen st, n s, 81.4 e Carlton av, 111x80. Samuel Winslow, of Worcester, Mass., to Garwood W. Powell. nom

Bergen st, n s, 81.4 e Carlton av, 111x80, h & l. Garwood W. Powell to John Winslow. Mt. \$5,000. nom

Bergen st, n s, 192.4 e Carlton av, runs north 80 x west 111 x north 80 x east 199.7 x southwest 135.3 to st, x west 9.11. Samuel Winslow to John Winslow. nom

Bergen st, n s, 201 e Stone av, 18x107.2. Foreclos. John Courtney to Arthur H. Lowerre. Mt. \$2,750. 500

Bergen st, s s, at e s of F. K. Kleins land, near Utica av, 50x127.9. Peter Badam or Badem to Benjamin Schwartz. 2,600

Bergen st, n s, 279.9 w Rochester av, 23.4x107.2. Partition. Sam'l G. Adams to Ferdinand F. Volckenning. 940

Bond st, n e cor Douglass st, 25x100. Release mort. Edward Lavin to Mary Purcell and Anna M. Sesson. nom

Bleecker st, s e s, 196 n e Evergreen av, 19.9x 100. Ernestine wife of Charles Gastmeyer to Henry Heitmann. 5,350

Bleecker st, s e s, 215.9 n e Evergreen av, 19.9x 100. Ernestine wife of Charles F. Gastmeyer to Franziska Drissler. 5,350

Bogart st, n w cor Varet st, 25.8x102x25.8x 100.1. The Leibinger and Oehm Brewing Co. to Fred'k Essig. 10,500

Broadway, n e s, 75 n w Covert st, 25x88.10. Release mort. Virginia A. Kleine to Peter Johnson. nom

Same property. Release mort. Virginia A. Kleine to same. nom

Same property. Release mort. Title Guarantee and Trust Co. to same. nom

Broadway, s w s, 66.7 n w Sumner av, 21.6x 58.5x30.5x79.11. Bernhard and Julius Levy to Catharine Hibbard. Mt. \$7,000. exch

Broadway, s s, 434.7 e Brooklyn av, 20x100, Flatbush. Matilde M. Gardner to Sarah F. Goudey. 325

Broadway, n e s, 25 n w Lafayette av, 25x100. Abraham and Aaron Kodziesen to Alfred J. Galer. Mt. \$11,300. 13,500

Broadway, s w s, 53.6 n w Heyward st, 22x83.7 x22.7x88.10. Henry Roth and Joseph Fuchs to Robert and John Palmer. 9,500

Broadway late South 7th st, n s, 72 e Dunham pl, on old map 16.8x indefinite, excepting portion taken for Broadway. James Rodwell to Edw'd Goldschmidt. 9,000

Bush st, n s, 120 e Columbia st, 25x177. Release mort. Jasper W. Gilbert to John Andrews. 500

Bush st, n s, 120 e Columbia av, 25x100. John Andrews to Patrick Mathews. 875

Butler st, s s, 385 e Franklin av, 20x131, h & l. Mary E. wife of Levi Fowler to John Costelloe. 6,250

Calver st, n w cor Newell st, 25x88x26x95. Charles O. Jackson to Eugene P. and Vincedora E. wife of Charles O. Jackson. Mt. \$275. nom

Carroll st, s s, 60 e Van Brunt st, 40x64.1x43.2x 47.9, h & l. E. Sinnamon Calvert and James Calvert to Florence Gerard, New York. 6,100

Carroll st, n s, 450 w Columbia st, 25x100, h & l. Maggie Hinton and Edward Brennan individ. and exrs. Mary Brennan to John Anson. 2,600

Carroll st, n s, 192.6 e 6th av, 50x100. Abbot L. Dow to The Sisters of St. Joseph. 7,000

Central pl, n e s, 254.9 s e Greene av, 17.8x120. Huldah H. Behrens widow to Henry Loh. Mt. \$2,500. 4,900

Clifton pl, n s, 20 w Grand av, 20x100, h & l. Albert L. Woodworth exr. Eliza Wheeler to Lydia Woodworth. 6,000

Clifton pl, s s, 125 w Marcy av, 16.8x100. Louis Yvon to Charles Nehrbas. 1,250

Columbia Heights, w s, 188.1 n Pierrepont st, 37.3x150 to Furman st, x27.9x150. James B. Muir trustee Caroline B. Muir to Elliott M. Taylor. 38,000

Same property. Elliott M. Taylor to Stephen V. White. Sub. to mort. 38,000

Columbia st, e s, 40.2 s Woodhull st, 19.11x70. Release mort. The Dime Savings Bank to James and E. Sinnamon Calvert. 2,000

Cook st, n s, 300 e Morrell st, 25x100. Leon Friedman to Joseph Bennett. Mt. \$3,000. 5,650

Cooper st, n w s, 277.1 n e Broadway, 19.7x100, h & l. William McClenahan to Margaret McCanna. Mt. \$4,300. 6,800

Covert st, n w s, 238 n e Evergreen av, —x100x 18x100, h & l. William H. Barton to The Hyde & Gload Mfg. Co. nom

Court st, w s, 374.3 n Degraw st, 21.3x112. Horace W. Stearns to Charles Booth. Mt. \$8,000. 16,500

Court st, w s, 395.6 n Degraw st, 29.6x112.6. Horace W. Stearns to John MacGregor. Mt. \$12,000. exch

Cumberland st, e s, 445 n Lafayette av, 23x100. Charlotte Wead to Minnie W. Cary, of Baltimore, Md. nom

Cumberland st, w s, 420 n Lafayette av, 19.8x 100. Henry Gimpel to Hermine Gimpel. nom

Same property. Hermine Gimpel to Julia A. Gimpel. nom

Decatur st, n s, intersection s w s Broadway, 53 x126.10. Chauncey T. Austin to Henry C. Bauer, Moses P. Prout and Jacob Murr. Mt. \$5,500. 12,250

Decatur st, n s, 20 w Ralph av, 70.4x80. Henry W. Knight to Catherine C. Gunn. Mt. \$3,500. 26,000

Degraw st, s s, 420 e Smith st, 20x100. Partition. Sam'l G. Adams to Mary Purcell. 6,150

Dean st, n s, 180 w Carlton av, 20x110. Frances Barclay to Agnes Du Chenie. Mt. \$8,000. nom

Same property. Agnes Du Chenie to Frances G. Schlumpf. Mt. \$8,000. nom

Dean st, s s, 220 e Washington av, 25x110, h & l. Emma H. wife of James Carpenter to Mary wife of George E. Brooks. 3,000

Dean st, s s, 482.7 w Carlton av, runs southeast along old turnpike road 81.10x43.1 to centre of said old road, x northwest to s s of said old road, x northwest — x north 54.10 to Dean st, x east 37.6; also, Interior lot, on centre of block, bet Bergen and Dean sts, at point 351.11 w Carlton av, runs west 8.1 x south 36.4 to centre of said old road, x southeast 52.3 x north 43.1 to n s of said old road, x northwest 41.8. The City of Brooklyn to Joseph F. Cary. Q. nom

Devoe st, n s, parts of lots 61 and 62 map David Cooper property, adj Williamsburgh, 43.6x 7.8x46x50x50. William A. Pickard and Edward K. Mott to George W. Schaedle. 1,400

Dikeman st, s w s, 275 e Richards st, 20x100. Patrick Hayes to Henry Rogers. 1,225

Douglass st, n s, 291.1 e Albany av, 183.10x130x 133.10x130. Lewis Grossarth to Wm. C. Turner and Peter T. Kyle. Sub. to mort. 100

Driggs st, n e cor South 5th st, 20.1x75. Eugene Titus and Ida Titus heirs Margaret Titus to Josephine wife of Edward F. Glover. Q. C. All title. nom

Same property. John H. Innes et al. exrs. Margaret Titus to Fannie A. Divine. 8,000

Same property. Fannie A. Divine to Josephine wife of Edward F. Glover. 8,000

Driggs st, easterly cor North 5th st, 20x75. Volguard T. Magnussen to Henry Vollweiler. Mt. \$1,500. 3,000

Duffield st, w s, 97.8 s Concord st, 20x100.3x 20.8x50x0.8x50. Peter McNeany to Mary McNeany his wife. Mt. \$2,000. nom

Dupont st, s s, 145 e Franklin st, 25x100, h & l. Jeremiah Donovan to Catharine Eaton. 4,600

Ellery st, s s, 91.7 w Broadway, 30x100. Lewis Fink to Sarah J. Schlatter widow, of Morrisstown, N. J. Mt. \$5,000. 8,800

Ellery st, s s, 125 w Marcy av, 25x100, h & l. Louis Joerg to Andrew Joerg. 6,680

Elton st, w s, 100 n Belmont av, 30x81.11. Mary E. Gaubert, of Corona, Queens County, N. Y., to Charles H. Smith. Mt. \$1,200. 1,900

Essex st, e s, 270 s Sutter av, 25x100. Catharine Hardie to Agnes W. Leslie. Mt. \$815. 1,350

Eckford st, e s, 150 s Calyer st, 25x100. Caroline wife of Henry B. Webb to Johanna Mitchell. 4,400

Fillmore pl, n s, 182.9 w Roebling st, 20x85. Rose Gorman wife of and John J. Gorman to John McCrystal. 6,000

Frost st, s s, 325 w Kingsland av, 25x100. Henry W. Martin to Margaretha Alt. 2,600

Franklin st, n e cor Eagle st, runs east 25 x east 45 to old pike, x northeast 83 x northwest 24 x east 47.8 x south 100 to Eagle st, x west 145. Annie Fiels widow to Geo. T. Benton, of Brantford, Conn. Mt. \$6,000. 10,000

Freeman st, n s, 325 e Manhattan av, 25x100. Cornelius J. O'Brien to Alexander Black. 2,900

Fulton st, n e cor Chestnut st, 30.5x108.7x30x 113.8. John C. Reilly, New Britain, Conn., to Patrick W. Reilly. 1,100

Fulton st, n e s, 40.7 n w York st, runs northeast 36 x east 37.8 x north 12 x east 21 to James st, x northwest 38.9 x southwest 107.6 to Fulton st, x southeast 38.9, except portion taken for New York & Brooklyn Bridge. John B. McMaster, of Philadelphia, Penn., to Mary E. Lynch. 9,500

Fulton st, n w cor Crescent av, 89.6x105x102.6x 105.9. Release mort. Anna L. Short and Mitchel H. Packard exrs. John J. Petet to Marenus J. Goodenough. 900

Furman st, w s, 422.7 n Atlantic av, 282x414.2 to exterior water line, x282.6x434.10, with water rights, &c.

Furman st, w s, 101.6 n State st, 91.1x— to East River; also, Land under water as follows: high water line, East River, at point on line 331.6 n Atlantic av and 159 w of Furman st, runs west 762.2 to pier line, x north 91.5 x east 753.2 x south 91.1. Franklin Woodruff and Edward H. Hobbs, as assignee, to The Woodruff Warehouse Co. B. & S. nom

Furman st, e s, 25 s Middagh st, if same were continued to East River, 25x50. Foreclos. John Courtney to John Adamson. 5,000

Furman st, s e cor Middagh st, if same were continued to East River, 25x50. Foreclos. Same to same. 5,000

George st, s e s, 300 s w Knickerbocker av, 25x 100. Adam Rothars to Ignatz Martin. Mt. \$3,000. nom

Same property. Ignatz Martin to Philip Horlin. Mt. \$3,000. 5,300

Grand st, s s, 100 e Havemeyer st, 25x77. Simon Lipsky to David and Dora Rabinowitz, of New York. Mt. \$5,000. 10,500

Greene st, s s, 150 e West st, 25x100. Margaret M. wife of and Wm. H. Smith to James May. Mt. \$3,000. 4,400

Grove pl, n e s, 125 s e Hanover pl, 25x50. Eliza J. Cocks to Clement and Theophilus Lockitt. 13,000

Grove pl, n s, 100 s e Hanover pl, 50x50. Release mort. The Brooklyn Savings Bank to Eliza J. Cocks. 23,500

Grove pl, n e s, 100 s e Hanover pl, 25x50. Eliza J. Cocks to William Berri. 13,000

Havens pl, n s, 100 w Nichols av, 75x100. Charles and John Yetter to Alex. F. Zundt and James Stewart. 1,000

Halsey st, n w s, 185 n e Broadway, 20x100. Magdalene Fink to Emma Dautzsch. Mt. \$3,325. 5,000

Halsey st, n s, 204 e Nostrand av, 18x65.2x18.1x 63.5, h & l. William J. Kerigan to Henry and Nicholas Brewer. 10,250

Hancock st, s e s, 335 n e Bushwick av, 20x100, h & l. John G. Cozine and James Gascoine to August Groesch. Mt. \$2,500. nom

Hancock st, n s, 193.9 e Lewis av, 18.9x100. Thomas B. Saddington to Susan A. wife of Richard R. Ridge. 8,250

Hancock st, s s, 145 e Ralph av, 17.6x100, h & l. Julius Davenport to Harry H. Hahn. 4,000

Hancock st, n s, 30 w Lewis av, 18x100. Ferdinand Gieberich to Poline Byk. Mt. \$6,000. nom

Hart st, s s, 426 w Marcy av, 19x100. John Parkin to Mary S. wife of Jeremiah M. Wood. Mt. \$4,500. 8,000

Herkimer st, s s, 20 w Rockaway av, 19x86. Gustav Messberg, of Flatbush, to Louisa wife of Charles W. Lauber. 5,000

Herkimer st, n s, 150 e Schenectady av, 25x100. George W. Lyle to Adele Sandstrom. Mt. \$2,600. exch

Herkimer pl, n s, 640 w Nostrand av, 20.1x92.9. Elizabeth D. Brevoort widow to Joanna E. wife of Hugh McCrossin. B. & S. nom

Herkimer st, s s, 262.6 w Utica av, 25x75. Marion st, s s, 33.4 e Hopkinson av, 16.8x75. The Harwinton Land Co. to Charles Kirkpatrick, of Shohola, Penn. Mt. \$6,000. exch

Hicks st, n w cor Garnet st, 50x100. Richard Kelly to Joseph Foley. B. & S. 1,600

Hicks st, e s, 57.6 n Degraw st, 20x76. Lemuel

S., Henry C. and James H. Slater and Grace C. and Mary L. Schrenkeisen heirs Lemuel S. Slater to Norah Kane. Mt. \$3,000. 5,175 Same property. Robert T. Slater by L. S. Slater guard. to same. 1-7 part. 739 Henry st, e s, 50 n State st, 25x100. Emma C. Zulavsky to Margaretta L. Norton. Q. C. nom Same property. Louise S. Reynolds to same. Q. C. nom Herbert st, s s, 232 w Humboldt st, 41x51.1 to Richards st, x48.6x75.2. Silas A. Condict to Edgar R. Hodgkinson nom Herbert st, s s, 232 w Smith st, 41x51.1x48.6x75.2. George A. Scudder exr. Zophar B. Oakley to Silas A. Condict. 2,250 Herbert st, s s, 232 w Humboldt st, 41x51.1 to Richardson st, x48x75.2. Edgar R. Hodgkinson to Silas R. Condict. nom Hopkins st, s s, 150 w Throop av, 25x125. Mary A. wife of John Williamson formerly Deneney to Andrew Wolgemuth. 3,850 Huntington st, s s, 103.6 e Columbia st, 20x100. Philip Haley or Harney to Catharine P. Harney. nom Huron st, s s, 300 e Manhattan av, 25x100. James McCurdy to Alice wife of John McWilliams. 5,850 Ingraham st, n s, 100 w Morgan av, 25x100. Theo. F. Jackson to George Meissheier. 1,300 Jackson pl, e s, 150.1 n Prospect av, 16.8x97.10. Morris Nason to Minnie wife of Edw'd C. Lichtenstein. 3,500 Johnson st, s s, 76 w Bridge st, 19.6x100, h & l. J. Fred. Ackerman exr. Louisa J. Ackerman to Lorenz Bommer. 5,125 Same property. Gunther K. and J. Fred'k Ackerman and Benjamin V. R. and Christian F. Speidel to same. B. & S. nom Jerome late John st, e s, 260 n Hegeman av, 20x191.2x20x192.4. Wm. B. Nichols, of New York, to John McCallum. 200 Kosciusko st, s s, 125 w Marcy av, 25x100. Mary Moore to Ellen Henriques. 3,000 Kosciusko pl, n s, 165 e Kent av, 23x95.4, h & l. William Simpson to Annie Holler. 3,500 Kosciusko st, s s, 191.8 w Reid av, 16.8x100. Hannah C. wife of John M. Young, of Madison, N. J., to George M. Fawcette. 3,275 Same property. George M. Fawcett to Geo. Baum. Mt. \$2,100. 3,275 La Grange st, e s, 175 n Maujer st, 36.10x93x33.5x92. James Cooke, Sr., to James Cooke, Jr. 5,000 La Grange st, w s, 150 n Maujer st, 25x91.6. Ursula wife of Adam Stolbinger to Jno. Schmeizer. Mt. \$2,600. nom Logan st, w s, 150 n Belmont av, 40x100. Effingham H. Nichols to John McCallum. 400 Leonard st, w s, 46.6 n Boerum st, 28.6x100. Wenzel Allmann to Conrad Valentine. Mt. \$700. 3,850 Leonard st, w s, 60 s Mercer av, runs south 40 x west 35 x north 23 x east 10 x north 17 x east 25, h & l. Sarah A. Foster widow to Morris Richheimer. 3,700 Livingston st, s s, 150.5 w Smith st, 25x100. John H. Aschoff to Thomas and Edw'd Salt. 13,000 Livingston st, n s, 45.4 e Gallatin pl, 22.4x99.7. Peter H. McNulty to Joseph Wechsler and Abraham Abraham. 9,500 Madison st, n w s, 98 n e Hamburg av, 18x100. John Cooper to Lena wife of Anton Albonesi, Jr. nom Madison st, s s, 190 e Reid av, 20x100, h & l. Conrad Seimel to Charlotte M. Waters. 4,900 Main st, No. 47, e s, 116.8 s Water st, 16.8x75.2 to alley, with all title in alley. Patrick Nolan legatee Edward McCarthy to Harris Salit. 3,150 Same property. Annie A. wife of John Hefner and Nellie Nolan heirs Annora Nolan to same. Q. C. nom McDonough st, n s, 118 e Ralph av, 18x100. John R. Pitt to Anna S. Freystadt. Mt. \$4,000. 6,800 McDonough st, n s, 172 e Ralph av, 18x100. John R. Pitt to Henry Huer, Jr. 6,800 McDonough st, s s, 382 e Tompkins av, 20.2x100, h & l. John Fraser to Marion L wife of William Creighton. Mt. \$9,000. 16,000 McDonough st, s s, 80 e Saratoga av, 20x200 to Decatur st. Grace H. Hunt to John W. Hussey. Sub. to mort. nom McDonough st, s s, 331 e Lewis av, 19x100, h & l. John F. Ryan to Prudentia L. D. wife of Robert Nugent. Mt. \$5,500. 10,000 McDonough st, s s, 37.7 w Ralph av, 17.7x80. Henry W. Knight to Catherine C. Gunn. Mt. \$3,500. 6,500 McDonough st, s s, 20 w Ralph av, 17.7x80. Henry W. Knight to same. Mt. \$3,500. 6,500 Moore st, s s, 125 e Graham av, 25x100. Jacob Shapiro to Samuel Muhlstein and Adolf Bergida, of New York. 7,250 Moore st, s s, 275 e Graham av, 25x100. William Solomon to Semche Simon. Mt. \$3,000, and taxes 1890. 5,000 Moore st, s s, 175 e Humboldt st, 25x100. John Schmalberger to Joseph Friedman and Herman Romer. 6,100 Macon st, No. 521, n s, 312.6 e Stuyvesant av, 18.9x100. Arthur Taylor to Henrietta H. wife of William H. Ritch. Mt. \$4,500 nom Monroe st, n s, 175 e Throop av, 22x100. Joseph and Robert A. Zweifel and Elizabeth wife of Peter Ostensen devisees Peter Zweifel to Margaret Zweifel. 4,800 Monroe st, s s, 448 w Throop av. 19.3x100. Oliver D. Goodell, of Detroit, Mich., to Lucy F. widow of Oliver F. Goodell. nom Milford st, w s, 90 s Liberty av, 100x30; also, Glenmore av, s s, 20 w Milford st, 20x90; also, Glenmore av, s s, 40 e Montauk av, 20x90.

Effingham H. Nichols, of New York, to James Ogilvie. 965 Monroe st, s s, 19.2 e Lewis av, 16.6x100. George J. Flynn to Elvira Dill. Mt. \$5,400. 6,250 Melrose st, n s, 125 e Evergreen av, 25x100. Charles Huebner to John Muller. nom Melrose late Centre st, s e s, 200 n e Central av, 25x97.5x—x109.5. Frederick W. Bohle, of New York, to Louis Albeis. 4,400 Nevins st, w s, 52.10 n Wyckoff st, 15.8x67.8, h & l. Simon Pincus to Conrad Enners. Mt. \$1,780. 3,200 North Elliott pl, w s, 175.10 s Park av, 25x106x27x94, h & l. Eleanor Donnellon to James McLaren. Mt. \$3,000. 6,000 North Elliott pl, w s, 125.10 s Park av, runs west 70.4 x southwest 27.6 x east 82.5 to pl, x north 25. Hermine McLaughlin to James McLaren. 5,000 North Elliott pl, No. 72, w s, 75.10 s Park av, runs west 80.1 x southwest 11.4 x southeast 29.4 x southwest 10.11 x east 58.3 to pl, x north 25. Peter Wyckoff to James McLaren. B. & S. 5,000 Ocean Parkway, w s, 460 n Av O, 120x250 to East 5th st, Flatbush. Aaron Hirsch and Balthasar Kern, of Hirsch & Co., to John Doherty. Mt. \$2,100. 3,600 Osborn st, w s, 100 n Sutter av, 25x100, h & l. Barnett Levin and Max Gittelsohn to Aron and Samuel Schacher. Mt. \$1,700. 2,900 Pacific st, n s, 225 w Clinton st, —x100x25x100. Frederick J. Lancaster, assignee of Harbison & Loder, to Catharine A. Loder widow. Q. C. nom Pacific st, n s, 200 e Stone av, 50x100. Carrie A. Hill to Charles E. Pell and David J. Dannat. Sub. to mort., &c. 644 Pacific st, n s, 84 e Rockaway av, 16x80, h & l. Frank E. Francisco to George H. Fraser. Mt. \$2,000, taxes, &c. exch Pacific st, n s, 68 e Rockaway av, 16x80, h & l. Frank E. Francisco to Mary H. Sopher. Mt. \$2,000 and taxes, &c. exch and 1,800 Palmetto st, n w s, 404.5 n e Bushwick av, 29x100. Max Brill to Jacob Fuhs. Mt. \$4,500. nom Palmetto st, s e s, 165 n e Hamburg av, 35x100, hs & ls. Josephine wife of and William Herod to George W. Farr. Mt. \$3,000. exch and 500 President st, n s, 112.8 w Hoyt st, 16x98. Margaret Dunne to Maria J. Thorne. nom President st, n s, 112.8 w Hoyt st, 16x98. Maria J. Thorne to Sarah A. Stapleton. 5,250 President st, s s, 212.2 e Smith st, 17.6x97.11, h & l. Evelina M. wife of Frederick P. Ackerman to Josiah A. Hyland. 6,100 President st, n s, 415 e Columbia st, 20x100, h & l. Louisa Fey to Teresa wife of Gabriele Coppola. 5,000 President st, n s, 391 w Smith st, 22x100. Robert A. Lindsay to Charles H. Clark. 7,500 President st, s s, 300 w 4th av, runs south 100 x west 25 x northwest 50 x north 87 x east 37 to beginning. George S. Wheeler exr. Nancy B. Wheeler to Francisco Linguite. 2,500 Provost st, s e cor Eagle st, 75x100. Eagle st, s s, 100 e Provost st, 25x100. Patrick Kelly to John C. Provost. All liens. 7,000 Prospect st, n s, 25 e Greene lane, runs north 100 x west 25 to Greene lane, x north 7 x east 50 x south 107 to Prospect st, x west 25. Louise wife of Herman Albers to Severio Mugnio. 4,250 Penn st, s s, 282 w Marcy av, 20.2x100. Ediza Ross to Angus A. Ross. nom Prince st, w s, 122.8 n Willoughby st, runs west 85 x south 22.8 x east 12.3 x north 1.8 x east 72.9 x north 21. John J. Clark to George Duncan, except portion conveyed to Henry Shute. nom Quincy st, s s, 100 w Throop av, 375x100. Andrew D. Baird to Albert Sibley. Mt. \$25,000. 42,200 Quincy st, n s, 268.9 w Throop av, 18.9x100. Ann Mayhew to Peter J. Barthel, Jamaica, L. I. Mt. \$3,000. 5,600 Quincy st, s s, 180 w Sumner av, 20x100. Stafford A. Wheeler to Nancy B. Wheeler. Q. C. nom Quincy st, n s, 300 e Nostrand av, 50x100. John N. Smith to Sarah L. wife of and Abraham W. Totten. Mt. \$5,000. 9,500 Richardson st, s s, 75 e Graham av, 25x44. Wilmot G. Crossman to Edgar R. Hodgkinson. 1,050 Same property. Edgar R. Hodgkinson to Silas A. Condict. nom Rodney st, n e cor Kent av, runs east 103 x north 100 x west 18 x north 14 x west 90.10 x south 109.4 to beginning. Frederick Howen to Andrew D. Baird. Mt. \$17,500. 26,500 Ralph st, n w s, 1-3.3 n e Bushwick av, 25x100. Edward Keesey to Leopold Story. Mt. \$4,000. 10,000 Ralph st, n s, 355 w Central av, 20x100. Eliza Phillips to Franklin Phillips. 900 Same property. Release mort. Lydia May and ano. exrs. Geo. W. May to Eliza Phillips. nom Richards st, n w s, 70 s Sullivan st, 25x80. Mina E. wife of and Christian Schmelzle to Hermann D. and Amelia Meyers his wife. Mt. \$3,500. 8,150 Richmond st, e s, 1,375 n 4th st, 25x150. George Beach to Frank E. Hunt. 2,600 Raymond st, n w cor Bolivar st, 75x100. John H. Doscher to Henry Meinken, of New York. Q. C. nom Same property. Wm. J. Gaynor as assignee John H. Doscher to Henry Meinken, of New York. nom

Raymond st, e s, 328.2 n Fulton st, 44x138.10x12.9x31.7x143.2, h & l. Benjamin Brush to Hugh Stewart. Mt. \$8,000. exch and 1,000 Sackett st, n s, 95 w Columbia st, 18x100. Elisa wife of and Frederick Dassori to James Donahue and Rosa his wife. Mt. \$2,000. 3,500 Sackett st, s s, 275 w Smith st, 40x100. James Calvert to John F. Nelson. 5,100 Sackett st, s s, 295 w Smith st, 25x100, h & l. John F. Nelson to William U. Graham. 3,300 Seigel st, s s, 225 w Graham av, 50x100. William Lamb to Semcke Simon. Correction deed. B. & S. nom Seigel st, s s, 225 w Graham av, 50x100. Semche Simon to Harris Silberstein and Benjamin Goldman. Mt. \$14,000. 2,500 Skillman st, w s, 211.10 s Myrtle av, 25x100. Elizabeth Thill widow to Thomas Rowe. 3,400 Smith st, w s, 16 n 1st pl, 18x70.3x18.2x68. Amy E. Pine, Harriet L. Bell and Claudine B. Henry to Patrick Golden, of New York. Mt. \$3,000. 6,250 Smith st, w s, 34 n 1st pl, 18x72.6x18.2x70.3. Same to Eugene A. Crowe, of New York. Mt. \$3,000. 6,250 Somers st, s s, 392 e Stone av, 19.6x100. Robert Given to John M. Furber. Q. C. nom Stanhope st, s e s, 100 s w Irving av, 150x100. Darwin R. James to Peter Blank. 6,000 Stagg st, s s, 250 e Union av, 25x100. Mary Van Thaden widow of John to John B. Eisenla. 4,500 Sandford st, e s, 432.3 s Park av, 25x100. Herman Vehstedt to Lee Wolff, of New York. Mt. \$4,000. 12,000 State st, s s, 75 e Hoyt st, 25x90. Edward P. Brown to Ida W. wife of Charles W. Reeve. nom State st, n e s, 209.7 n w Court st, 20.1x109x20.1x109.3, h & l. Helen M. wife of Walter K. Page to Felice M. Pauli. 10,000 Steuben st, w s, 500 n Park av, 25x100. Alonzo E. De Baun to Claus B. and Claus D. Butt. C. a. G. nom Stockholm st, n w s, 125 n e Knickerbocker av, 150x100. Darwin R. James to Henry Gurlich, of Philadelphia, Pa. 6,000 Stockholm st, n w s, 275 n e Knickerbocker av, 150x100. Same to Charles Philipbar, of Baltimore, Md. 6,000 Stockton st, n s, 200 w Tompkins av, 18.4x100. John Hayes to Elizabeth Bouton. nom Stockton st, s s, 100 e Sumner av, 17.3x100, h & l. Sophia J. Krause to Charles Fleimer and Barbara nis wife, joint tenants. 4,250 Stockton st, n s, 325 e Sumner av, 25x100. Annie Smith to Henry Hofmann. Mt. \$3,000. 6,800 Sumpter st, n s, 125 e Saratoga av, 100x100. Marietta Crowell to William Herod. nom Truxton st, n s, 20 w Stone av, 40x80. Augusta A. Roby to George E. Middleton. nom Truxton st, No. 45, n s, 257.6 e Stone av, 18.9x100, h & l. Thomas F. Larkin to Walter L. Durack. 6,000 Truxton st, n w cor Stone av, 20x80, h & l. Augusta A. Roby to George E. Middleton. nom Truxton st, n w cor Stone av, 20x80, h & l. George E. Middleton to Margaret T. Donegan. Mt. \$7,000. 13,250 Union st, s s, 361.11 e 3d av, 25x136.7, New Utrecht. Charles E. Wallis to Franz G. Guldaer. 400 Union st, n s, 150 w Smith st, 25x100. Andrew, Thomas, John L., Catharine, Sarah J. and Elizabeth Shields to Carl Steinkamp. Q. C. nom Van Buren st, No. 224, s s, 522 e Sumner av, 19x100, h & l. Lavinia J. Reed to Eliza C. Shardlow. 7,800 Van Buren st, s s, 484 e Sumner av, 57x100. David S. Beasley to George C. Jeffery. Sub. to mort. exch Van Buren st, s s, 243 e Tompkins av, 18x100. George H. Roberts to Oliver W. Brown. 4,500 Van Buren st, s s, 186.4 w Lewis av, 18.2x100. David S. Beasley to Charles S. Bradford, Jr., West Chester, Pa. Mt. \$4,700. exch Van Voorhis st, n w s, 175 n e Broadway, 50x100, hs & ls. Charles A. Wehr to Herman G. Unger. Mt. \$7,500. 15,500 Voorhies lane, s s, adj land of John H. O'Rourke, runs northeast 509.10 x southeast 683.4 x southwest 331.6 x southeast 316.9 x southwest 48.2 x northwest 612.6 x north 538.10 to beginning, contains 11,017-1000 acres, Gravesend. Eliza J. wife of Jacobus Voorhies to John H. O'Rourke. Sub. to mort., assessm'ts, &c. 7,000 Wallabout st, s s, 100 w Harrison av, 30.8x100x32.4x100. Henry, Joseph and Philip Bauer and Barbara Bertina to Heinrich Seeger and Pauline his wife. Q. C. nom Warren st, s s, 144.6 e Columbia st, 16.9x99.10. Partition. J. Gelson to Dennis and Elizabeth Devine. 4,350 Warren st, n e s, 125 s e Nevins st, 25x100. Henry J. Percy to Domenico Fazio. 2,750 Warren st, s s, 200 w Hoyt st, 25x100. Thomas P. Mulligan to James C. Jacobs. Sub. to tax sale. 2,200 Warren st, n s, 307.6 w Nevins st, 17x100. Foreclos. John D. Snedeker to Nicholas L. Duryea and David Hopkins exrs. Mich'l S. Duryea. 1,500 Warren st, s s, 400 e Smith st, 50x100. Nellie Forman, Boston, Mass., to Louis F. Burchard. C. a. G. 1/2 part. nom Same property. Louis F. Burchard to Thomas P. Mulligan. 1/2 part. nom Same property. John Andrews, Jr., to same. 250 Warren st, n s, 220 w 3d av, 20x100. Partition. Samuel G. Adams to Francis E. Ruland. 850 Watkins st, n e cor Dumont av, 50x100. George

A. Funsch to Hirsch Wilkenfeld and Nathan Rittermann. 950
 Watkins st, e s, 50 n Dumont av, 25x100. Charles Funsch to same. 400
 Same property. Release mort. Charles R. Linde to Charles Funsch. Q. C. nom
 Watkins st, n e cor Dumont av, 50x100. Release mort. Same to George A. Funsch. Q. C. nom
 Same property. Release. Frank C. Lang trustee to same. nom
 Watkins st, e s, 50 n Dumont av, 25x100. Release. Same to Charles Funsch. nom
 Warwick st, w s, 191.8 s Arlington av, 16.8x95, h & l. Emma wife of James I. Newman to Harriet A. Gilchrist. Mt. \$2,000. 3,400
 William st, easterly cor Inlay st, 25x90. Foreclos. Clark D. Rhinehart to Wm. J. Harvey. 3,500
 Willoughby st, n s, 91.4 e Adams st, 22x100. John J. McGrath, Chicago, Ill., to Bridget Canavan, of Susquehanna, Pa. nom
 Wilson st, s s, 100 e Lee av, 18.9x100. Isaac Beale to Wm. H. Lockwood and Mary his wife, as joint tenants. 5,000
 Woodbine st, s e s, 325 s w Central av, 50x100. Gertrude E. wife of and Wm. W. Ford, of White Plains, N. Y., to Diedrich Wobse. Mt. \$5,800. 8,600
 1st st, s s, 307.9 e 5th av, 18x100. Chas. F. W. Johanning to Anna M. wife of Hick Davids. 7,100
 1st st, s s, 181.9 e 5th av, 18x100. Herbert R. Brown to Louis Fless. Mt. \$4,500. 7,250
 South 2d st, s w cor Berry st, 20x72. Lucretia wife of James L. Jarvis to Jacob Salzman. Mt. \$5,000. 10,000
 South 2d st, s s, 100 w Marcy av, 25x100. Wm. E. Lyon exr. Newman C. Lyon, of Bedford, N. Y., to Sarah A. Crawford. 4,500
 South 2d st, No. 295, n s, 100 e Marcy av, 25x100. Sarah J. Thomas to Mary F. V. Sammis. 3,000
 2d st, s s, 200 w Bond st, 20x100. Phebe Bird-sall widow to Olaf A. Weberg. 3,100
 2d st, n e s, 90.9 n w 7th av, 80x100. William L. Dowling to Robert M. Von Graff. 24,500
 2d st, s s, 247.9 w 8th av, 20x95. Release mort. Sally W. Dovell to Catharine A. Judson. 1,250
 Same property. Release mort. George V. Brown assignee of Howard Shackleton & Co. to Catharine A. Judson. 1,119
 Same property. Catharine A. Judson to Charles M. Stillwell. 11,575
 South 4th st, s s, 333.8 e Roebing st, 21.2x100. Henry Kock to Caroline Kock his wife. Mt. \$2,000. gift
 South 4th st, s e cor Driggs st, 20.6x69. Henry V. n der Lieth to Hermann Sommerkamp. Mt. \$6,000. 13,500
 South 4th st, s e cor Roebing st, 21.3x100. Adeline wife of John W. Smith to Philip Samstag. 8,300
 4th st, n e s, 197.10 n w 8th av, 100x95. Edw'd H. and Grace D. Litchfield and the same as trustees, &c., of Henry P. Litchfield under will of Edwin C. Litchfield to John T. Allan and Nathaniel Proskey. Sub. to taxes, &c. 13,500
 4th st, n e s, 217.10 n w 8th av, 18x95. John T. Allan and Nathaniel Proskey to Harriet A. Doyle. Mt. \$7,330. 2,500
 7th st, n e s, 185.4 s e 4th av, 18.9x100, h & l. Alexander G. Calder to Samuel H. Baer. Mt. \$3,000. 6,000
 East 7th st, e s, 80.3 s Greenwood av, runs east 73.6 x northeast 27.6 x south 28.6 x west 100 x north 20 to beginning, Flatbush. Jennie V. Wilbur to Lizzie M. wife of Thos. J. Murphy. 475
 South 8th st, s s, 181 e Berry st, 22x120. Rebecca E. Williams and Nelson Taylor exrs. Francis B. Williams to Annie wife of Charles Curry. 7,000
 9th st, n s, 97.10 w 8th av, 177.6x80; also, 9th st, s s, 380 w 7th av, 15.9x72.6. Wm. M. and Charles P. Burr and Burr Wendell exrs. Calvin Burr to Joseph Bruns. 20,500
 West 9th st, n s, 180 e Hicks st, 20x100. Mary McDonough widow to Mary McDonough. B. & S. and C. a. G. nom
 10th st, s w s, 134.7 s e 7th av, 18.2x100. Henrietta Short to Hermine wife of and Peter Heepe. Mt. \$4,000. 6,375
 10th st, s w s, 228.8 s e 4th av, 17.4x100. Foreclos. John B. Meyenberg to Laura H. Lott. 4,100
 11th st, s s, 181.2 e 4th av, 16.8x100. Adele Sandstrom to William Herod. Mt. \$3,500. exch
 12th st, s s, 69.10 w 7th av, 28x80. James M. Laren to Orle A. Dunn. Mt. \$6,000. 11,250
 12th st, n e s, 100 n w 2d av, 160x200 to 11th st. Edward H. Ritchfield to the Metropolitan Gas Light Co. Sub. to taxes, &c. nom
 East 14th st, e s, adj land of Hans C. Kronike, runs southeast 229.5 to land of Brighton Beach R. R. Co., x southwest 129 to East 14th st, x north 325 to beginning; also, East 14th st, w s, adj land of M. Healey, runs northwest 158.7 x south 534.6 x east 100.4 x north 403.9. Gravesend. 500
 Agnes N. Lake to Hans C. Kronike. 500
 15th st, s w s, 221.4 s e 3d av, 75x110.7x72.8x107.11. Andrew D. Baird to Frederick Howes. Mt. \$18,000. 27,000
 16th st, s s, 83.10 e 3d av, 28.4x90. Chas. Hagedorn to Julius F. Wiegell. Mt. \$7,000. 11,500
 19th st, s w s, 251.8 n w 7th av, 18.4x100. William Corrigan to Charles, George and Simon Zolot. Mt. \$3,500. 5,000
 22d st, n e s, 310 n w 4th av, 25x100, h & l. Maria A. wife of John G. Bowman to Joseph Suplicki. 2,800

West 20th st, w s, 150 n Surf av, 50x118.9x48.7x118.9. Gravesend. Adam Rauch and Fred'k R. Jorgemeir to Julia F. wife of Stephen J. Brown. 600
 Bay 32d st, n w s, 540 s w Benson av, 60x96.8, New Utrecht. James D. Lynch to Mary E. Marks. 1,200
 Bay 37th st, n w s, 160 s w 86th st, 60x96.8, Gravesend. James D. Lynch, New York, to Kate M. Reilly. 750
 43d st, s s, 216.8 w 3d av, 16.8x100.2, h & l. Charles H. Hart to Cille Oppen. 2,300
 47th st, s s, 230 w 4th av, 20x100.2. Lewis P. and Fred'k S. Clayton to Paul Leichmann. Mt. \$2,500. 4,725
 48th st, s s, 140 w 4th av, 20x100.2. Sarah J. wife of Edgar C. Gedney to Emma Hagerdorn. Mt. \$2,500. exch
 52d st, s s, 236.8 w 3d av, 16.8x100.2. John Pullman to Ellen C. Garrick. Mt. \$1,900 and tax 1890. 3,200
 52d st, s w s, 240 n w 4th av, 20x100.2. Release mort. William Bennett trustee of J. J. and Maria E. Stillwell to John W. Souter. nom
 55th st, s w s, 200 n w 15th av, 50x100.2, New Utrecht. Abram C. Shelley to Samuel G. Estabrook. Mt. \$2,100. 4,225
 57th st, s s, 320 e 1st av, 20x100.2. Release mort. Edward T. Hunt to Anthony McNeely. 192
 57th st, s s, 320 e 1st av, 40x100.2. Anthony McNeely to Anna Schmitz. 1,300
 57th st, s w s, 250 n w 15th av, 50x100.2, New Utrecht. The West Brooklyn Land and Improvement Co. to J. Lawrence Giles. 700
 58th st, n e s, 140 s e 11th av, 40x100.2, New Utrecht. Release mort. Hope H. Colegate, of Bennington, Vt., to The Blythebourne Improvement Co. 200
 Same property. The Blythebourne Improvement Co. to James E. Bristol. 750
 58th st, s s, 100 w 5th av, 60x100.2. Adelphi st, e s, 227.9 s Fulton st, 20x67x21.6 x59. Patrick J. McDermott to Ella A. McDermott. 3,000
 58th st, s w s, 140 n w 12th av, 40x102.2, New Utrecht. Edw'd O. Lee to The Bethelship Norwegian Methodist Episcopal Church. Mt. \$800. 2,000
 60th st, n e s, 300 s e 17th av, 60x100.2, New Utrecht. Hans C. Pfalzgraf to Samuel D. McLure. 1,050
 60th st, n e s, 400 s e 17th av, 60x100.2, New Utrecht. Same to Gustave A. Helm. 1,050
 61st st, n s, 320 e 11th av, 40x100, New Utrecht. John B. Stirling to Louisa M. Kinkel. Q. C. Mt. \$2,000. nom
 Same property. Louisa M. Kinkel to Lizzie Stirling. Q. C. Mt. \$2,000. nom
 63d st, s s, 180 w 14th av, 40x116.11, Bath Beach. James V. S. Woolley to Daniel C. Harrington. 500
 66th st, n s, 460 e 12th av, runs north 100 x east 40 x south 42.7 x west 7.7 x south 54.10 x west 35.3, New Utrecht. James V. S. Woolley, of New York, to Soren P. Petersen. 330
 67th st, s s, 200 w 12th av, 20x130, New Utrecht. James V. S. Woolley to Antony Kowalewski. 150
 72d st, n s, 270 w 15th av, 20x100, New Utrecht. James V. S. Woolley, of New York, to William E. Wilson. 200
 72d st, n s, 130 w 15th av, 20x100, Lefferts Park. James V. S. Woolley to Emeline A. Hannam. 200
 72d st, n s, 290 w 15th av, 20x100, Lefferts Park. James V. S. Woolley to James C. Orr. 200
 75th st, n e s, 220 w 4th av, 40x100, New Utrecht. Robert Edgerton to Wm. V. Williamson. 900
 77th st, n s, 106.6 e 4th av, 440x100, New Utrecht. Charles R. Williams to Wm. L. Dowling. Mt. \$6,450. nom
 80th st, s s, 410 e 3d av, 120x109.4. New Utrecht. John Nicholson to James J. Edwards. exch
 86th st, southerly cor Bay 8th st, runs southwest 113.4 x southeast 11.7 x northeast 110.7 x northeast again 24.4 to beginning, New Utrecht. Partition. Samuel G. Adams to George G. Hornung. 190
 94th st, n e s, 285 n w 3d av, 100x100, New Utrecht. Anna W. wife of Herbert A. Sherman to Luther S. and Carrie L. Smith. 1,500
 Atkins av, e s, 100 n Vienna av, 20x100. William H. Jackson to Margaret Cullen. 175
 Arlington av, s s, 40 e Jerome st, 35x100. Release mort. John C. Schenck to Fred. J. Swift. nom
 Same property. Fred. J. Swift to Mary E. Capes. 5,500
 Arlington av, n s, 40 w Warwick st, 36.8x100. Fred. J. Swift to Rowland Story. Mt. \$3,500. nom
 Atlantic av, s s, 225 w Stone av, 25x100. Josephine Hucher guard. to Melvin Brown. 675
 Atlantic av, s s, 275 e Hoyt st, 16.8x50. Francesca Kresel and Regina Story to Silas A. Condict. Mt. \$2,250. 5,000
 Atlantic av, n s, 660.1 w Nostrand av, runs east 12 to Perry pl, x north 149.1 to Herkimer pl, x west 12 x south 149.1 to beginning. Elizabeth D. Brevoort widow to Joanna E. wife of Hugh McCrossin. nom
 Atlantic av, s s, 275 e Hoyt st, 16.8x80, h & l. Silas A. Condict to George Reiter and Rose his wife, joint tenants. 5,750
 Av D, centre line, at centre Ocean Parkway, runs south 369.6 to Lotts lane, x east 501 x north 184 to Av D, x west 392.9, Flatbush. Gilbert, Walter R., Gilbert W., Thomas C. and John B. H. Oakley and Mary B. Ward widow to Peter H. McNulty. 15,520

Bedford av, n w cor North 7th st, 20x60. Henry Logeman to John W. Terrell and Mich'l Feely. Mt. \$3,500. 10,400
 Bedford av, e s, 371.7 s Willoughby av, runs east 100 x south 21.2 x west — x north 21 to beginning. Foreclos. Gerard M. Stevens to Olive T. Ewen. 5,000
 Bedford av, s e cor Hancock st, runs east 59.7 x southeast 38 x west 14.4 x north 1.6 x west 50 to e s Bedford av, x north 36.3 to beginning. Benjamin F. Rhodes to Christian Friedmann. Mt. \$14,000. nom
 Bedford av, s e s, 60 n e North 7th st, 20x80. John W. Terrell and Mich'l Feely to Alfred Fox. 4,700
 Bedford av, n e cor Lexington av, 40x100, h s & l. Thomas H. Brush to Increase C. Jordan, Middletown, N. Y. Mt. \$23,500. exch
 Bedford av, e s, 171.6 s Winthrop st, runs north 73.6x150, Flatbush. Homer L. Bartlett to Thomas S. Droune. 2,500
 Bushwick av, w s, 110.6 s e from a point which is 222.10 s of the n e cor Forest st, 25.9x157.6x34x128. }
 Bushwick av, w s, 84.9 s e from a point which is 222.10 s of Forest st, 25.9x128x34x98. }
 Wealthy wife of Thomas Howls to Ludwig and Lena Kleiman. 5,000
 Bushwick av, southerly cor Covert st, 25x75. John G. Cozine and James Gascoine to Richard Lilenthal. nom
 Bushwick av, n e s, 55 n w Troutman st, 27.6x109.5x25x98.2. Jacob Schnabel to Henry Kramer. Mt. \$2,700. 10,800
 Bushwick av, w s, 206.8 s Flushing av, 25.6x65.5x25.6x64.8. Gottlieb Stump to Bein Roth. Mt. \$1,900. 2,700
 Central av, s w cor Suydam st, 49.5x114.7x47.5x102. Elizabeth Bechtold widow to Henry Both. Mt. \$7,000. 17,650
 Central av, s w s, 275 s e Troutman st, runs southeast 25 x southwest 72.6 x west to point 100 s w from Central av, x northwest 12.10 x northeast 100 to beginning. Rachel Baszynski to Bertha Koester. Mt. \$4,500. 5,500
 Central av, s w cor Suydam st, 49.4x114.7x47.4x101.11. Henry Both to Emilie Huber. 17,850
 Clason av, westerly cor Douglass st, 25x100. Ellen Byrnes, of Jersey City, N. J., to Daniel J. Stack. 4,900
 Clason av, e s, 225 s Putnam av, runs east 100 x north 25 x east 55 x south 25 x west 27.6 x south 25 x west 127.6 to av, x north 25. Thomas Burkard, Jr., to Edwin E. Frion. Mt. \$3,000. nom
 De Kalb av, s e cor Lewis av, 24x80, h & l. James and Pat. Foley exrs. Ann C. Foley to John Bauman and Nicholas Gerken. 11,250
 De Kalb av, s s, 24 e Lewis av, 20x80, h & l. Same to Charles J. Neumer. 5,500
 De Kalb av, s s, 108 w South Elliott pl, 21x94.7x21.5x94. John F. Kucks to John H. Kucks. nom
 Same property. John H. Kucks to Louisa C. Kucks. nom
 De Kalb av, s e cor Evergreen av, 25x79.6. Henry Vollweiler to Volquard T. Magnussen. 9,120
 Evergreen av, s w s, 80 n w Greene av, 20x100. Sebastian Hoh and Carl A. Mertz to Bernhard, Charles, Anton and George Fieseler. Mt. \$1,800. 3,500
 Flushing av, s s, 50 w Sandford st, 50x100, h & l. Foreclos. Henry Ingraham to Thomas Burkard. 4,300
 Fort Hamilton av, n e cor East 3d st, runs north 105.5 x east 102.1 x south 100 x west 136.3, Flatbush. Jennie V. Wilbur to Mary A. Hogan. 2,000
 Gates av, n s, 276 e Clason av, 22x100. Charley E. Aldrich to Joseph B. Bowden. Mt. \$10,000. nom
 Gates av, n s, 310 w Reid av, 20x100. Kate E. wife of and Frank E. Hyatt to Eliza J. Crossman. Mt. \$5,500. 7,000
 Gates av, n s, 310 w Reid av, 20x100, h & l. Oscar H. Stearns to Kate E. wife of Frank Hyatt. Q. C. nom
 Georgia av, e s, 100 n Broadway, 75x100. Regine Dinkelspiel extr. Leo Dinkelspiel and Joseph F. Blaut exrs. David Dinkelspiel to Annie E. Schellhuss. 1/2 part. 725
 Same property. Release dower. Regine widow David Dinkelspiel to same. nom
 Same property. Edward Oppenheimer, of New York, to same. 1/2 part. 725
 Graham av, w s, 73 s Devoe st, 19x100. Wm. E. Lyon exr., &c., Newman C. Lyon to Daniel Canty. 3,200
 Glenmore av, n s, 25 w Schenck av, 25x75, h & l. Christiana Wunderlich to Fanny Dreber. Mt. \$1,000. nom
 Same property. Fanny Dreber to Simon Schnieder. B. & S. Mt. \$1,000. nom
 Greene av, s s, 270 w Franklin av, 65.7x78.7. Foreclos. John Courtney to John S. Parks. 19,685
 Greene av, n s, 218.9 w Throop av, 18.9x160. Foreclose. John Courtney to Hattie M. Foster. 5,825
 Greene av, s s, 27 w Sumner av, 78x100. Release mort. The Title Guarantee and Trust Co. to Thomas B. Bryant. nom
 Greene av, s s, 300 e Throop av, 20x100. David S. Beasley to Emily H. Watson. Mt. \$5,000. 8,500
 Hamburg av, n e s, 75 e Noll late Prospect st, 25x100. John Muller to Charles Huebner. Mt. \$4,000. nom
 Hamburg av, east cor Covert st, runs southeast 100 x northeast 500 x northwest 36 x northeast to Knickerbocker av, x northwest along same 58.6 to Covert st, x southwest 600. Alfred J.

Pouch to Chauncey T. Austin. *Mt.* \$10,000. nom
Hudson av, s w cor Sands st, 41x61. Arthur T. Palmer to Fannie I. P. wife of Samuel H. Palmer, of Malden, Mass. nom
Harrison av, w s, 50 n Wallabout st, 25x100. Andreas Bielencki to Wm. Robinson. *Mt.* \$4,500. 7,050
Irving av, southerly cor Stockholm st, 100x100. Charles Philipbar, of Baltimore, Md., to Ferdinand Siering. *Mt.* \$2,800. 5,250
Jefferson av, s s, 315 w Tompkins av, 20x100. Charles Baker to Lizzie V. wife of Charles Baker. *Mt.* \$7,000. gift
Jefferson av, s s, 250 e Marcy av, 20x100. Theophilus Butts, of Hoboken, N. J., to Maria P. wife of Theophilus Butts. non
Jefferson av, s s, 381.3 n e Bushwick av, 18.9x100. Robert B. Muller to Conrad Seimel. *Mt.* \$2,350. 5,000
Jefferson av, s s, 115 e Stuyvesant av, 20x100, h & l. Patrick Lambert and James H. Mason to Lizzie E. Hawkins. 7,300
Kingsland av, w s, 333.9 n Van Cott av, 20x100. Helen Crean to Sarah Crean. *Mt.* \$200. 800
Kent av, e s, 149.8 s Willoughby av, 25x181.5x25x181.4. Foreclos. John Courtney to Thomas A. Kerrigan. 4,200
Kent av, e s, 124.8 s Willoughby av, 25x206.2. Foreclos. Same to same. 1,800
Lewis av, e s, 80 s De Kalb av, 20x100. James and Pat'k Foley exrs. Ann E. Foley to Mary E. Graham. 1,200
Lexington av, n s, 100 w Lewis av, 225x100. Edwy L. Taylor to John Cassidy. *Mt.* \$5,000. 11,250
Liberty av, s e cor Vermont av, 46x75. Geo. J. Jardin to Johannes F. Rathjen and Gustav Marquardt. 2,300
Liberty av, s e cor Barbey st, 50x100, h s & l. Frank Sutter to August Gromling and Maria his wife, joint tenants. 5,350
Liberty av, s w cor Hendrix st, runs south 40 x west 25 x south 5 x west 20 x north 10 x east 20 x north 35 x east to beginning. Catharina W. Zeiss trustee and Wm. Allis to Chas. P. Engelbrecht. *Mt.* \$1,400. 4,500
Liberty av, s s, 500 w Elderts lane, 60x100. Partition. Samuel G. Adams to Felix Hesserberg and Henry Roti. 1,380
Lafayette av, s s, 74 w Franklin av, 18x100. Warren st, n s, 307.6 w Nevins st, 17x100. David Hopkins exrs. Michal S. Duryea to Sabra L. Duryea. nom
Morgan av, e s, 125 s Thames st, 25x100. Philip Leibinger to Justina Moeschle. *Mt.* \$3,500. 5,600
Marine av, s e cor 92d st, runs southeast 72.7 x northeast 25.10 x north 36.4 x west 67.11. New Utrecht. Harry L. Bradley to George H. Bressette. *Mt.* \$315. nom
Montauk av, e s, 110 s Glenmore av, 60x100. Edward McVeigh and Henry Sweeny to James Ogilvie. 1,100
Montauk av, w s, 90 s Hegeman av, 40x100. Jacob B. or Jacob Smith to Christian Hieber. 1/2 part. Sub. to mort. \$1,200. 1,700
Nassau av, n s, 67.3 w Jewel st, 16.7x75, h & l. James D. Lynch to George W. Palmer. 1,000
Same property. Charles H. Palmer, Riverhead, L. I., and George W. Palmer to Peter C. Thomsen and Ellen J. his wife. *Mt.* \$2,000. 3,800
Newport av, n e cor Osborn st, 125x100. G. Stewart Thatford and Albert H. Ackerman to William Hartman. 1,375
Norman av, s w cor Jewel st, 75x95. Leopold Heymann to James Scott. 4,000
Nostrand av, w s, 127.10 s Prospect pl, 21.9x200. Daniel K. De Beixedon to Halstead H. Frost, Jr. *Mt.* \$12,000. nom
Nostrand av, No. 317, e s, 40 s Lexington av, 20 x78. Robert Sutherland, Stanford, N. Y., to Abbie A. Leward. *Mt.* \$6,500. 8,750
Ocean av, e s, 239 n Fenimore st, 38.1x150, Flatbush. Fannie L. wife of and Abraham L. Vanderbilt, of South Norwalk, Conn., to Wilbur M. Palmer. 1,750
Prospect av, w s, 536 n Greenwood av, 12.6x125, Flatbush. Lilius wife of John Meikle to Henry M. Prehn. 1,600
Putnam av, n s, 160 w Bedford av, 20x100. Release mort. Martha H. Beers widow to Annie wife of Wm. P. Cook. 500
Same property. Annie wife of and William P. Cook to Thomas W. Jones. *Mt.* \$5,000, taxes, &c. 6,500
Putnam av, s s, 290.6 w Bedford av, 19.9x100. Ida M. Treadwell to Edwin H. Brown. 7,000
Putnam av, n s, 272 e Lewis av, 19x100. Eli H. Bishop to Belle K. wife of Julius C. Herbert. *Mt.* \$7,000. nom
Putnam av, No. 683, n s, 350 e Lewis av, 20x100. Theodore W. Swimm to William H. Northrup. *Mt.* \$6,000. 10,300
Putnam av, No. 693, n s, 450 e Lewis av, 20x100, h & l. Theodore W. Swimm to Hannah Lewis. *Mt.* \$5,000. 8,800
Putnam av, n s, 281.3 e Stuyvesant av, 18.9x100, h & l. Charles Isbill to Helen North. *Mt.* \$4,000. 1,800
Putnam av, s e s, 137.6 n e Bushwick av, 37.6x100. Mary H. wife of Elias J. Hendrickson to Louis G. Lindemann. 3,187
Putnam av, s e s, 195 n e Bushwick av, 50x100. Elizabeth L. wife of George F. Booth to Louis G. Lindemann. 4,250
Putnam av, n s, 215 e Lewis av, 19x100. Eli H. Bishop to Smith Cox. *Mt.* \$7,000. nom
Putnam av, s s, 358.4 w Nostrand av, 18.4x100. Hugh Stewart to Benjamin Brush. exch
Putnam av, s s, 95 e Stuyvesant av, 20x100, h & l. Charles Herr to Andrew L. Murphy. nom
Putnam av, s s, 153 e Stuyvesant av, 19x100. Charles Herr to Kate wife of Theo. Obrig. nom

Putnam av, n s, 60 e Howard av, 40x100. Release mort. Henry McShane & Co. to Robt. L. Moores and Charles A. Le Quesne. nom
Same property. Robt. L. Moores and Charles A. Le Quesne to Frederick W. Rowe. *Mt.* \$3,000. exch
Ralph av, n e cor Macon st, 100x182. Release mort. William E. Bidwell to F. Augustus Conkling. 4,570
Ralph av, n e cor Macon st, 100x200. Release mort. Cornelius N. Hoagland to F. Augustus Conklin. 6,360
Ralph av, n w cor Decatur st, 20x80. Joshua L. Barton, of New York, to Henry W. Knight. *Mt.* \$7,000. nom
Ralph av, s w cor McDonough st, 20x80. Henry W. Knight to Joshua L. Barton, of New York. *Mt.* \$7,000. nom
Rockaway av, e s, 180 n Glenmore av, 80x100.1. William J. C. Miller to Michael Sullivan. 3,500
Saratoga av, n e cor Decatur st, 20x80. Grace H. Hunt to John W. Hussey. Sub. to mort. nom
Saratoga av, s e cor McDonough st, 20x80. Same to same. Sub. to mort. nom
Saratoga av, n e cor Marion st, 22x78. Adrianna Smith to Thos. H. McWhinney and Jacob Aronson. Sub. to mort. nom
St. Marks av, s s, 180 e Howard av, 20x96.6x20.4x100. William W. Buckley, of Tenafly, N. J., to Melvin Brown. nom
Stone av, w s, 100 s Blake av, 25x100. Samuel Olshansky and Meyer Krassawitz to Louis Sherman. *Mt.* \$2,000. 2,500
Sunner av, w s, 20 n Lexington av, 80x75. Mary J. Quin to Edward O. Shields. *Mt.* \$34,000. 37,500
Schenck av, e s, 150 s Blake av, 25x100. Albert H. Van Sienen to Henry F. Gundermann. 450
Stewart av, s e s, adj Henry Clarkes, 1 2-100 acres, New Utrecht; also, Stewart av, s e s, adj Nicholas Stillwell and Henry L. Clarke, 1 37-100 acres. The People of the State of New York to Michael Murphy and Michael O'Donnell. letters patent
Stone av, n w cor Truxton st, 100x100. Judith W. Richardson to Augusta A. Roby. nom
St. Marks av, s s, 335 e Franklin av, 20x100. Mortimer E. Weldon to Sarah J. wife of William H. Tilton. *Mt.* \$5,500. 9,900
Stuyvesant av, w s, 25 s Quincy st, 18.9x80. Amelia Scott to Herman A. Vesper. *Mt.* \$2,000. nom
Stuyvesant av, w s, 25 n Monroe st, 75x80, h & l. Katie wife of James H. Seymour to Charles H. Fancher. *Mt.* \$8,000. 5,000
Stuyvesant av, s e cor Van Buren st, 25x100. Hortense Audemars to Eml Hill. *Mt.* \$6,000. 10,000
Sutter av, n s, extends from Stone to Christopher av, —x200. Williamson R. Selover to Herbert C. Smith. 8,000
Thatford av, e s, 125 n Blake av, 50x100, h s & l. John G. Graham and ano. exrs. Elizabeth H. Silvey to Barnet Levin and Max Gittlesohn. *Mt.* \$500. 1,400
Thatford av, e s, 100 s Eastern Parkway, 25x100. Anna M. wife of T. Muller to Davis and Jacob Axelrod. 525
Thatford av, e s, 50 s Sutter av, 25x100. Wm. H. Ellis to Joseph Morris. 500
Thatford av, w s, 100 n Rapalyea av, 50x200 to Rockaway av. Max Israel to Meyer Markus, Morris Kaplan and A. or R. Shapiro. *Mt.* \$737. 1,000
Throop av, e s, 25 n Floyd st, 25x110, h & l. Catharine Dechent widow to William F. and Louis C. Dechent. C. a. G. nom
Troy av, n w cor Bergen st, 26.4x— to Bergen st, x85.8. Bernard Fowler to Annie wife of Patrick McDonald. nom
Tompkins av, w s, 60 s Halsey st, 20x100. Robert Godson to Cornelia Maines. 4,500
Tompkins av, e s, 75 s Hopkins st, 25x75, h & l. Catharine Hibbard to Bernhard Levy. *Mt.* \$2,800. exch
Tompkins av, e s, 50 n Pulaski st, 28x100. Release mort. Robert E. Topping to Laura E. Bleeker and Addie M. Anthony. nom
Same property. Laura E. wife of and Chas. W. Bleeker and Addie W. wife of and Frank W. Anthony; also, Laura E. Bleeker as admrx. Lucy Kent to Matilda Batalora. 3,300
Utica av, w s, 124.5 s Pacific st, 17.6x75. Release mort. Henry Weil to Pauline K. Martin. 200
Utica av, w s, 124.5 s Pacific st, 17.6x75. Release mort. Harman Werrmann to Pauline K. wife of and Frank P. Martin. nom
Van Sienen av, e s, 100 s Blake av, 100x100. Josephine Quin to Sophia Birch. All liens excepting mechanics liens. 500
Vernon av, s s, 33 w Tompkins av, 68x100. Release mort. Joseph H. Pratt to Thos. Walling, of Somerville, N. J. nom
Willoughby av, s e s, 300 n e Hamburg av, 25x100. Charles Schreiber and Hermann Kurzler to Joseph Mack and Rosina his wife. *Mt.* \$3,300. 5,800
Willoughby av, s e s, 175 n e Hamburg av, 25x100, h & l. Peter J. Brahm to Ferdinand Damm. *Mt.* \$2,000. 6,900
Willoughby av, s e s, 225 n e Hamburg av, 25x100, h & l. Anton and John Amann to Karl Pfannschmidt. *Mt.* \$3,000. 6,100
Washington av, s e cor De Kalb av, 46x110.5x46x110.6. John MacGregor to Horace W. Stearns. exch
2d av, n w cor 52d st, 25.2x100. 57th st, n s, 100 w 2d av, 20x100.2. Same property. Release mort. Edward T. Hunt exr., &c., Thos. Hunt to James Cassin. consid. omitted

3d av, s e s, 75 s w 17th st, 25x100. James Strachan to Abraham L. Dunne. 3,250
3d av, s e s, at south cor formed by intersection of centre line 96th st, 138.1x92.4x132.9x130.2, New Utrecht. John H. Schroeder to Christian H. Meller. 2,860
3d av, e s, 40 n 79th st, 20x110; also, 3d av, e s, 80 n 79th st, runs east 110 x north 18.1 x north-west 113.9 x south 47 to beginning, New Utrecht. Wm. S. Anderson and Wm. L. Dowling to William S. Anderson. 1/2 part. no consid
3d av, n e cor 79th st, 20x110; also, 3d av, e s, 69.4 n 80th st, 80x110, New Utrecht. Wm. S. Anderson and Wm. L. Dowling. 1/2 part. no consid
4th av, e s, 110.10 s 16th st, 22x95.9x23x95.9. Interior lot, 95.9 e of 4th av, x 100 south from 16th st, runs east 60 x south 36.1 x west — x north 34.9. Partition. Samuel G. Adams to William H. Heap. 1,800
4th av, s e s, 35.6 n e Degraw st, 16.6x75. Foreclos. John Courtney to Lucy O. Embury, of Plainfield, N. J. 5,000
4th av, w s, 80 s 11th st, 20x70.9. Joseph C. Taylor to Thos. G. G. Galligan. *Mt.* \$2,500. 5,200
4th av, w s, 80.2 s 33d st, 20x80. James J. Edwards to John Nicholson. exch
4th av, e s, 66.10 s 16th st, 25x95.9. Partition. Samuel G. Adams to Louis H. Schenck. 2,625
4th av, s e s, 80.2 s w 53d st, 19,10x100. Mary P. wife of John P. Nawrath, Jersey City, to Mary E. wife of Henry Anderer. 1/2 part. nom
Q. C. 1889. nom
5th av, e s, 38 s Park pl, 19x78.10. William M. McAllister exr. Susan M. T. Bacon to Benevolent Life and Trust Co., Philadelphia, Pa. nom
6th av, s e s, 50.2 s w 50th st, 25x100. Mary E. wife of and Frederick B. Richardson to James Doyle as trustee for Edw'd J. Doyle. 400
7th av, w s, 21 n 15th st, 19,10x78.10. David Atkin to Emil Kammerer. *Mt.* \$6,000. 10,000
7th av, e s, 60 n 39th st, 40x100. William J. Bannerman to The South Brooklyn R. R. and Terminal Co. 500
8th av, n e cor 16th st, 100x160. Bernard Levino to Edwin J. Bedell. *Mt.* \$6,500. 16,000
8th av, s e cor 15th st, 100x160. Hiram G. Bedell to Edwin J. Bedell. 17,000
8th av, s e cor 49th st, runs south 200.4 to 50th st, x east 175 x north 200.4 x west 25 x south 100.2 x west 50 x north 100.2 x west 100 to beginning. Edward P. Nichols to Ann Nichols. *Mt.* \$1,500. nom
11th av, s e cor 60th st, 40x100, New Utrecht. James V. S. Woolley to Maria Cartagneto. 800
18th av, n w s, 200 s w 86th st, 50x96.8, New Utrecht. Release mort. John V. Van Pelt to Cath. J. Johnson. 500
Same property. Catherine J. Johnson, of Denver, Col., to Jacob F. Schaefer, of New York. 1,300
23d av, west cor 86th st, 80x96.8, New Utrecht. Lewis K. Thurlow to James D. Lynch. 1,659
23d av, s e s, 140 s w 86th st, 60x193.4, Gravesend. James D. Lynch, of New York, to Kate M. Reilly. 1,950
Brooklyn, Flatbush & Coney Island R. R., w s, 257.6 n Fenimore st, runs south 12.1 x west 8 x north 88.9, gore, Flatbush. Wilbur M. Palmer to Fannie L. wife of and Abraham L. Vanderbilt, of South Norwalk, Conn. nom
Interior lot, 20 w Marcy av, 90 s Hancock st, 20x40. Jane Blauvelt to Robert W. Steele. nom
Interior gore. begins 77.5 s of Wallabout st, on a line which at s s of Wallabout st is 171.10 e Lee av, runs southwest 29.11 x southwest 7.5 to centre line of block, x east 25 x north 22.7 to beginning. Jacob Bossert to Louis Ammenwerth. 10
Interior lot, 225 w from 4th av and 100 s from President st, runs west 75 x south 14 x southeast to point 47 n Carroll st, x north 53 to beginning. George S. Wheeler exr. Nancy B. Wheeler to Patrick Hayes. 500
Lots 74, 75, 95, 100 and 265 map of N. S. Duryea property, East New York. David Hopkins exr. Michael S. Duryea to Sabra L. Duryea. 1889. nom
Lots 437-440 block 13 map of 1,197 lots, Flatbush and New Utrecht, of W. Ziegler. Wm. Ziegler to John Morris. 800
Lots 437-440, New Utrecht. John M. Coonan to Sarah H. Chase. 1,440
Lot 57 map United Freeman's Land Assoc., Flatbush. Frederic J. Middlebrook to John Risk. 500
Lots 736 and 737 block 21 map 1,197 lots, Flatbush and New Utrecht, of W. Ziegler. John Herbold to Emily M. Herbold his wife. 625
Lot begins on centre line, bet 73d and 74th sts, at point 257.3 e 5th av, runs west along said centre line and across 5th av 712 to point 372.4 w of 5th av, x south to land of W. W. Bennett, x north to P. S. Bogart's, x south — to beginning. Release mort. Christiana Kohl to Wynant W. Bennett. nom
Lots 48-51 and all meadow land within said lots to the creek on map of Ruffle Bar, Jamaica or Flatlands Bay. The town of Flatlands to Peter N. Schmulk. 100
Part of old Flatbush pike, adj property of grantee, begins at point 425 w Carlton av, at s s of said old road, runs north 43.1 to centre old road, x northwest to point 445 w of Carlton av, x south 43.1 to s s said old road, x southeast—. City of Brooklyn to Mary H. Carey. Q. C. nom
Plot in Canarsie, adj J. Skidmore and H. Lohmann, and on a 12-foot road, 75x100. John H. Fuller to Sarah Von Twistern. nom

All estate, real and personal, of which Edward McMillen died seized, and which was devised to Lewis A. and Thomas A. McMillan. Release of lien, &c. Jessie B. McCormack to Lewis A. and Thomas A. McMillan. 2,667

WESTCHESTER COUNTY.

FEBRUARY 25 TO MARCH 3—INCLUSIVE.

BEDFORD.

Brush, Jacob G. to Howard F. Bailey, e s Moger av, adj Jos. H. Crane. nom

CORTLANDT.

Bodenhoefer, Mary A. to Gottlob Bodenhoefer, lots 46 and 47 e s Barton av, map property Harrison Cocks. nom
Willi, Joseph to same, same property. nom
Hubbell, Carrie to George Hubbell, s w cor Highland and Constant avs, abt 50x116. nom
Halsey, Edward G. to Clinton F. Ferris, e s Smith st, adj William G. Travis, 39.8x110. nom

EASTCHESTER.

Bard, Wm. H. to Alex. Gourley, lot 271, n w s Catharine st, map Washingtonville, 50x100. \$600
Belden, Clara E. to Samuel Washburn, n w cor Becker av and Marion st, 50x100. 500
Darling, Alfred B. et al. to Alice Moore, w s Archer av, 125 s Sidney av, 50x125. 1,600
De Peyster, Fred J. to N. Y., N. H. & H. R. R. Co., lots 276-285 and gore K., map Jackson-ville property. 6,600
Johnson, Myron S. et al. to Julius E. Griswold, lot 61 n w s Johnson st, map Bullard & Co., 30x84. 275
Same to Alma L. Griswold, lot 62 adj above, 30x84. 275
Lawrence, Geo. H. to Jas. Butler, part lot 125 e s Bond st, map West Mt. Vernon, abt 33x 115. nom
Lohan, Ann M. et al. to Eliz'h A. Blakeman, lot 814 and south 1/2 815 w s 9th av, map Mt. Vernon. 150x105. 13,331
Manning, Jas. B. et al. to Wernhard Keck, w s 8th av, 178 s 4th st, 122x91x123x71. 3,250
Mehaffey, Sarah E. to John P. Nelson, lot 521 and part 522 w s 6th av, map Mt. Vernon, 150 x105. 6,975
Northrop, Sally, exr. of, to Robt. Bergman, lot 396 s e s Greenwich st, map West Mt. Vernon, 100x100. 2,500
Plath, Chas. to Alex. Gourley, lot 78 w s White Plains road, map Washingtonville, abt 43x120. 800
Same to Walter S. Serviss, e s Fulton st, 150 n Becker av, 40x125. 650
Same to Jean R. Serviss, e s Fulton st, adj above, 40x125. 650
Ritterband, Jacob S. to Wm. H. Cockburn and ano., s s 16th av, 100 e 3d st, 105x228. 3,250
Roberts, Robt. to Mary E. Roberts, lots 28 and 29 White Plains road, map Vernon Park. nom
Schleicher, John C. et al. to Wm. Schuster, lot 478 s s Valentine st, map Central Mount Vernon, 50x100. 5,500
Studley, Theo. E. to Martha A. Sargent, part lot 9 e s Fulton av, map East Mount Vernon, 28x110. 2,510
Tracy, Bernard W. et al., F. N. Glover, ref., to W. H. Bard, lot 64 n w s Greenwich st, map West Mount Vernon, abt 70x145. 1,000
Wright, J. Frank to Jas. Harcombe, lots 56 and 58, map Primrose Park. 10,500

GREENBURGH.

Ardley Co. to Martin E. Deegan, w s Nepperhan av, 57.2 n South st, 57.2x100. 500
Same to Wm. Funk, w s Nepperhan av, 457 s Bridge st, 57x100. 500
Same to Peter Behrens, w s Nepperhan av, 400 s Bridge st, 75x100. 500
Archard, Henry exr. of, to Geo. A. Archard, e s Constant st adj Mary E. Gabie, 37.6x33. 2,000
Atwood, Geo. E. to Margt. W. Dows Dungham, s s Main st, 116 w High st, abt 41x100. 2,050
Archer, Henry exr. of, to Mary E. Gabie, e s Constant st adj W. F. Christie, 28x84. 2,000
Ford, Mich. J. to Bernard F. Reilly, lots 48 and 49 map estate Henry Sheldon. nom
Stevens, Adolphus E. to Eliza A. Sharp, lots 29, 30, 31, part 52, 71, 72 and part 70, s w cor Broadway and Van Wart av, map Irving. nom
Sharp, Eliza A. to Ada J. Stevens, same property. nom

LEWISBORO.

Hanford, Samuel to Corodyne O. Hanford, 52 1/2 acres adj Patrick Troy. 3,000

MAMARONECK.

Equitable Life Assur. Soc. to Wm. Schneider, e s Weaver st, adj N. Y. & N. H. R. R., abt 32 acres. nom
Earle, Barnard to Margt. G. Morgan, lots 160, 179, 182, 43 and 44, map Grand Park. 900
Field, David Dudley to Lucie A. Bliss, tract at Orienta Point with water grant. 20,000
Hyde, Isaac P. to Louis R. Brann and ano, n w cor Rushmore av and High st, 41x100. 2,000
Same to Emma E. Coles, n s Rushmore av, adj above, 50x100. 2,000
LaGrange, Susan R. to Mary A. Bevan, n w cor Circle and Park avs, 83x107. 14,000
Morgan, Margt. G. to Jas. W. Rich and ano, lots 160, 179, 182, 43 and 44, map Grand Park. 1,000
Rich, Jas. W. and ano. to Margt. E. Downs, lots 160 and 161, same map. 280

Same to Sarah M. Downs, lots 188, 189, 192 and 193, same map. 560
Same to Wm. S. Crothers, lots 162-165 and 43 and 44, same map. 1,400
Same to Steph. H. Gray, lots 171-174, 177, 178 and 127-130, same map. 1,500

NEW CASTLE.

Reynolds, Jas. to Mary A. Daly, 100 acres on road from Newcastle to Pleasantville, adj S. L. Haight. 10,000

NEW ROCHELLE.

Croft, Frances A. to Winfield Scott, s s William st, 125 e Webster av, 50x123. 4,500
Croft, Frances A., exr. of, to same, same property. 4,500
Same to Wm. H. Ray, lots 24 and 25 n s William st, map property grantor, 100x115. 1,200
Iselin, Adrian, Jr., to Geo. B. Colby, lot 24 s s Willow Drive, map Residence Park, 75x145. 1,096

RYE.

Carrington, Elizh. M. to Annie Y. C. Moody, s s road from White Plains to Rye Neck, adj F. Bonneau, 8 acres; also e s North st, adj Wm. H. Miles, 3 acres. 9,000
Eager, Jos., exr. of, to Chas. P. Cowles, n s old Rye Beach road, abt 22 acres; also water grant. 7,250
Goodwin, Chas. T., exr. of, to W. F. Wakefield, e s Willett, adj Baptist Church property, abt 25x137. 2,400
Keogh, Martin J. to Wm. P. Wallace and wife, lot 7 w s Grove st, map Mt. Jefferson, 50x126. 2,100
McKeen, Jas. to Bridget Duffy, lot 16 w s Oak st, map Morell property, 50x100. 1,475
Palmer, Wm. D. to John Clooney and ano., w s 3d st, 50 ft 2d av, 50x100. 250

SOMERS.

Griffin, John to Jas. F. Kennard, e s Shop st, adj Henry Carpenter, 117 acres. 6,000

WESTCHESTER.

Bosenbury, Wm. C. to Chas. C. Manning, lots 75 and 161-164, map Haight property, 25x100. 1,000
Bryan, Wm. W. to Fred. C. Dexter, lot 610 n s 4th av, map Wakefield, 100x114. 1,000
Crosby, Florence S. to Geo. Strecker, n e cor Av C and 9th st, Unionport, 58x105. 600
Same to Mary Diehl, e s Av C, adj above, 50x 105. 500
Provoost, Geo. B. to Dwight S. Hubbell, e s 1st av, 150 s 1st st, 50x100. 800
Wilson, Wm. A. to Chas. H. Estwick, lot 274 n s 12th av, 100x114; also e 1/2 279 s s 10th av, map Wakefield, 50x114. nom

WHITE PLAINS.

Budway, Emelina H. to Carrie A. Weeks, s s Ridge st, adj grantor, abt 20x92, and strip in rear. 350

YONKERS.

Ackerman, John W. to John F. Scriven, s s Quincey pl, 239 e Warburton av, 37x118. 1,750
Barnes, Ella S. to Henry Licks, w s Hyatt av, 313 n Scott av, 50x120. 450
Joyce, Alex. S. to Alex. Joyce, Jr., s w cor Elm and Walnut sts, 25x100. 3,250
Same to Peter J. Sullivan, n s Elm st, 195 w Walnut st, 50x125. 4,800
Johnson, Daniel W. to Benj. W. Stillwell, w s North Broadway, 80 n Lamartine av, abt 220 x240. nom
Sweny, Blanche A. to Annie E. Mills, w s Park av, 100 s Flagg st, 50x120. 3,000
Shonnard, Fred. to Rev. Bonaventure Frey, s e cor Voss av and Shonnard pl, abt 6 1/4 acres. 12,000

MORTGAGES.

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given, and the amount. The general dates used as headings are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date. Whenever the rate is not given, read as 6 per cent.

NEW YORK CITY.

FEBRUARY 27, 28, MARCH 2, 3, 4, 5.

Anderson, Sarah N. wife of Isaac to THE TWELFTH WARD SAVINGS BANK. 122d st, No. 119, n s, 235 w Lenox av, 20x100.11. Feb. 26, due Feb. 27, 1892, 5%. \$10,000
Anderson, Frederick to Ernst C. Kerl. 1st av, w s, 50.5 n 120th st, 25.2x100. Sub. to mort. \$5,000. March 2, 2 years, 5%. 2,000
Same to same. Same property. March 2, 2 years, 5%. 5,000
Abb, Joseph to Charles Spillner, Courtlandt av. P. M. March 2, 5 years, 5%. 5,000
Arns, Julius R. to John J. Schacht. 177th (Waverley) st, n w cor Punnett st. P. M. Feb. 28, 3 years, 5%. 3,500
Andrews, Elizabeth F. wife of Thomas C. to The New York and Suburban Co-operative Building and Loan Assoc. 170th st, n s, 100

e Railroad av, 26.4x104. March 2, installs, 5%. 2,500
Abraham, Theresa to Edward B. Cobb. 126th st. P. M. Mar. 2, due May 1, 1894, 5%. 13,000
Bates, Wells H., Brooklyn, to Adam Alt. 116th st, s s, 105 w 6th av, 20x100.11. March 2, 1 year. 2,250
Same to same. 116th st, s s, 145 w 6th av, 3 lots, each 20x100.11. 3 morts., each \$2,250. March 2, 1 year. 6,750

Baker, William C., Spring Lake, Michigan, to Bazena T. Downes. 11th av, w s, 57.8 n 185th st, 166.9x 706.5 to e s Kingsbridge road, x 149.5x68.6. Feb. 14, due Feb. 1, 1896. 10,000
Berlinger, Moritz to James H. Jones. Montgomery st, No. 59, e s, 37.11 s Monroe st, 22x 60. March 5, due March 1, 1895, 5%. 5,000
Same to Louis Aaron. Same property. Sub. to last mort. March 5, due March 1, 1895. 2,000

Baumann, Edward to John Leffler. Av C, n e cor 3d st, 48x44. Sub. to morts. \$18,750. Feb. 27, due March 1, 1892. 4,000
Bergen, Daniel to Peter Doelger. 10th av, No. 185, n w cor 21st st. Saloon lease. Feb. 21, demand. 3,000
Bernheim, Ernestine to Minna Knoch. 109th st, n s, 225 e 2d av, 25x100.10. March 2, 10 years, 5%. 12,000
Same to same. Same property. March 2, installs, 5%. 3,500
Biglow, Lucius H. to THE TITLE GUARANTEE AND TRUST CO. Maiden lane, No. 57. P. M. March 2, 1 year, 4 1/2%. 55,000
Bonfils, Sereno D. and Anna D. his wife to Alexander W. Shiner trustee Geo. V. Shiner. Webster av, n e cor 179th st, 50x102.1x34x 105.9. Feb. 26, 3 years, 5%. 8,000
Same to Theodore F. Miller as trustee. 179th st, s s, 118.6 e Webster av, 18.6x100. Feb. 26, 1 year, 5%. 4,500
Same to same. 179th st, s s, 99.6 e Webster av, 18.6x100. Feb. 26, 1 year, 5%. 4,500
Same to same. Webster av, e s, 60.6 s 179th st, runs south 41.4 x east 119.9 x north 100 to 179th st, x west 39.6 x south 70.7 x west 60.11. Feb. 26, 1 year, 5%. 6,500
Same to same. Vanderbilt av W., w s, 131.5 s 179th st, runs west 276.7 to Webster av, x south 50.11 x east 64.4 x south 22.6 x east 212.8 x north 105.3. Feb. 26, 1 year. 9,000

Same to same. Vanderbilt av W., s w cor 179th st, runs west 133.8 x south 100 x east 18.6 to av, x north 101.2. Feb. 24, 1 year, 5%. 9,500
Brettell, Frederica to THE TITLE GUARANTEE AND TRUST CO. 128th st. P. M. March 2, 3 years, 5%. 6,500
Brettell, Frederica to Minnie R. S. Cornell et al. trustees for Helen H. Cornell. 3d av, e s, 62.9 n 102d st, 18x105. Feb. 27, 3 years, 5%. 10,000

Bruns, Herman to Christian Fausel. 4th st, No. 67. P. M. March 2, 1 year, 5%. 5,000
Bauhahn, Henry D. A. to James Devlin. 121st st. P. M. Feb. 28, 1 year, 5%. gold, 8,000
Beaudet, Homer J. to Reuben Ross. Boulevard, s w cor 85th st, 102.5x93.7x102.2x100.10. Feb. 27, 3 months or sooner. 30,000
Bolton, Henry B. and Thomas and William H. Birchall, of Bronx Co., to THE SEAMEN'S BANK FOR SAVINGS in the City of New York. West Farms road and Westchester av. P. M. Feb. 27, 5 years, 4 1/2%. See Conveys. 65,000
Bradley, Edward J. to Franklin A. Wilcox. Boston road, s e s, 764.10 e of angle in road opposite Jefferson st, runs south 90 x north-east 0.3 to w s Old lane, x north 43.11 to w s Bristow st, x north 62.8 to road, x west 55. Feb. 27, due Feb. 28, 1894, 5%. 1,500

Browning, William H. to THE INST. FOR SAVINGS OF MERCHANTS' CLERKS. 46th st, n s, 205 e 6th av, 15x100.5. March 2, due March 3, 1896, 4 1/2%. 15,000
Browne, William M. to The Brooklyn and New York Arcanum Building, Loan and Savings Assoc. Spofford st, n s, 23.9 e Barretto st, 24x110.5x24x110.3. Feb. 24, installs. 2,600
Brown, Rachel to Erhardt B. Hoenninger and Anna his wife. 46th st. P. M. March 2, installs, 5%. 4,700

Barrow, Harriet B. to Frederick T. Hill. 30th st. P. M. Sub. to mort. \$15,000. March 2, due June 11, 1893, 5%. 5,000
Backhaus, Franz to Jonas Weil and Bernhard Mayer. Madison st. P. M. Sub. to mort. \$25,000. March 2, due Sept. 1, 1891. 17,000
Bergonzi, Edward to THE TITLE GUARANTEE AND TRUST CO. Watts st. P. M. March 2, 3 years, 5%. 7,500
Same to J. Blecker Miller. Same property. P. M. Sub. to last mort. March 2, 6 months. 500

Bennett, Andrew S. to Charles E. Appleby, Glen Cove, L. I. 58th st, n s, 325 w 7th av, —x100.5x25x100.5. Feb. 14, demand. 18,000
Berliner, Solomon, Feist and Maier to Anna K. Adams. 177th st, s s, 25 w Marmion av. P. M. March 3, due March 1, 1894. 750
Same to same. 177th st, s s, 225 w Marmion av. P. M. March 3, due March 1, 1894. 750
Bernhardt, Dorothea mortgagor with Julius Goebel mortgagee. Extension of mort. at 5%. March 3. nom
Butler, Marion V. widow, Brooklyn, to Martha E. wife of Charles Ramsey, Brechin Castle, Brechin, Scotland. Water st, No. 45, s e s, 70.3 n e Coenties slip, 30x85.7. Feb. 24, due March 1, 1894, 5%. 24,000
Cohnfeld, Rachel wife of and Theodor to THE MUTUAL LIFE INS. CO. of New York. 10th av, No. 915, n w cor 59th st, 25.5x100. Feb. 9, due Feb. 10, 1892, 5%. 36,000
Same to same, 10th av, No. 917, w s, 25.5 n

59th st, 25x100. Feb. 9, due Feb. 10, 1892, 5%. 26,000
 Same to same. 10th av, No. 919, w s, 50.5 n 59th st, 25x100 Feb. 9, due Feb. 10, 1892, 5%. 24,500
 Same to same. 10th av, No. 921, w s, 75.5 n 59th st, 25x100. Feb. 9, due Feb. 10, 1892, 5%. 24,500
 Same to same. 59th st, No. 501, n s, 100 w 10th av, 25x100.5. Feb. 9, due Feb. 10, 1892, 5%. 17,000
 Same to same. 59th st, No. 503, n s, 125 w 10th av, 25x100.5. Feb. 9, due Feb. 10, 1892, 5%. 16,000
 Same to same. 59th st, No. 505, n s, 150 w 10th av, 25x100.5. Feb. 9, due Feb. 10, 1892, 5%. 16,000
 Same to same. 59th st, No. 507, n s, 175 w 10th av, 25x100.5. Feb. 9, due Feb. 10, 1892, 5%. 15,000
 Craft, Eva C. wife of Reuben M. to The Port Morris Land and Improvement Co. 133d st. P. M. March 5, due March 1, 1894, 5%. 1,300
 Crosby, Darius G., Scarsdale, N. Y., to THE UNITED STATES LIFE INS. CO. of New York. 5th av and 104th st. P. M. Feb. 27, due April 1, 1893, 5%. 45,000
 Cohen, George J. and Samuel Blumenthal to Charles Gabren. 84th st. P. M. March 5, 1 year or sooner, 5%. 8,000
 Cohen, Moses to Mayer Landsberger. Suffolk st. P. M. Feb. 25, due July 7, 1891, or sooner, 5%. 2,500
 Chase, Charles D. to Russell Sage. 12th st. s s, 45.4 w 5th av, 41.5x103.3. 1-6 part. Feb. 25, due March 1, 1894. 2,500
 Carey, Robert to Cassidy & Adler. 63d st. n s, 300 w Central Park West, 37.6x100.5. Sub. to mortg., \$— Secures plumbing material. Feb. 2, 2 months or sooner. 2,734
 Cary, R. Anna wife of and Alanson to THE NEW YORK SAVINGS BANK. 77th st, s s, 225 w 8th av, 25x102.2. Feb. 28, due June 1, 1892, 4 1/2%. 30,000
 Cole, Fannie T. to Francis B. Chedsey. 141st st, s s, 134.6 e Alexander av, runs south 42.8 x west 5 x south 57.4 x east 26.8 x north 100 to st, x west 21.8. Feb. 27, 1 year. 710
 Crane, Clarissa L. to Jacques Ballin. 64th st, n s, 425 w Central Park West, 50x100.5. Feb. 27, 1 year, 5%. 10,000
 Casserly, John to Elizabeth Audley. Robbins av. s e cor Uncas now 150th st, 25x105. Jan. 1, 1891, 2 years. 1,000
 Clark, Morris and Albert Jarmulowsky to Henry Waters. 30th st. P. M. March 2, installs. 6,000
 Clark, Sophia A. to The Fidelity Indorsing and Guarantee Co. Virginia st, w s, lot 41 map part of Rebecca Bassford farm, Fordham, 50x125x50x122; Tiebout av, s e s, 500 n e Clark st, 50x157.5x50.7x149.8. Secures chattel mortgage. Feb. 18, 4 months. 315
 Cogan, Matthew to George E. Hyatt. Brooklyn. 105th st, n s, 100 e 2d av, 100x100.11. March 3, due April 1, 1891. 2,000
 Crowther, Thomas and Martha E. to Jacob Cooper. 35th st, s s, 325 e 11th av, 25x98.9. Feb. 28, 1 year, 5%. 2,500
 Cumming, William, Jr., and Robert Ferguson to THE TITLE GUARANTEE AND TRUST CO. 51st st, No. 438 W. P. M. Feb. 27, 1 year, 5%. 6,500
 De Sola Mendes, Leah wife of David to Samuel Faile and ano. trustees George Faile dec'd. Crotona av and Broad st. P. M. Dec. 11, 1890, 3 years or sooner, 5%. 1,400
 Denison, Lyman to THE UNITED STATES TRUST CO. of New York. Washington st, No. 155, and Liberty st, No. 135, begins Washington st, n e cor Liberty st, 50.5x72.5x49.8x64.11. Feb. 27, due March 1, 1896, 5%. 55,000
 Drake, Benjamin to Charles Drake and ano. trustees Joseph T. Drake. Water st, No. 120, 18x82.8x14.6x82.1. Feb. 28, demand, 5%. 2,500
 Dietz, Wilhelmine to Thomas Creamer. 105th st. P. M. Mar. 3, 5 years or installs, 5%. 3,800
 Denbosky, Morris to George M. Miller exr. James H. Woods. Thompson st, No. 168, e s, 80 n Houston st, 18x75. Feb. 28, due May 1, 1896, 5%. 8,500
 Dannefelser, John P. to Philip J. Sands as trustee. 79th st. P. M. Feb. 27, due May 17, 1894, 5%. gold, 11,500
 Same to Frederick A. Libby. Same property. 2d mort. Feb. 27, 1 year or sooner, 5%. 1,500
 Donohue, Annie to William Mulry. 32d st. P. M. Feb. 28, due March 1, 1894, or installs, 5%. 8,000
 Dusenbury, Amelia W., Carmel, N. Y., to Josephine C. Jenner and Edmund Wetmore as trustees of Mrs. C. M. Curtis. 177th st, s s, 200 w Anthony av, 100x250 to Mount Hope pl. Feb. 25, 3 years or sooner. 8,000
 Deutsch Evangelische St. Paulus Gemeinde in Ost Harlem to Julius and Lina Vogel. 112th st, n s, 270 w 3d av, 25x100.10. March 2, 5 years, 5%. gold, 7,000
 Donovan, Lizzie wife of Cornelius J. to Julius J. Lyons exr. and trustee Benjamin Abrahams. 134th st. P. M. March 3, due March 5, 1892, or sooner. 5,000
 Ecclesine, Caroline G. M. and Joseph B., Jr., to William Toothe. Lexington av, w s, 68.2 s 73d st, 17x80. March 1, 1 year. 1,000
 Ely, Richard S. to THE GREENWICH SAVINGS BANK. Beaver st, No. 53. P. M. March 2, 4 years, 4 1/2%. 70,000
 Endemann, Katharina to Jacob Siegel exr. and trustee Frank Stall. Franklin av. P. M. March 4, due June 1, 1891, 5%. 8,000
 Esper, Frederick otherwise Friedrich to Richard F. Carman. 150th st. P. M. March 2, 3 years, 5%. 14,000

Esper, Friedrich to Helen Adams extr. William Adams. 3d av, No. 987, e s, 25.1 s 59th st, 20.1x105. Feb. 26, 3 years, 5%. 13,000
 Same to Helen Adams, Scarsdale, N. Y. Same property. Sub. to last mort. Feb. 26, 3 years, 5%. 5,000
 Eastman, Timothy C. to John E. Ward ref. Broadway and 31st st. P. M. 4 mortg., each \$71,260. March 3, 5 years or sooner, 4 1/2%. 255,040
 Same to same. Same property. P. M. March 3, 5 years or sooner, 4 1/2%. 54,960
 Edwards, Richard to Alfred C. Clark guard. of Edward S. Clark. 3d av, e s, 74.1 s 42d st, runs southwest 24.8 x southeast 105 x northeast 21 x north 6.10 x northwest 99.2 to beginning. March 4, 5 years, 4%. 15,000
 Freund, Maurice V. to Louis Schindler. 48th st, No. 136, s s, 34 e Lexington av, 36x100.5. Dec. 18, 1890, 1 year. 1,500
 Flake, Albert to Robert E. Dowling. Riverside av, e s, 550 n 122d st, 50x100. Feb. 26, 1 year, 5%. 6,000
 Finn, Myer mortgagor with John N. Hayward mortgagee. Extension of mort. Dec. 27, 1890. nom
 Same with same. Extension of mort. Dec. 27, 1890. nom
 French, Frank B. to Cornelia Cornwell. 127th st. P. M. March 5, installs, 5%. 4,000
 Fritz, John R. and Jacob to Jacob Hafner. 133d st, n s, 125 e 7th av (4), 100x100. March 5, 1 year. 6,000
 Ford, Robert T. to THE NEW YORK LIFE INS. AND TRUST CO. Broadway, s e cor 45th st, runs east 114.9 x south 200.10 to 44th st, x west 80.3 to Broadway x north —. Feb. 25, 1 year, 5%. 50,000
 Frank, David and Mayer Goldsmith to Andrew M. Davies. 8th av and 113th st. P. M. Feb. 27, 2 years or sooner, 5%. 37,500
 Frank, Herman to Emilie Celler. 9th av. P. M. March 2, due March 1, 1893, or installs. 4,000
 Frank, Sarah to The Sheltering Arms. Norfolk st, No. 12, e s, 22x55. March 3, 3 years, 5%. 12,000
 Same to Max Cohen. Same property. March 3, installs. 4,000
 Same to George C. Kobbe trustee for Frank K. Leavitt. Same property. March 3, 3 years. 3,000
 Freeman, Meyer to Martin Grossman. Ludlow st, No. 176. P. M. March 2, due March 1, 1895, or installs, 5%. 5,625
 Same to same. Ludlow st, No. 178. P. M. March 2, due March 1, 1895, or installs, 5%. 5,625
 Fernandez, Peter A. and Margaretha his wife to Franz Merz. Delancey st, No. 137, s s, 50 e Norfolk st, 25x75. March 3, due July 1, 1896, 5%. 16,000
 Fischer, George to Rebecca D. Licktenauer. 11th st, s e s, 299 s e Av B, 18.9x94. March 2, 10 years, 4 1/2%. gold, 3,000
 Floyd, Frederick W. to Wm. C. G. Wilson and James Tichborne. 87th st. P. M. Sub. to mortg. \$15,000. Feb. 28, due March 2, 1894. 3,000
 Same to Nancy L. Sherwood and Mary E. Blodgett. Same property. P. M. March 2, 3 years, 5%. gold, 15,000
 Forster, Franz and Katharina his wife to Frederick P. Hummel. 85th st. P. M. March 2, 2 years, 5%. 1,000
 Fox, Charles to Philip Frankenheimer et al. exrs., &c., Bessie Frankenheimer. 61st st, No. 71 E. P. M. March 2, 1 year, 5%. 12,000
 Fox, Benjamin to George and Charles Fox exrs. George Fox. 34th st. P. M. March 2, 4 months, 5%. 6,000
 Fuller, Charles A. to THE MERCANTILE NAT. BANK. West End av, s w cor 70th st, 25.5x100. Sub. to mort. \$38,000. Feb. 28, demand. 5,700
 Same to same. Same property. Sub. to mort. \$57,000. Feb. 28, demand. 15,784
 Same to John T. Terry et al. trustees Edwin D. Morgan. Same property. P. M. March 1, 1 year. 38,000
 Finn, Meyer to George De F. Lord trustee for Meta H. and John C. Lord. 61st st. P. M. Feb. 27, due Aug. 1, 1892, 5%. 10,000
 Gallon, Thomas J. to James Clark. 85th st. P. M. March 2, 5 years, 5%. 7,000
 Same to Addie R. Hawley. Same property. Sub. to mort. \$7,000. March 2, 2 years. 1,500
 Gardiner, Mary E. to THE EQUITABLE LIFE ASSUR. SOC. of the United States. West End av. P. M. Feb. 11, due Jan. 1, 1893, 5%. 28,000
 Same to Dore Lyon. Same property. Sub. to mort. \$28,000. Feb. 11, due July 1, 1891. 6,000
 Garry, Joseph to Timothy Donovan. 25th st. P. M. Feb. 26, due March 1, 1896, 5%. 6,500
 Gartner, Isidore to Mary Oppenheim. 65th st. P. M. March 2, 3 years or sooner, 4 1/2%. 5,000
 Gieg, George and Maria to Margaretha Heberlein individ. and exr. Geo. D. Heberlein. 6th st, s s, 125 e Av A, 25x97. Leasehold. Feb. 28, installs, 5%. 11,350
 Goldstein, Morris to Mary wife of Morris Levy. East Broadway, No. 143. P. M. March 2, 2 years. 2,500
 Same to Sara L. Cook. Essex st, No. 85. P. M. March 2, 5 years, 5%. 20,000
 Same to John N. Kaedig. Same property. Sub. to mort. \$20,000. March 2, installs, 5%. 4,000
 Goldberg, Sigmund to Mutual Relief Assoc. of New York. Division st, Nos. 11 and 11 1/2, s s, 25 x 1/2 the block. March 2, due March 1, 1896, 4 1/2%. 13,500
 Gross, Hyman to Michael Fay and William

Stacom. Broome st. P. M. March 2, 4 years or installs. 4,250
 Gallagher, Patrick to Patrick Johnson. 26th st. P. M. March 2, 2 years, 5%. 18,000
 Gallagher, Kate wife of and Joseph F. to Benigno S. Suarez exr. Hyacinth S. Suarez. Morningside av, s e cor 116th st, 26.5x79.3x25.3x87. March 4, due March 1, 1894, 5%. 30,000
 Same to The Bradley & Currier Co. (Lim.) Same property. Sub. to mortg. \$33,000. March 4, 2 months. 2,787
 Gallagher, Kate wife of Joseph F. to Robert Froese. Same property. Sub. to mortg. \$30,000. March 4, 1 year. 2,500
 Same to Henry M. Bendheim. Same property. Sub. to mortg. \$32,500. March 4, 1 year. 500
 Grose, Virginia W. wife of Joseph to Terence Jacobson. 48th st, No. 58, s s, 673 w 5th av, 22.6x100.5. Lease. March 4, due May 1, 1893. 10,000
 Gillespie, David N. to Frederick Brommer guard. of Henry D. Bultman, Brooklyn. 33d st. P. M. March 4, 3 years, 5%. 5,000
 Graff, Maria L. wife of and Jacob to Henrietta Schoner. 26th st, s s, 110 e 9th av, 20x98.9. March 2, due March 1, 1896, 5%. 500
 Gottlieb, Julia to Catharine Purdy. Central Park West, s w cor 72d st, 102.2x125. P. M. Feb. 21, due March 5, 1896, or sooner. 4 1/2%. 175,000
 Same to same. 72d st, s s, 125 w Central Park West. P. M. Feb. 21, due March 5, 1896, or sooner, 4 1/2%. 25,000
 Goeller, Charles to Thomas M. Asson exr. Elizabeth G. Asson. 19th st. P. M. March 5, 1 year, 4 1/2%. 6,000
 Gerken, Frederick to Alonzo C. Monson, Astoria. L. I. Madison av and 27th st. P. M. March 5, 1 year, 5%. 30,000
 Goodman, Louis to John and Henry Stemm. Pike st, No. 23, s e cor Henry st, 25x77.10; Henry st, No. 110, s s, 77.10 e Pike st, 33.6x25.1x33.6x25. March 5, 1 year. 8,000
 Guttler, Adam to Jacob Schmitzer. 10th av, w s, 75.4 s 48th st, 25.1x100. Leasehold. Mar. 2, due Mar. 1, 1896, 5%. 6,000
 Gorsch, Arthur to Helen C. Phillips and ano. exrs. Whitman Phillips. 93d st, s s, 105 e Park av, 14x100.8. Secures improvements. Feb. 25. 4,000
 Guy, Seymour J. to Edith Guy. 134th st. P. M. March 2, due March 3, 1896, 5%. 3,000
 Golden, Bernard to Simon P. Flannery. Cherry st. P. M. March 2, installs, 5%. 1,750
 Grunbut, Louis to Joanna H. Purdy. 12th st, No. 37, n s, 293.6 w Broadway, 28x84.7x29.1x92.8. March 3, 1 year. 2,000
 Glogger, Wilibald and Louise his wife to August Gauzenmuller. 82d st, No. 421, n s, 281.6 w Av A, 25x102.2. March 2, due March 1, 1893, or sooner. 2,000
 Hartwell, Louise M. to William J. Bailey. Convent av, w s, 19.11 n 143d st, 20x100. Sub. to mort. \$40,000. Feb. 21, due Feb. 12, 1893, or sooner, 5%. 2,500
 Henry, Teresa to Samuel Bernard. 8th av. P. M. Feb. 26, due Feb. 27, 1894, or installs, 4%. 3,000
 Herrman, Fannie widow mortgagor with Eliza P. wife of William H. Ward. Extension of mort. Feb. 26. —
 Herschmann, Siegmund J. to THE GERMAN SAVINGS BANK, New York. 1st av. P. M. Feb. 27, 1 year. 16,000
 Same to Henry Kracke and Mathilda his wife. Same property. P. M. Sub. to last mort. Feb. 27, 6 years or installs, 5%. 6,000
 Horton, Chauncey E. to THE FRANKLIN SAVINGS BANK. Boulevard, s w cor 77th st, —x 146x102.2x119.10. Feb. 27, installs, 5%. 40,000
 Hoening, Carl A. and Auguste to Charles Stone trustee of Edward Roberts and Irene B. his wife. 93d st. P. M. Feb. 19, due Feb. 20, 1892, 5%. 1,000
 Hurlbut, Matilda D. mortgagor with Mason Young owner and mortgagor. Statement that amount due on mortgage made April 15, 1868, by Mary C. Hurlbut is \$10,000. Feb. 19. —
 Hagan, Eunice to Ella Friedmann. 46th st, No. 148. P. M. March 2, due May 1, 1892, 5%. 1,500
 Hebbard, Carrie M. wife of and Franklin to The Twenty-fourth Ward Real Estate Assoc. of New York. Hull av. P. M. Feb. 26, due Feb. 27, 1896, 5%. 10,000
 Heinrich, Christopher to THE EAST RIVER SAVINGS BANK. Forsyth st, No. 199, w s, 268.8 s Hudson st, 27.11x66.7x27.9x66.7. Mar. 2, 1 year, 4 1/2%. 12,000
 Holley, John and James Gribble to Joseph C. Levi as trustee. 1st av, No. 846, e s, 26.1 n 47th st, 24.11x80. Feb. 28, 5 years, 5%. 13,000
 Hoops, William F. to THE IRVING SAVINGS INST. Jane st. P. M. March 2, 1 year, 4 1/2%. 12,000
 Horrmann, August to John Heller. Prince st, No. 205, and Nos. 36 and 38 Macdougall st. P. M. March 2, 1 year, 5%. 14,000
 Hillsman, Frederick R. to THE TITLE GUARANTEE AND TRUST CO. 51st st. P. M. March 2, 3 years, 5%. 8,000
 Holden, Timothy N. to The New York and Suburban Co-operative Building and Loan Assn. North 3d av, w s, 162.2 s 178th st, 27x113.5x27x112.5. March 5, installs, 5%. 2,500
 Hingslage, Herman H. to Daniel S. Miller and ano. exrs. Ann K. Miller. Greenwich st. P. M. March 5, 3 years, 5%. 20,000
 Hedge, Hattie M., Franklin, N. J., to William K. Aston. Exchange pl, 2 lots. P. M. March 2, due Sept. 1, 1891. 10,000
 Hedge, Hattie M., Franklin Township, N. J., to Moritz Bauer. Exchange pl, Nos. 45 and

47. P. M. March 2, due April 30, 1893, or sooner, 5% 25,000
 Hensle, George L. to Bertha Busser. Suffolk st, e s, 53.4 s Delancey st, 31.1x53.7. Sub. to mort \$7,500. Feb. 28, 1 year, 5% 6,000
 Heilman, Louis, Joseph, Charles and Hugo to Francis Geis. 17th st. Lease. P. M. March 2, due March 1, 1894, 5% 8,000
 Higgins, John mortgagor with Frederick Schuh mortgagee. Extension of mort. Mar. 3. nom
 Hoffmann, Joseph A. and Emma his wife to Alexander Cameron. 98th st. P. M. Mar. 3, 1 year or sooner, 5% 1,000
 Hoffman, Daniel to George E. Hyatt, Brooklyn. 145th st, n s, 100 w 10th av, 200x99.11. March 3, 2 months or sooner. 10,000
 Hoffman, Mary A. wife of Daniel to R. Augustine Smith et al. trustees Richard L. Campbell. 64th st, s s, 350 w 8th av, 30x100.5. Feb. 27, 5 years, 5% gold, 30,000
 Same to George E. Hyatt, Brooklyn. Same property. Sub. to mort. \$32,500. March 3, 2 months. 5,000
 Same to The Bradley & Currier Co. (Lim.) Same property. Sub. to mort. \$30,000. Feb. 27, 1 year or sooner. 2,500
 Hill, Elizabeth and Susan to Samuel Riker. 3d av. P. M. Feb. 12, due May 1, 1894. gold, 7,500
 Harris, Henry L., Loug Island City, to Avery T. Brown exr. and trustee Octavia A. Snowden. 184th st, s s, 125 e 11th av. P. M. March 5, 3 years or sooner. 1,000
 Same to same. 184th st, s s, 150 e 11th av. P. M. March 5, 3 years or sooner. 1,000
 Hirsh, Lizzie wife of Louis to Helena Cohen. Spring st, No. 152, s s, 100 e South 5th av, 20x80. March 2, 5 years, 5% 10,000
 Hart, Mary B. to Edwin A. Bradley and George C. Currier. 55th st, n s, 100 e 8th av, 20x100.5. March 2, due March 1, 1894, or sooner, 5% 13,500
 Humphreys, George W. and Amelia G. his wife to Sarah E. Cassidy et al. exrs. Hugh Cassidy. 130th st, n s, 362 e 8th av, 19x99.11. March 4, 1 year. 1,500
 Iden, John H. to Hermann Bruns. 4th st. P. M. March 2, 6 months, 5% 5,000
 Jacobs, Isaac to Samuel Pfeiffer. Suffolk st, No. 142. P. M. Sub. to mort. \$21,000. Feb. 25, installs. 10,500
 Jenkins, Thomas J. and George to The Bradley & Currier Co. (Lim.) 90th st, n s, 125 w 1st av, 25 or 125 (error) x 100.8. Sub. to mort. \$72,500. March 3, 2 months. 2,000
 Johnson, Joseph F. to Eliza J. Johnson, Sugar Loaf, N. Y. Av C and 15th st. P. M. Feb. 28, 5 years, 5% 9,500
 Johnson, George F. to Thomas E. Crimmins. 1st st. P. M. March 2, 2 years or sooner, 5% 16,000
 Johnston, Adelaide E. to Charles L. Ritzmann. 2,302
 Jung, Annie widow to Elizabeth McCreery, Union, N. J. Courtlandt av, w s, 75 n 149th st, 25x100. Feb. 28, due June 13, 1896, 5% gold, 2,000
 Same mortgagor with same mortgagee. Agreement providing for payment of principal secured by mortgage in gold coin. Feb. 28, nom
 Kappus, Gottfried and Friedericka to Louis and John Brandt. Av B or East End av. P. M. Feb. 28, due May 1, 1892, 5% 3,000
 Korn, Isidore S. to THE GERMAN SAVINGS BANK, New York. 2d av and 60th st. P. M. Feb. 26, 1 year. 60,000
 Krause, Jacob to Catharine Eltz. 37th st, No. 206, s s, 100 w 7th av, 20x10x60. Indemnity for debts. Feb. 27, 4 1/2% 1,000
 Kauzler, Hugo to James Carlew and Anthony Smyth. 121st st. P. M. Feb. 28, 6 months, 5% 5,000
 Kemmes, John and Mary his wife to Smith Clift exr. Stuart F. Randolph. 38th st. P. M. March 2, installs, 5% 27,500
 Klein, Benedict A. to Samuel Weil. Madison st, No. 127, n s, 25x108. Mar. 2, demand, 20,000
 Klemann, Peter and Pauline his wife to Theodore Hausser. Prospect (now 157th) st, s s, 200 w Elton av, 50x147.2x50x144.8. Feb. 27, due March 1, 1894, 5% 3,000
 Kolemman, Charles to Clarence Tucker et al. exrs. &c., Geo. W. Tucker. White st. P. M. March 2, 3 years, 5% 50,000
 Kotlowsky, Philip and Barnet Levy to John C. Boettner. Houston st, n s, 37.2 e Thompson st, 37.11x71.10x18.9x irreg. March 2, 6 years, 5% 30,000
 Kenny, Ann L. wife of James to THE LAWYERS' TITLE INS. CO. 18th st. P. M. March 2, due March 1, 1896, 5% gold, 16,000
 Kessler, Robert to THE BANK FOR SAVINGS in City of New York. 7th av, No. 368, w s, abt 50 n 30th st, 25x100. March 3, 3 years, 5% 12,000
 Law, Martha F. wife of Robert H. to George and Charles Fox exrs. George Fox. 34th st. P. M. March 2, 1 year or sooner, 5% 41,000
 Levin Saville and Wolf Bloom to Anna M. Hoch. Division st. P. M. March 2, due March 1, 1896, 4 1/2% 18,000
 Same to Nathan A. Chedsey. Same property. P. M. March 2, 3 years or installs. 3,000
 Lahay, William T. and Francis G. to THE EMIGRANT INDUST. SAVINGS BANK. 84th st. P. M. March 2, 1 year, 4 1/2% 6,000
 Levy, Mary and Morris to Susan L. Smith et al. exrs. and trustees Sarah A. Walker. East Broadway, No. 41, s s, 25x75. March 2, due Jan. 1, 1896, 5% 20,000
 Levy, Morris to Stanley W. Dexter. Pelham st, Nos. 3, 4, 5 and 6, w s, 45 s Monroe st, 67.11x38.5. March 2, 3 years. 15,000
 Lese, Louis to Herman Wertheim. Monroe st.

P. M. March 2, due July 13, 1891, or sooner. 1,200
 Lewkowitz, Isidor mortgagor with Benjamin I. Ambler exr. James Lounsbury mortgagee. Extension of mort. at reduced interest. Jan. 28. nom
 Libbey, Jonas M. to THE EQUITABLE LIFE ASSURANCE SOC. of U. S. Madison av, s w cor 96th st, 100.8x145; 94th st, s s, 255.2 e 5th av, 76.6x100.8. March 5, due Jan. 1, 1893, 5% 67,000
 Landon, Emily L. to Julia Waterbury, Brooklyn. West End av. P. M. Feb. 28, due March 1, 1893, or installs. 5% 4,000
 Lazinsk, Hyman M. to Fajbush Libman. Division st. P. M. March 5, due Feb. 2, 1894. 3,000
 Lewine, Fisher to Frederic J. Middlebrook, Brooklyn. 26th st. P. M. March 2, 1 year or sooner, 5% 7,200
 Lewis, Daniel to THE MUTUAL LIFE INS CO. of New York. Troy and Sidney sts. P. M. Jan. 12, due March 1, 1892. 9,000
 Linabury, Ogden K. to Francis M. Jencks. 142d st, n s, 225 w Boulevard, 150x99.11. Feb. 28, 2 years, 5% 8,000
 Lott, Uriah to THE TITLE GUARANTEE AND TRUST CO. 81st st. P. M. Feb. 27, due Feb. 28, 1894, 5% 50,000
 Same to Richard Deeves. Same property. P. M. Sub. to last mort. Feb. 27, due May 28, 1891, or sooner. 27,000
 Lafrentz, Carl and Johanna to Maria Schneid. 10th st. P. M. Feb. 28, installs, 5% 2,800
 Lakestream, William to Henry Zehder and Sophie his wife. Eagle av. P. M. Feb. 27, 3 years or installs, 5% 2,800
 Lawrence, Fannie E. to Leontine J. Frost et al. exrs. Levi H. Lockwood Vermilyea av. P. M. Nov. 15, 1890, 3 years, 5% 1,200
 Lennon, William F. to Emma V. Van Zandt. Waverly st and Monroe av. P. M. Feb. 21, 3 years, 5% 5,000
 Link, Emil to Maria T. Higgins. 127th st. P. M. Feb. 27, installs, 5% 6,500
 Lovett & Bowen to Bernheimer & Schmidt. 2d av, No. 2340, n e cor 120th st. Lease. Feb. 25, demand, 1,000
 Lowen, Charles and Edward F. Halliday to Thomas H. Bauchle trustee for George Y. Bauchle. Rivington and Sheriff sts. P. M. March 2, 1 year or sooner. 25,000
 Lutz, Karl to Charles Boss. 85th st, s s, 325 e 2d av, 25x102.2. March 1, 2 years. 2,000
 Lespinasse, Minnie wife of and George S. to THE MUTUAL LIFE INSURANCE CO., of New York. 45th st, s s, 433.4 w 6th av, 16.8 x100.5. March 3, 1 year, 5% 6,000
 Loew, Edward V. to THE SEAMEN'S BANK FOR SAVINGS, New York. 56th st. P. M. Feb. 26, due March 3, 1894, 4 1/2% 13,000
 Mathews, Robert H. to The Bradley & Currier Co. (Lim.) 38th st, s s, 175 w 1st av, 74x95.5 x—x104. Sub. to mort. \$58,924. Feb. 27, 4 months. 6,000
 Mc Govern, John P. to THE WEST SIDE SAVINGS BANK. Washington st, No. 693, e s, 88.7 s Perry st, 21x101x21.7x95.7. Feb. 26, due May 1, 1892, 5% 6,500
 Morrow, James and Margaret wife of James E. McCormick to Frances E. Bell. 135th st, n s, 375 e Willis av, 50x100. Feb. 25, 6 months. 10,000
 Muller, Adam to Auguste E. Hemmer et al. exrs. and trustees Frederick A. Hemmer. 152d st, s s, 300.3 e Morris av, 50x116.10x50x116.11. Feb. 26, 2 years, 5% 1,000
 Manning, William D. to Samuel N. Hoyt et al. trustees for Mary F. Hoyt. 78th st, n s, 134 e Amsterdam av, 3 lots, each 19x102.2. 3 mortg., each \$21,000. March 2, due March 1, 1894, 5% 63,000
 Same to Rosina S. Hoyt. 78th st, n s, 210 e Amsterdam av, 20x102.2. March 2, due March 1, 1894, 5% 22,000
 Maurer, Henry to Edward D. Webb. 79th st. P. M. March 2, 3 years, 4 1/2% 35,000
 McCabe, Ellen to William M. Thornton. 104th st, n s, 230 w 4th av, 25x100.11. March 2, 6 months or sooner. 1,000
 Same to same. Same property. March 2, 3 months or sooner, 5% 1,000
 McElligott, Norman L., Orange, N. J. to John H. Henshaw. 49th st. P. M. Feb. 28, 1 year or sooner, 4 1/2% 1,500
 McGrory, Anna to Beadleston & Woerz. 14th st, n s, 156.11 w 2d av, 25.7x103.3. Feb. 28, installs, 5% 9,196
 Merrigan, Patrick mortgagor with Elizabeth F. Hand mortgagee. Extension of mort. Feb. 27. nom
 Metzger, Louis and Oscar Fribourg to John H. and Catharine T. Provost. 129th st. P. M. March 2, due June 1, 1891, or sooner, 5% 3,000
 Moore, Charles E. to John Healey. 116th st, s s, 50 w Manhattan av, 75x100.11. Feb. 27, due April 1, 1891, or sooner. 5,000
 Mitchell, Allen, Philadelphia, to the trustees of the Astor Library. Cedar st. P. M. March 2, due March 1, 1894, 5% 65,000
 Same to Ambrose K. Ely. Same property. P. M. March 2, 1 year. 11,000
 McCabe, Annie to Edward M. Merrill. 31st st, n s, 250 e 10th av, 25x98.9. March 3, 5 years, 5 1/2% 7,000
 Meyer, Heloise M. and Eleanor L. mortgagees to F. W. Devoe. Statement of amount due on mortgage made by F. W. Devoe, L. 721, p. 115. Feb. 16.
 Same to John L. Daly. Statement of amount due on mortgage made by John L. Day, L. 1172, p. 353. Feb. 16.
 Meyer, John N. to Henry Frey trustee Henry W. Spornicht. 16th st, No. 359, n s, 100 e 9th

av, 25x92. Feb. 27, due March 1, 1896, 4 1/2% 5,000
 Myer, William H. to Charles L. Ritzmann. 16th st, s s, 362 w 7th av. P. M. March 2, 2 years or installs. 4,000
 Same to same. 16th st, s s, 387 w 7th av. P. M. March 2, 2 years or installs. 4,000
 Martin, Eli to Henry Maibrunn. 78th st. P. M. March 2, due July 1, 1892, 5% 14,000
 Manson, George to Sheppard Gandy trustee John Gandy. 134th st, s s, 350 e 8th av, 25x99.11. March 3, due March 1, 1894, 5% gold, 20,000
 Same to Jarvis B. Smith. Same property. March 4, 1 year. 4,000
 McManus, Patrick H. to Patrick Daly. Bleecker st, n w cor South 5th av, 32.3x100. March 4, 6 months or sooner, 5% 15,000
 McManus, Patrick H. to Patrick Daly trustee. Wooster st, e s, 120 s Houston st, 75x100. Sub. to mort. \$40,000. March 5, 6 months or sooner, 5% 33,143
 McGuckin, Emily to James R. Smith. 76th st. P. M. Feb. 14, due March 5, 1892, or sooner, 5% 8,940
 McGowan, Daniel G. to THE GERMAN SAVINGS BANK, New York. Av A or Eastern Boulevard, w s, 95.4 s 71st st, 25x100. Feb. 24, due March 4, 1892. 16,000
 Same to Bertha Kieft. Same property. Sub. to last mort. Feb. 24, due March 4, 1893. 2,500
 McGauran, Ann widow to Frederick Ronnenberg. Lincoln av, s w cor 134th st, 50x100. March 4, 3 years. 10,000
 McMahon, William to James J. Phelan. 2d av, s e cor William st, 33x100. March 1, 3 years. 2,500
 McNaughton, Ann A. and Robert to Wilson J. T. Duff. Columbus av, No. 483, e s, 25.4 n 83d st, runs north 25.4 x east 100 x south 11 x southwest — x west 94.10. March 5, 3 years. 5,000
 Mott, Mary V. to THE TITLE GUARANTEE AND TRUST CO. Park pl, No. 25, and Murray st, No. 23, begins Park pl, n s, 33.4 e Church st, runs east 37.11 x north 150 to Murray st, x west 21.4 x south 25 x west 16.3 x south 125. March 2, due March 1, 1896, 4% 45,000
 Marks, Esther B. wife of and Benjamin to THE MUTUAL LIFE INS. CO. of New York. Chatham sq, Nos. 181-188; and Mott st, Nos. 2 and 4, begins Chatham st, n e cor Mott st, 69.3x56.6x48.10x80.10. Already mortgaged to mortgagee. March 3, 1 year, 5% 5,000
 Masemann, Henry to THE CENTRAL TRUST CO. of New York trustee for Florence Russel and remaindermen. 8th av, No. 2280, e s, 76 n 122d st, 24.6x100. March 3, 3 years, 5% gold, 14,500
 McDonald, Isabella A. to THE IRVING SAVINGS INST. 30th st, s s, 279.10 w 7th av, 23.5 x98.9. Feb. 27, 1 year, 5% 500
 Niemeier, Adelheit wife of Frederick to the trustees of the New York Protestant Episcopal School. 77th st. P. M. Feb. 27, due March 3, 1894, 5% 3,000
 Nathan, Pinkus to THE EAST RIVER SAVINGS INST. Hester st, Nos. 156, 158 and 160, s s, 68.1 e Mott st, 66.2x100x65 6x100. Feb. 28, 1 year, 5% 40,000
 O'Connor, John to Jacob Bookman. 110th st. P. M. Feb. 25, 1 year. 21,000
 Same to same. Same property. Sub. to mort. Building loan. Feb. 25, 1 year or sooner. 18,000
 O'Kane, Thomas J. to William H. Brandt. 133d st, s s, 150 w 8th av, 25x—. Jan. 5, 1 year or sooner. 350
 O'Reilly, Hugh to Bernheimer & Schmidt. 110th st, No. 136 E. Saloon lease. Feb. 27, note, demand. 600
 Ohlsson, Adolf F. and Thilda his wife to The Harlem Co-operative Building and Loan Assoc. Cordova pl, s w cor Van Courtlandt av, runs south 38.4 x west 76.10 to av, x east 86.8 to beginning. Feb. 25, installs, 5% 2,250
 Oppenheimer, Marcus and Mathias Rosenshine to James G. Wallace. Water st and Burling shp. P. M. Feb. 23, due Feb. 27, 1892, 5% 15,000
 Perry, George R. to Helen A. Peck. Home st, n s, 120 w Union av, 18x122x18.1x121. Mar. 2, due March 1, 1894, or sooner. 2,000
 Pickhardt, Carl to THE SOUTH BROOKLYN SAVINGS INST. Madison av. P. M. March 2, 1 year, 4 1/2% 20,000
 Pier, Gordon to THE CENTRAL TRUST CO. of New York and Charles Wehrhane trustees for Matilda and Albert Hallgarten and remaindermen. Park av, s w cor 94th st, 50.8 x80. March 2, 3 years, 5% See Conveys. gold, 50,000
 Powell, Henry B. to Arthur A. Anderson. 41st st. P. M. Feb. 28, due March 2, 1896, 5% 20,000
 Purser, George H., Jr., and ano. exrs. George H. Purser to Ellen Clark present owner. Statement that amount due or mort. made by Ellen Clark and others to Mary E. Selmes, Oct. 13, 1863 is \$1,550. Feb. 6. nom
 Phillips, James J. to Anna M. Moller, Hoboken, N. J. Spring st. P. M. Feb. 27, due March 1, 1897, 5% 4,500
 Patterson, James to Elizabeth P. wife of Benjamin F. Lee, Mount Holly, N. J. 22d st. P. M. March 2, 5 years, 5% 15,000
 Prybil, Paul to THE EXCELSIOR SAVINGS BANK, New York. 41st st, s s, 225 w 10th av, 75x98.9. Feb. 26, due April 1st, 1894, 5 1/2% gold, 34,000
 Pilat, Clara L. widow and devisee Ignaz A. Pilat to THE TITLE GUARANTEE AND TRUST CO. 124th st, No. 314, s s, 200 w 8th av, 25.5 x99.11. Feb. 28, 2 years, 5% 3,500
 Pilat, Clara L. widow and devisee Ignaz A.

Pilat to THE TITLE GUARANTEE AND TRUST Co. 134th st. No. 314, s s, 200 w 8th av, 25.5x 99.11. Feb. 28, 2 years, 5%. Discharged of record. 2,000
 Payne, William H. to THE TITLE GUARANTEE AND TRUST Co. 123d st, No. 234, s s, 341.11 e 8th av. P. M. March 4, 3 years, 4½%. 6,000
 Same to same. 123d st, No. 240, s s, 300.2 e 8th av. P. M. March 4, 3 years, 4½%. 6,000
 Same to same. 123d st, No. 224, s s, 411.1 e 8th av. P. M. March 4, 3 years, 4½%. 6,000
 Purcell, Edward to William Hall's Sons. Central Park West, w s, 55.6 n 83d st, runs north 48.6 x west 100 x south 1.10 x west 10 x south 46.8 x east 110. March 4, due Dec. 1, 1891. 50,000
 Plunkett, Harriette M., Pittsfield, Mass., to William B. and Charles T. Plunkett, Adams, Mass. 61st st, n s, 472.3 w 9th av, 13.11x100.4. Sub. to mort. \$12,500. Feb. 27, demand, 5%. 4,000
 Quackenbush, Daniel McL., Vestiana Q. wife of and Nathaniel M. Freeman, Abraham Quackenbush and Elizabeth A. his wife, Charles E. Quackenbush and Frances L. his wife to Frederick A. Constable et al trustees Richard Arnold dec'd. 87th st, Nos. 220-226, s s, 235.4 e 3d av, 4 lots, each 17.5x100.8. 4 mort., each \$7,000. March 3, due March 1, 1894, 4½%. 28,000
 Reilly, Ann wife of and Michael to Pasquale Caponigri. Pleasant av, s e cor 117th st, 50.5 x 98; 109th st, n e cor 4th av, 27.6x82. March 2, due March 10, 1891. 8,000
 Rapp, Eva M. to James Williams. 94th st. P. M. March 2, 5 years, 5%. 6,890
 Same to same. Same property. March 2, 3 years. 5,500
 Rosenstock, Bernhard to Charles Lanier trustee for Alexander C. Lanier. Broome st, No. 37, s s, 25.3 w Goerck st, 24.9x100. March 5, due April 1, 1896, 5%. 24,000
 Same to same. Broome st, s w cor Goerck, 25.3 x100, being No. 35 Broome st and Nos. 13-19 Goerck st. March 5, due April 1, 1896, 5%. 39,000
 Rothschild, Jacob to THE MUTUAL LIFE INS. Co., New York. 75th st, s s, 120 w 9th av, 80x102.2. March 5, 1 year, 5%. 35,000
 Rohrig, William F., Mt. Vernon, N. Y., to Ascher Weinstein. 7th av and 27th st. P. M. Feb. 27, 1 year, 5%. 3,000
 Rohrs, Frederick to Leonidas P. Williams trustee Howell L. Williams. 134th st, s s, 175 w Alexander av, 25x100. Feb. 26, 3 years, 5%. gold, 13,000
 Rohrs, Frederick to The Bradley & Currier Co. (Lim.) 134th st, s s, 100 w Alexander av, 50x100. Sub. to mort. \$26,000. Feb. 25, 3 months. 3,000
 Regnier, Emile to TITLE GUARANTEE AND TRUST Co. 28th st, No. 111 W. P. M. Feb. 21, 3 years, 5%. 11,000
 Root, Mary F. wife of and Russell C. to THE CENTRAL TRUST Co. 5th av, n w cor 27th st, 28.4x100; 27th st, n s, 100 w 5th av, 25x56.6. Already mortgaged to party second part for \$10,000. Feb. 28, due April 1, 1891, 5%. 10,000
 Ryan, Daniel to Margaret Inglis. 51st st, s s, 85 w Lexington av, runs west 20 x south 93.4 x east 25 x north 21.6 x west 5 x north 71.10. March 2, due March 1, 1894, 5%. 4,000
 Ryan, John to THE EMIGRANT INDUSTRIAL SAVINGS BANK. Spring st, No. 270, s s, 25x 100. March 2, due in 1892, 4½%. 10,000
 Robinson, Franklin E. to THE TITLE GUARANTEE AND TRUST Co. 72d st, n s, 137 w West End av, 21x102.2. Feb. 27, 1 year, 4½%. 25,000
 Shedlinsky, Harris and Julius and Isidor Schweitzer to Charles E. Tracy and ano. trustees James Bogert dec'd. Essex st, No. 118, e s, 125 s Rivington st, 16x60. March 2, 3 years, 5%. 8,500
 Silberstein, Solomon to Franz Schiffmeyer. 2d av. P. M. March 3, 5 years, 5%. 1,000
 Stillwell, Lillian V. and William H., Freehold, N. J., to John J. Nathaus. Southern Boulevard, No. 492, s s, 140 w Lincoln av, 20x80. Lease. Feb. 26, demand. 700
 Squier, Theodore A. to The New York Lumber and Wood Working Co. 90th st, s s, 90 w West End av, 55x100.8. Sub. to mort. \$45,200. Feb. 20, due Aug. 20, 1892, or sooner. 5,100
 Samuels, Phillip to Mary H. Myer trustee Clark L. Sharpsteen. Broome st, No. 243, and Ludlow st, No. 79, begins Broome st, s w cor Ludlow st, 25x87.6. March 2, due May 1, 1896, 5%. 35,000
 Sonn, Emma to Mali Bach. 80th st. P. M. March 2, installs, 5%. 1,000
 Samuels, Henry to Jonas Weil and Bernhard Mayer. Spring st. P. M. Feb. 26, due Sept. 1, 1893. 3,000
 Same to same. Same property. P. M. Sub. to last mort. Feb. 26, installs. 5,000
 Sands, Joseph to Caroline Wandell. 20th st. P. M. March 2, 2 years, 5%. 8,000
 Schuster, Regina wife of Benedict to THE METROPOLITAN TRUST Co. 37th st, n s, 133.4 e 8th av, 16.8x98.9. Jan 30, due Feb. 1, 1892, 5%. 7,000
 Same to Alfred Roe. Same property. P. M. Jan. 29, 1 year. 3,000
 Schwitters, Henry E. and Margaretha his wife to Gertrude Dodd. Jane st, s s, 202 e Washington st, 42.5x80. March 2, 5 years, 4½%. 14,000
 Sheridan, Patrick, Elizabeth, N. J., to Edward F. De Beixodon. 1st av, e s, 103.1 n 121st st, 26x57.8x35x81.6. March 2, 5 years or sooner, 5%. 10,000
 Smyth, Anthony to Bernard Cohen. 91st st. P. M. Mar. 2, 1 year, 5%. 36,500

Scott, George to Charlotte, Emma, Matilda and Annie L. Kay. 48th st. P. M. March 2, 3 years or installs, 5%. 8,650
 Sofka, Nicolaus and Valeska to Thomas Fitzgerald. Robbins av. P. M. Feb. 28, 4 years, 5%. 600
 Soukup, Josef to John J. Friel, New York, and John F. Hand, Mt. Vernon, N. Y. 1st av. P. M. Feb. 28, 2 years, 5%. 3,000
 Starbuck, Charles L. and Walter E. Andrews to Morris Wilkins exr. and trustee Edward H. Ludlow. Washington av. P. M. Feb. 28, 5 years, 5%. 5,000
 Stevenson, George L. to Thomas Nelson. Westchester av, s e cor Sidney st, runs south along av 259 to curve in same, x east around curve 32.6 x south — x north to Sidney st, x west 31.9. Feb. 6, 1 year. 130
 Stevenson, Annie E. wife of Thomas H. to Sarah M. Welch. 128th st, n s, 136.4 w 2d av, 18.8x99.11. Feb. 28, 5 years, 5%. 4,000
 Stroh, Jacob A. to THE EMIGRANT INDUST. SAVINGS BANK. 26th st, n s, 214 e 8th av, 49.9x98.9. March 4, 1 year, 4½%. 18,000
 Stroh, Simon J. to Lucretia S. Jones. 91st st. P. M. Feb. 23, due March 5, 1895, 5%. 6,750
 Strch, Jacob A. to Jacob Mussell. 26th st, n s, 214 e 8th av, 24.10x98.9; 26th st, No. 241, n s, 238.10 e 8th av, 24.10x98.9. March 5, 3 years, 5%. 5,000
 Simon, Theodore to Joseph L. Bittenwieser. Pike st. No. 29. P. M. March 2, installs. 5,500
 Same to same. Pike st, No. 27. P. M. March 2, installs. 5,500
 Same to same. Pike st, Nos. 27 and 29. P. M. March 2, due June 15, 1891. 2,000
 Stuyvesant, Rutherford to THE SEAMEN'S BANK FOR SAVINGS, New York. 3d av, n e cor 19th st, 92x100. Feb. 21, due March 5, 1894, 4½%. 40,000
 Stiefel, Herman to Patrick Lilly. 6th st, No. 750. P. M. March 2, due Jan. 1, 1897, 5%. 10,000
 Schimmel, Owen O. to THE GREENWICH SAVINGS BANK. 53d st, No. 211, n s, 120 e 3d av, 20x100.5. Feb. 16, due Mar. 1, 1892, 4½%. 4,000
 Schuehage, Rebecca to Sarah wife of George W. Hamill. 49th st. P. M. Feb. 26, installs, 5%. 11,000
 Smith, Frank L. to Francis M. Jencks. 56th st, n s, 433.4 w 6th av, 20.10x100.5. Feb. 19, demand. gold, 5,000
 Spencer, Robert R., Elizabeth, N. J., to Julia E. Deuckla. 181st st, s s, 25 e Creston av, 50x 100. Feb. 27, 3 years. 600
 Sullivan, Daniel J. to William McShane. 91st st, s s, 100 w 1st av, 50x100.8. Feb. 27, secures note. 10,000
 Tubbs, George W. to Mary L. Breese guard. of William L. Breese. West 3d st. P. M. Mar. 3, 3 years or sooner, 5%. gold, 18,000
 Same mortgagor with Smith Ely and Mary L. Breese guard. of William L. Breese mortgagors. Agreement as to priority of mort. made by George W. Tubbs. March 2. nom
 Tweedy, Oliver B. exr. Joseph N. Lord to THE CENTRAL TRUST Co. of New York trustee Joseph N. Lord dec'd. nom
 Turnure, Harvey A. to New York House and School of Industry. Crane pl formerly Lexington av, w s, 100 s Gray st, 25x100, 24th Ward. March 2, 5 years, 5%. 3,100
 Taylor, Sarah L. to Deborah W. Slocum and George W. Place present owners. Statement that amount due on mort. made by Charlotte and Miles A. Stafford to Sarah Taylor and ano. admrs. Oct. 21, 1869 is 10,000
 Thomson, Joseph to Reuben Ross. Boulevard, s w cor 85th st, 102.5x93.7x102.2x100.10. Feb. 26, 3 months or sooner. 47,250
 Treco, Lucy E. wife of and William to George F. Johnson. Lot in 23d Ward, begins at point on west boundary line of land late of estate of Wm. W. Fox, 225.5 n n e cor lot 67 on map of Woodstock, runs north along said land 36.7 x west 66.5 x south 59.3 x east 81.2. Feb. 27, due Sept. 1, 1891, 5%. 200
 Thomas, Evan to THE SEAMEN'S BANK FOR SAVINGS. 36th st, No. 207, n s, 100 e 3d av, 25x98.9; 36th st, No. 213, n s, 175 e 3d av, 25x 98.9; 36th st, No. 204, s s, 100 e 3d av, 25x74.1. March 4, 1 year, 4½%. 15,000
 Trowbridge, Charlotte F. wife of and Miner, Brooklyn, to Sarah H. Crane and Zilla K. Napier. Westchester av, n e cor Kelly st, 39.5x75.1; Kelly st, e s, 100.1 n Westchester av, runs east 52.6 x southeast 52.6 to av, x northeast 50 x northwest 78.9 x west 78.9 to st, x south 50. Feb. 26, 3 years. 1,000
 Tilson, James to Albert Cappelle. Monroe st, No. 35, n s, 25x100. March 4, due Sept. 1, 1891. 800
 Same to same. Same property. P. M. March 4, due March 1, 1894, 5%. 1,000
 Thorn, Leandor H. to John N. H. Timmermann exr. Andreas or Andrew Vollers. 45th st, n s, 240 w 3d av, 20x100.5. Feb. 28, due March 1, 1893, 4½%. 10,000
 The Bush Co. (Lim.) with consent of Sarah M., Wendell T. and Irving T. Bush to Ella M. Hall. 15th st, No. 227, n s, 312 w 7th av, 25x 103.3. March 1, demand, 5%. 20,000
 The Lebanon Hospital Assoc. to The Ursuline Convent. Westchester av. P. M. Dec. 1, 3 years, 5%. 1,500
 Same to same. Westchester and Cauldwell avs. P. M. Dec. 1, 3 years, 5%. 1,900
 The St. Vincents Hospital to THE EMIGRANT INDUST. SAVINGS BANK. 12th st, s s, 68.9 e 7th av, runs south 99.8 x southwest 8 x east 11.5 x south 100 to n s 11th st, x east 150 x north 103.3 x west 9.4 x north 103.3 to 12th st, x west 146.10; 11th st, n s, 35 e 7th av,

runs north 64 x northeast 45.7 x east 11.5 x south 100 to st, x west 40, both parcels already mortgaged to mortgagee; 7th av, s e cor 12th st, 50x68.10x50x68.9. Feb. 27, 1 year, 4½%. 70,000
 The Youthful League Club to Jacob Seabold, August Moebus, Charles Jones, Carl Sotschek and August W. Schmitt trustees. 136th st, s s, 375 e Willis av, 50x100. Secures certificates of indebtedness. Jan. 21, due Dec. 1, 1895, or sooner. See Conveys. 10,500
 Vehstedt, Herman, Brooklyn, to Lee Wolf. 100th st, s s, 200 w 3d av. P. M. March 2, due March 1, 1893, or sooner. 3,000
 Same to same. 100th st, s s, 225 w 3d av. P. M. March 2, due March 1, 1893, or sooner. 3,000
 Vultee, George W. to THE KNICKERBOCKER TRUST Co. trustees. 5th av, No. 617, e s, 103.10 n 49th st, 42x100. Secures bonds of the Democratic Club of New York. Sept. 10, 1890. 60,000
 Wagner, Philip to Frank McGoey. 21st st. P. M. March 2, 3 years, 5%. 15,000
 Walker, Alexander and Martha A. Lawson to Adolphus F. Quick, Brooklyn. 103d st, n s, 80 e West End av, 18x100.11. Dec. 30, 1890, due Jan. 1, 1892, 5%. 10,000
 Walker, John to John Feehan. 5th av, n w cor 116th st, 100.11x143. Sub. to mort. \$60,000. Feb. 26, 1 year or sooner. See last week's Conveys. 7,450
 Wertz, Frederick to Philip Klingsmith. Essex st, No. 89, w s, 25x87.6. Feb. 27, due July 1, 1896, 5%. 6,000
 Wiener, Elias to Mary C. Barstow, Brooklyn. 126th st, s s, 75 e Grand Boulevard, 50x99.11. Feb. 27, 5 years or sooner. 10,000
 Same to Charles A. Wissmann and ano. trustees John de Ruyter dec'd. 126th st, s s, 125 e Grand Boulevard, 50x99.11. Feb. 27, 5 years or sooner. 6,000
 Same to Isabella C. Latting. Same property. Feb. 27, 5 years or sooner. 3,000
 Weinstein, Ascher to Joseph J. O'Donohue. Hester st. P. M. March 2, 5 years or sooner, 5%. 8,000
 Wilckens, Charles H. to Bernheimer & Schmid. Greenwich st, No. 401. Saloon lease. Feb. 28, note, demand. 1,000
 Wolf, Esther to Mathilde Kolk widow. Pitt st. P. M. Feb. 27, 10 years, 5%. 12,000
 Wolff, Hyman to Margie B. Lacey exr. Frederick Lacey. Division st, No. 263, s s, 149.3 e Montgomery st, 20.6x41.10x20.6x42. March 2, due March 1, 1894, 5%. 6,000
 Same to Barnett Cohen. Same property. Sub. to last mort. March 2, installs. 600
 Woolley, James V. S. to Joseph F. Stier. 5th av, e s, 49.11 s 128th st, 25x110. Feb. 27, due March 1, 1892, 5%. 10,000
 Webster, John A. to Henry F. Wells. 133d st, s s, 400 w 7th av, 50x99.11. Sub. to mort. \$42,000. March 5, demand. 9,052
 Same to Edwin F. Raynor. Same property. Building loan. March 5, due Aug. 12, 1891. 3,000
 Wallace, William L. to Kate G. Wood. Laight st, No. 48, n s, 108.5 e Hudson st, 23x100x22.10 x100. March 1, 1 year, 5%. 5,284
 Weltewitz, Frederike to THE TITLE GUARANTEE AND TRUST Co. 79th st. P. M. March 16, due March 3, 1896, 5%. 7,000
 Walsh, Agnes to Ernest McNeill. 146th st, s s, 99.8 e Willis av, 25x100. March 2, 2 years. 3,000
 Yost, Mary E. to Henry McShane Co. (Lim.). 127th st, n s, 105 e Park av, 25x99.11. March 2, due April 15, 1891. 2,521
 Young, Jeannette widow to Harmon W. Hendricks. 131st st, s s, 90 w Lenox av, 16.8x 99.11. March 2, 5 years. 1,000
 Same mortgagor with Joshua and Edmund Hendricks exrs. and trustees Fanny Hendricks mortgagees. Extension of mort. March 2. nom
 Same with Harmon W. Hendricks. Extension of mort. March 2. nom
 Zerbarini, Charles and Daniel A. Cassella to William F. Gerlich. 104th st, n s, 225 w 1st av, 25x100.11. Feb. 28, 1 year. 2,000
 Same to William Sutorius. 104th st, n s, 250 w 1st av, 25x100.11. Feb. 28, 3 years. 3,000
 Ziegler, Henry to Cornelia R. Boyle exr. Ann Buckley. 54th st, e s, 272 e 5th av, 23x100.5. March 2, 5 years or sooner, 5%. 37,000

KINGS COUNTY.

FEBRUARY 26, 27, 28, MARCH 2, 3, 4.
 Aldrich, Chantley E. to The Title Guarantee and Trust Co. Gates av, n s, 276 e Clason av, 22x100. Feb. 25, 3 years, 5%. \$10,000
 Allan, John to Rosanna Klein. Webster st, s s, 405.4 e Canarsie av, 40x100. Feb. 26, 2 years. 600
 Ames, Eliza J. to Joseph A. Cross. Macon st, n s, 95 w Howard av, 36x100. Mt. \$40,000. Feb. 19, demand. 1,500
 Armstrong, Irene T. to Leffert L. Bergen. 53d st, n e s, 100 n w 2d av, 17.9x100.2; 53d st, n e s, 153.5 n w 2d av, 66.7x100.2. Feb. 26, 4 months. 1,200
 Arndt, Abraham to Frank Winterrath. Gerry st. P. M. Feb. 2, 2 years. 600
 Adams, Matilda E. wife of and William to Henry and Charles Eckford. Thatford av, e s, 175 s Glenmore av, 25x100. March 3, due March 4, 1894. 2,200
 Acker, Howard N. and Louis Ilsemann to Alonzo E. De Baun. Railroad av, e s, 450 n Adams av, 100x101. Feb. 28, due Nov. 1, 1891. nom

Same to Jacob T. Van Siclen. Railroad av, e s, 470 n Adams av, 40x101. Feb. 28, 3 years, 1,700

Baist, Louise F. mortgagee with Louise Albers mortgagor. Extension of mort. Feb. 24. nom Booth, Isabelle B. to John H. Forshev. Decatur st, s s, 58 e Patchen av, 18x92. Sub. to mort. \$2,850. March 2, 1 year. 1,390

Building and Loan Assoc. Truxton st, No. 45, n s, 237.6 e Stone av, 18.9x100. Feb. 27, installs. 5,500

James, Stockholm st. P. M. Feb. 16, 3 years, 5%. 4,000
 Harlon, Ada B. to Catharine E. L. Duryee. 54th st, s w s, 190 s e 14th av, 35x100.2. Feb. 27, 5 years. 18,000
 Hart, Frank E. to Jessie V. A. Craighead. Miller av, e s, 225 s Fulton st, 25x100. Jan. 1, 3 years, 5%. 3,200
 Hartmann, Pauline to Guernsey Sackett and ano. exrs. Mary Carpenter. Linington av, n s, 25 w Thatford av, 25x100. Feb. 25, due March 1, 1894. 1,300
 Hartmann, William and Pauline his wife to Gilbert S. Thatford. Newport av, n e cor Osborn st, 100x100. Feb. 26, 3 years. 1,000
 Hille, Emil to Catharine Lipsius. Stuyvesant av, s e cor Van Buren st, 25x100. Feb. 26, 1 year, 5%. 1,300
 Same to Hortense Audemars. Same property. P. M. Feb. 26, 3 years, 5%. 2,500
 Hislop, Daniel T. to William K. Mott, Oyster Bay, L. I. 14th av, east cor 57th st, 75.2x 100, New Utrecht. Feb. 27, due March 1, 1894. 3,500
 Hahn, Harry H. to Max Brock. Hancock st. P. M. Feb. 28, 5 years, 5%. 3,000
 Hendrickson, Skidmore to The Brooklyn Trust Co. St. Marks av, s e cor Rogers av, 16.6x 95. March 2, demand. 4,500
 Herbert, Belle K. wife of and Julius C. to Eli H. Bishop. Putnam av. P. M. March 2, 1 year. 2,000
 Hunt, Frank and Catherine A. his wife to William F. Wyckoff. Richmond st. P. M. Feb. 28, due March 1, 1896. 1,300
 Holler, Annie wife of and John H. to William Simpson and Margaret his wife. Kosciusko pl. P. M. March 2, 1 year, 5%. 1,500
 Hamlin, George D. to The Greenpoint Savings Bank. Eckford st, e s, 136 1/2 Van Cott av, 25 x100. March 3, 1 year, 5%. 3,500
 Hawkins, Lizzie E. to Patrick Lambert and James H. Mason. Jefferson av, s s, 115 e Stuyvesant av. P. M. March 2, 5 years, 5%. 4,000
 Same to same. Same property. P. M. March 2, 10 years, installs. 2,000
 Hodgkinson, Edgar R. to Jennie C. B. Reynolds. Herbert st, s s, 232 w Humboldt st, 20.6x67.7 to Richardson st, x24x75.2. March 2, 3 years. 1,500
 Same to same. Herbert st, s s, 252.6 w Humboldt st, 20.6x50.1 to Richardson st, x24x67.7. March 2. 1,500
 Hack, Eliza wife of and Charles to The Title Guarantee and Trust Co. 13th st n s, 358.5 e 3d av, 16.7x100. Feb. 28, 3 years, 5%. 1,500
 Henriques, Ellen to Mary Moore. Kosciusko st. P. M. Mar. 2, due Mar. 1, 1896, 5%. 2,000
 Hodgkinson, Edgar R. to George W. Newcomb guard. Henry M. Davis. Richardson st, s s, 75 e Graham av, 25x44. March 2, 3 years. 900
 Hul e, John D. to East Brooklyn Savings Inst. Franklin av, e s, 257.9 n Myrtle av, 50 x200 to Skillman st. March 4, 1 year, 5%. 4,000
 Hunt, Frank E. to George Beach. Richmond st. P. M. Feb. 28, installs. 750
 L'Anson, Mellinda wife of and John to Greenpoint Savings Bank. Greene st, s s, 137.6 e Manhattan av, 18.9x100. March 2, 1 year. 600
 Imhauser, Elise wife of and William to Morris Budlong. Prospect pl, s s, 150 w New York av, 100x125. Feb. 27, 1 year. 1,000
 Immig, August to Elise Giess widow. Atlantic av, s s, 425.4 e Rochester av, runs west 25.4 x south 100 x east 40.5 x north 101.1 to beginning. Feb. 25, due Jan. 1, 1894, 5%. 3,500
 Isaacs, Nathaniel to Eugene A. Klock. Glenmore av, n s, 50 e Miller av, 25x100. Feb. 26, 3 years. 1,500
 Jacobs, James G. to Charles Maurer. Warren st. P. M. March 3, due Nov. 1, 1891, 5%. 2,000
 Johnstone, Henry E. to Wm. M. Brasher. 20th st. P. M. March 2, installs. 250
 Johnson, Peter to Harry A. Grant, Tarrytown, N. Y. Broadway, n e s, 75 n w Covert st, 25 x88.10. Feb. 28, due Sept. 2, 1892. 1,000
 Same to Julia C. S. wife of Harry A. Grant. Same property. Feb. 28, due Sept. 2, 1892. 10,000
 Same to Virginia A. Kleine. Broadway, n e s, 50 n w Covert st, 50x88.10; Covert st, n w s, 130 n e Broadway, 20x100. Feb. 28, demand. 10,000
 Joerg, Andrew and Theresa his wife to Eleanor B. Joerg. Ellery st, s s, 125 w Marcy av, 25x100. Feb. 25, 2 years, 5%. 2,000
 Jung, Barbara to Jacob Aronson. Spencer st, e s, 147.8 n Park av, 25x100. Sub. to mort. \$2,000. Feb. 24, due Oct. 27, 1891. 400
 Knight, Henry W. and Joshua L. Barton to Title Guarantee and Trust Co. Ralph av, w s, 80 s McDonough st, 40x90. Feb. 28, 1 year. 2,000
 Same to same. Pulaski st, n s, 125 e Throop av, 79.8x100. Feb. 28, 1 year. 3,500
 Kock, Charles to Herman Kock. Linden st, s e s, 200 n e Bushwick av, 20x100. Feb. 26, due March 1, 1896, 5%. 3,500
 Koop, Conrad and Rebecca his wife to Williamsburgh Savings Bank. Fulton av, n s, 25.6 w Elton st, x25.6x106.2x25x101. Feb. 25, 1 year, 5%. 4,000
 Kearns, Mary to Carsten Plate. Columbia st, w s, 75.10 n Tremont st, 25x84. Feb. 24, due Jan. 1, 1896. 1,500
 Kleiman, Ludwig and Lena his wife to Lina Fischer. Bushwick av. P. M. March 2, 5 years, 5%. 3,000
 Koefler, Frank A. to Kings County Savings Institution. Van Cott av, s w cor Kingsland av, 20x95. Feb. 26, 1 year, 5%. 5,000

Levine, Julius and Esther his wife to Emma Hewlett, Glen Cove, L. I. Osborn st, w s, 175 n Blake av, 50x100. March 2, due March 1, 1894. 1,500
 Lockitt, Clement and Theophilus to Home Life Ins. Co. Grove pl. P. M. March 3, 1 year, 4 1/2%. 40,000
 Loughlin, John to Kings Co. Savings Institution. North 8th st, s s, 35.3 w Union av, 88x 100. Jan. 16, 1 year, 5%. 2,000
 Lichtenstein, Minnie to Morris Nason. Jackson pl, e s, 150.1 n Prospect av, 16.8x97.10. Feb. 28, installs, 5%. 3,000
 Larkin, Bridget wife of and Hugh to Elizabeth Binns and ano. exrs. James Binns. Sands st, n e cor Adams st, 27.9x100. Sub. to mort. \$12,000. Feb. 26, 1 year. 7,500
 Lee, Edward O. to Christian Olsen. 58th st, s w s, 140 n w 12th av, 40x100.2, New Utrecht. Feb. 24, 1 year. 800
 Lilienthal, Richard to John G. Cozine and James Gascone. Bushwick av and Covert st. P. M. Feb. 26, 1 year, 5%. 4,500
 Lindemann, Louis G. to Elizabeth L. Booth and Mary H. Hendrickson. Putnam av. P. M. Feb. 24, 1 year, 5%. 7,437
 Lockwood, William H. and Mary his wife to Francis G. Sevenak. Wilson st. P. M. Feb. 24, due Feb. 25, 1896, 5%. 3,500
 Logan, Rachel to John Heilman. Hart st, s s, 133.4 w Sumner av, 16 8x100. Feb. 24, note. 300
 Lott, Laura H. to William H. Story. 10th st, s w s, 228.8 s e 4th av, 17.4x100. Feb. 12, 3 years, 5%. 3,000
 Lowerre, Arthur H. to Rudolph Reimer. Bergen st, n s, 201 e Stone av, runs east 27.2 to East New York av, x northeast along same 17.5 x northwest 100 x west 20.2 x south 107.2. Feb. 19, due Feb. 1, 1893. 1,700
 Lucey, John and Margaret his wife to Rebecca Winter. Montgomery st, s s, 150 e 18th st, 25x100. Feb. 27, 5 years. 800
 Lynch, Mary E. to Jonathan Ogden exr., &c., Margaret H. Sanford. Fulton st. P. M. Feb. 4, 1 year. 7,000
 Lauber, Louisa to Gustav Messeberg, Flatbush, L. I. Herkimer st. P. M. March 2, due March 1, 1894, 4%. 4,000
 MacGregor, John to Henry W. Stearns. Court st. P. M. March 4, 1 year, 5%. 3,000
 Mack, Joseph to Charles Schreiber and Herman Kinzler. Willoughby av. P. M. Feb. 28, due July 1, 1893, 5%. 1,500
 Mathews, Patrick to John Andrews. Bush st. P. M. March 2, due March 1, 1898, or sooner. 475
 Messenger, Mary to The Title Guarantee and Trust Co. Marion st, s s, 100 w Saratoga av, 16.10x100. Feb. 29, 1 year, 5%. 2,000
 Miller, Frederick mortgagee with Louise Albers mortgagor. Extension of mort. Feb. 24, nom
 Moores, Robert L. and Charles A. Le Quenne to Henry McShane & Co. Putnam av, n s, 140 e Howard av, 40x100. Collateral to another mortgage. March 2. 2,000
 Marks, Mary E. to James D. Lynch. Bay 32d st, New Utrecht. P. M. Jan. 4, due Jan. 15, 1892, 5%. 800
 McWilliams, Alice wife of and John to The Greenpoint Savings Bank. Huron st. P. M. Feb. 26, 1 year. 3,000
 Same to same. Greene st, s s, 275 e Manhattan av, 25x100. Feb. 26, 1 year. 1,500
 Meyer, Henry with John G. Payntar. Agreement as to priority of mortgages made by Jonas Feldberg, Sarah Barasch, &c. Feb. 27. nom
 Middleton, George E. to Eben W. Roby. Truxton st, n s, 40 w Stone av, 20x80. Feb. 26, 1 year. 1,500
 Same to same. Truxton st, n s, 20 w Stone av, 20x80. Feb. 26, 1 year. 1,500
 Same to Adeline B. Logan, Fruitvale, Cal. Truxton st, n s, 40 w Stone av, 20x80. Feb. 25, 3 years, 5%. 5,500
 Same to Mary I. Cumming, Fruitville, Cal. Truxton st, n s, 20 w Stone av, 20x80. Feb. 25, 3 years, 5%. 5,500
 Middleton, George E. to Dorothy A. Richard. Truxton st, n w cor Stone av. P. M. March 2, due March 3, 1894, 5%. 7,000
 Milbank, Henry R. mortgagee to William Heiberger owner of premises and mortgagor. Statement of amount due on mortgage made Dec. 11, 1867. 6,475
 Muller, John to Charles Huebner. Melrose st, n s, 125 e Evergreen av, 25x100. Feb. 3, due Feb. 1, 1894, 5%. 1,700
 Murphy, Andrew L. to Charles Herr. Putnam av. P. M. Feb. 14, installs, 5%. 3,700
 May, James to Margaret M. Smith. Greene st, s s, 150 e West st, 25x100. March 2, 2 years. 800
 McNulty, Peter H. to Mary B. Ward, Walter R., Gilbert, Jr., Thomas C. and John B. H. Oakley. Av D and Eastern Parkway, Flatbush. P. M. Feb. 24, due March 24, 1893, 5%. 8,400
 Milligan, Silvia C. to Jane Gray. Orange st, s s, 150.9 e Hicks st, 25.4x100. March 3, 3 years, 5%. 2,500
 Mooney, Louisa A. to Bedford Co-operative Building Loan Assoc. Underhill av, e s, 31.8 n Bergen st, runs east 20 x northeast 9.7 x east 33.2 x north 16.9 x west 61.5 to av, x south 22.2. March 2, installs. 1,000
 Mugnio, Saverio and Maria G. his wife to Louise Albers formerly Hansen. Prospect st. P. M. March 2, due Jan. 1, 1896, or sooner, 5%. 2,250
 Nugent, Prudentia L. D. wife of and Robert to John F. Ryan. McDonough st. P. M. Mar. 3, 3 years. 1,000

Neary, Ellen M. to Mary L. Berry. 5th av, e s, 115.2 s 56th st, 20x100. Feb. 27, due July 1, 1894. 500
 Nelson, John F. to The Brooklyn Trust Co. State st, s s, 75 e Hoyt st, 25x90. Feb. 26, 1 year, 5%. 3,000
 Same to James Calvert. Sackett st. P. M. Feb. 28, due March 2, 1892, or sooner, 5%. 1,500
 Nehrbas, Charles to Henry N. Morbach. Clifton pl. P. M. March 2, 2 years, 4 1/2%. 700
 Neumer, Charles J. to Frederick W. Zimmer. De Kalb av. P. M. March 2, 3 years, 5%. 4,000
 O'Donoghue, Cornelius to Charles E. Brown. 5th av, w s, 68 n 20th st, 16x52. Feb. 19, 1 year. 200
 O'Rourke, John H. to Eliza J. wife of Jacobus Voorhees. Voorhies lane, s s, adj land of mortgagor, runs northeast 509.10 x southeast 68.34 x southwest 334.6 x southeast 316.9 x southwest 48.2 x northwest 612.6 x north 538.10, contains 11,017-1000 acres, New Utrecht. Dec. 11, 1890, 2 years, 5%. 4,000
 Orr, Alice V. to Garret J. Garretson, Newtown, L. I. 14th av, south cor 56th st, 25x100, New Utrecht. Feb. 27, due Mar. 1, 1894, 4,000
 Obrig, Kate wife of and Theodore to Charles Herr. Putnam av. P. M. Sub. to mort. \$5,000. March 2, installs, 5%. 2,000
 Same to William Greve, Sullivan Co., N. Y. Same property. P. M. March 2, due March 1, 1894, 5%. 5,000
 Palmer, Robert and John to Henry Roth and Joseph Fuchs. Broadway. P. M. March 2, 3 years, 5%. 2,500
 Same to Kings County Savings Inst. Same property. P. M. March 2, 1 year, 5%. 5,000
 Potter, Carrie W. to Samuel Eden. Covert st, s e s, 143.10 n e Evergreen av, 17.11x100. March 3, 5 years, 5%. 1,000
 Powell, Garwood W. to The Metropolitan Life Ins. Co. Bergen st, n s, 81.4 e Carlton av, 6 lots, each 18.6x80. 6 mortgs., each \$5,000. March 3, due April 1, 1894, or installs, 6% for first year, afterwards 5%. 30,000
 Purcell, Mary to Alfred Williams. Degraw st, s s, 420 e Smith st, 20x100. March 2, 5 years. 3,000
 Palmer, Wilbur M. to Fanny L. Vanderbilt, South Norwalk, Conn. Ocean av, e s, 239 n Fenimore st, 38.1x150, Flatbush. Feb. 27, 3 years, 5%. 1,000
 Pentlarge, Rafael to The Williamsburgh Savings Bank. Taylor st, n s, 180.10 w Bedford av, 34.2x100. Feb. 25, 1 year, 5%. 6,000
 Pfannschmidt, Karl and Johanna his wife to Anton and John Amann. Willoughby av, s e s, 225 n e Hamburg av, 25x100. Feb. 26, 3 years, 5%. 1,900
 Philippar, Charles to Mary E. wife of Darwin R. James. Stockholm st. P. M. Feb. 16, 3 years, 5%. 4,000
 Post, William mortgagee with Alfred Mehlhopt mortgagor. Extension of mortgs. Nov. 1, 1890. nom
 Powell, G. Winslow to Hobby & Doody and Rankin & Ross, T. B. Willis & Bros., The International Tile and Trim Co., Isaac & Pearson and V. Dini, Brooklyn, Graff & Co., Oxley, Giddings & Enos, New York, Mark B. Knight, Flatbush, and The Glens Falls Terra Cotta and Brick Co. Atlantic av, s s, 212.3 w Clason av, 100x100; Pacific st, n s, 212.3 w Clason av, 60x100; 7th av, w s, 30.7 s Carroll st, 108.4x100; 7th av, w s, 21 n 4th st, 49x 88. Sub. to liens of record. Feb. 27, 1 year. 20,800
 Prospect Park and Coney Island Railroad Co. to The Mercantile Trust Co. trustees. All railroads, rolling stock, leases, traffic agreements, rights, privileges and franchises. Feb. 25, due March 1, 1931. gold bonds, 200,000
 Pauli, Felicie M. to The Daily News Building Savings and Loan Assoc. State st. P. M. March 2, installs. 9,500
 Parks, John S. to The Title Guarantee and Trust Co. Greene av, s s, 204.5 w Franklin av, 4 lots. 4 mortgs., each \$5,000. P. M. Mar. 2, 3 years, 5%. 20,000
 Provost, John C. to The Williamsburgh Savings Bank. Provost st, centre line at intersection with centre line of Eagle st, runs east to centre Paige av, x southeast to water grant line of Whale Creek, x southwest and south along same x west 585.3 x south to centre Greene st, x east to water grant line of Whale Creek, x south to centre Huron st, x west to centre Provost st, x north to centre Eagle st, with land under water, &c. March 3, 1 year, 5%. 60,000
 Purcell, Mary to Esther Williams. Degraw st, s s, 420 e Smith st, 20x100. Discharged of record. March 2, 5 years. 3,000
 Purcell, Mary and Anna M. Sesnon to Alfred Williams. Bond st, n e cor Douglass st, 25x 100. Feb. 24, 5 years. 3,500
 Rabinowitz, David and Dora his wife to Simon Lipsky. Grand st. P. M. Feb. 27, installs, 5%. 4,500
 Radcliffe, Thomas H. to George Cook. McDonough st, s s, 287.6 e Ralph av, 18.9x100. Feb. 25, 1 year. 500
 Same to same. McDonough st, s s, 306.3 e Ralph av, 18.9x100. Feb. 25, 1 year. 500
 Radcliffe, Thomas R. to Emilie K. Ecks. McDonough st, s s, 250 e Ralph av, 18.9x100. Feb. 25, 1 year. 500
 Same to same. McDonough st, s s, 268 e Ralph av, 18.9x100. Feb. 25, 1 year. 500
 Rahner, Andrew and Magdalena his wife to Carl Bohm. Wyckoff av, s w s, 25 s e Willoughby av, 25x99.7x25x100.8. Feb. 27, due April 1, 1894, 5%. 1,700
 Rathjen, Johannes F. M. wife of and Gustav

to George J. Jardin. Liberty av, s e cor Vermont av. P. M. Feb. 25, 5 years or installs, 5%. 2,000

Ross, Ann wife of and James to The Mutual Life Ins. Co. New York. Macon st, n s, 25 w Tompkins av, 20x100. 2d mort. Feb. 25, 1 year. 500

Reiter, George and Rose his wife to Olivia Reynolds. Atlantic av. P. M. March 2, due May 1, 1892, 5%. 750

Same to William W. Durland, Jamaica, L. I. Atlantic av. P. M. March 2, due May 1, 1896, 5%. 3,000

Rdge, Susan A. wife of and Richard R. to Thomas B. Saddington. Hancock st. P. M. March 2, installs. 7,000

Russell, Jane to The Title Guarantee and Trust Co. Hicks st, w s, 51.5 n Poplar st, runs west 42 x south 0.6 x west to McKinney st, x north 24.11 x east 7.6 to Hicks st, x south 24.6. Feb. 21, 3 years, 5%. 6,000

Rapalje, William and John H. Ireland to Thomas W. Holmes, Boston, Mass. Eastern Parkway, s e cor Snediker av, 100x100. Feb. 26, 1 year, 5%. 1,200

Ratner, Louis to Edward L. Snyder and ano. exrs. Samuel F. Engs. Osborn st, w s, 225 s Belmont av, 25x100. Feb. 28, 3 years. 3,500

Same to same. Watkins st, e s, 125 s Belmont av, 25x100. Feb. 28, 3 years. 2,000

Richheimer, Morris to Sarah Foster widow. Leonard st. P. M. March 2, 5 years, 5%. 2,700

Roth, Henry to John G. Lutz and Catharine his wife. Bushwick av, w s, 182.2 s Flushing av, 24.6x64.10x24.6x64.3. March 2, due March 1, 1894, 5%. 3,000

Ransom, James F. to James Jack. 10th st, n e s, 217.10 n w 8th av, 80x100. Sub. to mort. \$30,000. March 3, demand. 500

Reckling, Charles to Magdalena Brommer. Warren st, s s, 100 w Smith st, 25x100. Mar. 2, 3 years, 5%. 6,000

Ritch, Henrietta H. wife of and William H. to Arthur Taylor. Macon st, No. 521. P. M. March 2, installs. 3,000

Rogers, Henry to Patrick Hayes. Dikeman st. P. M. Feb. 27, due Feb. 28, 1894, 5%. 600

Sammis, Mary F. V. to Sarah J. Thomas, Worcester, Mass. South 2d st, No. 295, n s, 100 e Marcy av, 25x100. March 3, due March 1, 1896, 5%. 3,000

Smith, Jacob V. and Emma F. his wife to Gilbert S. Thatford. Osborn st, w s, 150 n Belmont av, runs west 100 x north 50 x east 53.1 x south 1.6 x east 46.11 to st, x south 48.6. March 3, 1 year. 900

Story, Roland to Willard W. Baker. Arlington av. P. M. March 4, installs. 1,800

Salit, Harris to Patrick Nolan. Main st, e s, 116.8 s Water st, 16.8x75.2. March 2, 3 years, 5%. 1,500

Schacher, Aaron and Samuel to Barnett Levin and Max Sittelsohn. Osborn st. P. M. Feb. 27, installs. 425

Silberstein, Harris and Benjamin Goldman to Semche Simon. Seigel st, s s, 225 w Graham av. P. M. Sub. to mort. \$7,000. March 2, installs. 4,500

Same to same. Seigel st, s s, 250 w Graham av. P. M. Sub. to mort. \$7,000. March 2, installs. 4,500

Stedler, Abigail J. wife of and Houston M. to John M. Quackenbos. Cropsey av, south cor Jones st, x— to New Utrecht Bay, New Utrecht. Feb. 27, 5 years. 3,000

Schroder, John H. to James Cassin. 2d av, n w cor 57th st. P. M. March 2, 3 years, 5%. 1,300

Sibley, Albert to Andrew D. Baird. Quincy st, s s, 100 w Throop av, 375x100. Feb. 15, demand, 5%. 17,200

Simon, Semche to Thomas Guille. Seigel st, s s, 250 w Graham av, 25x100. March 2, due March 1, 1894, 5%. 7,000

Same to Henry Schopps and Henry J. Struse. Same property. March 2, 5 years, 5% gold, 7,000

Smith, Herbert C. to Williamson K. Selover. Sutter av, n s, extends from Christopher av to Stone av, —x200. March 1, 4 months, 5%. 3,000

Sopher, Mary H. to Frank E. Francisco. Pacific st, n s, 68 e Rockaway av, 16x80. Feb. 28, 2 years, 5%. 1,800

Salzman, Katharina wife of and Jacob to Lucretia Jarvis. South 2d and Berry sts. P. M. Feb. 26, 5 years, 5%. 5,000

Sawkins, John C. to Peter Lott and ano. exrs., &c., Stephen J. Lott. East 19th st, e s, 225 n Av A, 50x100, Flatbush. Feb. 15, 3 years, 5%. 4,000

Schauer, Barbara to The German Savings Bank, Brooklyn. Morrell st, e s, 50 s Varet st, 25x100. Feb. 27, due June 1, 1892, 5%. 1,500

Schneider, Catharine wife of and William to Ferdinand Krooss. 3d av, e s, 25.2 n 46th st, 20x100. Jan. 20, due Jan. 1, 1894, 5%. 3,000

Schmitz, Anna to Anthony McNeely. 57th st. P. M. Feb. 27, 3 years. 1,000

Seaman, Robert to Frank T. Wail and ano. exrs. Michael W. Wall. Cook st. P. M. Feb. 25, 3 years, 5%. 13,000

Stoutenburg, George B. to Frances C. Hill extr. John S. Hill. Decatur st, n s, 240 e Sumner av, 2 lots, each 20x100, 2 mort., each \$5 000. March 4, 3 years. 10,000

Sullivan, Margaret to James S. Voorhies, Gravesend, L. I. Ocean av, n e cor Voorhies av, 40x110, Gravesend. Feb. 26, due July 1, 1892, or sooner. 500

Suplicki, Joseph and Mary to Maria A. Bowman. 22d st, n e s, 310 n w 4th av. P. M. Feb. 20, 8 years, 5%. 1,600

Seeger, Heinrich and Pauline his wife to The Dime Savings Bank, Williamsburgh. Wallabout st, s s, 100 w Harrison av, 30.8x100x32.8 x100. Feb. 28, 1 year, 5%. 5,000

Seymour, James H. to William Ohly and Hermar W. Schmidt, of Ohly, Schmidt & Co. Hudson av, w s, 75 s John st, 21.6x90. Feb. 26, due April 25, 1891. 2,000

Smith, Charles H. to Sophie Huguerin. Elton st. P. M. Feb. 1, 3 years. 1,200

Same to Mary E. Gaubert, Corona, L. I. Elton av, 70 n Belmont av, 30x81.11. Feb. 20, due July 1, 1891. 400

Stapleton, Sarah A. to Maria J. Thorne. President st, n s, 112.8 w Hoyt st. P. M. Feb. 2, due Feb. 1, 1896, 5%. 2,500

Same to same. Same property. P. M. Feb. 2, due Feb. 1, 1895. 1,750

Stary, Leopold to Edward Keesey and Phoebe his wife. Ralph st, n w s, 183.3 n e Bushwick av, 25x100. Sub. to mort. \$4,000. Feb. 25, 2 years, 5%. 1,000

Stewart, Hugh to The Franklin Trust Co. Ashland pl and St. Felix st. P. M. Feb. 27, 1 year, 5%. 8,000

Stirling, Lizzie wife of and John B. to Christopher G. Kinkel. 61st st, n s, 340 e 11th av, 20x100. Feb. 25, 5 years. 1,300

Sullivan, Hannah wife of and Philip to Albert W. S. Proctor. Atlantic av, s s, 75 w Buffalo av, 25x143x25.5x138.4; Vanderbilt av, e s, 49.4 n Dean st, 24.9x70; Vanderbilt av, w s, 25 n Pacific st, 25x75. Feb. 27, due May 1, 1891. 500

Sullivan, Michael to William J. C. Miller. Rockaway av. P. M. Feb. 24, due May 26, 1891. 2,600

Sullivan, Cornelius to The People's Trust Co., New York. Fulton st, n s, 120.11 w Bedford av, runs northeast 75.8 x north 22.6 x west 11.11 x southwest 91.5 to st, x east 20. March 3, 2 years, 4 1/2%. 8,000

The Woodruff Warehouse Co., New York, to Washington Trust Co. Furman st, w s, 422.7 n Atlantic av, runs west 434.10 to exterior water line, x north 282.6 to Joralemon st if extended, x east 414.2 to st, x south 282, with land under water, &c.; Furman st, w s, 101.6 n State st, runs north 91.1 x west to East River, x south 91.1 to land of Union Ferry Co., x east —; land under water, begins at low water on Brooklyn shore of East River as it existed March 15, 1839, at point 331.6 n Atlantic av and 159 w Furman st, runs northwest 762.2 to pier line, x northeast 91.5 x southeast 753.2 to shore line of East River, x southwest 91.1, with land under water, wharves, piers, privileges and franchises. Secures bonds. March 2, due Jan. 1, 1901. 4 1/2%. 375,000

Thomsen, Peter C. to William F. Corwith. Nassau av. P. M. Feb. 28, 3 years. 1,000

Thompson, Mary J. and Sarah E. Gates to Henry Blatchford. Talman st, s s, 200 e Jay st, 25x47. Feb. 25, 3 years. 75

Tyler, Frank H. to John F. Nelson. De Kalb av, n s, 475 e Throop av, 25x100. Feb. 25, 1 year. 1,000

Von Graff, Roderick to William L. Dowling. 2d st, n e s, 90.9 n w 7th av. P. M. Feb. 24, due July 1, 1891. 8,500

Same to The German-American Real Estate Title Guarantee Co. 2d st, n s, 90.9 w 7th av, 4 lots. 4 mort., each \$5,000. P. M. Feb. 24, due Feb. 26, 1892, 5%. 20,000

Vesper, Herman A. to Harriet M. Goodnow. Stuyvesant av, w s, 25 s Quincy st. P. M. Feb. 28, 4%. 300

Same to Rufus L. Scott. Same property. Feb. 28, due March 1, 1896, 5%. 400

Walsh, Margaret wife of and Thomas to Harry Loomis. St. Marks av, n s, 310 e Troy av, 21 2x127.9. Feb. 25, 2 years. 200

Wilkenfeld, Hirsh and Nathan Rittermann to Lewis Du Bois. Duryea av, n e cor Watkins st. P. M. March 3, due May 1, 1892. 500

Wagner, Charles A. and George Gutting to Maurits F. H. De Haas. Himrod st, n w s, 225 s w Knickerbocker av, 25x100. Feb. 28, due March 1, 1894, 5%. 2,500

Same to Elias Mead. Himrod st, n w s, 300 s w Knickerbocker av, 25x100. Feb. 28, due Jan. 1, 1894, 5%. 3,500

Waters, Charlotte M. to Conrad Seimel. Madison st. P. M. March 2, 3 years, 5%. 3,000

Walling, Thomas to Charles Griffen et al. trustees Sam'l Willets dec'd. Vernon av, s s, 33 w Tompkins av, 34x100. Feb. 28, 3 years, 5%. 9,500

Same to same. Vernon av, s s, 67 w Tompkins av, 34x100. Feb. 28, 3 years, 5%. 9,300

Weber, Olaf A. to Phebe A. Burnett. 2d st, P. M. Feb. 28, 3 years, 5%. 2,100

Webster, Ann wife of and Daniel to Carrie T. and Ella H. Davison. Arlington av, n s, 35 w Hendrix st, 65x100. Feb. 27, due March 1, 1893, 5%. 2,000

Weitkus, George to Kings Co. Savings Inst. Stockton st, n s, 125 w Throop av, 25x100. Feb. 28, 1 year, 5%. 5,000

Westernacher, Gottfried to John G. Cozine and James Gascoine. Bushwick av. P. M. Feb. 25, installs. 1,000

Wohlgemuth, Andrew to Edwin L. Butterfield. Hopkins st. P. M. Feb. 24, 5 years, 5%. 3,000

Yeaton, John H. to Walter and Walter J. Katte. 41st st, s w s, 450 n w 12th av, 50x100. Feb. 26, 5 years. 2,500

Zolot, Charles, George and Simon to William Corrigan. 19th st. P. M. March 2, installs. 1,000

Zweifel, Margaret to Henry Zweifel, Jr. Monroe st, n s, 175 e Throop av, 22.1x100. March 4, due Jan. 1, 1894, 5%. 1,000

MORTGAGES---ASSIGNMENTS.

NEW YORK CITY.

FEB. 27 TO MARCH 5—INCLUSIVE.

Astor, William W. to trustees of the Astor Library. \$20,000

Same to same. 10,000

Bertine, Theodore M. to West Side Bank. 27,200

Same to same. 30,000

Bogert, Henry A. guard. Henry K. and Mary E. Bogert to Henry A. Bogert guard. Henry K. Bogert. 4,500

Same as guard. Henry K. Bogert to Mary E. Bogert. 8,886

Bogert, Henry A. and Edward C. guards. of Charles L. Bogert's children to Henry A. and Edward C. Bogert trustees for Mary E. Bogert. 9,000

Bogert, Henry A. trustee for children of Charles L. Bogert to Henry A. Bogert trustee for Mary A. Steward and Henry A. and E. C. Bogert trustees for Mary E. Bogert. 3,579

Bogert, Henry A. and Edward C. exrs. and trustees will of Henry K. Bogert for Mary E. Bogert to Henry A. Bogert trustee of Mary A. Steward. 3 assigns. nom

Same to Edward C. Bogert. nom

Bogert, Henry A. and Edward C. exrs. and trustees Henry K. and Mary E. Bogert to Henry L. Bogert guard. for Harriet L. Bogert and trustee for Julia H. White. nom

Bogert, Henry A. and Edward C. exrs. Mary E. Bogert. nom

Same to Henry A. Bogert individ. and guard. of Mary E. Bogert. nom

Same to Henry K. Bogert. nom

Same to Henry A. Bogert trustee for Mary A. Steward. nom

Bauer, Moritz to Salomon Marx. 25,000

Belmont, August et al. exrs. August Belmont to Oliver H. P. Belmont, Hempstead, L. I. nom

Baum, David N., Brooklyn, to Solomon Zeeman. 3,000

Baer, Simon to Johannette Gerber. 2,000

Bach, Siegmund J. exr. and trustee Adolph Thurnauer to Elizabeth Bache. 11,000

Carlew, James to Frederick W. Jockel. 5,000

Candee, Julius A. and George M. Smith to John P. Schuchman. 3,600

Central Trust Co. of New York admr. Elizabeth R. Underhill and trustees for Deborah R. Thorne to Michael Regal. 15,000

Corbitt, Annie E. to Mary T. Corbitt. 12,000

Corney, John F. to Helen L. wife of Edward Anthon. Luzerne, N. Y. 20,000

Ely, Edwin A. to Annie Meyer. 9,056

Emigrant Indust. Savings Bank to The St. Josephs Asylum. 7,061

Forbes, Laura to Nathaniel Jarvis, Jr., committee of Edwin O. Brinkerhoff. 1886. 4,000

Flugger, Hermann L. to John W. and Ernst A. Haaren and Ernst A. Meinken. 2,581

Friedmann, Ella to David Moss. 1,500

Frank, Cecilia and Yereth to Julius J. Frank. 2,500

Frank, Julius J. to Yertha Rosenbaum guard. of Carrie Rosenbaum. 5,052

Gerlach, Henry and Louisa exrs. Philipp Gerlach to Herman Heydt. 7,000

Goodstein, Isaac to Marks Rinaldo. 4,000

Hassey, Anna C. S. to Dorothea Hartwig. 1,014

Harlem Savings Bank to Henry J. Welsh. 2,000

Hoe, Mary S. extr. and trustee Richard M. Hoe to The Union Trust Co. of New York. nom

House of Rest for Consumptives to Louisa Mander. 13,500

Hyatt, George E., Brooklyn, to Charles Lanier trustee for Drusilla L. Cravens. 2 assigns. nom

Hone, John trustee of Caroline S. P. Belmont and said Caroline S. P. Belmont widow to August Belmont et al. exrs. August Belmont. nom

Jones, Louis M., Hoboken, N. J., to William Rosendorf. 14,000

Koch, Marcus to William Hamming. 3,500

Lange, Gustav to Henry Grabau and Lizzie his wife. 1,750

Lange, John D. to the Society for Ethical Culture. 2 assigns. nom

Libman, Fajbush to Morris Morrison. 8,000

Lyon, Dore to Mount Morris Bank. 6,000

Levy, Barnett, Jennie Gordon and Sophia Mayer to Jacob Rieser. consid. omitted

Loram, Matthew M. to Lucien O. Appleby. nom

Lessels, Wilhelmina to Abraham Steers. 2,000

Leitz, Charles to Julius Wesslau. 4,500

Lese, Sarah to Herman Wertheim. 2,626

McGinnis, Charles to Luke A. Burke. 10,000

Mulford, Hilah L. wife of John to Theodore M. Bertine. 30,000

Same to same. 27,200

Muller, August C., Carlstadt, N. J., to The Title Guarantee and Trust Co. 9,000

Murphy, Rosalie H. to Frederick A. Snow. 2,543

Merz, Franz to Philip Weber. 6,000

McNeill, Ernest to Sarah Maxwell. 2,035

Middlebrook, Frederic J., Brooklyn, to John A. Lewis et al. trustees for Benjamin L. Sherman. 7,200

Manchester, George N. and William N. Philbrick, of Manchester & Philbrick, to Charles C. Leeds. 2 assigns., each \$1,822. 3,644

Same to same. nom

Powell, Sarah H. to John T. Willets committee of Antoinette L. Daly. 3,567

Same to John T. Willetts and ano. exrs. John J. Glasson. 7,500
 Same to George D. Hallock exr. George Hallock. 1,140
 Same to Wilson M. Powell guard. of George E. I. and Mary A. H. Glasson. 3,944
 Same to Wilson M. Powell guard. of Richard P., Catherine M., Amy H. and Mary E. Betts. 3,350
 Same to Mary Barnes, Greenwich, Conn. Phelan, James J. to Ellen A. Coddington. 9,000
 Potter, Frederick G. and E. Clifford to Eliza Sparks. 4,000
 Purdy, Russellanna, Ryer, N. Y., to Rachel Purdy. 2,000
 Reynolds, Jennie wife of William J. to Michael P. Casey and Mary A. his wife. 500
 Rintel, Elizabeth to Adam C. Rintel. 400
 Rohrig, William F., Eastchester, N. Y., to Harris Mandelbaum. nom
 Rickaby, Hamilton exr. Sarah B. Philips to Charles A. Flammer. 28,000
 Runk, Charles E. to Isaac Untermyer. 3,020
 Ruck, John to Hermann L. Flugger. 10,500
 Smith, Margaret J. extr. E. Delafield Smith to Douglas Campbell. nom
 Striker, George W. trustee for Jamima Swords et al. to Anna M. Mathews, Portchester, N. Y. 6,073
 Same to Mary H. Maples. 4,086
 Same to Charlotte A. Blye. 6,105
 Sax, Max to William G. Marschall. 3,000
 Smith, Margaret J. exr. E. Delafield Smith to E. Delafield Smith. 1,154
 Same to Harold M. Smith. 1,284
 Same to Herbert B. Smith. 3,477
 Steers, Abraham to Wilhelmina Lessels. 2,316
 Sternberger, Isidore G., Louisville, Ky., to Henrietta Sternberger. 7,055
 Smyth, Anthony to James Carlew. 2,500
 Steinhardt, Jacob to Julius Goldman. 15,077
 Schmidt, George to Martin Bottzer. 1881. 800
 Sire, Benjemen to William Rankin. 2,500
 Same to same. 3,000
 Thomas, John B., Brooklyn, to N. Y. Stove Works, a corporation. 900
 The Ursuline Convent to John McClure. 1,750
 The United States Mutual Accident Assoc. of New York to Atlantic Trust Co. 4 assigns. nom
 The Garfield National Bank to George Bliss. 19,746
 Title Guarantee and Trust Co. to The Hudson City Savings Inst. 11,000
 Title Guarantee and Trust Co. to Newburgh Savings Bank. 55,000
 Same to Martha L. Boehmer. 8,000
 Title Guarantee and Trust Co. to The Excelsior Savings Bank. 11,000
 Same to the Board of the Church Election Fund of the General Assembly of the Presbyterian Church in the United States of America. 8,000
 Same to Daniel Buhler. 6,500
 Title Guarantee and Trust Co. to Daniel Buhler. 7,500
 Same to Mary White et al. exrs. Benjamin F. White. 6,500
 Same to Eliza M. Zerega. 2,600
 Same to Hart B. Brundrett trustee for Sarah E. Webb formerly Wetmore. 7,000
 Same to Ambrose K. Ely trustee for M. K. C. Fales. 9,000
 The Farmers' Loan and Trust Co. to Douglas Campbell. 2 assigns. order of Court
 Van Norden, Warner exr. Martha P. Van Norden to Warner Van Norden. 6,000
 Van Wagenen, Hubert to The Hudson River Bank. 3,000
 Woodworth, Albert L. exr. Eliza Wheeler to Mary M. Parsons. 5,000
 Waters, Henry to Hyman Goldberg. 2,039
 Weiner, Jacob K. to Samuel Schweitzer. 5,000
 Wilcox, Frederick P. to George A. Seaman and ano. trustees John B. Seaman dec'd. 5,093
 Wilkinson, Wilbur B., Brooklyn, to The Abraham Cox Stove Co., Philadelphia, Pa. nom
 Wise, Morris S. to Henry Barnard. nom
 Washburn, Edward, Brick Church, N. J., to Harriet P. Musgrave. 35,000
 Ward, John E. referee to Martha L. Rutherford, formerly Jones. nom
 Same to Elizabeth C. Gardiner, formerly Jones. nom
 Same to Rosalie A. Oakley, formerly Jones. nom
 Same to Lillian L. Remsen, formerly Jones. nom
 Same to Oliver L. Jones. nom

KINGS COUNTY.

FEBRUARY 26 TO MARCH 4—INCLUSIVE.

Balz, Jr., Philip L. to Henry Balz. \$800
 Same to Michael Roth. 1,000
 Bogart, William D. to John Trecartin. 3,100
 Busted, Richard to Henry Blatchford. 125
 Beach, Anna M. to Theodore M. Le Bean. 600
 Baird, Andrew D. to Hannah Fitzgerald guard. Arthur W., Edward J. and Florence M. Newbould. 5,000
 Barton, Joshua L. to Henry W. Knight. 250
 Brown, Marcus B. and ano. adms. Thomas A. Fetty to Edward F. Taber et al. exrs. Franklin W. Taber. 400
 Clayton, Ransom F. and Bernard Levino to The Title Guarantee and Trust Co. 7,300
 Cavinato, Natale, Luigi, Guisepp and Steffano, of Cavinato Bros., to William H. Schmohl. 5,500
 Condict, Silas A. to Theodore Fisher. 500
 Damm, Ferdinand individ. and admr. Josefa or Josephine Damm to Peter J. Brahm. 2,600
 Doody, Daniel to Cornelius Doremus. 1,500

Dimon, Theodore D. exr. Hannah S. Dimon to Catharine E. Pierce. 1,110
 Davies, Walter S. exr. James Pilling to Emily Powell. 2,000
 Eastman, George W. to Mary A. Smith et al. exrs. Daniel C. Silleck. 2,000
 Egolf, Edward to John L. Nostrand. 340
 Feuchtwangner, Henry and Jacob and Simon Danzig to Charles Stoll. 3,571
 Fullerton, Stephen W. to Margaret P. Humphrey. 3,500
 Field, Robert M. exr. Cornelius W. Luyster to Robert M. F., Sarah F. and Mary M. F. Luyster. nom
 Force, William H. and James N. Jarvie to Margaret S. Jarvie, Bloomfield, N. J. 1,400
 German-American Real Estate Title Co. to William A. Mercein trustee. 4,000
 Heimbarg, Charles H. to Abram Kling. 500
 Hopkins, David exr. Michael S. Duryea to Sabra L. Duryea. nom
 Haydock, George R. to Carrie Haydock. 1,400
 Hegeman, Abraham trustee Rem. Hegeman to Jaques Bennett. 7,800
 Same to Abraham Hegeman. 5,000
 Same to same. 5,000
 Same to Jaques Bennett. 2,000
 Hunting, Henry and Philip W. Tuthill exrs. Mary A. Rose to Ira H. Tuthill. 1,500
 Same to same. 1,000
 Same to same. 1,500
 Haaf, John to Christian Faseu. 2,000
 Hayes, Patrick to Samuel Jacoby. 600
 Jacoby, Samuel to William F. Silleck. 507
 Jarvis, Alfred and ano. exrs. Sarah A. Jarvis to Whitman W. Kenyon. 2,000
 Keaveny, John to Richard Cronin. 500
 Lamb, James W. and Albert J. to Thomas H. Clowes. 1,800
 Lapp, Henry to Henry Weir. 3,500
 Logan, Edgar trustee for Alice E. Moffat to The Farmers' Loan and Trust Co., substituted trustee. nom
 Logan, Edgar exr. Ellen McLachlan to Edgar Logan trustee for Alice E. Moffat. 2 assigns., each \$9,000. 18,000
 Same to same. 6,500
 Same to same. 11,000
 Lefferts, John, Jr., to Maria B Story. 1,750
 Lang, Mary A. to Mary Carpenter. 300
 Lee, Henry W. to Otto E. Reimer. nom
 McAllister, William M. exr. Susan M. T. Bacon to The Provident Life and Trust Co., Philadelphia, Pa. nom
 Same to same. nom
 May, Pauline and Nathan Levy exrs. Marx May to N. Park Collin and G. H. Roberts, Jr. 3,100
 Miller, Frederick to William Kolb. 1,537
 Merry, John to William Martin. nom
 Miller, Frederick to Henry Legenhausen. 2,800
 Morrison, Jane A. to David M. Morrison exr. James M. Morrison. nom
 Morris, Lewis to Edgar Logan exr. Ellen McLachlan. 2,027
 Morville, Agnes to August F. H. Muller. 800
 McCoun, Hewlett T. to Louis D. Giroux. 400
 Nelson, John F. to Quincy Raynor. 1,800
 Nichols, Edward P. to Ann Nichols. nom
 O'Connor, Charles E. to Abram Kling. nom
 Orr, John C. to Henry Roth. 1,500
 Powell, Sarah H. individ. and Wilson M. guard. George E. I. and Mary A. H. Glasson to Lydia B. Dickinson, Hartford, Conn. 3,000
 Powell, Sarah H. to Catharine Bode. 2,000
 Rankin, James D. and James Ross to Anna R. Hurlburt. 800
 Raubitschek, Max H. to Theresa Schoeman. nom
 Reeve, Stephen N. trustee Harriet L. Gould. Mary C. and Frederick L. Reeve, William T., Henry D. and Ann E. Gould, Sarah M. Quimby and Electa J. Johnson to Phebe E. Halsey et al. exrs. John A. Halsey. 2,000
 Same to same. 7,000
 Regin, Thomas F. to Lizzie M. Murphy. 300
 Ryan, Joseph to John G. Price. 1,000
 Reimer, Otto E. to Andrew D. Baird. 9,350
 The City Fire Ins. Co. to Henry Blatchford. 803
 Tillmann, Laura to Julia Elsbach. 700
 Title Guarantee and Trust Co. to Francis F. Sevenoak. 2,250
 Same to Lydia C. Forman. 2,500
 Same to Mary W. White et al. exrs. B. F. White. 7,000
 Same to Thomas J. Tilney exr. Helen F. Isola. 3,750
 Same to same. 2 assigns., each \$2,500. 5,000
 Same to same. 1,750
 Same to Frank A. Barnaby. 2,000
 Same to John Holsten. 4,000
 Same to Getretta P. Hagemeyer. 6,000
 Same to Joseph H. Howard exr. and Helen B. Wattles extr. 3,500
 Titus, Ida and Josephine Glover formerly Titus to John H. Innes. 5,000
 Tuthill, Chauncey W. et al. exrs. Eliza Tuthill to Ira H. Tuthill. 2 assigns., each \$500. 1,000
 Tuthill, Ira H. et al. exrs. Ira Tuthill to Ira H. Tuthill. 300
 Same to same. 200
 Same to same. 600
 Same to same. 625
 Underhill, Benjamin T. exr. John T. Underhill to Frank B. Underhill. nom
 Winterath, Frank to Earl A. Mertz. 600
 Wiswell, Jr., George F., Philadelphia, Pa., to Ira H. Tuthill. 500
 Same as admr. Emily Wiswell to Emily W. Peall and George F. Wiswell, Jr. nom
 Young, Archibald to Manhattan Co., New York. nom

JUDGMENTS.

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

NEW YORK CITY.

Feb. and March.
 28 Accocnia, Pasquale—Jacob Koch. \$50 04
 2 Adams, Orson—Southern Nat Bank of N. Y. 4,233 05
 2 Apell, John W.—J W Dudley. 374 25
 3 Ayres, Marshall—J H Leinkauf. 10,891 61
 5 Allen, George W.—J W Clowes. 590 40
 5 Andreoli, Andreas—M E Edinger. 313 50
 28 Bapp, Henry—Louis Susskind. 33 00
 2 Beers, Joseph F.—D D Youmans. 1,390 20
 2 Blauvelt, Peter J.—A C Haynes. 297 47
 2*Boston, George—J W Dudley. 374 25
 3 Barnard, Bleecker S } W T Walters.. 679 42
 3 Barnard, William H }
 3+ Bauer, John } Eaton Cole and
 3 Barnard, Bleecker S } Burnham Co. 337 00
 3 Bliss, Tony—Julius Sombron. 116 29
 3+Blumenthal, George—Samuel Hoff- man. 33 50
 3 Burchell, John A.—W E Davis. 213 00
 3 Burchell, Henry J.—Edward Gilon. costs 64 25
 4 Byrne, Joseph—Herrmann Weiller. 81 44
 5 Bernstein, Harris—Netherlands-American Steam Navigation Co. 815 50
 5 Bimberg, Morris } Meyers' Excursion and Navi-
 Bimberg, Meyer R } gation Co. 146 13
 5 Bayersdorfer, Max—Arnold Tanzer. 256 59
 5 Baecht, Walter—H G Reitzenstein. 387 83
 5 Blackburn, Robert S—Alexander Me- Sorley. 67 50
 5 Bowne, John—W F Kidder, admr. 23,800 00
 5 Blesson, Edward J.—W H Harlin. 133 27
 5 Banhahn, Gustav E—John Bell. 433 77
 6 Billings, Benton L—William Good- rich. 44 29
 6 Bontecou, Lucy W.—W H Beers. 178 46
 6 Baird, J Henry—Embossed Lumber and Fibre Co. 688 66
 6 Barton, William B — Strobridge Lithographing Co. 420 38
 6 Butcher, Jacob—A T Welsh. 244 56
 6 Brown, Levi L—Nat Broadway Bank. 10,084 37
 28 Clark, Heman—Chas E Walbridge. 209 40
 2 Corbett, Michael J.—D M Koehler. 26 83
 2 Cochran, Patrick—the same. 25 49
 2 Celler, Louis, Jr } E A Price. 340 47
 2*Celler, Charles M }
 2 Canavan, M } F J Richters. 33 75
 2 Canavan, Thomas J }
 2 Cohn, Aaron B—A C Haynes. 272 34
 2 Clark, Zeba M—Jas S Henry, exr. 89 25
 3 Cowles, Henry H—J C Matthews. 87 46
 3 Chesebrough, Robert—Edward Gilon. costs 63 20
 4 Cruico, Daniel—W E Pruden. 69 19
 4 Carter, Richard J—Milton Rathbun. 139 67
 4 Conaghan, Patrick—Ames & Frost Co. 104 61
 4 Cranston, Henry—Edward Redmond. 408 43
 4 Carroll, Frank J—R J Dean, assignee. 192 07
 5 Cock, Thon as E, exr Richard H Bowne —W F Kidder, admr. 23,800 00
 5 Camp, W Stanley—Martin Reynolds. 328 29
 5 Court, Isidor—A C Clark. 69 50
 5 Cooper, Annie A—Jacob Greenberg. 560 43
 6 Carr, Bernard—Dennis McElhill. 132 50
 6 Chace, Earl B—Frederick Schofield. 1,080 35
 6 Combs, John W } Nat Bank of Re-
 Chadil, Joseph } public. 1,185 37
 28 Donnelly, Peter D—Richard Vom Hofe. 30 60
 28* Doe, John—S J Nowell. 247 72
 2+Dunlop, Andrew P—Thos Kelly. 43 50
 2 Dupre, Louis—E M Travis. 70 89
 2 Demahaut, Delia A—Claus Tibken. 86 60
 2 Dunham, Henry J—Ramsay Mc- Naughton. 787 32
 2 Dana, Frederick A—Chas Rielly, comm'r. 100 00
 2 Dreyer, Frederick—W P Baker. 148 95
 2 Davis, I Charles—R F Gillen. 2,268 44
 3 Duffy, Felix A—J H Work, individ and exr. costs 78 94
 3 de Nunez, Ellen—C P Chapin. 982 39
 3 Delph, James T—J P Wharton. 34 65
 3 De Baun, Housman, the estate of—J D Fessenden, guard. 270 00
 4 Duffy, John S—Robert Kominick. 120 83
 4 Donahue, Nathaniel M—William Hiergessell. 414 94
 4*Doe, John—Ames & Frost Co. 104 61
 4 the same—Harvey Martin. 76 41
 4 Devlin, John B—J W Haaren. 1,228 25
 5 Dickinson, Henry A—M R Cook. 1,230 21
 5 Dacey, John B } C W Ringle. 1,572 90
 5 Dacey, William G }
 5*Deering, John J—Henry Read. 523 53
 5 Duff, James C—Leo Von Raven. 1,599 03
 5 the same—the same. 1,051 93
 6 Dresser, Christian H—Bernhard Woolf. 40 50
 6*Davis, John C—G J Schnatz. 163 67
 6 D'Humy, Paul Rael De Fancheux—William Bartman. 199 87
 6 Dickinson, George A—N Y County Nat Bank. 645 02
 3 Eberhardt, Thomas—Eaton Cole and Burnham Co. 337 00

Table listing names and amounts, organized in three columns. Includes entries like Evans, Charles W., Edwards, Sarah Jane, Kerr, John, Kelly, John, etc.

Table listing names and addresses in Kings County, including entries for Stevenson, Vernon K; Schachtel, Augusta; Schaffer, Louisa; Schelansky, Jacob; Schierenbeck, Diederick; Shannon, John J; Steinhardt, Rosalie; Swartz, Silas; Searles, Arthur C; Searles, Sarah W; Simons, Frank M; Squier, Albert C; Sullivan, Mary N; Schroeder, Charles G; Saxe, Simon P; Scofield, Francis; Sterry, T Hunt; Suther, Otto; Smith, Henry C; Smith, Edward; State Mutual Life Assurance Co; New York Down and Specialty Co; The Family Fund Society; The Mayor, &c; The New York Down and Specialty Co; The C S Philips Patent Process Tobacco Growing and Curing Co; The Haven & Chase Oil Gas and Mineral Co; United Electric Traction Co; Hill Steam Grain Drying Co; The Consumers' Gas and Electric Light Co; The North American Underground Telegraph and Electric Co; N Y Refrigerating Construction Co; The Manhattan Railway Co; The Metropolitan Elevated Railway Co; Empire Paving and Constructing Co; Rattenkill Paper Co; Barr Electric Mfg Co; The National Benefit Society; The Knickerbocker Ice Co; Manhattan Railway Co; The Cataract Washing Machine Co; The Metropolitan Elevated Railway Co; The Manhattan Railway Co; The Manhattan Railway Co; Mortimer, exr and trustee; The Roxite Co; Security Investment and Loan Assoc; Freeman Mfg Co; The Dry Dock, East Broadway & Battery R R Co; Thomas, Frank S; Taylor, Washington H; Thompson, Charles R; Townsend, Volckert P D; Titman, James B; Thomsen, Ernest G; Theller, Arnold; Turner, Philip S; Tucker, John C; Tolles, John H; Thain, Sarah E; Tucker, Gideon J; Tousey, Frank; Thompson, William; Thebaudeaux, Wilhelmina; Vogel, Henry; Vonkamen, Herman; Van Zandt, Terese; Vanderpoole, Lew; Van der Perren, Ferdinand; Van Gelder, John.

Table listing names and addresses in Kings County, including entries for Viemeister, John B; Van Ness, John K; Wollheim, Aaron; Webster, Jacob; West, Annie A; West, Thomas A; Wagner, Clementina; Wagner, Paul; Wheeler, Obed; Weiss, Adolph; Wiekling, John D; Wengrowsky, Morris; Wynkoop, Ann E; Wynkoop, Gerardus H; Wolf, William; Williams, Allan P; Wise, Nathan; White, Andrew W; Wichmann, John; Winters, Abram; Wolf, Daniel; Wood, Wilford; Warner, John W; Webster, Thomas; Warner, John W; Whipple, Nelson M; White, Pauline M; Wehler, Frank; Willis, George W; Witbeck, Howard S; Whiton, Louis C; Walker, John T; Wolkoff, Jacob; Weinberg, Samuel; White, Mary; Westing, Theodore; Yates, Josephine B; Young, Caroline; Yeng, Hing; Zennegg, Edward; Zerfass, Henry.

KINGS COUNTY.

Table listing names and addresses in Kings County, including entries for Feb. and March; Abbey, Westminster; Abbott, George B; Bryon, Benjamin; Brown, G B; Bartholomew, Thomas; Billard, Herbert W; Bassett, John F; Bles, Margaret; Bles, Richard; Bascom, Clara A; Cronin, Philip T; Chaffers, Thomas; Covert, Francis M; Cary, James F; Cosgrove, Edward; Clark, John; Clarke, Joseph; Cole, Ramat; Crotty, Richard D; Crotty, Holton M; Cheney, Nathaniel; Camp, W Stanley; Dunn, George B; Devoe, Joseph; Darmstadt, Anthony; Dunn, Daniel; Edwards, Charles H; Ennis, Teresa; Ellis, Uriah; Farr, William; Foster, Charles H; Fales, George A; Fuller, John B; Fuller, Edgar C; Finken, John; Franke, Frederick A; Frank, Charles W; Gully, Pauline; Gould, Charles W; Hawkins, Elisha D; Hines, William J; Higginson, Charles S; Hanrahan, Patrick; Hildebrand, Charles P; Henderson, Alvin C.

Table listing names and addresses in Kings County, including entries for Haag, Henry B; Hicks, William C; Hewlett, Charles; Higgins, Patrick; Hoffman, Christian; Hicks, William C; Henderson, William; Hoge, William M; Hennessy, John; Jones, J M; Joralemon, Egbert; Krieger, Charles; Klein, August; Kavanagh, Dennis; Kneupel, Frank H; King, John; Koster, Caspar; King, John; Kuchenbecker, Christian; Logemann, Diederich G; Lang, Cyrus H; Lowther, Sarah E; Lowther, John R; Lundberg, Emil; Langdon, Julian; Lyons, Bernard; Lloyd, William; Lloyd, Alfred D; McCracken, Hugh A; Maloughney, Edward F; Meehan, James F; McCann, Thomas J; Mallon, Patrick; Mars, Henrietta; Mulligan, John J; Miller, George M; Metcalf, Benjamin F; Morgan, Sarah; O'Leary, Arthur J; O'Keefe, Michael; Olney, George; O'Donnell, Andrew; Orr, Flora I; Pollak, Felix G; Post, Emma A; Pomeroy, Arthur C; Perrine, Howland D; Pfluger, Frederick; Roche, David F; Reeve, Emily; Reilly, James; Reilly, Thomas D; Rogers, James F; Reilly, Thomas D; Reilly, James; Reilly, John B; Renton, Herbert S; Renton, Cephas W; Shierloh, John H; Slocovich, George; Stephens, Richard W; Simonson, Mary J; Schaper, Henry; Spear, George W; Sheldon, Cevadra B; Spence, John L; Scholl, Anton; Sawyer, William M; Tragman, Daniel; The Lindholm Mfg Co; The same; The same; The Public Admr in Kings Co; The admrns Treno Yung; Tobin, Robert; Thein, Reinhardt; The Lindholm Mfg Co; Van Slooten, Emily; Valentine, John A; Wachsmann, Symbund; Wood, Beverly R; Walker, George; Wittmann, Rudolph C; Wamsley, William E; Wren, George; Winter, Caroline; Youngs, James; Young, James; Yurg, Treno; Zennegg, Edward.

SATISFIED JUDGMENTS.

NEW YORK.

February 28 to March 6—Inclusive.

Table listing names and addresses in New York, including entries for Adler, Henry; Black, Josephine H; Curr, Electric Mfg Co; Barre, William; Bash, Henry; Buckley, Mortimer; Bates, Martin; Same; Same.

Table listing names and amounts, including entries like 'Same—same. (1885)... 249 12', 'Barry, Henry A—F W Rennell. (1890)... 1,526 59', and 'Walker, Edward B—Emil Dieckerhoff. (1891)... 628 47'.

KINGS COUNTY. February 27 to March 5—Inclusive. Table listing names and amounts, including entries like 'Armdell, George I G Thompson. (1891)... \$62 22', 'Bean, Oliver H', 'Height, Friend C', and 'Merrill, Arthur E, A G McDonald. (1891)... 345 70'.

Table listing names and amounts, including entries like 'x73. Geo. Berger & Son agt Thomas Johnson, owner and contractor... 125 00', '4 Amsterdam av, s w cor 174th st, 50x100', and '5 Sixty-sixth st, No. 57 E., n s. Michael Prendel agt H. V. D. Black, owner, and Demarest & Banta, contractors... 22 82'.

MECHANICS' LIENS.

NEW YORK CITY.

Table listing mechanics' liens in New York City, including entries like 'Feb. 28 Seventy-fourth st, Nos. 152-158, s s, 522 w Columbus av, 78x102.2. The W. F. Washburn Brass and Iron Works agt John E. Coar, owner, and Adam Faeger, contractor... \$1,333 32'.

KINGS COUNTY.

Table listing mechanics' liens in Kings County, including entries like 'Feb. 26 Sixth st, s s, 180 w 4th av, 115x100. Jeremiah Barrett agt Cora Walton, owner, and Essex Roberts, contractor... \$38 00'.

*Vacated by order of Court. †Suspended on Appeal. ‡Released. §Reversal. ¶Satisfied by Execution.

Table with 3 columns: Address, Description, Amount. Includes entries like '3 Greene av. n w cor Stuyvesant av, 50x100. Brooklyn Door and Sash Co. agt Emma F. Moore, owner and contractor. 2,574 88'.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table with 3 columns: Date, Address, Description, Amount. Includes entries like 'Feb. 28 Eighty-eighth st, Nos. 254 and 266, s. s. 100 w Boulevard, 125x100.8. William Westcott (H. A. Jelly & Co., by assign.) agt Ella and Charles T. Butler. (Lien filed Aug. 8, 1890.) 164 00'.

Table with 3 columns: Date, Address, Description, Amount. Includes entries like 'March 2*Eightieth st, s s. 100 e 10th av, 140x-. S. P. Rirgholm agt - Schneider and Bengt Bengtson. (Jan. 31, 1891.) 48 68'.

Table with 3 columns: Date, Address, Description, Amount. Includes entries like '2*Fifth av, n e cor 127th st, 99.11x160. Riverside Bridge and Iron Works agt Rector, &c., St. Andrews P. E. Church and Mahoney & Watson. (Feb. 21, 1891.) 536 00'.

Table with 3 columns: Date, Address, Description, Amount. Includes entries like '2*Fifth av, n w cor 116th st, 100x125. John Allen and A. D. Campbell agt John Walker. (Feb. 24, 1891.) 1,066 46'.

Table with 3 columns: Date, Address, Description, Amount. Includes entries like '2 Thirty-second st, No. 122 E., s s, bet 4th and Lexington avs. The C. B. Keogh Mfg. Co. agt Albert D. Newlin and George Schoonmaker. (Nov. 29, 1890.) 157 95'.

Table with 3 columns: Date, Address, Description, Amount. Includes entries like '2 Same property. Wright Lumber Co. (Lim.) agt same. (Nov. 28, 1890.) 284 90'.

Table with 3 columns: Date, Address, Description, Amount. Includes entries like '2 Same property. Wright Lumber Co. (Lim.) agt same. (Nov. 28, 1890.) 305 59'.

Table with 3 columns: Date, Address, Description, Amount. Includes entries like '2 Seventy-seventh st, Nos. 165-171, n s, 150 w 3d av, 100x102.2. Wm. Mullin agt Wm. C. Burne. (Jan. 12, 1891.) 110 00'.

Table with 3 columns: Date, Address, Description, Amount. Includes entries like '3 Thirty-third st, No. 242, s s, 143.9 w 2d av. G. A. Wanmaker agt J. C. and C. S. Van Loon. (Aug. 20, 1890.) 32 50'.

Table with 3 columns: Date, Address, Description, Amount. Includes entries like '3+One Hundred and Nineteenth st, s s, 350 w 5th av, 125x100.11. Nicholas Confort agt Tillie E. Smith and Joseph E. Rogers. (Dec. 31, 1890.) 440 00'.

KINGS COUNTY.

Table with 3 columns: Date, Address, Description, Amount. Includes entries like 'Feb. 26 Seigel st, s s, 100 w Humboldt st, 75x100. Kasper Wahler agt Nicholas Will, David Stern and Henry Etringer, owners and contractors. (Dec. 13, 1890.) 60 00'.

Table with 3 columns: Address, Description, Amount. Includes entries like '5 Henry st, No. 301. John Maher agt Charles H. Collins, owner and contractor. (July 30, 1890.) 205 82'.

BUILDINGS PROJECTED.

The first name is that of the owner; ar't stands for architect, m'n for mason, c'r for carpenter and b'r for builder.

NEW YORK CITY.

SOUTH OF 14TH STREET.

Table with 3 columns: Address, Description, Amount. Includes entries like 'Cornelia st, No. 19, three-story brk stable, 25x100, tin roof; cost, \$12,000; J. B. McPherson, 56 Charles st; ar't and b'r, W. H. Walker. Plan 230. 230'.

Table with 3 columns: Address, Description, Amount. Includes entries like 'Centre Market pl, e s, 111.4 s Broome st, two-story brk building, 27.3x58.1 and 57, tin roof; cost, \$20,000; J. Paton, prest, 301 Lexington av; ar'ts, Cady & Co., c'rs, Robinson & Co. Plan 225. 225'.

Table with 3 columns: Address, Description, Amount. Includes entries like 'Bleecker st, Nos. 360-366, four five-story brk and stone flats, 25 and 21x58 and 71, tin roofs; cost, \$70,000 (?); J. Kehoe, 225 East 18th st; ar't, C. Rentz. Plan 246. 246'.

Table with 3 columns: Address, Description, Amount. Includes entries like 'Division st, No. 226, rear, one-story brk shop, 25x18 and 32, tin roof; cost, \$1,000; lessee, J. Duane, 4 Attorney st; ar't, H. Horenburger. Plan 241. 241'.

Table with 3 columns: Address, Description, Amount. Includes entries like 'Mulberry st, No. 223, five-story brk shop, 25x25, tin and iron roof; cost, \$2,500; S. Selzer, on premises; ar't, B. McGurk; b'r, W. J. Quinn. Plan 244. 244'.

Table with 3 columns: Address, Description, Amount. Includes entries like '3d st, No. 191 E., rear, five-story brk shop, 24x40, tin roof; cost, \$8,000; W. Klein, 505 East 15th st; ar'ts, Kurtzer & Rohl. Plan 242. 242'.

Table with 3 columns: Address, Description, Amount. Includes entries like '15th av, e s, 70 s Jane st, six-story brk factory, 29.10x80, gravel roof; cost, \$16,000; Worthen & Adrich, 25 North Moore st; ar't, S. B. Reed. Plan 251. 251'.

BETWEEN 14TH AND 59TH STREETS.

Table with 3 columns: Address, Description, Amount. Includes entries like '24th st, No. 117 W., two-story brk stable, 16x27.6, slate roof; cost, \$3,250; H. Maillard, Fifth Avenue Hotel; ar't, W. H. Berrian. Plan 229. 229'.

Table with 3 columns: Address, Description, Amount. Includes entries like '101st st, n s, 100 e 9th av, two five-story brk and stone flats, 25x82, tin roofs; cost, \$18,000 each; W. M. Walsh, Williamsbridge, N. Y.; ar't, R. R. Davis. Plan 252. 252'.

NORTH OF 125TH STREET.

Table with 3 columns: Address, Description, Amount. Includes entries like 'Madison av, s e cor 136th st, brk office and shed, 25x14, gravel roof; cost, \$3,000; lessee, C. A. James, 2205 5th av; ar't, C. Baxter. Plan 236. 236'.

23D AND 24TH WARDS.

Table with 3 columns: Address, Description, Amount. Includes entries like '156th st, No. 611 E., three-story frame dwell'g, 22x49, slate and tin roof; cost, \$5,000; P. J. Platt, 609 East 156th st; J. F. Miller. Plan 227. 227'.

Table with 3 columns: Address, Description, Amount. Includes entries like '177th st, n s, 80 e Boston road, one-story frame building, 42x21, shingle roof; cost, \$500; lessee, J. C. Leonhauser, on premises; ar't, J. Young; m'n, J. Meier; c'r, - Wadewitz. Plan 222. 222'.

Table with 3 columns: Address, Description, Amount. Includes entries like 'Berry st, n s, 225 from Anthony av, three-story frame dwell'g, 22x40, shingle roof; cost, \$4,500; M. Reid, 210 East 62d st; ar't, J. M. Fisher. Plan 234. 234'.

Table with 3 columns: Address, Description, Amount. Includes entries like 'Elton av, No. 707, frame shop, 17x40, tin roof; cost, \$200; C. Weibert, 703 Elton av; ar't, F. L. Blom. Plan 235. 235'.

Table with 3 columns: Address, Description, Amount. Includes entries like 'Willis av, n e cor 132d st, frame and iron depot, 23x600; wooden roof; cost, \$7,500; N. Y. & N. H. & H. Railway Co., New Haven, Conn. Plan 224. 224'.

Table with 3 columns: Address, Description, Amount. Includes entries like 'Willis av, e s, 109 s 132d st, two-story brk and stone station, 30x300; slate roof; cost, \$70,000; ow'r, same as last. Plan 226. 226'.

Table with 3 columns: Address, Description, Amount. Includes entries like 'Bettners lane, 600 e from } two-story frame Cuthberts lane, 800 s from } stable, 32x22, shingle roof; cost, \$600; J. Roseuthal, 224 West 59th st; c'r, F. H. Thom. Plan 260. 260'.

Table with 3 columns: Address, Description, Amount. Includes entries like '147th st, s s, 302.6 e Prospect av, frame stable, 24.6x16, tin roof; cost, \$200; T. Gavin, 351 East 99th st; ar't, E. R. Will. Plan 250. 250'.

Table with 3 columns: Address, Description, Amount. Includes entries like '161st st, s s, 75 w Walton av, frame shop, 25x61, gravel roof; cost, \$800; J. F. Rousk, Gerard av and 161st st; ar't, C. F. Lohse. Plan 258. 258'.

Table with 3 columns: Address, Description, Amount. Includes entries like 'Walton av, w s, 163 s 161st st, frame stable, 49 x15, gravel roof; cost, \$600; ow'r and ar't, same as last. Plan 259. 259'.

KINGS COUNTY.

Table with 3 columns: Address, Description, Amount. Includes entries like 'Plan 312-Bergen st, s s, 99.4 e Hopkinson av, one two-story and basement frame dwell'g, 19.4x36, tin roof; cost, \$3,550; W. F. Nevins, 220 Waverly pl; ow'rs and b'rs, Hennessy & Son. 312'.

Table with 3 columns: Address, Description, Amount. Includes entries like '313-Prospect pl, n s, 188 w Rochester av, one one-story and basement frame dwell'g, 20x36, tin roof; cost, \$1,600; ow'r, ar't and b'r, Wm. Bryan, 1347 Dean st. 313'.

Table with 3 columns: Address, Description, Amount. Includes entries like '314-Devoe st, n s, 150 e Leonard st, one three-story frame (brk filled) tenem't, 25x62, tin roof; cost, \$5,000; Peter Carrol, 71 Devoe st; ar't, T. Engelhardt; b'r, not selected. 314'.

Table with 3 columns: Address, Description, Amount. Includes entries like '315-Lexington av, n s, 200 e Throop av, four two-story and basement brk dwell'gs, 15x42, tin roofs, wooden cornices; cost, each, \$3,500; ow'r and b'r, David S. Beasley, Sumner av, cor Van Buren st; ar'ts, I. D. Reynolds & Son. 315'.

Table with 3 columns: Address, Description, Amount. Includes entries like '316-Clinton av, e s, 100 s De Kalb av, one one-story brk and glass conservatory, 12x45, glass roof; cost, \$500; Wm. Marshall, 295 Clinton av; b'r, P. Cleary. 316'.

one three-story frame tenem't, 25x55, tin roof; cost, \$4,000; ow'r and b'r, Chas. E. Maguire, 118 Pennsylvania av; ar't, J. H. Maguire.

323—Putnam av, s s, 305 e Stuyvesant av, five three-story and basement brk dwell'gs, 19x42 and 45, tin roofs, wooden cornices; cost, each, \$5,000; ow'r and m'n, Chas. Isbil, Putnam av; ar'ts, D. Acker & Son.

324—Leonard st, No. 73, one four-story frame (brk filled) tenem't, 28.6x60, tin roof; cost, \$6,000; Con Valentine, 88 Meserole st; ar'ts, D. Acker & Son.

325—Scholes st, n s, 25 w Waterbury st, one one-story frame stable, 25x29, gravel roof; cost, \$250; Farmers' Feed Co., on premises; ar't and b'r, E. Werner.

326—Richmond st, e s, 87.6 n Ridgewood av, one two-story frame (brk filled) dwell'g, 20x28, extension 15x14, tin roof; cost, \$2,400; George Beach, Logan st.

327—Hart st, s s, 100 e Central av, three three-story frame (brk filled) tenem'ts, 20x44, tin roofs; cost, each, \$3,000; Wm. Lindemann, 124 Stanhope st; ar't, B. Finkensieper; b'r, not selected.

328—Garden st, w s, 124.6 n Bushwick av, one three-story frame tin workshop, 20x46, tin roof; cost, \$800; Theodor Martin, 54 Garden st; ar't and c'r, W. Pfautsch.

329—Bushwick av, e s, 60 n Van Voorhis st, three three-story frame (brk filled) tenem'ts, 29x18x62, tin roofs; cost, total, \$16,000; ow'r and b'r, Phillip Steingotter, Bushwick av and Van Buren st; ar't, T. Engelhardt.

330—Thatford av, e s, 175 n Eastern Parkway; one two-story and basement frame dwell'g, 20x40, tin roof; cost, \$1,600; Benjamin Hyman, 54 Ridge st, New York.

331—Snediker av, e s, 200 s New Lots road, one one-story frame dwell'g, 16x20, tin roof; cost, \$300; Peter Witzbrod, Sheffield av.

332—Marcy av, n e cor Lafayette av, one three-story and basement brown stone dwell'g, 22x50, tin roof, wooden cornice; cost, \$14,000; Clifton Stephen, 629 Lafayette av; ar'ts, I. D. Reynolds & Son; b'r, E. Phillips.

333—8th st, Nos. 194 and 196, s s, 135 w 4th av, two four-story brk flats, 25x54, tin roofs, iron cornices; cost, each, \$6,000; Michael Maguire, 225 9th st; ar't, G. W. Kenny; b'r, not selected.

334—34th st, s s, 200 e 3d av, one two-story brk pattern making shop, 36x60, tin roof; cost, \$3,000; Robert Graves Co., 3d av and 35th st; ar't, B. Finkensieper.

335—4th st, n s, 197.10 w 8th av, five three-story and basement brk dwell'gs, 20x45, tin roofs, iron cornices; cost, each, \$4,600; ow'rs, ar'ts and b'rs, Allan Bros. & Co., Arbuckle Building.

336—Greene av, n s, 100 e Knickerbocker av, two four-story frame tenem'ts, 30 and 23x78; cost, each, \$7,000; John Ericksson, Myrtle av; ar't, A. Herbert; b'r, not selected.

337—Rockaway av, e s, 200 n Livonia av, one two-story frame dwell'g, 16x26, shingle roof; cost, \$1,500; J. C. Fletcher, Chester st and Blake av; b'r, G. Maddock.

338—Bristol st, e s, 180 s East New York av, one two-story frame tenem't, 25x50, tin roof; cost, \$1,800; Gustave Koch, Bristol st.

339—Warwick st, w s, 200 s Fulton st, three two-story frame dwell'gs, 16.8x33, tin roofs; cost, each, \$3,000; Emma Newman, Warwick st; ar't, A. J. Warren; b'r, J. I. Newman.

340—Van Cott av, s s, 20 w Kingsland av, one three-story frame (brk filled) dwell'g, 20x54, gravel roof; cost, \$6,000; ow'r and b'r, P. Smith, 25 Newell st; ar't, J. F. Conlon.

341—Eckford st, e s, 80 n Norman av, one three-story frame (brk filled) dwell'g, 20x50, gravel roof; cost, \$4,000; Benedick Brenner, Norman av, cor Eckford st; ar't, T. Stiles; b'rs, J. A. & W. H. Port and C. C. Gately.

342—Miller av, w s, 40 s Arlington av, three two-story frame (brk filled) dwell'gs, 20x42, tin roofs; cost, each, \$3,000; ow'rs, ar'ts and b'rs, George Fletcher & Sons, 38 Grove st.

343—Osborn st, w s, 25 n Livonia av, three two-story frame dwell'gs, 18x36, tin roofs; cost, each, \$2,000; Adolphus Gload, 38 Eldert st; ar't, H. Vollweiler; b'r, John Barrett.

344—Van Siclen av, e s, 125 n Glenmore av, one two-story and basement frame dwell'g, 22x45, tin roof; cost, \$3,300; Anna M. Rose, 155 Van Siclen av; ar't, A. J. Warren; b'r, J. I. Newman.

345—Lewis av, n s, 50 w Thatford av, two two-story frame dwell'gs, 20x30, tin roofs; cost, each, \$2,000; Pauline Hartman, Watkins st.

346—Fayette st, s s, 75 e Broadway, one four-story brk store and dwell'g, 25x65, tin roof, iron cornice; cost, \$9,000; Wm. Andrews, 1370 Broadway; ar't, T. Engelhardt; b'r, not selected.

347—Broadway, s e cor Fayette st, one four-story brk store, 25 and 75, tin roof, iron cornice; cost, \$9,000; ow'r and b'r, same as last.

348—Ewen st, w s, 50 n Johnson av, one four-story brk store, 25x88, tin, iron and glass roof; cost, \$12,000; M. Flegenheimer, 121 Ewen st; ar't, Th. Engelhardt; b'r, not selected.

349—Gold st, e s, 300 n Fulton st, one five-story brk and stone flat, 25x75, tin roof, metal cornice; cost, \$12,000; M. J. McLaughlin, 100 Kosciusko st; ar'ts, I. D. Reynolds & Son; b'r, E. Smith.

350—Bushwick av, s w cor Conway st, one one-story frame office and shed, 14x22, tin roof; cost, \$400; ow'r, ar't and m'n, C. Noll, on premises; c'r, J. Rueger.

351—Havemeyer st, w s, 51 n South 4th st, one four-story brk store and tenem't, 20x45, tin roof, iron cornice; cost, \$7,000; Chas. Mueller, 187 Havemeyer st; ar't, T. Engelhardt; b'r, not selected.

352—Greene av, n s, 260 e Knickerbocker av, one three-story frame (brk filled) tenem't, 20x40, tin roof; cost, \$3,500; J. Schilling, New York City; ar't, W. Loersch.

353—Broadway, s e cor Fairfax st, one three-story brk store and dwell'g, 23.9x65, tin roof, iron cornice; cost, \$9,000; A. L. Viemier, Broadway, cor Flushing av; ar't, T. Engelhardt; b'r, not selected.

354—Van Pelt av, s s, 88.6 w Graham av, one three-story frame (brk filled) stable and shop, 29.6 and 56.9x60 and 66, tin roof; cost, \$3,500; Jos. Goetz, 184 Ewen st; ar'ts, D. Acker & Son.

355—Hart st, n s, 80 w Summer av, one four-story brk apartment house, 20x70, gravel roof and iron cornice; cost, \$8,000; ow'r and b'r, Bernard F. Kilduff, 597 De Kalb av; ar't, M. J. Morrill.

356—Thatford av, e s, 125 s Eastern Parkway, one three-story frame store and dwell'g, 20x36, tin roof; cost, \$3,000; Jacob Axelrod, 64 Suffolk st, New York.

357—Vanderbilt av, w s, 75 n Pacific st, two four-story brk stores and tenem'ts, 25x50x55, tin roofs, wooden cornices; cost, each, \$6,000; Hannah Sullivan, Patchen av, near Decatur st; ar't, M. F. Walsh; b'r, P. Sullivan.

ALTERATIONS NEW YORK CITY.

Plan 313—3d av, n e cor 79th st, raised one story, walls altered; cost, \$2,500; lessees, Burke & Lynch, 49 East 78th st; ar't, E. Wenz.

314—Bayard st, No. 69, walls altered, new front; cost, \$6,000; lessee, S. Aronson, 261 Henry st; ar'ts, Schneider & Herter.

315—Bayard st, No. 73, new show window; cost, \$500; ow'r and ar'ts, same as last.

316—3d av, Nos. 247-251, repair damage by fire; cost, \$3,100; E. Frankfeld, 124 West 65th st; m'ns and c'rs, Holmes Bros.

317—126th st, No. 403 W., two-story extension, 12x50; cost, \$300; M. A. Richardson, on premises; ar't, R. L. Richardson.

318—New Bowery, No. 21, cellar extension, 28.6 x19.4, for new vault; cost, \$1,000; C. D. Doscher, 718 Marcy av, Brooklyn; ar't, J. Wolf.

319—22d st, No. 55 W., two and one-story extension, 23.3x34 and 4.11, interior alterations and walls altered; cost, \$6,000; J. A. Stroh, 383 6th av; ar't, M. C. Merritt.

320—Canal st, No. 43, interior alterations, walls altered and new store front; cost, \$1,000; H. Rabinowich, on premises; ar't, F. Ebeling.

321—Wooster st, Nos. 108-114, tank on roof; cost, \$100; A. R. Eno, Fifth Avenue Hotel; m'n, J. H. Whitenack.

322—177th st, s s, 200 e Boston road, one-story extension, 65x42; cost, \$500; W. H. Birchall et al., Bronxville, N. Y.; c'r, C. Biller.

323—Madison st, No. 244, roof raised, two-story extension, 12.6x23; cost, \$3,500; A. W. Miller, 139 East 40th st; m'n and c'r, W. S. Miller.

324—26th st, Nos. 224-232 W., repair damage by fire; cost, \$12,000; M. Cohn, 951 Madison av; ar'ts, French, Dixon & De Saldern.

325—144th st, Nos. 435 and 437 E., tank on roof; cost, \$200; Campbell Sash, Door and Moulding Co., on premises.

326—3d av, No. 3070, two-story extension, 20.2 and 25x—, interior alterations and new front; cost, \$2,500; J. Heiderman, on premises; ar't, M. J. Garvin.

327—50th st, No. 427 W., walls altered and new window; cost, \$500; M. Sengir, 732 9th av; ar't, M. Hayes; c'rs, Hayes & Hessells.

328—59th st, No. 139 E., interior alterations and new front; cost, \$175; P. H. McCaffrey and ano., on premises; m'n and c'r, L. A. Wright.

329—Ludlow st, No. 93, new store window; cost, \$450; Florian Smith, 606 Courtlandt av; ar't, A. F. A. Schmitt.

330—Park row, No. 29, interior alterations; cost, \$100; W. C. Brewster, 24 East 64th st; c'r, C. Wilken.

331—Collister st, No. 7, interior alterations and front rebuilt; cost, \$2,000; R. C. Corwell, 33 Irving pl; b'r, S. H. C. Kemp.

332—Water st, Nos. 138 and 138½, roof raised and new skylight; cost, \$2,000; W. Mayer, 128 East 70th st; ar't, F. T. Camp.

333—Broome st, No. 41, raised two stories, interior alterations and walls altered; cost, \$7,000; Jones & Co., 37 Broome st; ar'ts, Snook & Sons.

334—140th st, No. 629 E., new basement, one-story extension, 20.9x6, and interior alterations; cost, \$2,500; Minnie L. Riley, 628 East 140th st; ar't, M. J. Garvin.

335—22d st, No. 431 W., three-story and basement extension, 10.4x6, interior alterations and walls altered; cost, \$3,500; Rosamond Herter, 101 East 116th st; ar'ts, Herter Bros.

336—49th st, No. 304 E., new store front; cost, \$500; J. Loeb, 87 Vandam st; c'r, L. Sibley.

337—52d st, Nos. 614-618 W., one-story extension, 11x12; cost, \$300; G. W. Plunket, 323 West 51st st; ar't, W. H. C. Hornum; c'r, J. F. Brady.

338—Hester st, No. 190, one-story extension, 13.10x20.6; cost, \$350; Mrs. L. Kick, 241 Waverley pl; b'r, H. Garrabrants.

339—13th st, No. 525 E., interior alterations, walls altered and new front; cost, \$1,200; Mrs. J. Fagin, on premises; ar't, B. W. Berger; m'ns, C. Reigelmann and C. Doerfler.

340—8th av, Nos. 801 and 803, party wall removed and front altered; cost, \$275; C. E. and Louis Muller, 246 West 49th st; m'n and c'r, P. J. Ryan.

341—Prince st, No. 145, interior alterations and repairs, new store windows, walls altered, &c.; cost, \$5,000; lessee, F. Reeber, 2030 Lexington av; ar't, C. Baxter.

342—Monroe st, Nos. 293-297, tank on roof; cost, \$250; The Jacob Henckle Co., on premises; ar'ts, French, Dixon & De Saldern.

343—2d av, n e cor 57th st, new store front; cost, \$600; estate J. S. Young, 245 Broadway;

ar't, G. H. Huttira; c'rs, M. Schmeckenbecher's Sons.

344—Houston st, No. 287 E., new store front; cost, \$300; lessee, G. Gloeckner, on premises; ar't, H. Horenburger.

345—Madison st, No. 164, interior alterations and walls altered; cost, \$600; A. Lewis, 168 Madison st; ar't, H. Horenburger.

346—Mulberry st, No. 223, interior alterations and new store front; cost, \$2,000; S. Selzer, on premises; ar't, B. McGurk; m'n and c'r, W. J. Quinn.

347—Pearl st, No. 39, repair damage by fire; cost, \$3,200; F. A. Pell et al., University Building, New York; ar't, J. E. Terhune; c'r, J. D. Miner.

348—Rivington st, No. 27, interior alterations and repairs, roof repaired and new windows; cost, \$850; lessee, J. Levi, 547 East 16th st; ar't, W. Graul.

349—Arthur av, s w cor 189th st, to be moved; cost, \$25; Margaret Toomey, on premises; m'n, T. Wilkison.

350—40th st, No. 318 E., new front; cost, \$300; J. M. Fitzsimons, 232 East 36th st; ar't, G. Schwehn.

351—6th st, No. 315 E., three-story extension, 8 x16, and new light shaft; cost, \$5,000; Josephine Bayer, 86½ Stuyvesant av, Brooklyn; ar't, G. H. Budlong.

352—3d av, Nos. 889 and 891, new elevator and shaft; cost, \$7,000; I. Goldsmith exr., 65 West 52d st; ar't, G. H. Budlong; m'n, I. T. Hall.

353—Av B, s w cor 20th st, fence and sign repaired; cost, \$200; lessees, New Mfg. Co., 32 John st.

354—Gramercy Park, No. 40, one-story extension, 20.3x20.4, and interior alterations; cost, \$800 Eliza O'Meara, on premises; ar't, N. S. Purcell.

355—10th st, Pier 47, N. R., one-story extension, 48x116; cost, \$2,600; lessees, Quebec S. S. Co., 39 Broadway; c'r, W. Rosevelt.

356—81st st, No. 29 W., new bay window, new bath-room and plumbing alterations; cost, \$1,000 U. Lott, Imperial Hotel; b'rs, Hess & Co.

357—3d av, No. 2960, roof raised, interior alterations and new front; cost, \$750; J. Schatz 194 Allen st; ar't, W. H. C. Hornum.

KINGS COUNTY.

Plan 115—Union st, No. 544, raise stable 3 ft. on posts; cost, \$50; Patrick Whelan, on premises.

116—President st, No. 564, one-story extension, 19x12, tin roof; cost, \$100; R. Viganna, on premises.

117—Ewen st, No. 173, front and interior alterations; cost, \$500; ow'r and c'r, G. J. Stock, on premises; ar't, T. Engelhardt; m'ns, G. Lehrian & Sons.

118—Myrtle av, No. 136, one-story brk extension, 20x20, tin roof; cost, \$300; William O'Neill, 387 Gold st; b'rs, L. Feeley and M. Rafferty.

119—Jay st, No. 366, one-story and basement brk extension, 22x9, gravel roof; cost, \$800; Geo. Russell, ex-sup't, 366 Jay st; ar't and b'r, O. K. Buckley, Jr.

120—Bergen st, No. 2123, one-story brk extension, 12x9, gravel roof, bay window on front; cost, \$150; Anna Thompson, on premises; ar't, C. M. Thompson; b'r, G. Mason.

121—President st, No. 43, front altered; cost, \$250; J. Cappola, 716 3d av; b'rs, H. Becker and J. Sorenson.

122—Rockaway av, No. 170, one-story brk and frame extension, 19x30, tin roof; cost, \$300; W. R. Crow, 2155 Fulton st; ar't and b'r, H. Ramsay & Son.

123—Conover st, No. 198, lowered 9 feet; cost, \$700; Fred, Barschow, on premises.

124—Jamaica av, s s, 58 w Essex st, one-story brk and frame extension, 20x44.10; tin roof; cost, \$900; Fred. Young; c'r, D. Gallagher.

125—De Kalb av, No. 125, two-story and basement brk extension, 18.9x6.3, tin roof, new front, &c.; cost, \$800; M. R. Robbins, 287 Franklin av; ar't, E. Van Voorhis; b'r, R. E. Payne & Co.

126—10th st, No. 566, one-story brk extension, 8.6x13.6, tin roof; cost, \$300; I. Lusher, 566 10th st; b'r, G. Murtagh.

127—5th av, No. 587, one-story brk extension, 15x30, tin roof; cost, \$200; H. O. Weill, on premises.

128—Thatford av, e s, 125 n Livonia av, repair damage by fire; cost, \$600; Bernard Dramin, Thatford av.

129—Leonard st, No. 631, front altered; cost, \$400; W. McFerron, on premises; b'rs, W. T. Seaman and J. A. Weaver.

130—Bedford av, No. 1223, front and interior alterations; cost, \$2,000; S. Wendelin, 191 Bedford av; ar't, G. P. Chappell.

131—Clymer st, No. 190, front alterations, dig area, &c.; cost, \$200; Mrs. B. Flynn, 92 South 1st st; ar't, B. Finkensieper; b'r, M. Smith.

132—Moore st, No. 83, add one story, flat tin roof; cost, \$1,000; A. B. Valk, 796 Grand st.

133—India st, No. 54, two-story frame extension, 16x7.6, tin roof; cost, \$200; ow'r and b'r, John Morrow, 54 India st.

134—Vanderbilt av, No. 518, raised 3 feet, brk wall; cost, \$500; H. W. S. Proctor, 24 Herkimer st; ar't and b'r, P. Sullivan.

135—Beaver st, No. 48, front and interior alterations; cost, \$800; Mary Wagner, on premises.

136—Dean st, No. 1521, one-story frame extension, 9x12, felt roof; cost, \$50; Joseph Delap, 95 Schenectady av; b'r, J. Stevens.

137—19th st, No. 231, add one story of frame; cost, \$50; ow'r, ar't and b'r, Chas. E. Sherman, 231 19th st.

138—Pennsylvania av, e s, 130 n Atlantic av, raised part of stable to three stories; cost, \$1,500; W. F. Moore, on premises; ar't, A. J. Warren.

MISCELLANEOUS.

BUSINESS FAILURES.

Schedule of assignments for the five weeks ending March 6, 1891:

Table with columns: Name, Liabilities, Nominal Assets, Real Assets. Includes entries for Asseng, Theodore, Bevam, Charles J., Barnett, Laurence, etc.

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

2 Goldberg, Joseph and Julius Jaffe (composing firm of Goldberg & Jaffe, clothiers, at No. 438 East Houston st.), to Joseph Moss; without preferences.

PROCEEDINGS OF THE BOARD OF ALDERMEN AFFECTING REAL ESTATE.

* Under the different headings indicates that a resolution has been introduced and referred to the appropriate committee. † Indicates that the resolution has passed and has been sent to the Mayor for approval.

New York, March 4, 1891

FLAGGING.

Lenox av, w s, bet 129th and 130th sts, full width where not already done.†

REGULATING, GRADING, ETC.

108th st, from Manhattan to Columbus av. 127th st, from St. Nicholas to Convent av.

MAINS.

4th av, from Orchard to Devoe st, Highbridge; gas.† 139th st, bet 8th and Edgemoor avs; gas.†

PAVING.

Madison av, from 105th to 108th st; granite block.† 19th st, from 8th to 9th av; asphalt block.†

CROSSWALKS.

Sullivan st, opposite St. Anthony's Church.†

FENCING.

99th st, n s, 225 e 9th av, 50 ft. front. } †

CHANGE OF NAME.

Boulevard, Amsterdam av, and from 70th to 73d sts, to be known as Sherman sq.†

APPROVED PAPERS.

Resolutions passed by the Board of Aldermen calling for the following improvements have been signed by the Mayor for the week ending February 28, 1891.

FLAGGING, CURBING, ETC.

Chisholm st, from Jennings st to Stebbins av; also flagging 4 ft. wide. Hampden st, from Sedgwick to Jerome av; also flagging.

BROOKLYN BOARD OF ALDERMEN.

BROOKLYN, March 2, 1891.

CULVERTS.

Clason av, s w cor Wallabout st.†

FENCING VACANT LOTS.

President st, bet 6th and 7th avs. Quincy st, s s, bet Throop and Sumner avs.

FLAGGING.

Chauncey st, s s, bet Stuyvesant and Reid avs. Dean st, n s, bet Carlton and Vanderbilt avs.

GRADING, PAVING, ETC.

Bush st, bet Court and Dwight sts. Degraw st, bet Washington and Underhill avs.

SEWERS.

Knickerbocker av, s s, bet Myrtle av and Ralph st; at owners' expense.

STREET OPENING.

Eagle st, bet Franklin and West sts.†

RE-NUMBER.

Putnam av, n s, bet Nostrand and Marcy avs.†

ADVERTISED LEGAL SALES.

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

129th st, No. 25, n s, 110 w Madison av, 16.8x99.11 129th st, No. 23, n s, 126.8 w Madison av, 16.8x99.11

KINGS COUNTY.

March

Butler st, s s, 75 e Franklin av, 19.11x91.5x—x82.8 Butler st, s s, 94.1 e Franklin av, 19.11x101.2x—x91.5

LIS PENDENS, KINGS COUNTY.

Feb

South 4th st, No. 253, n s, 115 e Havemeyer st, 25x75. Louis A. Hahn agt Maria Brumminghaus; foreclos mech. lien; att'y, Alonzo B. Revel.

March

Elizabeth st, s w s, 850 s e Van Brunt st. runs southwest 1,150 x southeast 142.6 x southeast to point 1,000 s w of Elizabeth st, x northeast to said st, x southeast 100 to n w s of Osego st, x northeast to Elizabeth st, x northwest to beginning, with land under water, &c. Thomas Cochran and William W. Flannagan trustees agt Anglo-American Dry Dock and Warehouse Co.; att'ys, Birdseye, Cloyd & Bayliss.

6th st, s s, 228.10 e 6th av, 17x100 Absolom V. Dieter apt Isabella Conklin; att'y, H. C. Conrady. 4

165th st, No. 893 E. Samuel Rechnitz to Mrs. Annie Praetorius; 5/4 years, from Feb. 1, 1891. 480

Fuchs, Henry. 409 5th ... W Hill. (R) 200 Fluhs, Philip. 345 E 78th ... H Scher. 600

RECORDED LEASES.

Broadway, Nos. 1547 and 1549, 54x80. Matilda wife of Sylvanus V. Reynolds, Mary J. wife of Charles D. Blair, John H. McKee, guard, Abraham C. Ayres and George R. McKee and Catharine Ross, guard, George Ross to Consolidated Gas Co.; 5 years, from May 1, 1891. \$6,500

Washington av. No. 1117. John H. Schwegler, exr., to Charles Schreiber and Gottfried Dommer; 2 years, from May 1, 1891. 360

Kornberg & Alboum. 89 Hester ... D Mayer. 600 Klein, Herman. 245 East Houston ... S Reitmann. Billiard Fixtures. 550

CHATTELS.

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

NEW YORK CITY.

FEBRUARY 27 TO MARCH 5—INCLUSIVE.

SALOON AND RESTAURANT FIXTURES.

Albert, J & D. 80 Clinton ... Welz & Zerweck. \$500 Ames, J F. 27 Broadway ... G B Fielder. Hotel Fixtures. (R) 2,000

Ortmann, Frederick. Canal and Centre sts. ... I Roth. 1,300 Puckhaber, Henry. 83 South ... M Schwab. (R) 1,500

HOUSEHOLD FURNITURE.

Adams, Ida. 223 W 40th ... W J Ruddell. 372 Acbal, Caroline. 115 Sullivan ... E D Farrell. 147

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Kebuna, John. 439 W 40th... Kaenig & Schuster. Grocery Fixtures. 787
Kostka, Barbara. 1479 Av A and 433 E 76th st... M Lichtenstadter. Bakery Fixtures. (R) 320
Kramer, John. 11th av and 52d st... L Kronenbach. Milk Fixtures. Horse, &c. 50
Law, Edward. 113 Charlton... Greenwich & V B. Grocery Fixtures. 121
Lack, Joseph. 141 Delancey... J Bleiweis. Butcher Fixtures. 65
Lagattuta & Pierto. 439 E 12th... M Schiavoni. Barber Fixtures. 150
Lohman, Herman. 633 8th av... J W Tufts. Soda Fixtures. 425
Lurie, Meir. 98 Suffolk... I Cohn & Bro. Grocery Fixtures. 47
Lienhart, Joseph. 967 1st av... J Lienhart. Barber Fixtures. 200
Lawlor, John. 133 Washington... Lamson Consolidated S S Co. Register. 185
Levinson, S. 75 East Broadway... Bennett & G. Soda Fixtures. 40
Ludewig, Charles. 1514 3d av... J S Mullan. Drug Fixtures. (R) 975
Mahler, Frederick. 234 9th av... H Ahrens. Confectionery. 900
Marian, Diedrich. 3645 Amsterdam av... E Henry. Butcher Fixtures. 1,000
McCloskey, Hannah. 525 W 23d... Martha McCloskey. Carpet Cleaning Fixtures, &c. 500
McDermott, John. 367 W 52d... Wolf Bros. Horse and Cab. 155
Maack & Gerds. 113 W 10th... H Ludemann. Grocery Fixtures. 500
Maroldo, Guiseppa. 196 Mott... P Vitiello. Grocery Fixtures. 200
Miller, J and Son. 634 9th av and 449 W 4th... E Miller. Horse, Machines, &c. 334
Miller, William. M Armstrong & Co. Coach. (R) 1,240
Morrison, S G. 135th st and 12th av... Vermont Marble Co. Horses, Trucks, &c. 645
Mueller, Edward. 821 10th av... C & J Mueller. Grocery Fixtures. 100
Metzger & Co. 264 1st av... J McLean. Butcher Fixtures. 92
Michelson, Benjamin. 21 Bowery... D Blumberg. Machines. 400
Montani, P & F. 188 Mulberry... M Maracea. Drug Fixtures. 100
Mora, P M... A R Mora. Share in personal property of H L Mora dec'd. 515
New York & Ontario & Western Railway Co... British Wagon Co. Cars. 110,000
Same... Bristol Wagon and Carriage Works Co. Cars. 44,000
Neal, H J. 259 W 125th... F Hulberg. Florist Fixtures. 175
Old Dominion S S Co... Farmers' L and T Co. Steamboats, &c. (R) 541,000
Orvis, F W. 9 Spruce... Liberty Machine Works. Press. 325
Pareser, M and A. 56 East Broadway... Bennett & G. Soda Fixtures. 230
Parker, Ramson. 382 W 11th... S F Higgins. Horses, &c. 500
Patton, A S... J Pyle. Newspaper, "Baptist Weekly." (R) 4,374
Pegensburger, M H. 38 Park row... J M Tufts. Office Fixtures. 108
Pippal, Anton. 1025 2d av... J Bollweber. Bakery Fixtures. (R) 150
Politan, Joseph. 31 Catharine... L & C Wise. Boots and Shoes. 286
Pierson, Rebekah. 25 Sullivan... J E Kaltenbach. Barber Fixtures. 20
Partheymuller, G B. 145 Av A... J W Tufts. Soda Fixtures. 180
Pellegri, Joseph. 109 8th av... R B Roosevelt. Photo Fixtures. (R) secures rent, 1,500
Palumbo, Peter. 2553 3d av... A Schwaab. Barber Fixtures. 294
Pauls, Hyman. 54 Norfolk... J Voetsch. Barber Fixtures. 25
Purpure, Nicolo. 244 Elizabeth... G Pius. Barber Fixtures. 80
Quaranta, Giovanni. 418 E 10th... A Petrone. Barber Fixtures. 300
Reiff, Abraham. 47 Pitt... G Pius. Barber Fixtures. 80
Reisner & Goldstein. 88 Av B... M Koch. Store Fixtures. 250
Ringer, Gustav. 131 E 3d... A Josephson. Barber Fixtures. 150
Rodenburg, Diedrich. 4 Carmine... M F Luheren. Grocery Fixtures. 450
Ryan & Powers. 374 Canal... J P Rathbun Co. Press. 75
Rosenthal, Abraham. 1997 7th av... P Beckman. Horse, Butcher Fixtures, &c. 800
Rosseau, J P and J E... P Strobel & Son. Tables 240
Rubin & Co. 98 Essex... M Marcus. Caps, &c. 700
Reed, J H. 144 Centre... Ida Wilson. Machinery. 3,000
Rice, Lottie M. White Plains... J M Winterroth. Butcher Fixtures. 73
Riley, Jane. 318 W 48th... Hincks & Johnson. Coach. 350
Sackett & Wilhelms Lithographic Co... Title Guarantee and Trust Co. Fixtures. (R) 54,500
Schoenberger, Louis. 27 Centre... Liberty Machine Works. Press. 464
Same. 21 and 23 Centre... Liberty Machine Works. Press. 275
Schwanewede, Henry. 106th st and Lexington av... J H F Bullwinkel. Grocery Fixtures. 2,300
Sinclair, James. 13 E 42d... National Cash Register Co. Register. 225
Stoker, Thomas. 47 Rutgers... Waren & Shatton. Bakery Fixtures. (R) 675
Sullivan, Michael. 51 Beekman... W O'Brien. Printing Fixtures. 1,000
Sullivan, P Mrs. 64 Vandam... J Matthews. Soda Fixtures. 508
Swart & Leonard. 685 3d av... Bramhall, Deane & Co. Range. 40
Saffer & Son. 211 E 22d... J H Maxwell. Machinery. 600
Sanders, Edw & Co. 212 Broadway... Hall's Safe and Lock Co. Safe. 190
Schwartz, Simon. 93 Ridge... L Hollander. Grocery Fixtures. (R) 200
Sherwood, John. 27 Spring... Lamson C S S Co. Register. 165
Standard Pencil Co. 3 and 5 Coenties slip... E Faber. Machinery. (R) 2,715
Stefurak, Paul. 42 Goerck... J Valrek. Blacksmith Fixtures. 216
Spielman Bros. 156 Attorney... C S Connor. Press. 100
Surridge, J H. 2663 3d av... A Lembein. Store Fixtures. 100
Sabbatini, Vincenzo. 359 Bowery... A Petrone. Barber Fixtures. 68

Scott & Co... Garfield Nat Bank. Ice. 10,930
Springhorn, Herman. 335 E 76th... J E Furman. Horses, Trucks, &c. 800
Tooker & Quinn. 46 Vesey... Stinemetz Printers Machinery Co. Machinery. 650
Same... Campbell & P Co. Press. 800
Thwaites, Joseph. 1 Chambers... W H Mountford. Photo Fixtures. (R) 750
Templeton, Elizabeth A. 36 Exchange pl... D Stone. Shoe Fixtures. 200
Thornley, J J. 29 Park row... Finance Accommodation Co. Office Fixtures. 75
Tobin, Michael. 520 W 52d... C Keegan. Horse and Trucks. 1,400
Tolles, J H. 2009 8th av... S T Williams. Machinery. (R) 1,100
Tulchinsky & Chankin. 126 Stanton... T Tewes. Drug Fixtures. 1,350
Von Kroge, Otto. 6 Albany... H Garrabrants. Grocery Fixtures. 600
Warde, J V. 95 Wooster... J Weiss. Barber Fixtures. 75
Weinstein, Bernard. 65 Canal... N Reppe. Store Fixtures. 325
Weiss, D & Co. 83 and 85 Park row... Manhattan Type Foundry. Press. 150
Same... same. 250
Weitz, Morris. 143 East Broadway... J Matthews. Soda Fixtures. 200
Wildes, James. 5 Manhattan... Donigan & Neilson. Furniture Vans. 150
Wosslick, Oscar. Broome and Mott sts... National Cash Register Co. Register. 175
Wagner, Albert. 36 and 38 Montgomery... W J Riordan. Horses, Trucks, &c. 83
Wilkins, D. 425 8th av... J W Tufts. Soda Fixtures. 425
Zimmermann, Hyman. 182 Suffolk... P Paskall. Machinery. 135
Zimmermann, George. 632 E 138th... P Westphal. Barber Fixtures. 54

BILLS OF SALE.

Appleby, Randolph. 13 New Chambers... C Hulbig. Cigar Fixtures. 125
Brodericks, M J. 555 Morris av... Mary Broderick. Furniture. 800
Busch, Henry. 1955 3d av... F Oetting. Grocery Fixtures, &c. 3,500
Beyhl, Geo. 556 E 82d... J Hennings. Grocery Fixtures. 419
Clay & Grocock. Paterson, N J, and different Stores in New York City... R Arai et al. Ribbons, &c. 15,000
Conoghan, Hannah J. 110 W 14th... John Conoghan. Furniture Store. 400
Diedrich, Henry. 2645 Amsterdam av... M Diedrich. Butcher Fixtures. 1,000
Diedrich, Meenie. 2645 Amsterdam av... Koenig & Schuster. Grocery Fixtures. 200
Same... same. Grocery Fixtures. 200
Erbert, Rosa. 695 2d av... W Robertson. Machinery, Fixtures, &c. 200
Goldshear, Abraham. 294 Delancey... Rebecca Goldshear. Grocery Fixtures. 300
Hawthorn, Hugh. 34th st and 9th av... B Haag. Newspaper Stand. 325
Hernstein, A L. Rider av and 189th st... Lawrence, Frazier & Co. Machinery. 1
Klotz, Chas. 115 West Houston... J H Ludemann. Butcher Fixtures. 1
Kaerth, Mary. 173 1st av... W Schneehage. Bakery Fixtures. 1,200
Lowenstein, Max. 696 3d av... A W Newmann. Drug Fixtures. 279
Lawrence, J H. 769 10th av... E Muller. Saloon. 1
Lefferts, Mary B. 110 W 122d... Maria L Taylor. 1
Missall, Christopher. 2163 8th av... N C Kern. Grocery Fixtures. 1,675
McCauley, James. 12 Chambers... J Callahan. Office Fixtures. 1
Meroni, Agostino. 359 E 19th... R C Meroni. Furniture. 600
Raicle, Barbara. 97 West Houston... A Hoffmann. Butcher Fixtures. 250
Raphael, Raphael. 155 E 110th... Annie Marks. Fish Store. 200
Rennenberg, Theodor. 702 3d av and 696 3d av... M Lowenstein. Drug Fixtures. 800
Robertson, William. 695 2d av... F H Erbert. Machinery Fixtures, &c. 210
Straub, A. 23 Stanton... J & R Hoffin. Saloon. 1,050
Seaman, C H. 2153 5th av... C H Culver. Furniture. 100

ASSIGNMENTS OF CHATEL MORTGAGES.

Archer Mfg Co to W D Thomas. (Mort given by H J Havnor, Feb. 10, 1891.) 1
Noyes, Theodore R to J B Herrick. (H H Wesnaga, Sept. 12, 1890.) 3,000
Same to same. (H H Wesnaga, Dec. 3, 1890.) 1,000
Price, W S to O A Price. (F S Price, Dec 18, 1890.) 1
Price, O A to A Westervelt. (F S Price, Dec 18, 1890.) 1
Speciale, F and F to G Lordi. (P Pistorino, May 10, 1890.) 100
Same to same. (V Mangione, May 10, 1890.) 76
Tewes, Theodore to Mary Koenig. (W Tulchinsky, Feb. 26, 1891.) 1

KINGS COUNTY.

FEBRUARY 26 TO MARCH 4—INCLUSIVE.

SALOON AND RESTAURANT FIXTURES.
Ahnemann, F W and J W Zwerck. 450 Keap... L Eppig. (R) \$300
Abyr, F. Eastern Parkway, n w cor Sackman st... Beadleston & W. 600
Bahn, P F. 216 Norman av... P Doelger. 500
Brockman, C W. 326 Wythe av... G Ringler & Co. 599
Bonguet, F. 94 and 36 Maujer... F Melzer. Billiard Tables. 440
Bott, J. 186 Moore... W Ulmer. 600
Connihan, Matthew J and Jas Hanlon. 280 Van Brunt... J M Connihan. 700
Crook, Margt. 282 Grand... T D Sedman. 150
Dauber, W. 596 Ewen... L Eppig. (R) 400
Duffy, I. 27 Myrtle av... B S Johnson et al. 900
Erny, F. 217 Maujer... M Seitz. (R) 400
Same... same. (R) 150
Esser, W. 434 Marcy av... J Ruppert. (R) 800
Feldmann, G. Greene av, w s, 410 n Knickerbocker av... J N Spaus. 1,000
Garvin, J. 475 Hicks... M Seitz. (R) 800
Gautier, Pauline. 296 Wythe av... F Ibert. 250
Goedel, J. 293 Bushwick av... J Fallert B Co. 1,000

Herring, R. 233 Humboldt... Burger & H B Co. 400
Haber, O and J Marz. 118 North 4th... P Haber 500
Hartmann, P. 129 Jefferson... W Ulmer. 1,500
Hammerschmidt, P. 243 Devoe... M Seitz. (R) 300
Hartough, W B, Jr. 667 Myrtle av... Margt Hartough. 500
Heise, H. 128 Kent av... W Ulmer. 600
Herrmann, L. 39 Van Cott av... P Doelger. 505
Huncke, O. 481 Manhattan av... P Doelger. 1,500
Jenkins, J T. 63 Hamilton av... H Vogel. 825
Jensen, J. 57 Bergen... Burger & H B Co. 525
Kelly, M. 101 Sands... H McAleer, Jr. 1,420
Kistner, J. 80 Union av... J Eppig. 900
Kohlmann, W. 378 Myrtle av... F & M Schaefer B Co. 3,060
Kennedy, J. 898 4th av... Bachmann B Co. 625
Kleinschultz, A. 1273 Broadway... Sophia Munch and ano exrs F Munch. 2,975
Lackmann, W H. 737 and 739 5th av... H Weber, Sr. 1,700
Liebow, C. Fulton av, s e cor Schenck av... W Ulmer. 650
McGrath, J P, Jr. 208 York... Mary McGrath. (R) 650
Meyer, Mary. 512 Atlantic av... M Seitz. (R) 425
Mooney, P. 154 Baltic... M Seitz. (R) 1,000
Mittelstaedt, A. 392 North 2d... Williamsburgh B Co. 400
Neumann, W. 99 Hopkins... J Fallert B Co. 650
Raabe, F. 234 York... W Wiegars. 500
Reilly, H. 650 3d av... Burger & H B Co. 115
Schmidt, J. A. Atlantic av, n w cor Schenck av... Williamsburgh B Co. 800
Schumaker, J. 1534 Myrtle av... W Paulson. (R) 1,667
Stolze, A J. 181 Stockton... W Ulmer. 600
Sheehan, W. 220 4th av... M Seitz. 400
Sutton, Charlotte. 79 Fulton... Gertrude F Badger. 300
Tiedeman, M. 79 Harrison av... F Munch. (R) 700
Wichmann, H. 42 Duryea av... H B Scharmann. (R) 400
Warradein, J. 12 Hoyt... G Ehret. (R) 3,000
Will, G. 23 Fulton... J Moeller. 1,700

HOUSEHOLD FURNITURE.

Aquean, C W. 332 6th av... O'Connor & T. 164
Bach, T. 24 Warren pl... H Israel & Son. 222
Barclay, Mrs. 823 Myrtle av... Kendrick & Co. 125
Becker, A. 125 Kent av... J A Schwartz. 282
Brown, J H. 155 Walworth... Wheelock & Co. Piano. (R) 165
Clair, G T. 1 Willow pl... W Montross. (R) 600
Corwin, E. 70 Union av... J A Schwartz. 125
Dirkes, G. 24 Fayette... A Schwarz. 264
Downey, Annie. 131 4th av... Mullins' Sons. 101
Femister, T. 50 Willoughby... T F Mulqueen. 186
Fouls, J H. 451 7th... W D Crowell. 140
Francis, Lizzie. 29 Eldert... J A Schwarz. 147
Freeborn, Ellen A. 175 Calyer... Anderson & Co. Piano. (R) 100
Fawcett, W N. 61 Schaeffer... I Mason. 206
Fielding, G. 262 Graham av... R A Fielding. 200
Greene, W E. 147 St Felix... W D Crowell. 130
Haleran, J S. 173 Partition... J Taylor. 100
Haubenreich, M. 85 George... J A Schwarz. 198
Hoefling, O. 319 Evergreen av... Fritz & H. 304
Hundhausen, E. 109 Evergreen av... J A Schwartz. 225
Hawk, Lizzie. 122 Hoyt... Cowperthwait Co. 795
Hobbs, Lena F. 797 Quincy av... Fidelity I & G Co. 150
Irving, Mrs W H. 239 Lee av... Kendrick & Co. 151
Joyce, Kate. 55 Kosciusko... McEnery & Co. 101
Kiefer, Mrs. Boerum and Leonard sts... Mullins' Sons. 237
Kasche, Beta. 886 Park av... Kendrick & Co. 230
Kelly, Anne. 10 Columbia pl... E D Farrell. 177
Kertel, P. 18 Hamburg av... Kendrick & Co. 137
Lutz, Jr, W F. 1377 Broadway... J A Schwartz. (R) 116
MacBride, J. 214 7th... Marie C H Meyerhoff. 175
Morrow, E E. 706 Union... Brooklyn F Co. 364
Morris, Marie. 19 Pilling... J A Schwarz. 144
MacVeety, Mrs S L and W J. 411 Clermont av... R B Dennington. 175
McNulty, Mrs W. 229 Palmetto... Kendrick & Co. 113
Meyer, C. 56 Kent av... O'Connor & T. 116
Neid, W. 238 Stockton... Kendrick & Co. 178
Offerman, Catharine N. 690 Degraw... L Dickinson. 150
Post, Jennie. 840 Gates av... Gertrude Harvey. Piano. 200
Peck, Ellen E. 309 Putnam av... R Silvermann. 300
Rackcliffe, G M. 28 Herkimer... Fidelity I and G Co. 200
Radyard, Mattie J. 324 Monroe... Minnie M Morse. Piano. 175
Ranney, Flora. 1098 Putnam av... A Pearson. 204
Shirden, J. 1582 Pacific... G H Alt. 105
Sinonsohn, L. 763 Broadway... Fritz & H. 144
Smith, A. 199 Ralph av... T F Mulqueen. 176
Swann, E W. 112 Ryerson... Wheelock & Co. Piano. (R) 200
Schroeder, E J. 203 9th... Fidelity I and G Co. 300
Seton, J. 295 Smith... A Pearson. 180
Smith, Heiena M. 250 Washington av... W D Crowell. 140
Smith, J L. 309 Lexington av... M Bottstein. 105
Steinert, J. 30 Georgia av... Kendrick & Co. 139
Struse, H L. 583 Lafayette av... Kendrick & Co. 129
Savage, Cath. 605 Vanderbilt av... G Hall. 100
Smythe, G. 371 Bainbridge... I Mason. 118
Stevenson, W C. 236 Hewes... I Mason. 110
Underhill, Lottie M. 136 Madison... Fidelity I and G Co. 200
Valerius, H A. 49 Manhattan av... J Moriarty. 278
Wiegert, C. 588 Grand... A Schulz. 146
Wolhanpter, M. 1921 Broadway... J McEnery & Co. 188
Wetherby, H. 202 7th av... L Z Murray. 251
Wildes, G A and Mary J. 48 South 8th... S Shineberg. 100
Wolf, G. 186 Suydam... Kendrick & Co. 173
Young, C. 144 Decatur... Fidelity I and G Co. 100

MISCELLANEOUS.

Allmond, B F. 109 Court... R Mayes. Horse and Truck. 275
Betz, H. 16 Moore and 107 Meserole... Dorothea Betz. Fixtures, &c. 500
Blum, Katharina and Franz J. 212 Throop av... S Laderer. Bakery Fixtures. 275
Brown, J. 218 St Marks pl... E Brown. Horses, Cows. 450
Beebe, A. 68 West... F Leu. Two-story Building and Tools. 1,684
Bechtold, J. 530 North 2d... A Deller. Milk Wagon and Horse. 525
Clark, G J. 952 3d av... B Fischer & Co. Grocery Fixtures. 120

Table listing property owners and their addresses in New Jersey, including entries like Class, D G F, 24-34 New Chambers st, New York...

BILLS OF SALE.

Table listing bills of sale, including entries like Betz, Dorothea, 107 Meserole... H Betz, Horse, Wagon, &c.

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 entries like Ackerman, Sophie—The East Jersey Water Co, Bloomfield.

Main table listing property owners and their addresses in Essex County, including entries like Ames, Catharine—W S Canon trustee, Orange st.

Table listing property owners and their addresses in Essex County, including entries like Same—same, Jabez st, Shelton, Eliza—The Inhabitants of the Township of Franklin, Franklin.

MORTGAGES.

Table listing mortgages, including entries like Arcularius, W H—Michl McDonough, South Orange.

Table listing property owners and values, including Simmill, Jos et al., Assoc. Winans av, Sohnle, Jao et al., Kipp and Rose sts, Southard, Lott—Trustees of Sixth Presbyterian Church, Union st.

CHATTEL MORTGAGES.

Table listing chattel mortgages, including Armstrong, Samuel—C W Clayton, saloon, Bryan, H W—W H Blunt, furniture, Bucher, Lorenz—Home Brewing Co, saloon.

JUDGMENTS.

Table listing judgments, including Mauser, W R et al.—J S H Clark et al., Mill, James—Jos Applegate, Smith, S E—C M Schmidt et al.

HUDSON COUNTY.

CONVEYANCES.

Table listing conveyances in Hudson County, including Allen, Robert—C S Burroughs, Kearney, Allen, Robert—Emma G Smith, Kearney, Alsberg, Julia—E Smith, Hoboken.

Table listing property owners and values, including Lignot, J J, by exr—Mary A Lightbody, J City, Littlefield—H P Bell, Kearney, Long Dock and The New York, Lake Erie & Western R R lessee—G F Swift, J City.

MORTGAGES.

Table listing mortgages, including Anderson, Mary D—D Van Buskirk, Bayonne, 1 year, Bergemann, J A—G Joeckel, Hoboken, 5 years, Bischoff, J L—F W Bender, Union, 5 years.

Table listing property owners and values, including Ward, G E—Hoboken Bank for Savings, Union, 1 year, Weiss, George—C A Gose Gutterberg, 3 years, White, William, by exr—C Kemp, Hoboken, installs.

CHATTEL MORTGAGES.

Table listing chattel mortgages, including Acker, J W Howe—E Howe, horse and wagon, Anness, Christiana, and S W Anness her husband, J City—W H Harney, furniture.

BILLS OF SALE.

Table listing bills of sale, including Dolle, Frederick, North Bergen—W Hens, chestnut gelding Plato, Dulk, Emma, Bayonne—M Oelsen, saloon.

MECHANICS' LIENS.

Table listing mechanics' liens, including Boyle, Luke, owner and contractor; Michael Curley, claimant, J City, Hamilton, Isaac, owner and contractor; W Fulp, claimant, J City.

JUDGMENTS.

Table listing judgments, including Bruckbauer, Frederick—T W Limpe, same—Smith Bros., same—J Sornborn, Hauck, George—J Sellmann.

BUILDING MATERIAL MARKET.

BRICKS.—The clerk of the weather has put in his oar again and knocked the market endwise. First, locally, when it did not storm the cold was severe, one day showing the lowest temperature of the season, and that influence was sufficient to effectually block all outdoor work where crowding was not an absolute necessity, with demand for cargoes correspondingly curtailed.

titude, and while willing to negotiate when they really want stock, do not seem to have felt quite so many necessities of late. Furthermore, round wood stock has made its appearance to the extent of a couple of million or more, and that had more or less depressing effect upon a market not over anxious for supplies. This latter description of stock is quoted at \$2.10@2.15 per M, with the outside figure possibly a little extreme, and \$2.25 per M is now about top on slab lath. We understand that a few lath have been sold to come forward from the interior, understood to be Vermont make, and thought to have sold at \$2.20 per M.

LIME.—For Eastern stock it has been a sort of "one dollar market" all around. Of lump the supply available was a great deal in excess of any natural outlet, with also just about as much common as the market could comfortably take care of, but without dropping the line of quotations at all, everything went in as the lower grade and made a sufficiently attractive advantage to buyers to lead to a fair taking up of the supply to date. The market, however, does not require any additional arrivals at the moment. On other products sellers make their usual boasts of an independent market and claim a good trade—"for the season."

LUMBER.—The condition of affairs prevailing in the retail trade does not vary in any important particular from that for some time current. Dealers can be found reporting a good and rather improving trade if anything, and others who appear almost offended at any suggestion that business has other than a slow, disagreeable form. A great deal, of course, depends upon locality, and to a certain extent upon the class of stock handled, with the hardwood men probably getting rather the best portion of the present call. In bulk lots there is more doing, not exactly because there is any particular hurry or even natural increase of demand, but due in part at least to the greater number of agents and receivers who are seeking to place goods. In fact, with spring in sight, operations naturally commence to expand in one way or another, but the season is developing slowly, and it seems evident that buyers are quite determined to follow out a cautious policy. Values do not vary to any important extent, especially on thoroughly staple lines of goods, and as a rule recent claims of ability to obtain lower rates, when carefully run down, generally indicate that the buyer has conceded quite as much in matter of quality as the seller has in price.

Eastern Spruce has thus far this season occasioned receivers no great amount of inconvenience, and still appears to hold a very fairly adjusted market. One point in favor of the market has been found in a range of cost at about a normal level, which has given dealers confidence enough to handle stuff whenever they could see reasonably early use for it, and, in addition, some yards had to be filled in to some extent at the first opportunity in order to maintain a working assortment. Within a week or two demand has broadened out somewhat in character, including a larger proportion of local custom, and the difference between wide and narrow stuff is getting back to something like natural shape. There is the usual claim of small amounts coming forward, but buyers tell us they have a great many quiet tenders of specifications in such form as would seem to indicate there need be no hurry about closing negotiations unless it be for specials on cut or within fixed dates.

Thing shows a market in just about the same shape recently noted. In some instances reports are certainly lacking in cheerfulness, but other dealers say that suggestions of such a character emanate from sources poorly equipped for obtaining stock, and that a pretty large amount could be disposed of now, with every reason to believe that demand will be good entirely independent of liberal amounts expected to be brought forward by large consumers. Prices generally remain firm on all sizes.

Hemlock is already getting quite a fair sort of demand and some real deliveries are being made to complete old and commence on new contracts. In fact the market for this class of wood is undoubtedly quite as promising as for any of the staple grades, and the selling side appears to feel no apprehension whatever regarding ability to find an outlet for the season's product even though there should prove to be a liberal increase. On prices the present tone is steady, with some little doubt as to the future, though the inclination is to believe that sellers will not be called upon to make any special sacrifice.

White Pine still receives a great deal of fairly cheerful comment from a large proportion of the trade, though this week we have had the experience of meeting a somewhat larger number of operators with opposite views than heretofore. This latter class do not claim any loss of trade, will even allow for a small gain, but suggest an increase in the offering and in a manner to indicate that buyers need be in no hurry where the condition of their stock will permit of waiting. Advices from primary sources repeat predictions of comparative scarcity and firmer value this year, so far as high grades are concerned; but taken altogether the various sources of supply seem likely to yield a plentiful general assortment, and, from symptoms already felt, at a reasonable cost. The South American trade outside of Brazil continues limited; but the West Indies continue to do very well as customers, and there is a fair order now and then received from Africa and Australia.

Yellow Pine so far as home trade may be concerned, secures a very good share of attention and demand appears to be on the increase if anything. Some of the orders are, of course, for special cuts and some standard assortment for yard purposes, etc., and in addition to the local custom, Eastern buyers are more frequently heard from, indeed have afforded pretty good trade of late, with prospect of giving it a still further increase as soon as the season becomes a little more open. The deal on foreign account is still complained of, especially with South America, where matters seem to grow more unpropitious instead of improving.

Carolina Pine retains a good market, and while a portion of the natural local demand at times acts as though disposed to hesitate a trifle, receivers claim to find more than compensation in the experience they have thus far had with other localities operating through this point. Manufacturers in about all cases send forward strong and confident expressions and their claims seem to be well indorsed by the fact that new concerns are organizing for the purpose of producing this class of lumber.

Hardwoods have thus far realized about all that was expected of them in the matter of movement, and while there is probably no quotable change in cost, the line of value is stiffening for the more popular and attractive goods. This latter feature will apply with particular force to good seasoned quartered oak, of which the supply is small here, and apparently in same condition at primary points, but green and

partially cured stuff is offering from manufacturers' hands with a little freedom, and it is upon such stuff that rumors of weaker rates are founded. Indeed we notice some of the trade journals boldly venturing the assertion that too much quartered oak is being cut, especially from logs not large enough for the purpose, and further predicting that unless greater care is used extreme prices can only be made on a sort of fancy article of quartered, and that fine plain oak may command a premium. Poplar continues to be well held, and, indeed, very few descriptions of stock are offering, as though owners were in any way anxious to hasten trade or likely to modify the line of cost.

The exports of lumber, exclusive of hardwood, from the port of New York during the month of February were as follows:

	1890. Feet.	1891. Feet.
To West Indies.....	4,630,000	2,703,000
To South America.....	2,376,000	1,573,000
To East Indies.....	1,760,000	1,056,000
To Europe.....	105,000	107,000
Total feet.....	8,871,000	5,439,000
Previously reported.....	6,677,000	8,403,000
Total since Jan. 1.....	15,548,000	13,842,000

GENERAL LUMBER NOTES.

GREAT BRITAIN.

The *Timber Trades Journal*, as follows.

LIVERPOOL.

Commenting upon an auction offering the *Journal* says:

This was a large cargo of upwards of 1,100 standards, and has been stored for some few months. The bidding for the standard dimensions was not such as to lead to much business. This was rather surprising, considering that a large proportion of the present stock of spruce deals in this market consists of Lower Port deals, which always include a much greater quantity of odd sizes than are found in St. John, N. B., shipments. Only a few lots of regular sizes were sold, more to test the present feeling of the market than for anything else.

The birch timber sold readily, with the exception of ten lots, which were withdrawn. Prices showed an advance on recent rates, and it appears more than probable that we may look for a decided advance in this article before long. From what we have every reason to believe trustworthy information the quantity of birch logs got this winter will be much less than in previous years. This will have the effect of improving the value of birch planks, of which there is considerable stock on hand.

In freights there is very little doing for the pitch pine ports, vessels of moderate capacity being scarce. The latest rates reported are about 90s.-92s. 6d. per standard, Pensacola to United Kingdom.

There is very little doing in c.i.f. business, either in pitch pine or spruce deals, and the feeling still is to hold off purchasing for arrival and trust to consignments upon the market. * * *

At Glasgow there were no pitch pine imports to record during January, as against 5,579 logs in that month of 1890. A restricting of importations would of course conduce to a more healthy and sound tone and a needed hardening of prices.

THE WEST.

The *Chicago Timberman* as follows:

Indications at the present time favor the presumption that the period during which operations in the woods may be conducted to advantage will not be extended beyond the usual time; on the contrary they point to an early "spring opening," and the opinion is general that the cut of the Northwest will fall somewhat below the average. This being the case, and it also being true that stocks are nowhere excessive the outlook for increased prices is decidedly favorable.

The mild weather that has prevailed in this latitude along back has also been experienced further north and has greatly aided the distribution and consumption of lumber. Throughout northern Michigan and Wisconsin, where formerly no one thought of building between the 1st of December and the 1st of April, quite a number of small houses have been erected during the present winter which in the aggregate consumed a very considerable amount of lumber.

One cloud, however, lifts its dark edge just above the horizon and refuses to be dissipated, viz., the menacing attitude of organized labor. Labor's demands never overreached capital's offers so much as they do thus early in the season, and unless moderate counsels prevail this spring may behold the most gigantic struggle in history between labor and capital.

In Chicago yards at present there are great variety of prices current. For the item of 2x6 23's the dealer has but little trouble in getting \$17, whereas 2x8 22's are in full supply with most yards, and it is not often the price goes beyond \$14.50. And again some 2x6 20's have sold this week at \$13.50 while the same buyer had to pay \$15 for 2x4 20's, and was glad to get them.

Stock boards are very scarce and higher than they have been.

Inch shop lumber is not in active request, but everybody wants a little of 1½ and 2-inch good lumber, and there is as wide a variance in the make up of piles of lumber that wear the same name as could be imagined. Some will get \$19 for what another will take \$16. It is a matter of how the stock is manufactured and assorted.

Fencing is very scarce, car decking in 18-foot lengths is getting to be a scarce article. It is easy enough to get \$14 to \$15 for it. Ordinary joist will not answer the purpose, and then again much of the piece stuff sent to market is of scant thickness.

A correspondent of the *Timberman*, writing from Muskegon, Mich., says:

Logging operations on the Muskegon River in those camps depending solely on sleigh hauls have been temporarily suspended. The warm rains of the past few days have demolished the ice roads and opened up the marshes and low places, making it impossible to work with advantage in the woods; contractors are holding on, daily expecting a change will come when they can proceed with their work, which has been fairly pushed and is in a farther advanced condition than is usual at this season.

Work in the logging camps which are operating railroads is still active, although in some cases slightly interfered with on account of the difficulty of loading the cars. On the northern half of the river and its tributaries the weather has been sufficiently cold to

hold the frost in the ground, and there work has been uninterupted.

Lumbermen are in no wise discouraged and expect to have their stocks banked earlier than was the case last year, and with less expense. The mild weather is interfering seriously with the small dealers—those who have been taking scattering bits here and there and selling the logs to whomsoever chooses to buy that class of stock. If the weather should prevent further sleigh hauling, the aggregate amount of stock which will be secured for the Muskegon mills, will not be materially crippled, as at least four-fifths of the amount will be put in over logging roads.

Lumbermen expect an early opening of navigation; but whether vessel owners will combine and keep their vessels in port awhile, or begin their lumber carrying trade immediately, has not yet been announced. The probabilities are that there will be no such combination and that the lumber will be moved as early as practicable.

There was on dock at Muskegon, at the close of navigation, about 115,000,000 feet of lumber; and all this amount, except 25,000,000 feet, is sold. This would indicate a brisk inquiry for stocks here, and lumbermen are fairly well satisfied with the outlook for spring.

The *Northwestern Lumberman* as follows:

The white pine movement in the Northwestern States has acquired a fair start, in view of the spring trade, though as yet there has not been that vigor of requirement that some looked for early in February. The truth is that there has been a good demand all winter, and country stocks have been maintained up to consumptive requirement. Early in the winter there was considerable buying in anticipation of stiffer prices, but during this month the fear that there would be a sharp advance has somewhat subsided. As the winter drew toward spring it was seen that there was to be no shortage of the intended cut of logs, and that has convinced wholesale and retail dealers that there was no danger of a scarcity of lumber. Taking this view of the situation, some of the larger wholesale dealers of this city have continued to send out price lists that were but slightly advanced, and that has been taken as an indication of the prospective tone of the market. Still, prices are 5 per cent higher than they were last year on short framing dimension, and 10 per cent on long joists. Common and select strips and select thick lumber are also somewhat higher than last year. If these prices can be held until the present stock is worked off, the trade will be in a fairly prosperous condition on May 1, the close of the trade year in this market.

The fact that rail receipts at this point the present winter have been about double those of last winter shows that there has been an unusually strong demand, with broken stocks in the wholesale yards.

On the east shore of Lake Michigan the carried over stocks have been largely sold during the winter, some have been shipped by rail, a good deal being held for shipment by lake when navigation opens. At Muskegon but 25,000,000 on dock remains unsold, something over 111,000,000 having been carried over from last year's sawing. Less remains to be disposed of than for years previous. The condition in respect to bulk stocks to go forward in the spring points to a strong opening cargo market.

At Chicago:

Already there is talk about the cargo market. Dealers begin to deprecate the attitude of the manufacturers and the commission men. The dealers say that the cargo men have got their ideas altogether too high. They apparently think that the market is to start off very stiff, with prices higher than last year at the spring opening. This the yard men aver to be a grave error. No such advance as appears in the published price lists has been realized. About 50 cents advance on piece stuff since last summer is all that can be claimed. There are those who denounce the list made at the last meeting of the association as about \$1 higher than actual selling prices. Probably this is correct. There is very little \$13 piece stuff being sold, if any, unless it be 2x12 or that 18-foot long or over. If that is the case, the protestors say, what grounds have the manufacturers and commission men for getting on the high horse? It looks as if there would be a hard tussle on the cargo market this year. At the same time cargo dealings promise to be larger than last season. Buyers in Wisconsin say there are not so many soft snaps in that State as there used to be. So many buyers have scoured Wisconsin, and lumber during the past year sold so readily, that prices have been advanced to a point that precludes the stuff from being shipped and put in yard stock here at a profit. Dealers who last year bought largely in Wisconsin say they shall this season have to return to the Franklin street docks as the source of their supply.

The *Mississippi Valley Lumberman* says:

Splendid work is being done in the woods by the loggers. The hauling is the best, and increased snow fall has dissipated some of the apprehension that the mild winter would be followed by low water and hard driving. It may, but there are enough logs in sight to stock the mills fully and sawing will be begun early.

Prices are decidedly firm in all the Western markets. There is unmistakable confidence in the trade of the coming season. This confidence is not based on the prospect of any unusual or extraordinary demand from any one locality or cause. There is little reason to expect much railroad building or a large demand from the Western cities. But consumption has apparently been gradually growing up to production, and all the conditions surrounding trade are healthy.

Our Southern advices show that there has been too much rain, and that there are too many abnormally smaller streams for the best interests of the trade in that quarter. Mill men have been obliged to shut down, and rail movements are hampered.

METALS.—COPPER—Ingot has found a more or less irregular market for some time past, but evidently possessed very little natural inherent strength and the turn of values was mainly in favor of the buyer. The principal companies assumed a steady tone and claimed much confidence, but it is believed have secretly followed the lead of outsiders and made concessions in order to obtain custom. Rates are therefore at the moment slightly nominal. On an average range of valuations we quote at 14@14½c. for Lake, and 11½@12c. for casting brands. Manufactured Copper has a somewhat irregular movement, but on the whole sells pretty well into the various natural outlets and business tends toward an increase if anything. The list rates it is understood are quite generally adhered to. We quote as follows: Sheet, not above 30x72in., 16 oz. and over, 22c.; do, 14 to 16 oz., 23c.; do, 12 to 14 oz., 24c.; do, 10 to 12 oz., 25c.; do, 8 to 10 oz., 26c.;

do under 8 oz. 30c. Sheets longer than 72 inches add 1c. for 12@14 oz., 2c. for 10@12 oz. and 3c. for 8@10 oz. Sheets, not above 36x96 in., 16 oz. and over, 22c.; do, 14 to 16 oz. 24c.; do, 12 to 14 oz. 26c.; do, 10 to 12 oz. 30c.; do, 8 to 10 oz. 33c. Sheets longer than 96 inches 22c. for over 32 oz. and add 1c. for 16 to 32 oz.; 3c. 14 to 16 oz.; 5c. 12 to 14 oz. and 13c. for 8 to 10 oz. Sheets, not above 48x96, 32 to 64 oz. 22c.; do, 16 to 32 oz. 25c.; do, 14 to 16 oz. 27c.; do, 12 to 14 oz. 29c.; do, 10 to 12 oz. 33c. Sheets wider than 48x36 and longer, 22@25c. for 32 to 64 oz. and over, 27@31c. for 16 to 32 oz. 29c. for 14 to 16 oz. and 34c. for 12 to 14 oz. All bath tub sheets, per lb., 16" oz. 27c.; 14 oz. 29c.; 12 oz. 31c.; and 10 oz. 35c. Bolt copper 3/4 inch diameter and over, 22c. Circles, 60 diameter and less, 3c. above price of sheets of same thickness; circles, 60 to 96 do do, 5c. do; circles, 96 do and over, 6c. do. Segment and pattern sheets, 3c. above price of sheets required to cut them from. Cold or hard rolled copper, 1@2c. per lb. above the foregoing prices. Copper bottoms, 26@32c. per lb. Iron—Scotch Pig has about the usual moderate, uncertain demand, and altogether is without any regular market, though when asked for valuations operators quite generally name former figures. Supplies are rarely brought out except upon orders. We quote more or less nominally at \$20.00@24.50 per ton, according to brand. American Pig secures only about a fair movement. Some of the more popular brands appear to be taken up about as rapidly as ready for market, yet even of those no actual scarcity prevails, while of inferior stock there is more than enough and now and then some pretty low sales made, though on the general line of valuation about former figures are used. We quote at \$17.00@18.00 per ton for No. 1 X foundry; \$15.50@16.50 for No. 2 X do., and \$14.00@15.00 for Gray

Forge. Old material has a demand about in accord with that shown on other kinds of stock, sometimes a very fair order finding market, but as a rule buyers contenting themselves with small parcels to satisfy immediate wants and very strenuously resisting all attempts to increase the line of cost. We quote at about \$22.00@23.00 for old rails; \$20.00@22.00 for No. 1 wrought scrap; \$17.00@17.50 for cast scrap, and \$17.00@17.50 for car wheels. Manufactured Iron is not doing quite as well as usual at this season of the year. For archite tural shapes, etc., some fair orders are now and then booked and more are under consideration, but custom moves slowly and continuously and at times there is scarcely any trade at all for open market offerings. Prices are as a rule called steady. We quote Common Merchant Bar, ordinary size, at 2.00@2.10c. from store, and refined at 2.30@2.60c.; Rods, round and square, 2.20@2.40c.; Bands, 2.40@2.60c.; Norway Nail Rods, 4@5c., and domestic sheet on the basis of 3.00@3.05c. for common Nos. 10@16. Other descriptions at corresponding prices, with 1-10c. less on large lots from cars. Steel rails did not make the record last month that had been calculated upon and evidences of disappointment were not difficult to discover. Indeed, most of the deal accomplished was in light sections, buyers keeping up the fight against heavy sections at the valuation placed upon them by the combination of manufacturers. It is claimed as a rule that figures have in no case been modified, yet there are hints floating about that some manufacturers give evidence of weakening and quietly intimating that slightly modified bids would receive careful consideration. We quote at about \$30.00 per ton for standard section at the mill and \$31.00@32.00 do. at tidewater. LEAD—Domestic Pig has found sale in small quantities to some extent, but there appeared no desire to handle large blocks and on the whole the undertone was weak. The absence of any direct pressure to realize, however, prevented important break in line of cost. We quote at 4.25@4.30c. as to quantity. The manufacturers of lead are quoted: Bar, 6c.; pipe, 7 1/2c.; sheet, 8 1/2c., less the usual discount to the trade; and tin-lined pipe, 15c.; block tin pipe, 40c., on same terms. Tin—Pig does not meet with much demand from consumers, and the speculative element being small it was altogether a pretty dull sort of market and a trifle nominal. We quote at about 19.90@20c. for round lots, and 20 1/2@2 3/4c. for jobbing parcels. Tin plate has a fairly active call from regular sources, but on the average it is a quiet market and without feature of very pronounced character at the moment. Supplies are not over-abundant. We quote prices as follows: I. C. Charcoal, 1/2 cross assortment, Melyn grade, \$6.25@6.30, each additional X add \$1.50; I. C. Charcoal, 1/2 cross assortment. Allaway grade, \$6.00@6.06, each additional X add \$1; Charcoal terme, M. F. grade, 14x20, \$7.75@7.80; M. F. grade, 20x28, 16.00@16.05; Worcester, 14x20, \$5.65@5.70; Worcester, 20x28, \$11.00@11.05; Dean grade, 14x20, \$5.25@5.30; Dean grade, 20x28, \$10.50@10.55; D. R. D. grade, 14x20, \$4.90@4.95; D. R. D. grade, 20x28, \$10.00@10.05; I. C. Coke, Penlan grade, \$5.40@5.45; J. B. grade, 14x20, \$5.50@5.55; I. C.

Bessemer steel, squares, \$5.55@—basis; I. C. Siemens steel, squares, \$5.65@5.70 basis. Spelter meeting with only a moderately active demand and in a general way the market shows little or nothing of pronounced interest. We quote 5.05@5.10c. for common Western, according to brand.

AILS.—There has been a fair demand for wire nails with a measure of steadiness shown on values, but plenty of stock offering for all calls. Cut have been, on the whole, slow, and return an unsatisfactory market. There is constant talk about shutting off production and endeavoring to obtain greater firmness through that method, but apparently a want of unanimity among manufacturers and always a little more stock offering than the market requires. We quote Cut at \$1.80@1.85 per keg for car lots and \$1.90@2.00 per keg for parcels from store, for iron, and add 5@10c. per keg for steel. Wire, \$2.10@2.20 at mills, and 2.45@2.50 from store.

PAINTS, OILS, ETC.—In the majority of features calculated to have any important influence upon the trade, in various goods, there appears to be no changes of a specially noteworthy character. The break up of winter has commenced, and, in numerous localities, brought freshets and other factors calculated to temporarily retard transportation to interior points, and this may remain a feature for some time; but otherwise the outlook is considered reasonably promising. Buyers who have been reached through tentative negotiation manifest an inclination to respond fairly, but will not hurry, and are still determined in the effort to keep investment within the boundaries of early, absolute requirements. Staple grades of grinders and house painters' colors are not selling with as much freedom as last year, but doing very well in comparison with other goods, and commanding full figures in most instances. Specialties in prepared paints are getting a little more attention. Venetian reds are more active, and orange mineral is firmer. Paris green about as before, and probably no change will be made until middle of April. Chalk is scarce and firm. White lead is not very active, and while jobbers are said to deviate at times from the "combine" rates the position in a general way may be called about steady. Association Corroders' rates stand as follows: Lead in oil in kegs and dry lead in kegs, in lots of less than 1,000 lbs., 7 1/2c. net; in lots of 1,000 lbs to 5 tons at one purchase, 6 3/4c.; 5 tons to 12 tons, one purchase, 5 5/8c.; 12 tons and over, one purchase, 5 1/2c.; dry white lead in bbls. 1 1/2c. per lb. less than price in kegs. Lead in oil 12 1/2 lb. in tin pails, add 1c.; in 25 lb. tin pails, add 1 1/2c.; and in 1 to 5 lb. tin cans, assorted (100 lbs. in case) add 2 1/2c. per lb. to keg price. Terms on lots on 1,000 lbs. and over, note or acceptance at sixty days, or 2 1/2 per cent. discount will be allowed for cash paid within fifteen days of invoice date. To make either of the above required quantities any assortment of packages of white lead, red lead and litharge may be counted. The above quotations are free on board cars or boat at corroding point. Linseed Oil of city brand remains firm and fairly active, but the Western make is somewhat irregular with tendency mainly in buyers' favor. Available supplies are generally found quite equal to all calls, which are at the moment light. We quote on general range at 53 @55c. for Western, and 56@62c. for City. Spirits Turpentine not particularly active, and demand running mainly to ordinary trade parcels. Supplies, however, are under good control, and with supporting advices from the South prices are strong all around. We quote at 41@42c. per gallon, according to quality, delivery, etc.

TAR AND PITCH.—Demand somewhat irregular and apparently not inclined to increase to any extent, with little if anything really new on the general market. Holders, however, claim control over supplies, and are offering with more or less showing of indifference. We quote Pitch at \$1.50@1.75 per bbl.; Tar at \$2.20@2.40, according to quantity, quality and delivery.

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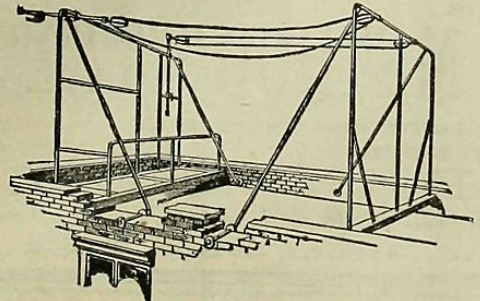
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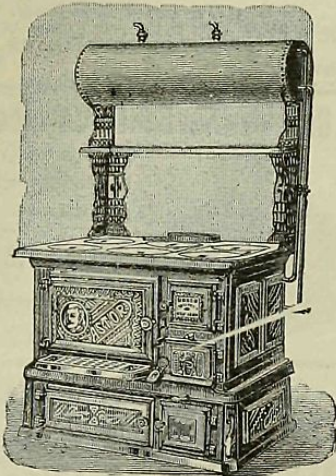
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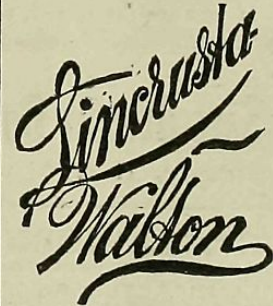
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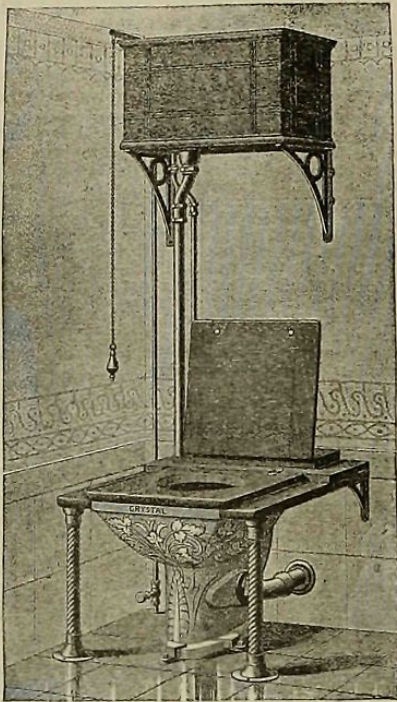
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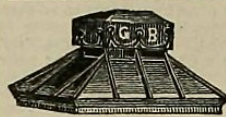
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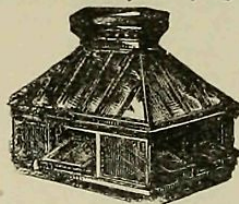
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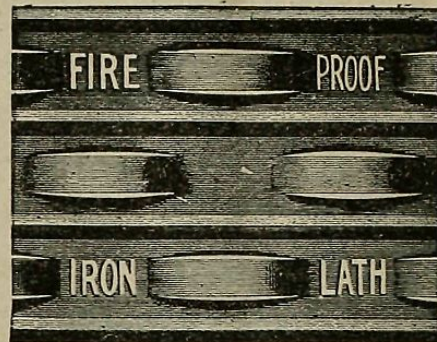
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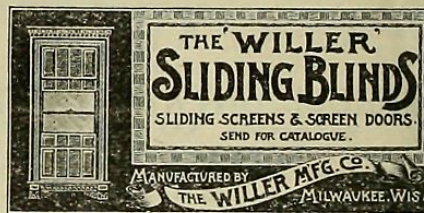
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