

# REAL ESTATE RECORD AND BUILDERS GUIDE.

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ONE characteristic of the real estate market of the present year is its irregularity. South of 14th and on the West Side the promise is for activity and strength; but in other parts of the city, notably in Harlem, the outlook is by no means so good. Harlem suffered severely during 1891 from the overbuilding of flats; and for various reasons it has not been able to recover in the way that other overbuilt sections have. The chief of these reasons is, of course, its continued inaccessibility. It was thought that some relief would be afforded by the express trains which the laying of the third track, above 59th street, has enabled the Manhattan Company to put on; but the residents of Harlem are complaining that owing to delays in switching or what not the expresses are sometimes even slower than the locals, and are seldom very much faster. The delays may perhaps be due to the fact that the new service has not yet been long enough in existence to get into smooth working order, but at best these very limited express trains can afford but small alleviation to the crowds who live in the regions north of Central Park. Consequently it is no wonder that Harlem real estate is dull and depressed. The most important street of the section, 125th street, has hitherto thrived even under the adverse influences, and property has reached a price that compares not unfavorably with prices on important cross-town streets in the lower wards. Speculatively these prices are fully justified; but people interested in the vicinity are beginning to have some doubt whether the amount and the character of the business which the street at present commands warrants these valuations. They point out that during last week one large dry-goods firm which has grown up with 125th street has failed, and that others are said to be rather less prosperous than formerly. These evidences of insecurity are due to increased competition and the heavy rents which the high speculative value of the property makes necessary. No doubt it is to some extent true, as these people say, that real estate on 125th street has been pushed up rather more rapidly than the business conditions have so far warranted, and that the retail trade will be obliged to bear the burden of disproportionate rents for some years; but no one acquainted with the possibilities of Harlem could claim that the figures are too high from the speculative point of view. It must be remembered that 125th street will be the principal business thoroughfare not only for all the low-lying property on Manhattan avenue north of the Park, but for the whole of Washington Heights and for the southern parts of the 23d and 24th Wards. In fact, if its facilities rise equal to the occasion all the city north of 125th street will depend upon its shops and theatres for supplies and amusements, and this will mean the trade of a population of several hundred thousand. Many years must elapse before even a moiety of this enormous section will be built up, but with such a future it is no wonder that high prices are paid for lots on 125th street. These prices would not be too high even at the present time if better means of communication existed with the business districts. It is very tantalizing for the residents of Harlem to know that a slight terminal improvement at South Ferry and a third track on 9th avenue, both of which could be obtained in a few months, would give them a far better service and would stimulate the progress of their district enormously; yet at the same time to be aware that because a silly prejudice against the Manhattan Company these improvements cannot be obtained. No wonder they hold meetings and talk excitedly when they are obliged to face several more years of this same kind of transit—with the possibility staring them in the face that before the better transit comes the very people on whom they rely upon to fill up their vicinity will be crowding over a new bridge to Brooklyn.

THE strike of the coal miners in Great Britain will have at the present time a particularly unfortunate effect on the industries of that country. It is the first indication that the lack of

prosperity during the past year has begun to have its effect on wages. The miners will, of course, vigorously resist the proposed reduction, but success is not probable, for according to all reports the condition of the industry necessitates a shaving off of expenses. But the disturbance will react on other industries. Coal enters into very general consumption, and the increase in its price will not only bear hard on the working classes but will strain the trade of the whole country. Weaknesses have been developing lately in a number of directions; and the prevailing disturbance will increase them. Attempts will be made to reduce wages in other industries, which will naturally lead to strikes and general confusion. The British workingmen have been fairly prosperous for a number of years—that is, if we may judge by the increase in their savings and the enlarged consumption of their own peculiar luxuries. But evidently their trials are coming. So far as the other European countries are concerned things are about the same. In Berlin the mob violence has been suppressed for the time being; but if indications do not fail we have not heard the last of the trouble. Germany has still before it a considerable period of industrial depression during which work will be scarce, business dull and profits small. During such a time, in a country where the struggle for life is always hard, there is sure to be more or less political disturbance. In Vienna the reaction from the sudden spurt which took place in the beginning of the year still continues. Signs are not wanting that Austro-Hungary's prosperity is not so very marked as it was. If this continues to be the case it will render the efforts of the government to return to gold payments all the more difficult.

SO far as the last meeting of the Legislative Committee of the Real Estate Exchange developed an expression of opinion concerning the Walker bill to license brokers, the verdict was decidedly adverse to the measure. A few well-established brokers apparently favor the bill, but the majority seem to think either that it is unnecessary, or that it will be ineffectual. The brokerage business, as a whole, they say, is to-day every bit as respectable and well-conducted as any other first-class business; it "averages up" as high as any other and, indeed, higher than many. They do not think that the bond of \$5,000, or the payment of \$250 required by the Walker bill will operate to exclude any particularly vicious persons having nefarious designs upon property-owners, though it might, perhaps, act as a bar in a few cases with the poor but aspiring. It must not be forgotten, and the fact is not forgotten by the older real estate men, that brokers in this city were licensed at one time, and from all reports licensed without any particular moral advantages to the business. As to property-owners, builders, and speculators, they are almost to a unit opposed to the measure, and, as we have often pointed out, they hold the key to the whole matter. These people believe in stimulating the widest competition in selling any property they may be offering. There cannot be too many brokers for them. The end they desire is the speedy sale of their property. The methods they adopt at present to achieve this may be very short-sighted methods, in many cases we know the methods are short-sighted, but they do not recognize that fact, and we fear cannot be forced at the moment to recognize it through legislation.

ON Thursday last the Assembly Committee on Cities gave a hearing on the new building law, which is known as Assembly bill No. 778. The Revision Committee explained their position on the clause in the bill which requires all existing hotels to provide at least one continuous line of fire-proof stairs from cellar to roof and surrounded with brick walls. The Fire Commissioners, represented by their attorney at the hearing, defended the requirement. The hotel keepers, by a committee from the association, urged that the requirement be stricken from the bill. Venturing a guess at the result, the bill will probably be reported without the hotel-staircase clause, not so much on account of the hotel keepers' opposition, powerful though it be, as because the bill is recognized as the Revision Committee's work and that their wishes in the matter should prevail. The Board of Education notified the Committee on Cities that they desired to be heard in opposition to a new requirement in the law that all public schools hereafter erected shall be constructed fire-proof. A hearing will be given on Tuesday afternoon next on the school-house question. Making public school buildings fire-proof will add considerably to the cost; but we do not believe that our tax-payers will begrudge the additional cost in securing safety to children, nor have we before heard of any opposition to this feature of the bill, which has been generally approved since it was announced two or three years ago as one of the contemplated changes in the existing law.

THE Factory Inspector of the State appeared in opposition to the bill, because the Revision Committee put in a provision that the Fire Department, through the Bureau of Buildings, shall have exclusive authority over ordering fire-escapes and hatchway covers in factories. The endeavors of the Factory Inspectors to

force owners of buildings to put on fire-escapes in addition to those ordered on by the Building Bureau, and to compel owners to put in automatic hatch doors in elevators have irritated many property-owners almost beyond endurance for several years past. Hence the determination to end the divided responsibility, and place it where it ought to rest, in the Building Bureau alone. There is no likelihood that the bill will be changed in any respect in this particular.

**P**OLITICAL influence there may be behind the bill recently introduced into the Legislature removing the present restriction against a surface railroad on 5th avenue as far north as 42d street; but the measure does not on its merits deserve all the condemnation heaped upon it by the daily journals. The fact is that the editors of many of our influential papers are so panic-stricken about what the controlling powers at Albany may do that they whack at anything which comes to the surface. A surface railway on 5th avenue, south of 42d street, has long been desired by many of the largest property-owners on the avenue. Of late years, it is scarcely necessary to say, the character of the lower part of this important thoroughfare has been completely changed. The residences have been gradually giving place to stores and to hotels. Generally the old brown stone front dwellings have had their two lower floors altered for trade, while the upper floors have been turned into bachelor apartments and the like; but in many cases the old buildings have been torn down and large stores or caravansaries erected in their place. Manifestly some sort of a surface railroad is necessary for this newer 5th avenue. The stores and the hotels both need it, and the few remaining residents of the avenue are not numerous enough to make their opposition effective. Besides, they must soon follow the example of their neighbors. At present the retailers are at a decided disadvantage in competing with Broadway merchants. They are under heavy rentals, and are far more difficult of access, particularly for the many rich people living on the West Side and around the park. Consequently, we understand that their success has not so far been phenomenal. What they require is a surface railroad with a good northern connection, and as their interests are now the interests of the avenue, what they want they will eventually get.

**T**HE RECORD AND GUIDE is in receipt of a number of letters protesting against a few remarks made in these columns respecting the Connolly Local Option Tax bill. It was the purpose of these remarks simply to point out the more or less immediate effects of the application of the principle underlying that measure to the conditions prevailing in New York. In case the bill is passed an attempt will, of course, be made to change the incidence of taxation in this city by exempting personal property. As such a change would vitally affect real estate interests it was natural for a journal representing those interests to throw what light it could on the results which would follow from the change. Our correspondents do not, as a rule, deny that these results would follow, but they claim that our remarks are inconsistent with the criticisms which THE RECORD AND GUIDE has frequently levelled against the taxation of personal property as at present conducted. This is not so. There is nothing in the paragraph inconsistent with the position which has always been assumed in these columns. If any of our readers were misled they should remember that a paragraph is intended only to give one aspect of the matter. The question most immediately interesting to property-owners when any change in our system of taxation is proposed is the immediate effect which such a change will have upon their tax bills, and as none of the advocates of the measure have vouchsafed such information, THE RECORD AND GUIDE endeavored to supply it. But these results, even if admitted, are not conclusive against the measure. The Connolly bill has at all events this advantage, that the city will be thereby protected against the disastrous effects of any tax-listing measure, should such a measure ever become the law. At the same time it must be admitted that this advantage is very insecure. The only reason the country members could have for passing a bill giving the assessor power to trace elusive personal property in its hiding place would be to get a somewhat larger proportion of the personality held in this city on the assessor's books, and if they had the power to give legal effect to such an intention they would also have the power, and would assuredly use it, to repeal any local option tax law. Consequently the arguments in favor of that bill are really confined to the arguments in favor of the concentration of all taxes on real estate in this city—which it is the purpose of those who sent the bill to Albany to bring about. It is one thing to see the injustice and inexpediency of the present taxation on personal property, or of any proposal to make that taxation more effective; but it is another and a very different thing to advocate the immediate increase by 25 per cent of the taxes on real estate. That, under normal circumstances, all the local expenses which could not be paid for out of the sale or operation of city franchises should be raised from real estate we fully believe,

but a sudden shifting of the incidence of taxation in a city like New York, which has long been taxed abnormally, would certainly result in some injustice, which should, if possible, be avoided.

#### Natural Selection Among States and Cities

**F**ORMERLY natural selection operated among States and cities only through direct conflict, and the citizens of the defeated people were practically exterminated or enslaved. Now the facility with which one may expatriate himself, of the ease with which he may transfer his residence from one city to another, brings about a new condition of things which is less wasteful than the old forms of conflict, but which is equally merciless so far as regards the future of a municipality or a State. The city that fails to preserve order, or that sinks itself too deeply in debt, or squanders perpetual franchises or private corporations, or is too awkward or unenterprising to develop its resources, will decay, or at least cease to grow as it ought through the inclination of its best citizens to go elsewhere. It loses its people not by slaughter as of old, but by departure.

The State of Virginia at present affords a good example of the paralysis that may come upon a community through an excessive burden of debt. Whatever was the origin of that debt, and whatever "readjustments" may be made, the State has demonstrably suffered great loss because of it. When real estate boomers were the most successful in their operations on all other sides of the City of Washington their attempts to cross the Potomac into Virginia were defeated by the fear of excessive taxation, and the wealth that might have come and contributed the strength necessary to the eventual lifting of the burden, sought other places for investment.

Time and again we have shown how the development of this city has been gratuitously limited by perverse action or inaction in important matters. New York's great natural advantages cannot wholly make up for lack of civic sense and municipal enterprise. "Against stupidity the gods themselves are powerless," and fate cannot make a metropolis of a city cursed with municipal stupidity. Western cities seem to realize the existing condition of affairs more fully than those of the East, and this fact materially aids them at all points where it is possible for the trade and population centres of the two sections of the country to come into competition. The uncompromising aggressiveness of the Western cities is justified, so far as the individual cities are concerned, by its results. The sleepless eagerness of boards of trade, and real estate exchanges, and business men's clubs to do anything that the interests of the various cities demand, from the endowing of a college or the subsidizing of a new industry to the bribing or prosecuting of railroad officials, or the manipulation of a Legislature, contributes indubitably to their rapid development. Chicago is the prototype and ideal of all these pushing and usually prosperous communities.

It is to be feared that this intermunicipal competition results in a good deal of waste, in the locating of trade centres at inconvenient points, in attractions of the show-window variety, in the building of useless railroads and in a considerable amount of final disappointment and loss. But over-booming brings its own penalties in the end. The town that has suffered from a collapsed boom realizes very fully that it has made a gross strategic blunder, and has placed itself at a disadvantage for an indefinite period. In the end it is the city that has been wisely enterprising, that has tampered its courage with discretion, that draws the population and the trade.

If we turn from the competition of city with city to that of nation with nation we will hardly find a more instructive object lesson than the drift of population southward across the Canadian border. There are doubtless climatic and other irremovable conditions that aid this movement, but there are also many artificial ones. The contentions of diverse races and religions, and the unsatisfactory character of the government has done much to send to the United States the most desirable and progressive elements of the population. On the one hand the French Canadians have been settling in large numbers in the New England States, and on the other all the northern cities have been re-enforced by the energetic and successful business men who could not find proper scope for their enterprise in Canada.

The coming of the French Canadians with lower standards of life than the factory operatives with which they come in contact on this side the border, and the landing on our shores of the exiled Russian Jews, to say nothing of the Eastern peoples whom we are trying to exclude, brings to mind the unpleasant side of national success in competition for population. The tremendous facility of movement which is now possible even to the poorest and most inert classes of the community, make it as possible to attract undesirable as desirable citizens. Formerly the pressure of the military system of Europe sent some of the most desirable citizens from Germany and kindred countries to the United States, and distress in Ireland led to the emigration of many of her most loyal and energetic people. At the time of the Pilgrims emigration as a method of getting beyond the reach of an oppressive government was only a shade better than extermination; the Russian Jews

that now come to us would then have died and made no sign. For now hardly any energy or courage is required to enable one to seek a new home under a new government. A very small amount of money is required, and the transportation companies and charitable organizations do the rest.

There can be no doubt that the individual profits greatly by his increasing power to choose what government he will serve, and while the fact that cities and states may be depleted of their citizens and taxpayers puts upon them an added burden of responsibility it is a responsibility that is good for them. In it is to be found an additional force coercing them along the path of conscious improvement. Statutory exclusion of undesirable immigrants may for a time be advisable and even necessary for the leading nations, but within each country the prosperity of the individual states and cities must depend on their capacity to attract the better class of citizens and to repel those who are not desirable. Neither can a nation keep a leading position through any mere policy of exclusion, but must depend finally on making itself attractive to the best elements in its own and neighboring populations.

THE policy of damning and opposing everything Tammany does or proposes to do is not entirely wise, though it may be safe. This has been exemplified lately in the unreasonable attitude of the Press, at least, toward the selection of a site for the new Municipal building. That the city urgently needs larger and more commodious quarters for its administrative machinery does not admit of argument. Putting civic considerations aside, it is financially undesirable that the city should be paying to private individuals for office accommodation a sum quite sufficient to cover the interest on the principal required for a building of its own. The sites topographically and financially suitable for a municipal building are few, for the wisdom of scattering the departments in different parts of the city has not been demonstrated. Consequently it may be said that the selection is logically confined to the City Hall Park and its immediate vicinity. First in the order of eligibility comes the Park itself. It is hard to see how any one who will go carefully and dispassionately over the ground can controvert this. The advantages of the site are weighty, the disadvantages, extending them to the fullest, are, in comparison, slight. In the first place the city owns the ground; with this site there will be no necessity for the corporation to go into an immense real estate transaction involving several millions of the public funds. Moreover, the park is in another sense the only real site for a large civic building; it is something more than a mere place on which to plant a structure. The new building, there, would have an approach, and ample and adequate surroundings as becomes the seat of government of a great city. The loudest, it may be said, the only objection raised against this plan is that it violates the sacred "breathing places of the people." This is, of course, not a thing to be done lightly, but the present proposed trespass would leave the good citizen about as much space for pulmonary activity as he possesses at present. There would be no need, in erecting the new building, to advance an inch further south than the facade of the old City Hall; indeed, that architecturally respectable (but in no other respect respectable) building might be retained, becoming a part of, and dictating the style of, the new structure. The present thoroughfares through the park at the rear of the City Hall could be replaced with passageways. Mayor Grant and his coadjutors are right; the City Hall Park is the proper site for the new Municipal Building. But the cry of "Tammany" is in the air these days, and a large part of the press is too busy with it to be reasonable.

PEOPLE on the West Side are trying to account for the marked silence of the Press concerning the proposed outrage on that part of the city, threatened in the scheme to construct a racing course along the western boundary of Central Park. What is it that has daunted the people's champions? they ask. Can it be that we have here another example of the paralyzing power of the "ad. "? Dare we say that there is an "ad"-der in the path of virtue? The suspicious point to the fact that one of the largest dry-goods retailers in the city is supposed to be particularly interested in this scheme, and in it West Siders are endeavoring to discover a cause for the effect which they deplore.

The Paving on Amsterdam Avenue.

In the appropriations that have been made for repaving, the upper part of Amsterdam avenue on each side of the tracks of the cable road should not be forgotten. At certain parts of the avenue the space between the tracks and the curb is in a shocking condition. After a rain-storm the dust and dirt that ordinarily occupies the intermediate space are worked into thick, heavy mud. This of course on an avenue that is destined to be the main artery of business on Washington Heights is a great detriment to the growth of the neighborhood and should be remedied as fast as may be by paving the avenue with the improved granite blocks that have made such a fine roadway on Broadway.

A Diversified South.

One of the great drawbacks in organizing a Bureau of Information of the South's advantages, resources and possibilities is owing in a great measure to the state of finance in the section which it is proposed to help, but as the spring season approaches and products find a ready market, matters begin to look up.

That a bureau of this nature will eventually be organized there seems to be no doubt. The matter is being discussed very generally, not only throughout the East, but in the South as well. In fact, it is currently reported that an eminent financier in London has now a plan under consideration for the organization of a Southern States Guarantee Investment and Agency Company. The capital proposed is \$5,000,000 divided into 250,000 shares of the par value of \$20 each.

It is evident that a Bureau of Information or Guarantee Investment Company is assuming shape, and there seems to be no doubt of its value as a direct agency in placing capital in a section of our country where it is most needed and where good returns may be expected.

The remarkable progress of the South in recent years is a sure indication that capital will find a profitable field for investment south of Mason and Dixon's line, and the further fact that the future holds out precious and tempting offers is another reason why the foreign capitalist is directing his attention southward.

The South is undoubtedly the coming section for industrial development as it has been for years past, and the change in the channels of productive capacity is a bright and auspicious outlook.

The South has made wonderful strides in agricultural progress during the past ten years. This has been the result largely of diversifying her crops. At one time King Cotton held absolute sway over nearly every plantation. The supplies of meats, hay and grain, even for farm use, were obtained from the North and West. A vast increase has been made in the rearing of stock of all kinds, and grain, grass and vegetable crops are grown upon a constantly increasing acreage.

Tens of thousands of acres in the Southern States that at one time produced a bale of cotton to the acre are now covered with millions of vines and peach and pear trees, while trains and steamers for months in the year bear northward their burdens of vegetables and small fruits to supply the markets in States where ice and snow still hold sway. This development, however, has not been entirely the result of the increased demand for their export trade. The establishment of great industries, iron and cotton mills, etc., has developed home markets in the South for fruits, vegetables, butter, eggs, and a variety of crops, and has given a wonderful stimulus to agriculture in the Southern States.

The yield of leading crops in the South in 1879 and 1889 were as follows:

COTTON.		
1879.....		5,755,359 bales.
1889.....		7,250,000 "
—an increase of 1,494,641 bales in ten years.		
GRAIN.		
1879.....		431,074,630 bushels.
1889.....		652,291,000 "
—an increase of 221,216,370 bushels in ten years.		

Here is one of the best illustrations that the South has emerged from under the old and ruinous policy of the one-crop idea, and adopted a diversity of interests, which to a large extent has been the life-sustaining vertebra of progress and development. The total gain in the value of agricultural products of the South in 1889 over 1879 was upwards of \$250,000,000. The fruit and vegetable crops of 1889 in the South were the largest ever raised, and many millions of dollars were drawn from the North and West to pay for early Southern fruits and market produce. It is claimed that a conservative estimate would place the aggregate value of the South's agricultural products in 1889 at not less than \$850,000,000.

If the large planters of the South could but realize that cotton should always be looked upon as the "surplus crop," instead of being the great "mainstay from year to year," a hallucination and misnomer, how much would be saved and how much money could be retained at home for developing purposes and for general circulation. Take slavery, the one-crop idea, the onerous mortgage system and the Frying Pan, and it will be found that these agencies did more to retard the progress of the South than any others that could be mentioned. But, happily, the tide has turned and the undertow has carried away the retarding drift-wood, so that to-day all the elements of productive force are being utilized in a manner that means wealth and independence. There is no reason why the South should not be self-sustaining any more than the farmer and planter should be dependent upon outside territory for such things as they can produce at home.

If an Information Bureau, as already outlined by THE RECORD AND GUIDE, can in any way demonstrate to the farmers of the South the absolute necessity of becoming self-reliant, self-sustaining, and point out to the planter something smaller than a bale of cotton to make money on, it will have fulfilled its mission a thousandfold.

H. A. W.

Opposed to the Measure.

FEBRUARY 27, 1892.

Editor RECORD AND GUIDE:

Some time ago one of your men interviewed me in regard to my views as to a proposed bill concerning real estate brokers. At that time I had not seen the bill, and from my conversation with him supposed it was one that would, in a measure, be a benefit to all respectable brokers, and to some extent bar out the irresponsible curb-stone element. I have just received a copy of the proposed bill to-day from the Real Estate Exchange, and I desire to say that I am opposed to the bill in every way, and I would like to have the interview which I had with him destroyed, as it does not represent my sentiments at all.

F. SOUTHACK.

## The Proposed Fifth Avenue Railroad.

DIVERGENT VIEWS OF PROPERTY-OWNERS.

The bill introduced by Assemblyman Rice on Monday, to allow a railroad of any kind to be built on 5th avenue, south of 43d street, is looked upon with different eyes by property-owners on that thoroughfare. The bill is entitled "An act to amend chap 371 of the laws of 1885," and it permits the building of a road on 5th avenue, from 42d street southward, with the consent of the local authorities and of the property-owners holding half the amount of real estate on the line of the road.

It will be remembered that a determined effort was made by a combination to obtain possession of the entire length of 5th avenue for a railroad some years ago, and that the bill was defeated largely through the influence of some of the richest men in the city and residents on and near 5th avenue, who met at the Windsor Hotel and formed a committee to oppose the bill in the Legislature.

Those behind the bill now in the Legislature, fearing the same opposition, and believing they cannot get sufficient consents if they go north of 42d street, have resolved to get a road on 5th avenue, from 42d street southward, believing that, from that point south, they can secure enough consents.

Whether they have calculated correctly remains to be seen. Many changes have occurred in the last few years. Owners who once opposed a railroad have since sold out to parties who have changed the old houses into business buildings or who have reared magnificent structures for business purposes. The majority of the latter, should the bill be passed, will be found giving their consents to the railroad. And the large proportion of non-residence and business buildings to private residences on 5th avenue, between Washington square and 42d street, may not improbably yield the railroad canvassers a majority of the consents.

THE RECORD AND GUIDE has interviewed a number of property-owners and lessees on 5th avenue south of 42d street. Their statements, in brief, are given below.

Robert L. Cutting expressed his position as follows: "I have only to state that when they asked me for my consent I declined to give it. I do not care to say any more."

The Marquis de Croisic, owner of the "Croisic" on 5th avenue and 26th street and the Hotel de Logerot on 5th avenue and 18th street, said: "Beyond question the future of 5th avenue, south of 23d street, particularly between 14th and 23d streets, is for business. For that reason I think a cable or an electric surface road would be desirable between those streets, though I would not favor a horse railroad. I am only speaking in so far as the bill now before the Legislature affects my individual interests."

Robert Goelet, of the Goelet estate, owner of the "Judge Building" on 5th avenue and 16th street, and other properties on the line of the proposed road, said: "I am strongly opposed to any sort of railroad being placed on 5th avenue. This is the only avenue left for the driving public, and it should not be taken for railroad purposes."

W. J. Arkell, one of the proprietors of *Judge*, a lessee of the *Judge Building*, said: "A railroad up to 42d street seems to me to be inevitable, though, of course, it will make the lower part of the avenue less desirable for driving."

The Rev. Dr. Homer Eaton, of the Methodist Book Concern, said: "We are strongly opposed to the projected railroad. We think it would be a detriment, and we have written to Senator Edwards informing him of our views and requesting him to keep track of the measure and oppose it."

N. B. Barry, lessee of the Glenham Hotel, 5th avenue, near 22d street, said: "I think a surface railway would be of value to storekeepers and hotel men on 5th avenue, but I also think that the only avenue left for driving should remain free from railroad tracks."

Wm. Morr, owner of the eight-story bachelors' apartment house on 5th avenue and 30th street, the "Wilbraham," and the building on the north east corner of 5th avenue and 31st street, said: "I am in favor of a surface railway if it is run by cable or electricity. The future of 5th avenue is for business. We ought to recognize this and favor the cars. I signed for a road on 5th avenue some years ago and will do so again if called upon."

W. Jennings Demorest owns considerable property in fee and leasehold on 5th avenue, between 14th and 23d streets. He favors a railway. In his absence his son said: "My father is very strongly in favor of a railroad on 5th avenue, no matter what the motive power may be. It is a business thoroughfare below 23d street, and is destined to be so considerably north of 42d street. You may quote us, in the strongest terms you can use, as being in favor of the bill now before the Legislature."

Lorenz Reich, owner of the Cambridge Hotel, on 5th avenue and 33d street, said: "I am opposed to a surface road on 5th avenue. It would bring the mob to this avenue and drive away the select class for whom we cater. It is therefore to my interest to oppose it."

S. P. Avery, Jr., owner of the Fifth Avenue Art Galleries, said: "I am opposed to a surface road not only because it would interfere with driving, but because it would bring the crowds here. The avenue should be kept as a high-class, quiet business thoroughfare. If a railroad gets on it the change for the worse would be very great."

Mr. Kissam, representative of the William Astor estate, said: "It has often been the belief of property-owners in the past that a railroad would hurt their real estate, but it proved otherwise. Fifth avenue is evidently destined to be a business thoroughfare, and if so, a surface railway would help property there. Still it would seem to me that the 6th and Madison avenue cars, as well as the Broadway cars, all of which give near access to 5th avenue at different points, sufficiently accommodate the public at present."

John Jacob Astor said: "My father would, I think, be opposed to a railroad on 5th avenue; at all events, for some years to come. Such a railway would very much interfere with driving, and it would seem to me essential that one thoroughfare in New York City should at least be open for this purpose. The Madison avenue cars are so near to 5th avenue that a parallel line on that avenue is unnecessary. On the contrary, an effort should be made to keep from 5th avenue the heavy traffic which is now a

source of danger to the lighter vehicles, and I understand that a bill is now in the Legislature with this object, and that it also provides for asphaltting the avenue."

Daniel T. Hoag, vice-president of the Columbia Bank, on 5th avenue and 42d street, said: "I am certainly opposed to the bill. There should be an avenue free for driving. It must be remembered that it is not only the owners on 5th avenue who are interested in this, but also the owners and taxpayers on the side streets, who use 5th avenue to get to and from the Park."

Mr. Melchior, representative of the Paran Stevens estate, said: "The destiny of 5th avenue is clearly toward business. It is useless, therefore, to oppose a railway, which has got to come. Naturally people who reside on 5th avenue object to it, but I believe that it will not be many years before the richest of our citizens will move to Riverside Drive and other places in the northern part of the city. I am under the impression that Mrs. Stevens would not remain on 5th avenue if she could help it, for her house is surrounded by business places. I think a good rail could be put on 5th avenue that would not interfere with driving. The old style of rail would be likely to spring an axle and would be positively dangerous. I am not prepared to say, however, whether the Stevens estate would sign in favor of a railway on 5th avenue or not."

Mr. Kinsley, one of the lessees of the Holland House, said: "It would be an outrage to put a surface railway on 5th avenue, and we would oppose it to the utmost. There ought to be one avenue in the city free from railroads."

John J. Gibbons, of Gilman Collamore & Co., 5th avenue and 30th street, said: "Personally I think the avenue ought to be kept for driving and that no surface cars should be allowed on it. Still it would be of value, I believe, for business, and below 42d street 5th avenue is being turned almost entirely into a business thoroughfare. The ladies who purchase from us seem to be divided in opinion. Those who have carriages do not want the railway, while those who have not say it would be an excellent thing."

H. L. Hoyt, lessee of the Victoria Hotel, said: "I am not only opposed to a surface railway on 5th avenue, but I am in favor of taking all heavy traffic from it. All the building material used for new 5th avenue buildings has been carted up the avenue and has been a source of danger to carriages and other light runouts. Only recently the driver on a beer wagon ran the shaft of his wagon into a brougham in which my children were driving and it is only by a miracle that they escaped being hurt. These drivers never make any effort to get out of the way. There is so much driving on the avenue now that it is high time the city took steps to take off the heavy traffic."

### To License Real Estate Brokers.

The proposed bill printed in full in last week's RECORD AND GUIDE, requiring real estate brokers to pay a fee of \$250 every two years or to file a bond for \$5,000 in order to obtain a license to carry on their business, came up for discussion as the special order at the meeting of the Committee on Legislation. Numerous other members of the Exchange besides the members of the committee had been invited, and when Chairman Murtha called the meeting to order at 3.30 P. M. the Board Room was crowded.

The reading of the minutes of the previous meeting was dispensed with and the meeting at once took up the bill. Andrew Powell, in order to open the discussion, moved that the report of the Sub-committee on Pending Legislation be adopted. A. L. Mordecai was the first speaker. He said: "I think the whole bill is a mistake. It is said that the license will make brokers honest, but we require no license to keep them honest. The brokers guilty of dishonest practices is soon found out and people will then no longer deal with them. Besides the license will keep young men from going into an honest business. We have all been young and we can remember the time when we would have found it very difficult to pay \$250 for a license, and I know at least a dozen worthy young men to-day who would have to go out of business if this license was enforced."

Andrew Powell said: "The bill is perhaps faulty in particulars but its principle is good. It is time real estate men took some steps to protect themselves against the dishonest scalawags who infest the business. I do not think this bill will keep out honest young men. If the fee or the bond is too high let us reduce it, but let us have a license. It gives a standing to every man in the business, young or old."

John N. Golding said: "We don't want any license here to keep out young men under the pretense of making brokers more honest. No license will make the business any more respectable, and I don't see why real estate brokers should be licensed any more than men of any other business or profession. The whole trouble lies in the fact that brokers who are members of the Exchange divide commissions with brokers who are not members."

P. S. Tracey said: "There has been a good deal of talk here to-day about the poor young man that is entirely out of place. This bill will not keep out honest men for they can always get a bond, but if it is argued that the fee or the bond is too high let us reduce them. Make the fee five dollars if you will, but let us have a license. It is not so much that real estate brokers are dishonest but that people think them so that necessitates a license. Why there is a man in this room who is so afraid of real estate brokers that one time when he gave a broker a check to close a sale he stopped payment upon it overnight." (Laughter)

C. F. Hoffmann, Jr., said: "The Pending Legislation Committee went to Albany, as we reported last week, and opposed Mr. Walker's bill requiring real estate brokers to have a written authorization to sell in order to obtain a commission. We were so successful in opposing the bill, that Mr. Walker agreed to withdraw it. A member of the Judiciary Committee, before whom we appeared, had once been a real estate broker, and he said that he thought a license was the best remedy for the dishonesty in the business. We accordingly returned home and had this bill drawn up, and if the Exchange indorses it Mr. Walker will introduce it into the Assembly."

Morris Littman said: "There has been a good deal of sympathy expressed

for the young man here to-day, but I think the old man deserves some consideration. There are lots of honest, hardworking old men in the business with families to support who not only could not pay the proposed license, but who could not pay \$35 a year for a license. The whole bill is against the poor man who can give neither bond nor fee and in favor of the rich man whether he be honest or dishonest who can very readily do the former."

Morris Wilkins said: "I am very much opposed to the bill. It disgraces every man in the business. I don't wish to have to go to the Mayor and give a bond for \$5,000 to prove that I am honest, and I certainly don't want to go to two of my friends and say will you kindly indorse a bond for \$5,000 to show that I am honest. That is not a nice thing to have to do, and I for one am opposed to it."

C. A. Schermerhorn said: "I don't see why the Exchange should indorse this bill which practically establishes a rival institution. It creates a licensed business outside the Exchange, and our membership is accordingly depreciated. If members would only live up to the rules of the Exchange there would be no need of any such license."

F. E. Barnes: "I have made it a rule never to divide commissions with any broker not a member of the Exchange, and I think if others would do the same the evil could be cured without the help of any license. Members who violate the rule about dividing commissions should be expelled from membership, and it would be found that one or two such examples would remedy most of the trouble."

Henry J. Carr: "I am opposed to the proposed license on the ground that it is un-American, and violates every principle of our institution."

Bernard Smyth: "I am unalterably opposed to the measure. It is uncalled for, unjust, arbitrary and oppressive."

John Davis: "The bill favors the wealthy broker as against the poor man. There is no more reason for licensing real estate agents than men in every other legitimate business."

Francis Crawford: "I should oppose the indorsement of this bill on the ground that it will tax those who are not represented, for I suppose there are no curbstone brokers present (laughter). But there are other reasons for opposition. The proposed law is unconstitutional, and as a license it could not be enforced. No license law ever has been enforced. I don't think that the fact that a man can give a bond is any guarantee that his character is good any more than the inability of a poor man to furnish a bond argues that he is dishonest."

Wm. Seeligberg: "I do not see why a real estate broker should be singled out for a license any more than the men in any other business or profession."

C. W. Luyster: "From the builder's standpoint I can say that real estate brokers are as honest and responsible as any other class of men, and there is therefore no more reason for licensing them than any other class of business men. If there is to be any license I should favor a nominal fee."

L. S. De Walltearss: "If you can draw any bill that will make men honest I am in favor of it, but I do not think that the proposed bill will accomplish that object. The remedy lies, not in the city government, but in the Exchange."

This practically closed the discussion, and, after Mr. Powell had offered an amendment changing the fee to \$50 and the bond to \$500, the question came up for a vote. A very noticeable accompaniment of the proceedings was the hearty and general applause that greeted the remarks of speakers who opposed the proposed bill. There was some trouble and ill-feeling developed by the ruling of the chairman that only members of the Legislative Committee could vote on the question. This was finally adjusted by laying the proposed bill and its amendments on the table and making them a special order for next meeting. A. L. Mordecai made a motion requesting the directors to call a general meeting of the members of the Exchange to vote on the question. This motion was carried and the meeting was adjourned.

#### Building Trades' Club Entertainment.

Monday evening was a gala night at the Building Trades' Club. Never did the club appear to better advantage than on that occasion, and the rooms were crowded with members, as well as guests from the Building Material and Mechanics' and Traders' Exchanges. There was also a sprinkling of architects and real estate men present.

The members and guests assembled about 8 P. M. and were received by Secretary Stephen M. Wright, Chairman of the House Committee, and his associates Chas. A. Cowen and Hy. Maurer. In a short time the club-rooms were crowded by an assemblage which comprised the majority of the most prominent members of the building, contracting and building material communities. It would be invidious to mention names even if space permitted. They were between two and three hundred present.

Letters of regret were read from a number of invited guests who were unable to be present, among them being Anthony Ittner, of St. Louis, President of the National Association of Builders, and R. H. Jenks, of Cleveland, O. Ex-President McAllister, of the National Association of Builders, sent a telegram of regret, and a letter from Wm. H. Sayward, Secretary of that Association, was read. This letter appeared in last week's RECORD AND GUIDE.

The entertainment proved to be a very enjoyable affair, and included representations by Bush, the humorist, and Hogan, an impersonator, both of whom kept the audience in a roar of laughter; Lyle, the banjo comedian, Prof. Wade, and the well-known Spanish students, who appeared in native costume.

A fine supper was served after the entertainment and the chimes of midnight rang when Secretary Wright bade good-night to the last departing guests.

The affair was pronounced a decided success on all sides, and the Building Trades' Club is to be congratulated on its efforts to foster asocial feeling among the members of the building trades by entertainments of this character.

#### The Decision Against the Manhattan Road.

Judge Gray's decision in the Shepard case this week is of considerable importance. It was rendered in an action brought to restrain the Manhattan Railway Company from maintaining and operating their railway in front of the complainant's premises, with an accompanying demand in the complaint for incidental relief by way of past damages. The Court reversed the orders of the court below and decided against the company.

Peckham & Tyler, attorneys in the Shepard case, when called upon said:

"The decision of the Court of Appeals in the Shepard and Livingston cases is a complete victory for the property-owners and effectually disposes of the pernicious amendment to section 970 of the Code, smuggled through the Legislature last winter in the interest of the elevated railroads, and commonly known as the 'McKnight Law.'

"The promoters of the law have wholly failed to accomplish their purpose. The Court of Appeals holds that the section, as amended, does not apply to equity suits, and reaffirms the right of the property-owners to have their suits determined by the judges.

"The law was designed to compel all questions of damages arising in these equity suits to be sent to a jury for trial. Had the elevated railroads succeeded, great and irreparable injustice would have been done to the property-owners, as it would have made necessary two trials in each case, one before a jury, where it would have been comparatively easy for one stubborn jurymen to defeat the property owner. It would have taken a generation to have tried all the pending suits before juries. Judge Gray, in writing the opinion of the court, says that the Legislature cannot take away the powers of equity courts secured by the constitution by implication, and the law ought never to be permitted to extend to such questions in equity cases, or equity be deprived of its ancient jurisdiction.

"Property-owners are now in the position they were before the amendment. As the important questions involved in this litigation have been repeatedly passed upon by the Court of Appeals there is no reason why the property-owners should not at last have their rights enforced and this litigation be speedily and wisely brought to a termination."

#### The Manhattan "Express" Trains.

The Manhattan Elevated Railroad Company has many friends in Harlem, but it must needs be very careful in order to retain their goodwill. Harlem has for so long suffered from insufficient and slow transit that it is willing to indorse almost anything that will afford it some relief quickly. And it is very probable that if the question of granting extended facilities to the Manhattan Company were put to a vote, Harlem would be found to be overwhelmingly in favor of it. The reason for this is found in the fact that Harlem more than any other section of the city is now suffering for want of rapid transit, and would benefit most if some cheap, quick and comfortable line was in operation. It is a section of the city that has many advantages and attractions for those who have lived in the unhealthfully overcrowded districts of lower New York. Every year people come to Harlem to live, endure the discomfort and waste of time incident to their daily trips to their stores and offices and then in disgust leave Harlem for the more distant, but more accessible suburbs in other counties or in another State. And so Harlem is reduced to the state where it welcomes any relief, however slight, as a boon. This explains the enthusiastic reception accorded the extra express trains on the West Side, made possible by the new third track from 66th to 116th street. By using these express trains busy Harlemites calculated that they could save at least half an hour every day. But they are not so sure of it now. The express trains have been late several times within a week or two. One morning last week an early morning express train was over half an hour late stalled on the middle track between 116th and 104th streets. During that time a dozen or more way trains passed the express, and many of them reached their destination before the "fast" train. There was no way to get off the belated express and get down town on the way trains. The men who had engagements down town had simply to let them go and endure the vexation as best they could. Similar accidents, though perhaps of shorter duration, have occurred several times lately, and those people who have all along maintained that the Manhattan Road was very well managed have been made to think that it is not managed at all. If there are any trains on the road which should be run on time those trains are the expresses. Most of the people who use them have business engagements at the end of their journey that make it important that their trains shall be exactly on time.

#### The Opinions of Others.

Cornelius W. Luyster said: "It seems to be a very general and popular thing for the members of the Real Estate Exchange to complain that the Exchange is of no use to brokers. The reason lies entirely with the brokers themselves. We have rules here and committees to enforce them, but members cannot be disciplined unless the authorities of the Exchange are notified of violations of the rules. If persons who know of any members of this Exchange dividing commissions or doing anything else in violation of the rules, the member or members so in fault will be disciplined. But it is unfair to expect the Exchange to correct evils of which it is not even cognizant. I may say that if the rules on our books were rigidly enforced this Exchange would be quite as valuable as membership in the Produce or Stock Exchanges."

"I see that in the proposed bill to license brokers it is provided that membership in the Real Estate Exchange shall be a sufficient guarantee of a man's good character," said a member of the Exchange. "I think that this clause alone would defeat the object of the bill—to make the business more respectable. The whole method of admission to the Exchange at present is too loose and careless ever to keep the membership clean. It is the easiest thing in the world to obtain the indorsement of two members of the Exchange to your application, and after that all is plain sailing, for election has become a mere matter of form. Why, I have had perfect

strangers come up to me on the floor of the Exchange and ask me to indorse their applications, and they always seem astonished when I refuse. Before membership in the Exchange can be an indorsement of a man's character it will be necessary to have a very much closer investigation of the applications."

### Men and Things.

One of the most delightful, as well as one of the most unsatisfactory, of Mr. T. M. Barrie's stories is his latest, "The Little Minister." The scene is laid almost wholly in and about the little north of Gothard town, Thrums, glimpses of which we have had before in several of Mr. Barrie's books, and the story is supposed to be told by a Scotch dominee, Mr. Ogilvy. Gavin Dishart, the little minister, is the central figure, and a most pathetic one. On his graduation from the university at Glasgow, and while but twenty-one, he receives a call from the little kirk at Thrums, which he accepts, and he and his mother take up their residence among the canny Scotsmen of that town. Nothing but a boy, with a boy's longing and passions—none the less strong because latent—he suddenly has the cares and troubles of the men, women and children of Thrums thrust upon him; really the burden for a man, and for a man strengthened and tempered by contact with the world and his fellow beings, and not for a lad fresh from college to bear. Gavin buckles to his task, though. Holds that little church full of stern men and women by the power and fervor of his eloquence, gains their respect and confidence by his simple sincerity, and then comes the gypsy girl, Babbie, to tempt and try and at last conquer him. He was but human after all. The part that tells of Gavin's meeting with the girl, his growing interest in her, an interest that gradually deepens into love; his struggle to decide between his conscience and his inclinations, ending as is usual with a complete victory for the inclination, and the very dramatic episode of the midnight marriage by the king of the gypsies, is by far the better portion of the book. What follows is disappointing, and the ending, though I've no doubt considered by Mr. Barrie as very effectual and artistic, is most unsatisfactory and inartistic. But the many excellences and not the few faults of "The Little Minister" have dictated this little notice.

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In the first place Mr. Barrie has given us an atmosphere. The scene is not anywhere or everywhere. It is in Thrums, and the reader feels it so and is impressed with the purely local color that is such a fitting background for the characters, who are not thrust forward incongruously in bold relief by it, but who blend with and seem a very part of it, and the characters themselves are not mere puppets either. They are men and women—live men and women, too, of flesh and blood, and they are all so vivified and humanized by a keen understanding of human nature; a delicate appreciation of humor and pathos, and by such a kindness of treatment, that the effect upon one while reading is that of intense interest and wholly of pleasure. The gypsy girl is the least satisfying. One feels all the time as if Mr. Barrie was asking a little too much of one to accept her. She is unnatural, unreal, and though this was undoubtedly the impression he desired to give, she is unconvincing. But it is with his men that he is at his best, and there are several character sketches that are worthy of that master, Thomas Hardy himself. Lang Tammis, the hard-headed, hard-fisted precentor; Rob Dow, the drunken weaver; the cynical but kind-hearted doctor; Mr. Anthire, the high church clergymen; the teller of the tale, Mr. Ogilvy; and last but not least, the ostracised constable, Wearwald—the last a bit of caricature—are all delightful bits of portraiture, and though several of them, as I have said, are but sketches, they are all handled with a deftness that not only shows their creator to be a close observer an artist. The construction is rather clumsy, and the ending faulty in the extreme. On the whole, however, it is a good piece of work and well worth attention.

### Notice to Property-Owners.

ASSESSMENTS CONFIRMED BY THE BOARD OF REVISION AND CORRECTION OF ASSESSMENTS, FEBRUARY 4, 1892.

CITY OF NEW YORK—FINANCE DEPARTMENT,  
COMPTROLLER'S OFFICE, February 13, 1892. }

In pursuance of section 916 of the "New York City Consolidation Act of 1882," the Comptroller of the City of New York hereby gives public notice to all persons, owners of property, affected by the assessment lists, viz.:

#### PAVING.

Franklin st, from West to Washington st, with granite blocks and laying crosswalks (so far as the same is within the limits of grants of land under water).

Harrison st, from West to Washington st, with granite blocks and laying crosswalks (so far as the same is within the limits of grants of land under water).

Hubert st, from West to Greenwich st, with granite blocks (so far as the same is within the limits of grants of land under water).

North Moore st, from West to Washington st, with granite blocks and laying crosswalks (so far as the same is within the limits of grants of land under water).

Reade st, from West to Washington st, with granite blocks and laying crosswalks (so far as the same is within the limits of grants of land under water).

Spring st, from West to Greenwich st, with granite blocks (so far as the same is within the limits of grants of land under water).

Tompkins st, from Grand to Stanton st, with granite blocks and laying crosswalks (so far as the same is within the limits of grants of land under water).

#### REPAVING.

16th st, from 10th av to the Hudson River (so far as the same is within the limits of grants of land under water), with granite blocks and laying crosswalks.

18th st, from 11th to 13th av, with granite blocks and laying crosswalks (so far as the same is within the limits of grants of land under water), under chapter 449, Laws 1889.

26th st, from 10th to 11th av, with granite blocks and laying crosswalks (under chapter 449, Laws 1889).

#### REGULATING, GRADING, CURBING AND FLAGGING.

Sedgwick av, from Montgomery to Van Courtlandt av.

#### SEWERS.

South st, bet Broad and Whitehall sts, connecting with present sewer in Whitehall st, and in Moore st, bet South and Water sts, connecting with sewer in South st.

—which were confirmed by the Board of Revision and Correction of Assessments, February 4, 1892, and entered on the same date in the Record of Titles of Assessments kept in the "Bureau for the Collection of Assessments and Arrears of Taxes and Assessments and of Water Rents," that unless the amount assessed for benefit on any person or property shall be paid within sixty days after the date of said entry of the assessment, interest will be collected thereon, as provided in section 917 of said "New York City Consolidation Act of 1882."

The above assessments are payable to the Collector of Assessments and Clerk of Arrears, at the "Bureau for the Collection of Assessments and Arrears of Taxes and Assessments and of Water Rents," between the hours of 9 A. M. and 2 P. M., and all payments made thereon on or before April 4, 1892, will be exempt from interest as above provided, and after that date will be subject to a charge of interest at the rate of 7 per cent per annum from the date of entry in the Record of Titles of Assessments in said Bureau to the date of payment.

In the matter of the application of the Board of Street Opening and Improvement of the City of New York, for and on behalf of the Mayor, Aldermen and Commonalty, relative to acquiring title, wherever the same has not been heretofore acquired, for the use of the public, to the lands required for the opening of Jackson avenue, although not yet named by proper authority, from Westchester avenue to Boston road, in the 23d Ward, as the same has been heretofore laid out and designated as a first-class street or road by the Department of Public Parks. Pursuant to the statutes in such cases made and provided, notice is given that an application will be made to the Supreme Court of the State of New York, at a special term to be held in the County Court House, on Monday the 28th day of March, 1892, for the appointment of Commissioners of Estimate and Assessment in the above-entitled matter. The nature and extent of the improvement hereby intended is the acquisition of title, in the name and on behalf of the Mayor, Aldermen and Commonalty, for the use of the public to all the lands and premises, with the buildings thereon and the appurtenances thereto belonging, required for the opening of the above street.

In the matter of the application of the Board of Education by the Counsel of the Corporation of the City of New York, relative to acquiring title by the Mayor, Aldermen and Commonalty, to certain lands at Mount Hope, in the 24th Ward of said city, duly selected and approved by said board as a site for school purposes, under and in pursuance of the provisions of chapter 191 of the Laws of 1888, as amended by chapter 35 of the Laws of 1890. Pursuant to the provisions of chapter 191 of the Laws of 1888, as amended by chapter 35 of the Laws of 1890, notice is given that an application will be made to the Supreme Court of the State of New York, at a special term to be held in the County Court House, on Saturday, the 12th day of March, 1892, for the appointment of Commissioners of Estimate in the above-entitled matter. The nature and extent of the improvement hereby intended is the acquisition of title by the Mayor, Aldermen and Commonalty to certain lands and premises with the buildings thereon and the appurtenances thereto belonging at Mount Hope, in the 24th Ward of said city, in fee simple absolute, the same to be converted, appropriated and used to and for the purposes specified in said chapter 191 of the Laws of 1888, as amended by said chapter 35 of the Laws of 1890, said property having been duly selected and approved by the Board of Education as a site for school purposes under and in pursuance of the provisions of said law.

In the matter of the application of the Board of Street Opening and Improvement of the City of New York, for and on behalf of the Mayor, Aldermen and Commonalty relative to acquiring title, wherever the same has not been heretofore acquired, to the lands required for the opening, widening and extension of College place and Greenwich street, extending from Chambers street to Dey street, in the 3d Ward of the City of New York. The Commissioners of Estimate and Assessment in the above-entitled matter give notice to all persons interested in this proceeding, and to the owner or owners of all houses and lots and improved and unimproved lands affected thereby and to all others whom it may concern, to wit: That they have completed their estimate and assessment, and that all persons interested in this proceeding, or in any of the lands affected thereby, and having objections thereto, do present their said objections in writing, duly verified, at office, No. 51 Chambers street (Room 3), in said city, on or before the 28th day of March, 1892, and that the said Commissioners will hear parties so objecting within ten week days next after the said 28th day of March, 1892, and for that purpose will be in attendance at said office on each of said ten days at 12 o'clock M. That their report will be presented to the Supreme Court of the State of New York, at a Special Term to be held in the County Court House, on the 12th day of April, 1892, and that then and there a motion will be made that the said report be confirmed.

In the matter of the application of the Board of Street Opening and Improvement for and on behalf of the Mayor, Aldermen and Commonalty relative to acquiring title wherever the same has not been heretofore acquired, to Undercliff avenue (although not yet named by proper authority), extending from the 23d Ward line to Sedgwick avenue in the 24th Ward, as the same has been heretofore laid out and designated as

a first-class street or road by the Department of Public Parks. The Commissioners of Estimate and Assessment in the above-entitled matter, give notice to all persons interested in this proceeding and to the owner or owners of all houses and lots and improved or unimproved lands affected thereby, and to all others whom it may concern, to wit: that they have completed their estimate and assessment, and that all persons interested in this proceeding, or in any of the lands affected thereby, and having objections thereto, do present their said objections in writing, duly verified, at office, No. 51 Chambers street (Room 3), in said city, on or before the fourth day of April, 1892, and that the said Commissioners will hear parties so objecting within ten week days next after the said fourth day of April, 1892, and for that purpose will be in attendance at said office on each of said ten days at 1 o'clock p. m.; that their report herein will be presented to the Supreme Court of the State of New York, at a Special Term thereof, to be held at the Chambers thereof, in the County Court House, in the City of New York, on the 20th day of April, 1892, at the opening of the Court on that day, and that then and there, or as soon thereafter as counsel can be heard thereon, motion will be made that the said report be confirmed.

OFFICE OF THE BOARD OF ASSESSORS, }  
 No. 27 CHAMBERS STREET, }  
 NEW YORK, Feb. 25, 1892. }

Notice is given to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

- No. 1.—Sewer in 95th st, bet Harlem River and 1st av.
  - No. 2.—Flagging and reflagging, curbing and recurbing s w cor of 32d st and 6th av, extending a distance abt 100 ft on 32d st and abt 30 ft on 6th av.
  - No. 3.—Flagging e s of Amsterdam av, extending abt 100 ft n of 72d st.
  - No. 4.—Flagging and reflagging, curbing and recurbing s s of Rivington st, from Norfolk to Suffolk st.
  - No. 5.—Paving 113th st, from Madison to 5th av, with granite blocks.
  - No. 6.—Paving 115th st, from 8th to Manhattan av, with granite blocks.
- [The limits embraced by such assessments include all the several houses and lots of ground, vacant lots, pieces or parcels of land situated on—
- No. 1.—Blocks bounded by 88th and 94th sts, 3d and Park avs; also blocks bounded by 86th and 97th sts, 2d and 3d avs, including e s 2d av, from 86th to 96th st; also blocks bounded by 91st and 96th sts, 1st and 2d avs, including e s of 1st av, from 92d to 96th st, and both sides of 94th and 95th and s s of 96th sts, from 1st av to Harlem River.
  - No. 2.—S w cor of 32d st and 6th av, extd g abt 75 ft. on 32d st and abt 30 ft. on 6th av.
  - No. 3.—E s of Amsterdam av, n of 72d st, block 161, Ward Nos. 1, 3 and 4.
  - No. 4.—S s of Rivington st, from Norfolk to Suffolk st.
  - No. 5.—Both sides of 113th st, from Madison to 5th av, and to the extent of half the block at the intersecting avs.
  - No. 6.—Both sides of 115th st, from 8th to Manhattan av, and to the extent of half the block at the intersecting avs.]

All persons whose interests are affected by the above-named assessments, and who are opposed to the same, or either of them, are requested to present their objections in writing to the Chairman of the Board of Assessors, at their office, No. 27 Chambers street, within thirty days from the date of this notice.

The above-described list will be transmitted, as provided by law, to the Board of Revision and Correction of Assessments for confirmation on the 26th day of March, 1892.

In the matter of the application of the Board of Street Opening and Improvement, for and on behalf of the Mayor, Aldermen and Commonalty, relative to acquiring title, wherever the same has not been heretofore acquired, to Robbins avenue (although not yet named by proper authority), extending from Kelly street to St. Mary's Park, in the 23d Ward, of the City of New York, as the same has been heretofore laid out and designated as a first-class street or road by the Department of Public Parks. Pursuant to the statutes in such cases made and provided, notice is given that an application will be made to the Supreme Court on Wednesday the 30th day of March, 1892, for the appointment of Commissioners of Estimate and Assessment in the above-entitled matter. The nature and extent of the improvement hereby intended is the acquisition of title for the use of the public to all the lands and premises required for the opening of a certain street or avenue, known as Robbins avenue, extending from Kelly street to St. Mary's Park, in the 23d Ward, as the same has been heretofore laid out and designated as a first-class street or road by the Department of Public Parks.

OFFICE OF THE BOARD OF ASSESSORS, }  
 No. 27 CHAMBERS STREET, }  
 NEW YORK, March 4, 1892. }

Notice is given to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

- No. 1.—Paving 139th st, from 3d to Rider av, with trap blocks.
  - No. 2.—Regulating, grading, curbing and flagging 142d st, from Brook to St. Ann's av.
  - No. 3.—Receiving basin on the n e cor of Horatio st and 8th av.
- [The limits embraced by such assessments include all the several houses and lots of ground, vacant lots, pieces or parcels of land situated on—
- No. 1.—Both sides of 139th st, from 3d to Rider av, and to the extent of half the block at the intersecting avs.
  - No. 2.—Both sides of 142d st, from Brook to St. Ann's av.
  - No. 3.—Jackson sq.]

All persons whose interests are affected by the above-named assessments

and who are opposed to the same, or either of them, are requested to present their objections in writing to the Chairman of the Board of Assessors, at their office, No. 27 Chambers street, within thirty days from the date of this notice.

The above-described lists will be transmitted, as provided by law, to the Board of Revision and Correction of Assessments for confirmation on the 5th day of April, 1892.

Notice to Property-Owners.

FINANCE DEPARTMENT,  
 COMPTROLLER'S OFFICE,  
 NEW YORK, March 3, 1892. }

In pursuance of Section 997 of the "New York City Consolidation Act of 1882," the Comptroller gives notice to all persons, owners of property, affected by the assessment list in the matter of acquiring title to Wolf street, from Union street to the Harlem River, in the 24d Ward, which was confirmed by the Supreme Court, on February 24, 1891, and entered on the 29th day of February, 1892, in the Record of Titles of Assessments kept in the "Bureau for the Collection of Assessments and Arrears of Taxes and Assessments, and of Water Rents," that unless the amount assessed for benefit on any person or property shall be paid within sixty days after the date of said entry of the assessment, interest will be collected thereon as provided in section 998 of said "New York City Consolidation Act of 1882."

Contractors' Notes.

Estimates for removing the existing pier, known as Pier 22, East River, near the foot of Fulton street, East River, and for preparing for and building a new wooden pier, with its appurtenances, on the site thereof, will be received by the Board of Commissioners at the Department of Docks, on Pier "A," foot of Battery place, North River, until 1 o'clock p. m. of Thursday, March 10, 1892.

Sealed bids or estimates for furnishing lumber as follows will be received at the office of the Department of Public Charities and Correction, No. 66 3d avenue, until 10 o'clock a. m. of Tuesday, March 15, 1892, as follows: 2,000 ft. first quality clear white pine ceiling boards, 7/8 in. x 5 in., tongued and grooved and beaded, dressed one side; 5,000 sq. ft. first quality clear, thoroughly seasoned, edged or vertical grained Georgia yellow pine flooring, 3 1/2 in. wide by 1 1/8 in. when dressed one side; 5,000 sq. ft. first quality clear, thoroughly seasoned, edged or vertical grained Georgia yellow pine flooring, 2 1/2 in. by 1 3/8 in. thick, when dressed both sides; 1,000 ft. first quality clear white pine, 1 in. x 12 in. by 12 to 16 ft., dressed two sides; 1,000 ft. first quality clear white pine, 1 1/2 in. x 16 in. by 12 to 16 ft., dressed two sides; 10,000 sq. ft. first quality clear, thoroughly seasoned, edged or vertical grained Georgia yellow pine flooring, 1 1/2 in. x 3 1/2 in., tongued, grooved and dressed; 5,000 sq. ft. first quality extra clear spruce flooring, 1 1/4 in. x 2 1/2 in., dressed, tongued and grooved—all to be delivered at Blackwell's Island.

Estimates for furnishing granite stones for bulkhead or river wall will be received by the Board of Commissioners at Department of Docks, on Pier "A," foot of Battery place, North River, until 1 o'clock p. m., of March 17, 1892.

Sealed bids or estimates will be received by the Commissioner of Street Improvements of the 23d and 24th Wards, at his office, No. 2623 3d avenue, corner of 141st street, until 3 o'clock p. m., on Wednesday, March 16, 1892, for regulating, grading, setting curbstones, flagging the sidewalks and laying crosswalks in the Southern Boulevard, from Home street to Hunt's Point road; regulating, paving with granite block pavement the roadway of and laying crosswalks, where not already laid, in 138th street, from the easterly crosswalk of Trinity avenue to a point 330 feet east of Locust avenue; constructing sewer and appurtenances in Locust avenue, between 138th and 136th streets; constructing sewer and appurtenances in Franklin avenue, from 3d avenue to 167th street, and in 167th street, between Franklin avenue and Boston road; constructing sewer and appurtenances in 168th street, between Washington avenue and summit west of Boston road, and branch in Fulton avenue, between 168th street and summit north of 168th street.

There has recently been added to THE RECORD AND GUIDE newspaper plant a complete Book and Job outfit, and we are now prepared to estimate for and execute all orders. Commercial, Real Estate and Architectural Printing of a high order, promptly delivered, will be a feature of this department. A postal card addressed to THE RECORD AND GUIDE Press, No. 14 Barclay street, or Nos. 14 to 16 Vesey street, will insure the attendance of a competent representative to give estimates, etc. Orders by mail will receive the same attention as if given personally.

Municipal Building Site Again.

There is still a reasonable probability that the projected new municipal building will be located in the City Hall Park. Members of the commission have obtained a great deal of light on the question since the publication of the decision by which they selected the *Staats Zeitung* site, and a meeting of the commission has been called for to-day, for the declared purpose of reconsidering the action of the commission of two weeks ago.

In the interval several of the leading members of the Tammany Democracy, notably Commissioner Thomas F. Gilroy and Corporation Counsel William H. Clark, have been reported in the press as expressing strong preferences for the location of the building in the park. Mayor Grant makes no secret of his own preference for this location. In an interview with a RECORD AND GUIDE reporter he strongly indorsed the position it had taken in favor of the removal of all the buildings now in the park, without exception, and of the construction in their place of the model municipal building of the world.

These were his own preferences also, and his consent to the selection of the *Staats Zeitung* site was only given because of the opposition of the newspapers in the vicinity to the use of the park for the purpose.

An effort will probably be made at to-day's meeting to have Bryant Park and the reservoir at 42d street taken for the building site. The predominant influence is now strongly in favor of the City Hall Park site, and the most probable guess that can be made before the meeting is that the action by which the *Staats Zeitung* site was selected will be reconsidered and rescinded, and a bill will be recommended for the amendment of the law so as to provide for the erection of the building within the limits of the City Hall Park.

**The Prospective Lexington Avenue Opening.**

The decision made a few days ago by the General Term against the appeal of the Manhattan Railway to set aside the award made by the commissioners in the matter of opening Lexington avenue, between 97th and 102d streets, will not have the effect, as supposed by some neighboring property-owners, of immediately having the avenue cut through. The property belonging to the Elevated road, where its station now exists, between 98th and 99th streets, was condemned to be taken for the opening of the avenue some years ago, and the Elevated road, dissatisfied at the award for their property, which was confirmed at a Special Term, appealed, with the result that the General Term, a few days ago, affirmed the decision of the other Court, on the ground that, under the law, the award could not be reversed, the objections having been taken too late. Inquiry at the office of the Manhattan Railway's counsel and at the office of Jas. A. Deering, who is also engaged on the case, elicits the information that the company may possibly go to a higher court, though this is not yet quite decided upon. In any event, the opening of the avenue cannot take place yet, for another appeal by a property-owner concerned is pending and will delay the opening until a decision in his case is rendered.

Directly the case is finally settled it will probably be necessary for the Elevated road to remove the depot at 99th street and 3d avenue.

Randolph Guggenheimer, who owns about two blocks of ground north of the company's depot, states that directly the station is removed and the avenue and streets opened he will build a large number of houses on the property.

**The Iron League.**

NEW YORK, March 4, 1892.

At the Building Trades' Club, 117 East 23d street, the Iron League last evening held its March meeting. This is the great Iron League that held out last year and won the strike.

Apropos of the present building trade's troubles the following resolutions were passed:

"Resolved, That the Iron League extend its sympathy to the Pelham Hod Elevating Co. in its struggle against the unwarranted and intolerable interference of the Union of Eccentric Engineers with its legitimate business.

"Resolved, That the Iron League and the members thereof give every possible aid to the Pelham Hod Elevating Co. in its endeavor to conduct its business in its own way."

J. E. CORNELL, President.  
B. E. J. EILS, Secretary.

**The Annual Report of the New York Life Insurance Co.**

In another column will be found the forty-seventh annual report of the New York Life Insurance Company, which exhibits surprising progress for the year. The assets of this company now amount to \$125,947,290.81, of which about \$12,000,000 is invested in real estate, about \$77,000,000 in stocks and bonds, and about \$21,000,000 in bonds and mortgages. As against these enormous assets, the total liabilities are \$110,806,267.50, thus leaving a surplus of \$15,141,023.31. The income during the past year amounted to \$31,854,194.98, and the disbursements equalled just \$19,458,089.90. The company is fortunate in having John A. McCall for its president.

**Special Notices.**

Lawyers and business men in the upper part of the city can obtain the services of a commissioner for all the States by calling on Geo. P. H. McVay, at the office of the *Uptown Press*, No. 258 West 125th street, near 8th avenue, who has all the necessary seals and blanks.

**IMPROVED FACILITIES.**

C. E. Harrell, of No. 713 Broadway, to meet the demands of a growing business, has taken additional rooms at the above number, which he has fitted up very nicely and secured possession of during the week. Mr. Harrell is well known as a broker for the sale and rental of business property.

Hartie I. Phillips, the promising young broker who secured the property on 8th avenue, 41st and 42d streets, from twelve owners and two lessees for T. Henry French, for a theatre, as announced in the news columns of this paper to-day, is a nephew of L. J. Phillips, the veteran broker, and a son of the late I. Phillips, who was for many years associated with his brother under the firm name of L. J. & I. Phillips. He has been engaged on the French purchase since November 30 last, and now leaves for Florida on a well-earned recreation.

**PLANS FOR FLATS AND TENEMENTS.**

Architect James W. Cole, of 403 West 51st street, northwest corner of 9th avenue, is the architect for the flats Builder Wm. Rankin will build on 84th and 85th streets, as announced elsewhere. Mr. Cole has drawn plans for Mr. Rankin for years, and numbers among his customers such builders as John Jordan, M. H. Gillespie, Thos. J. McGuire and Andrew Ewald. Mr. Cole's plans for the model (three family per floor) tenement, No. 1 Varick place (Sullivan street) received the special indorsement of the Health Board. Mr. F. D. Tappan, of the Gallatin National Bank, is the agent for the owner of the property.

**Real Estate Department.**

On Monday, March 7th, James L. Wells will sell, by order of the executors of the estate of William Simpson, deceased, the three-story brick building at the junction of 3d avenue and Courtlandt avenue; the one-story frame stores at Nos. 2798, 2791 and 2793 3d avenue; the four-story brick tenement on the northwest corner of 3d avenue and 146th street; two lots on the east side of Courtlandt avenue, 174 feet north of 3d avenue; five lots on the west side of Courtlandt avenue, beginning at its junction with 3d avenue; four lots on the north side of 146th street, 100 feet west of 3d avenue; the three-story frame dwelling, No. 579 Eagle avenue, and two lots on Eagle avenue, adjoining the above. The title is guaranteed.

On Tuesday, March 8th, William Kennelly will sell the five-story building, No. 824 7th avenue, on the northwest corner of 53d street.

On Tuesday, March 8th, Richard V. Harnett & Co. will sell the four and five-story brick tenements at No. 71 Eldridge street, and the two four-story brown stone flats Nos. 231 and 233 West 15th street.

On Thursday, March 10th, Richard V. Harnett & Co. will sell the four-story brown stone dwelling No. 128 West 42d street.

On Thursday, March 10th, Richard V. Harnett & Co. will sell, in order to close the estate of Job. I. Long, property situated as follows: The four and five-story brick buildings on the northwest corner of 8th avenue and 39th street, the five-story brick building on the southeast corner of 8th avenue and 54th street, the two four-story brown stone buildings on the southeast corner of 8th avenue and 52d street, the four-story brown stone dwelling No. 62 West 37th street; the lot, 25x98.9, with frame building at No. 307 West 37th street, and eighteen lots on Jerome avenue, near Claremont avenue.

**CONVEYANCES.**

	1891. Feb 27 to Mar. 5 inc.	1892. Feb. 26 to Mar. 3 inc.
Number.....	402	405
Amount involved.....	\$8,958,941	\$7,221,185
Number nominal.....	97	106
Number 23d and 24th Wards.....	57	56
Amount involved.....	\$402,790	\$266,805
Number nominal.....	16	18

**MORTGAGES.**

Number.....	356	369
Amount involved.....	\$4,617,376	*\$7,664,048
Number at 5 per cent.....	191	190
Amount involved.....	\$2,444,455	*\$6,142,195
Number at less than 5 per cent.....	41	36
Amount involved.....	\$1,210,000	\$651,900
Number to Banks, Trust and Ins. Cos.....	63	65
Amount involved.....	\$1,516,484	*\$5,098,250

**PROJECTED BUILDINGS.**

	1891. Feb. 28 to Mar. 6	1892. Feb. 27 to Mar. 4
Number of buildings.....	58	71
Estimated cost.....	\$867,150	\$1,315,600

\*Includes mortgage given by Equitable Gas Light Co. to the Central Trust Co. for \$4,000,000.

**Gossip of the Week.**

**SOUTH OF 59TH STREET**

Seton & Wissmann have sold for the Archer & Panoast Manufacturing Company the five-story brick factory building, 98.9x150, on the northeast corner of 1st avenue and 33d street, for \$170,000.

J. H. and A. E. Foster, acting with Folsom Brothers, have sold for a Boston estate to Geo. A. Plimpton the southwest corner of 5th avenue and 13th street, plot being 26x115. Terms of sale are private and include the privilege to buyer to build over the 10-foot alley.

Randolph Guggenheimer has sold to Thomas Brennan the front on the west side of 4th avenue, between 50th and 51st streets, 200x100, for \$165,000. He is about to file plans to erect six first-class private stables thereon, each to be 25x90. There will be a courtyard running through from 4th avenue; the stables to cost about \$16,000 each.

Hartie I. Phillips, of No. 111 Broadway, has sold for the estate of Norman Peck the three-story buildings and plot at Nos. 644 to 648 8th avenue, east side, 41.9 feet north of 41st street, 49.6x100, for \$90,000; for the estate of Jas. McGiffert the two three-story brown stone front houses, Nos. 260 and 262 West 42d street, on a plot 33.4x98.9; for John Hayes the three and four-story tenements, with plot 40x98.9, at Nos. 257 to 259 West 41st street; for Annette Lebnan the three-story brick building and lot, 20x98.9, at No. 253 West 41st street; for Francis De Walt the three-story brick building and lot, 20x98.9, No. 251 West 41st street; and for Mahoney Bros. the four-story brick stable and plot, 50x98.9, at Nos. 247 to 249 West 41st street, running through to No. 252 West 42d street, lot 25x98.9. The prices in each case could not be ascertained. All the property was purchased by T. Henry French for a theatre, and Mr. Phillips states that possession was only obtained by buying out a lessee of the 8th avenue parcel at \$5,000, and the lessees of the stable on 41st street, Austin & Babcock, at \$6,000, both parties having leases till May 1, 1897.

Plunkitt & McKenna have sold for Francis Mitchell and Chas. Weiss the front and rear houses and lot No. 440 West 53d street, to a Mr. Vetter, on private terms.

Morris B. Baer & Co. have sold for B. Fischer the five-story brick flats Nos. 136 and 138 West 33d street, 50x96 in size, known as the "Enterprise," to Samuel S. Abbott, on private terms.

H. V. Mead & Co. have sold the five-story brown stone flat No. 249 West 21st street, 25x88x98.9, for Cummings & Ferguson, on private terms; and the three-story, high stoop, brown stone private house, No. 413 West 43d street, size 16.8x50x98.9, for Mrs. Ellen Mattison for \$11,250.

J. Edgar Leaycraft has sold the house No. 175 West 47th street, a three-story brown stone dwelling, for Mrs. Rosa R. Stratton to Miss Mary T. Carroll for about \$23,000.

Knox McAfee has sold for Henry L. Sprague the four-story dwelling No. 449 West 47th street, on lot 18.9x100.5, to Eliza and Mary Moore for \$14,500.



Riker & Son have sold the two-story private stable, size 25x100, No. 116 West 56th street, for Mr. C. T. Barney, for \$26,000, to A. H. Combs, the banker.

A report that Mr. Ford had sold ten lots, with buildings, on the east side of Broadway, between and on 44th and 45th streets, for a consideration in the neighborhood of \$1,000,000, could not be confirmed up to the time of going to press. A report was also abroad that an athletic club, presumably the N. Y. A. C., had bought a plot on 57th street, opposite the Carnegie Music Hall, but could not be verified.

We are informed that the price paid by Geo. Kemp to E. S. Jaffray for No. 615 5th avenue, was \$225,000, not \$250,000 as reported. The lot is 42x123 in size.

Fairchild & Yoran have sold for James Buckley the four-story brick tenement No. 428 11th avenue, size 24.8x65x100, to a private party on private terms.

Folsom Bros. have sold for Wm. L. Brower the four-story, high stoop, brick dwelling No. 132 East 24th street, 22.6x50x98.9, to Charles T. E. Forster.

Ascher Weinstein has bought No. 32 West 26th street and No. 195 Elizabeth street, and sold to J. M. Levy No. 207 West 14th street and to S. Green No. 234 West 46th street.

Charles Martin has sold for C. Wilhelm to C. M. Seitz No. 445 West 41st street, and for W. Dohrman to H. A. Brummer No. 439 West 46th street for \$22,500.

Guerineau & Drake have sold Nos. 745 and 747 East 9th street to S. Kempner.

NORTH OF 59TH STREET.

W. B. Taylor & Sons have sold for Charles MacDonald the "Lyndhurst" and the "Colorado" apartment houses, Nos. 76 and 78 West 82d street, five-story stone and brick, each 35x90x102.2, for \$130,700, to Commodore Slavyn, who recently bought the adjoining corner. The same brokers have sold for Miss Kellard No. 116 West 63d street, a five-story brown stone flat, 25x84x100.5, for \$30,000; and for Dr. Lozier the four-story Euclid stone front dwelling, No. 164 West 75th street, 20x55, with butler's pantry extension x102.2, on private terms.

E. A. Cruikshank & Co. have sold to L. Z. Bach for Mrs. Gallatin a plot of four lots on the northwest corner of Park avenue and 65th street at \$70,000.

Hunt & Wendell have sold for Frank E. Wise to Mrs. Fannie Nugent, Nos. 107 and 109 West 68th street, two five-story brown stone single flats, 20x84x100.5 each, for \$60,000.

Meyer Finn states that the report that he has sold his ten-acre plot at Mount Hope, Tremont, is incorrect.

John D. Dent has sold for Louis S. Eickwort No. 869 Columbus avenue, 25x65x81, for \$28,000.

Mayer Kahn has purchased through Lalor & Beringer the four-story stone front houses Nos. 53 and 55 East 59th street.

Bryan L. Kennely has sold for Gerald Schuyler the house No. 133 East 60th street which was to have been offered at auction by him on the 9th inst.

A. S. Hatch has not sold No. 34 West 77th street.

Otto Pullich sold for the Metropolitan Life Insurance Co. No. 140 West 64th street, a four-story and basement brown stone front dwelling, lot 18x100, on private terms to A. Harrington.

Hays & Gorham have sold for Edelmeyer & Morgan to Major Keifer, U. S. A., No. 222 West 71st street for \$24,000.

Randolph Guggenheimer has sold a lot on the north side of 85th street, 160 feet west of 4th avenue, to Salvatore Pannello for \$15,000, who has filed plans to erect a five-story brown stone flat, 25x90, with all modern improvements, to cost \$23,000.

J. W. Stevens has sold No. 37 West 96th street, a four-story brick and brown stone dwelling, 18x55x100, for the Pease Furnace Co. to Mrs. Gen. Barry.

P. T. Radtke has sold No. 427 West End avenue, a three-story brick and stone dwelling, 20x55x90, to Mrs. H. L. Richards, of Brooklyn, for \$27,000.

Gutwillig Bros. have sold to Woods & Carroll the plot 51x100.8 on the north side of 90th street, 250 feet east of Columbus avenue, on private terms, for improvement.

C. K. Bill has sold for N. Le Cato the four-story stone front dwelling No. 368 West 72d street, 18.6x61, at \$34,900.

Ames & Co. have sold for Walker & Lawson 100x100.11 on the north side of 101st street, 150 west of West End avenue, for improvement; and the house No. 636 West End avenue, 16.5x50x95, for E. M. Sharkey to S. E. Jacobs for \$17,000.

LEASES.

Charles L. Harrell has effected the following leases: The parlor floor at No. 15 East 14th street for three years at \$2,000 per year to the Automaton Piano Syndicate, Emil Klaber, president; and the third and fifth lofts of Nos. 43, 45 and 47 East 10th street to the Lovell Caryell Book Co. for three years, the first year at \$4,500 and the next two years at \$5,000 each. L. Sachs & Bro. are the lessors.

Theo. A. Burnett has leased for Mrs. Chase, No. 123 East 62d street, for \$1,200 per annum; No. 37 East 64th street to Anna Perrin for \$2,000 per annum, and No. 65 East 64th street for \$1,400 per annum.

W. B. Taylor & Sons have leased the following houses: No. 139 West 21st street for three years at \$1,500 per annum; No. 128 West 44th street for five years at \$1,700 per annum, and No. 166 West 73th street for three years at \$2,000 per annum.

P. T. Radtke has leased to Chas. H. Pierce, of the Singer Sewing Machine Co., the three-story brown stone dwelling, 20x55x100, No. 333 West 8th street, for three years at \$1,500 per annum.

Hunt & Wendell have leased for Mrs. Emma C. Condit to Alfred M. Judson, No. 302 West 89th street, a four-story brick and stone dwelling, 20x63x100.8, for five years at \$1,700 per annum.

Brook'lyn.

Corwith Bros. have sold for J. H. W. Hein the three-story and cellar frame dwelling, 16.5x46x75, No. 179 Nassau avenue, to Geo. W. and Mary E. Dewey for \$3,800; and for Jas. McCucken the two-story store frame, 22x33, lot 2'x'00, 152 India street, to Jas. McCarthy for \$1,600.

H. F. Schellhass, of New York, has sold a plot, 30x100, on the east side of Stone avenue, 140 feet north of Lott avenue, for \$750; a two-story frame house on Thatford street, east side, south of Liberty avenue, for \$2,500; and a plot, 75x100, on the east side of Georgia avenue, 100 feet north of Eastern Parkway, for \$1,900.

CONVEYANCES.

	1891.		1892.	
	Feb. 26 to Mar. 4 inc.		Feb. 25 to Mar. 2	
Number.....	441		464	
Amount involved.....	\$1,755,065		\$2,241,806	
Number nominal.....	127		117	

MORTGAGES.

	1891.		1892.	
	Feb. 27 to Mar. 5 inc.		Feb. 26 to Mar. 3 inc.	
Number.....	317		379	
Amount involved.....	\$1,417,259		\$1,342,235	
Number at 5 per cent. or less.....	185		218	
Amount involved.....	\$1,124,399		\$846,029	

PROJECTED BUILDINGS.

	1891.		1892.	
	Feb. 27 to Mar. 5 inc.		Feb. 26 to Mar. 3 inc.	
Number of buildings.....	78		146	
Estimated cost.....	\$350,100		\$573,614	

Out Among the Builders.

A. D. Juilliard, as trustee for the Cossitt estate, will improve the property at Nos. 495 and 497 Broadway, by the erection of one of the costliest and most thoroughly equipped of modern buildings in that section. The plot is 50x200, extending through to Mercer street. The building is to be an eight-story structure with basement and sub-cellar, of fire-proof construction and, as stated, finished in the most approved manner for business purposes. The front will be of stone, brick and terra cotta with, perhaps, other materials to be definitely decided upon later. This building will cost \$300,000 at least, and has already been leased for a term of years to Butler Bros., of New York and Chicago. Alfred Zucker is the architect, and has also completed plans for an eight-story basement and sub-cellar brick, stone and terra cotta building, for a plot 37.9x80, at Nos. 28 and 30 Waverly place. This building will be of fire proof construction also, and is to have the usual finish and furnishings of all first-class mercantile structures of the day, costing \$128,000. The owners, S & H. Corn, who recently bought this plot, sold a strip 12.6 wide, to Wm. Remsen, the owner of the adjoining property. Mr. Remsen thus acquires the same number of feet frontage, and intends soon to build a similar building to the one just mentioned.

Francis P. Burke, of No. 145 Broadway, intends to build a seven-story apartment hotel on the four lots on the south side of 72d street, between the Boulevard and West End avenue, 100 feet in frontage, from plans by Chas. T. Mott.

T. Henry French intends to build a theatre immediately on a plot covering 49.6x100, fronting on 8th avenue, north of 41st street, 150x98.9, fronting on 41st street, and 33.4x98.9, fronting on 42d street, all connecting. The cost is estimated at \$800,000.

Thomas Brennan will build six first-class private stables, each 25x90, on the block front west side of 4th avenue, between 50th and 51st streets. They will cost \$16,000 each.

Woods & Carroll will build three 17-foot four-story brown stone dwellings on the north side of 90th street, 250 feet east of Columbus avenue.

F. Ebeling has plans for a five-story and basement brick flat, 21.6x88, to be built at No. 123 Clinton street, for Louis Goodman, to cost \$16,000.

Feuella Burrell will erect at No. 188 Norfolk street, from plans drawn by Franklin Baylies, a six-story tenement house, 25.1x65.

Bertine & Egan will build an apartment house, five stories, 25x92, on the northwest corner of Willis avenue and 136th street. The plans are in the hands of John C. Burne. On the north side of Willis avenue, 25 feet north of 136th street, the same owners will build another five-story apartment house, 25x70.

Three five-story flats, one 27.5x96.8, and two 19.6x89 feet in dimensions, are to be erected on the northwest corner of Lexington avenue and 87th street for John H. Gray. A. B. Ogden & Son have the plans.

George Keister has prepared plans for one five-story dwelling, 25x81 in size, to be built at No. 341 West 18th street, for Alexander Moore.

Schneider & Herter have completed plans for a five-story apartment house, 24.6x88.9, to be built at No. 219 Chrystie street. Weil & Mayer, owners.

Frank A. Seitz will build a six-story warehouse at No. 10 West 4th street, lot 22.7x80, purchased through Broker Julius Friend. Architects, Cleverdon & Putzel.

James W. Cole is the architect for four five-story and basement mottled brick and brown stone flats to be erected by Builder Wm. Rankin on 84th and 85th streets, 300 feet west of Central Park West. There will be two on each street, one single and one double, 19x92 and 31x92, respectively, with seven rooms and bath in each suite. The flats will be first-class in every respect and heated by steam.

Out of Town.

SHREVEPORT, LA.—S. G. Dreyfus will build, from plans by Alfred Zucker, a two-story and attic dwelling about 75 feet square. It will be of brick, stone and frame construction, finished in hardwoods, and will cost about \$70,000.

LENEX, MASS.—Rowe & Eaker have completed plans for a two-story and attic stone and frame rectory, to be built here for the Trinity Church congregation. The house will be 41x70 in size, finished with a slate roof and half timber work for the exterior of the frame portion. The interior will be cabinet trimmed, and the estimated cost figures at \$20,300.

## THE NEW BRIDGEPORT.

[COMMUNICATED.]

THE REMARKABLE DEVELOPMENT OF A SOUTHERN CITY AIDED BY NORTHERN CAPITAL—A POPULATION WHICH HAS QUADRUPLED IN ONE YEAR—A CITY OF 3,000 WHICH HAS A REAL ESTATE EXCHANGE, A BOARD OF TRADE, NUMEROUS FACTORIES AND UNIQUE RESIDENCES—WHAT INTELLIGENT EFFORT IS DOING TO CREATE AN INDUSTRIAL CENTRE IN THE MIDST OF ONE OF THE RICHEST MINERAL AND AGRICULTURAL SECTIONS IN THE SOUTH—PROMINENT NEW YORK INVESTORS INTERESTED.

BRIDGEPORT, Ala., February, 1892.

I have been staying for some days at a very remarkable place. Like most people I have for years harbored the impression that fortunes in real estate with small beginnings were only made out West. Precisely how I became imbued with this idea I do not know. I have had hosts of friends and acquaintances who have gone out into Western territory, and now that I come to think of it I only know of one who has succeeded moderately, and he—well, he married a rich widow!

I was told all manner of things about Bridgeport. I naturally concluded that the stories were tinged with a heightened color. It takes a personal visit to find out how much is wheat and how much chaff in the story of an enthusiast. Hence, what I am about to describe I have seen with my own eyes, and no amount of enthusiasm can alter or exaggerate the facts.

I am free to confess that when I arrived here I was amazed to find a town laid out on the most approved New York plan; not only that, but I was equally amazed to find that they were erecting scores of buildings in the New York style, with all the modern improvements. It was incomparably superior to anything I had seen on the line of the Louisville & Nashville road, south of Cincinnati.

"Who is at the back of all this?" I asked one of the local tradesmen

"Well, I guess New York capital is back of it," he replied, "and that's backed by Southern muscle and Southern resources."

I drove over the city and found the liveliest evidences of progress. In every direction the sound of the hammer and chisel was heard. Row after row of houses were being erected, all of the most improved modern character, with the most delightfully attractive exteriors. Business buildings and factories dotted the city here and there and miles of streets were



Rev. Dr. Chas. F. Hoffman, of New York, owner.

Hoffman House, Bridgeport.

I do not mean by this to infer that men have not made fortunes in the West. I know that the contrary is the case. But for every one that has, a thousand have met with a reverse experience. The West has had its boom and in future will have to rely upon solid, hard work for its success, for it has now met with a competitor fully matched with it in natural resources. The South—the Great South—with mineral wealth equally great, with enormous agricultural resources—and with a climate that permits of the development of every sort of industry during the entire year without interruption, and which does not suffer from arrested progress during three or four months of severe frost and snow storms out of a working twelve—this Great South is here, resuscitated after her long post-martial sleep—and is buckling on her armor in a struggle for supremacy with the mighty West.

When, ten years ago, Birmingham, Ala., made its great fight for renown, people shook their heads and said "the bottom will drop out in a short time." But people are now telling a different story, and many of them who laughed at the idea of paying five or six hundred dollars for a lot have since rushed in to purchase at ten to twenty times that figure. One land company there in 1857 paid a dividend of 2,205 per cent on its shares. And it is no exaggeration to say that there are many new towns destined to importance in the South—some of them even to magnitude.

Since I have been here I have been impressed with the signs of activity to be seen in all directions. Glancing at a hotel directory for 1891 I find that Bridgeport is set down at 160 population, and with one inn.

The "Hotel Directory," in its next issue, will, no doubt, tell of a different story. It will record a population of 3,000 and two hotels, one of them—the Hoffman House—equal in construction and appointments to any in New York City.

graded and opened to traffic. All these are wide and laid out on a general map-plan.

### POPULATION.

Bridgeport, at the time of the census of 1890, had a population of 588 people. To-day R. G. Dun's reference book places it at 2,000, but the real estate men here say it is close on 3,000.

"What is the reason for this extraordinary increase?" I asked a prominent citizen.

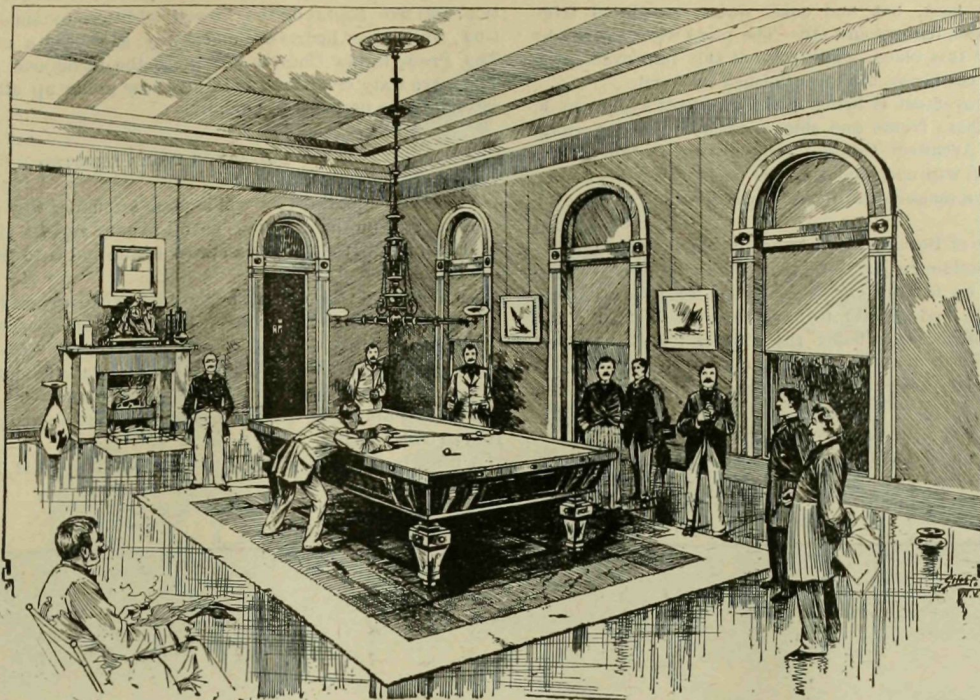
"Well," he answered, "we have got one of the greatest coal and iron regions in the South."

My informant was not satisfied, however, with such an enormous proportionate increase. "Why, sir, Bridgeport is going to be a second edition of Atlanta or Birmingham," he said. "We are already beginning to draw manufacturers here from Chattanooga, with its 60,000 people, as well as from some of your Northern States. They find, after coming here and examining our resources and facilities, that it pays them to bring their plant here, for they can produce very much cheaper and obtain land for comparatively nothing."

FROM \$15,000 TO \$800,000.

They have recently been assessing property-owners pro rata for the support of a volunteer fire department. In order to get at the value of buildings owned and the assessments payable on them, E. W. Roylance, an ex-New York manufacturer of the highest integrity and experience, was set to work to estimate the value of improvements. In answer to my queries, Assessor Roylance said:

"About eighteen months ago the value of the buildings in Bridgeport could not have been much over \$25,000. Now it is very near \$800,000."



Billiard-room in the Ala-Ga-Tenn Club, Bridgeport.

When Mayor Kilpatrick, also an ex-New Yorker, saw the figures, he said:

"Mr. Roylance is quite correct, as far as he goes. But it is, perhaps, equally correct to include the cost of plant with the buildings; and if this is done, the money spent in machinery and buildings in Bridgeport during the last eighteen months would exceed \$1,000,000. One pipe factory alone represents an expenditure of \$250,000."

The Mayor also added that his estimate did not include the large sums spent for street improvements, water-works, etc.

IMPROVEMENTS UNDER WAY.

The extraordinary development of Bridgeport may in some measure be gathered from the large number of improvements now under way. Most of these are being built by New Yorkers, who have had the reputation in the metropolis for many years of being some of the shrewdest investors in the market, men like R. A. Cunningham and F. Aldhous, who have built some of the finest and most attractive residences in the west and north-western parts of New York City.

THE LIST.

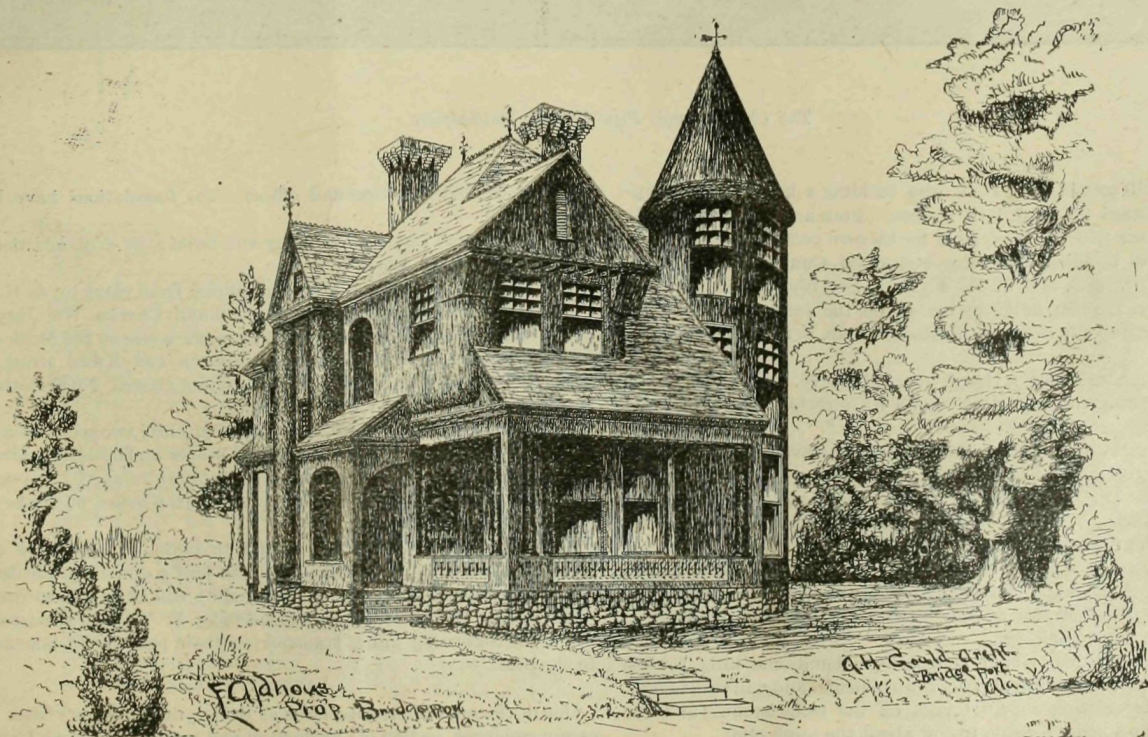
The most costly of all the buildings under way is the Hoffman House, owned by the Rev. Dr. C. F. Hoffman, owner of the Hoffman House, New York, and erected from plans by a New York architect. It is a four-story brick and stone front building, with a frontage of 140 feet on Alabama avenue and 152 feet on Hudson avenue. It is now having the trim put in. It contains 127 rooms, parlors, a dining-hall, rotunda, billiard and pool room, reading and reception rooms, barber shop, etc., and is to have every modern improvement, including sanitary plumbing, electric light, steam heat and an elevator, and is to be splendidly furnished from top to

bottom. It is very nearly ready for occupation, and when completed will form an important stopping place for people to and from distant Southern points. It is pronounced to be one of the finest hotels in the South.

A really handsome and attractive business building is being erected by F. Aldhous, of New York, on Alabama and Brummell avenues, with a frontage of 160 feet on the former and nearly 130 feet on the latter. The first floor is to be used for mercantile purposes; the next floor, offices and bachelor's apartments, and the third for a Masonic and Odd Fellows' Hall. The basement will contain a bowling alley and cellars for the stores on the ground floor. Two of the stores and the Masonic Hall are already rented, although the building is hardly up to the third tier of beams. The entire front on the Alabama avenue side is to be of rock-faced stone.

Another fine structure being erected is the Peyton Building, for Mrs. W. K. Peyton, of New York. It has a frontage of 150 feet on Hudson avenue and 50 feet on Johnson street. It is to contain six stores on the first floor and two floors of apartments above. The front will be of brick and stone. S. M. Patten, of Chattanooga, is the architect.

The most costly and extensive improvement now under way is the row of sixteen semi-detached villas, which are being erected by F. J. Kilpatrick, the Mayor, on Hudson avenue and 8th street. They are the first to meet the view of the traveler on approaching Bridgeport on the way from the north and west, and are a striking evidence of the abundant faith possessed by a New Yorker who has made his home here and placed all his capital in real estate at Bridgeport. The houses are surrounded by flower plots and are set back from the street. They have fronts of stone, brick and shingle, and the whole row, as seen from the avenue, presents a picturesque sight, the style being ornate and the colors of the wood,



F. Aldhous, of New York, owner,

A Typical Residence at Bridgeport,

brick and stone well blended. These houses are to contain all the modern improvements, including heat, hot and cold water, hardwood trim, mantels with tiled fireplaces, bath-rooms, etc. The plans were drawn by A. H. Gould, architect, of this place. The cost of this improvement is estimated at \$80,000, and the houses are to be finished by April.

Another attractive improvement is being made on Olcott avenue by F. Aldhus, who is erecting three frame and shingle residences of an ornate character, from plans by Architect Gould. They are to contain all the modern improvements, and will cost about \$4,000 each. They are on the brow of a hill overlooking a magnificent mountain and valley scenery for miles around.

Oscar W. Whitcher, late of Boston, Mass., who has come to Bridgeport to reside permanently, is building a large and handsome villa near the residence at present occupied by him on Olcott avenue. Mr. Whitcher was one of the pioneer residents, and is said to have invested something like \$90,000 in the city, his business block being the first of its kind erected. His new house will be one of the finest in town, and is to cost \$10,000. It is of frame construction, and is nearly ready for occupancy. S. M. Patten is the architect.

Crawford Douglass is having a three-story villa erected for the occupancy of himself and family on Douglass avenue, between 6th and 7th streets. It

Ten houses are being erected by Oscar W. Whitcher, in the Whips addition, and five houses on the Powell addition by Max Weil, of New York City, while other houses are under way, as well as a canning factory, etc. The Presbyterian Church is among the structures nearing completion. There are sixty or seventy buildings now going up altogether and nearly seventy more proposed to be built.

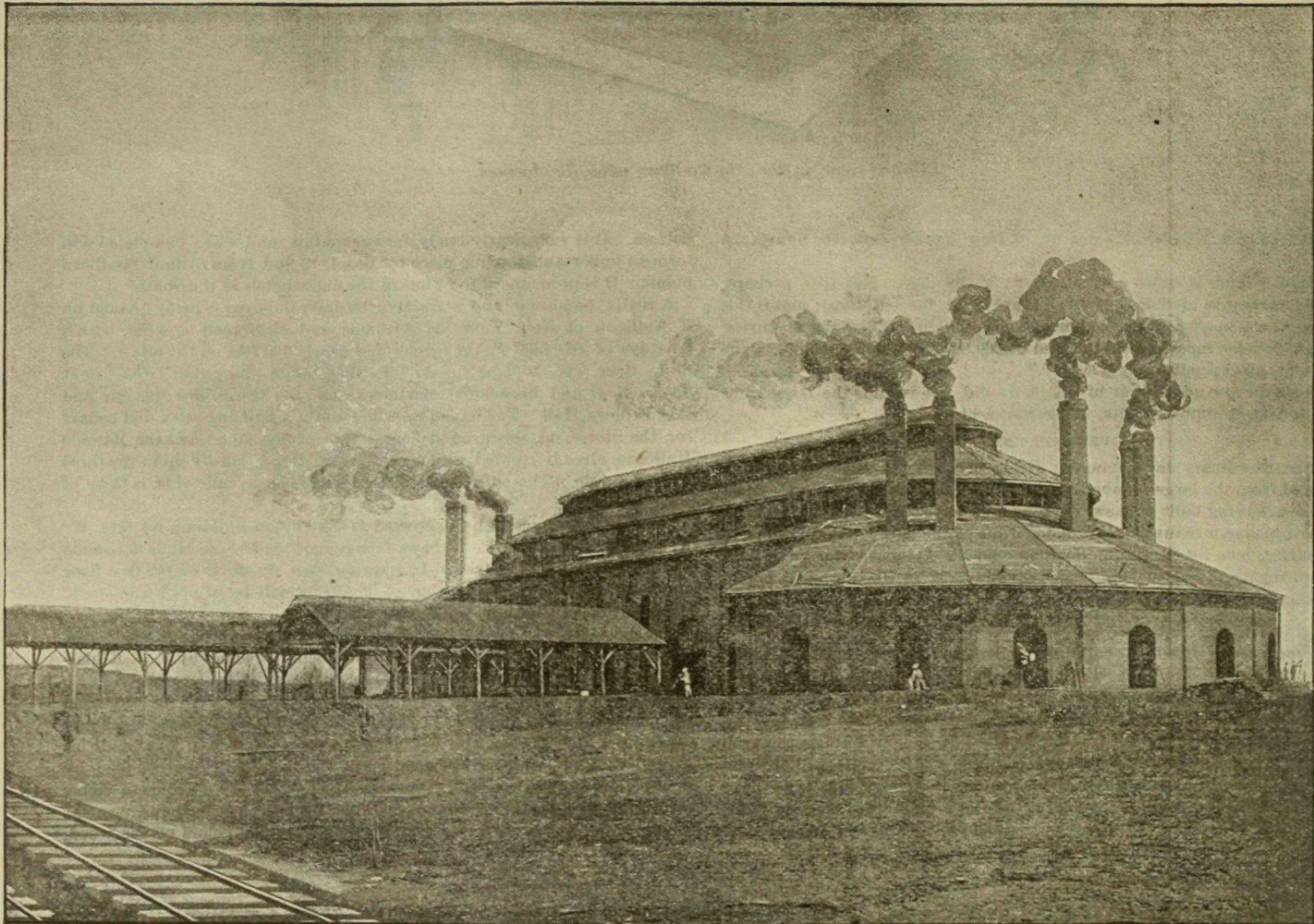
#### BUILDINGS TO BE ERECTED.

Among the buildings for which plans are under way is a Baptist Church, to be erected on the corner of Olcott avenue and 4th street, from plans by A. H. Gould. It is to have a corner tower and is to be built of brick and stone.

An Episcopal Church is to be built on Broadway and 8th street.

A new school building is about to be commenced which is to be of brick and stone. It is to be 65x92 in size, and occupy, with grounds, the entire block bounded by Cunningham and Douglass avenues, Glover and 8th streets. The first floor is to contain school-rooms, the second class-rooms and an assembly hall, and the basement lavatories and indoor play-rooms. It is to cost \$20,000.

A brick business building is to be erected by W. H. Sweeney on Kibbe



*The Chattanooga Pipe Works, Bridgeport.*

is of frame, and will cost \$3,000. He is also building a house on Cunningham avenue, between 9th and 10th streets. Both are from plans by J. Douglas. The owner will use the former for his own occupancy.

J. H. Gunter is building four cosy houses on Cunningham avenue, between 3d and 4th streets, and J. A. Kyle, of Scottsboro, Ala., and Mr. Taylor, of this city, are also building houses on the same avenue. The latter is also putting up a cottage on Busbey avenue, between 7th and 8th streets.

A handsome frame residence is being erected by W. F. Kilpatrick, of New York, on Olcott avenue, between 3d and 4th streets. It is to have all the modern features, and is to cost \$4,500.

J. T. Hudson is erecting a frame villa on Hoffman avenue, between 4th and 5th streets, to cost about \$2,500.

On Busby avenue T. S. Chester is building a pretty villa, to cost about \$2,500. Wm. H. Jacob, F. M. Sly and C. Douglass are also putting up attractive houses on the same avenue.

Quite an improvement is being made on Chisholm avenue, between 7th and 8th streets, by A. L. Soulard, President of the German-American Real Estate Title Guarantee Company of New York. He is building ten houses, which are approaching completion.

On Olcott avenue Architect Gould is building a handsome villa for his own occupancy. It is to contain all the improvements, and will cost \$4,500.

J. W. Hudson is erecting a \$4,000 villa on the same avenue, and A. Dodge is putting up a house nearby, to cost about the same sum.

street, to be used for stores and offices. The foundations have been commenced.

The Bridgeport Lumber Company will build a 100-foot addition to their factory, for cabinet work.

F. Aldhus intends to build several houses, from plans by A. H. Gould.

Henry Morgenthau, R. A. Cunningham and Charles Weinberg, of New York, contemplate the erection of an opera house on the block owned by them on Broadway, between Johnson avenue and Kibbe street, to have stores on the first floor and the auditorium above. No architect has yet been selected.

The Bridgeport Investment Company will build two more villas.

E. J. Nellis, the New York real estate broker and builder, is about to put up an attractive villa on Olcott avenue, between 2d and 3d streets.

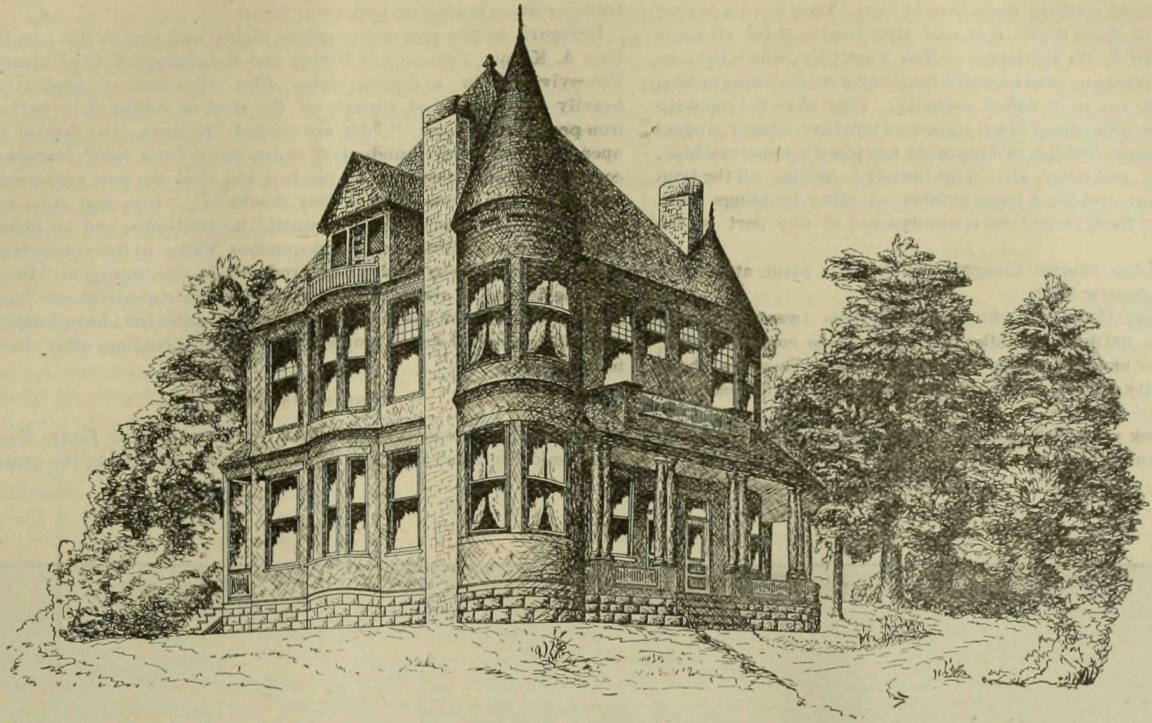
E. L. Ralls will build a two-story and attic house on Busbey avenue, between 7th and 8th streets.

Several owners and investors intend to build an aggregate of nearly twenty houses on Powell's addition, about half a mile from the depot.

The Wingham Manufacturing Company will build a furniture factory. McLachlin, Condit & Co., of Schenectady, N. Y., and Hudson, N. Y., will build a knitting mills, transferring their plant from Schenectady to Bridgeport.

#### BATTERY HILL.

One of the most interesting spots at Bridgeport is Battery Hill. It is the cream residence section of Bridgeport and received its name from the his-



Example of sixteen semi-detached villas erected by Mayor Kilpatrick.

toric fact that it was used as a fort by the Union army during the Civil War. Traces of the breastworks constructed during that exciting period are still to be seen, but the battery that did not give way to the enemy has succumbed to the assaults of the mason and the carpenter, and to-day it is the site of many a peaceful home.

The view from Battery Hill is superb. The ground slopes down in an easy descent toward the Tennessee River, which winds its way for miles through the Sequachee Valley, one of the richest coal and iron regions in the South. On both sides in the distance the Cumberland range of mountains are to be seen, the whole forming an outlook of a picturesque character.

The most prominent residence on Battery Hill is that owned by Mayor Kilpatrick. It stands on an eminence overlooking the river and the mountains in the distance. It is a house with some thirty rooms, including a number of reception rooms, with a wide central hall running from front to rear. This hall contains a large fire-place, on which several logs are always kept burning, and here it is where the Mayor and his charming wife receive their visitors *en famille*. Attached to the house is a stable containing about a dozen horses and carriages.

Other prominent residences are those of the Whiteher, Roylance, Johnson, Hudson, Seaman, Whitaker, Shook and Dodge families, and on Cunningham and other avenues are found the Anderson, Chester, Whips, Drumright, Nelis, Kirk, Glover, Spiller and Burke houses.

The principal business blocks are the Whiteher, Peyton, Hudson, Aldhous and Spiller buildings. One or two of these are fitted up for bachelors' apartments to accommodate the many resident young men who have not yet entered the matrimonial stage.

A VARIETY OF FACTORIES.

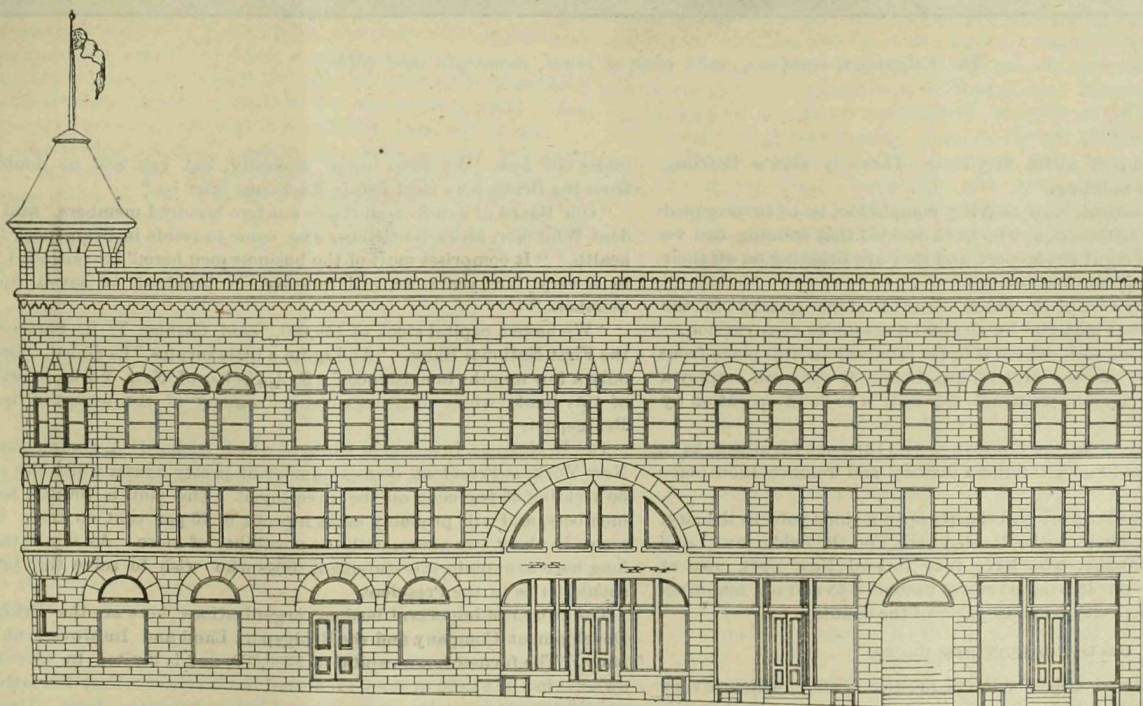
Bridgeport evidently aspires to be a manufacturing city as well as a healthful residence centre. The plan of the city has been laid out admirably in this respect. The factory sites are located on the line of the river and the railroads, so that goods can be shipped directly from the factories on to the vessels and cars to all parts of the country. The residence sections and blocks are a considerable distance apart, so as to keep a dividing line between the two sections of the city.

The Chattanooga Pipe Works is the most important of the industries located here. The buildings, which are of brick, cover an area of 300x150. I was informed that they will employ when in full blast some 300 men and that they have the capacity for making some of the largest pipe in the world. I saw some tremendously massive pieces of machinery and a number of men were engaged in rolling water pipes which appeared to be over 2 feet in diameter on to a gang plank adjoining a railroad track. Superintendent Giles says that he will handle 100,000 pounds of molten iron daily and that he has the capacity to turn out pipe 4 feet in diameter.

Nearby is the Log Mill of the Bridgeport Lumber Company. They expect to saw 7,000,000 feet of lumber this year. This saw mill is said to be the finest in the South.

An engine-room, nearly 50x50 in size, of brick, and containing two boilers of 300-horse power, is to supply the steam for the saw mill.

The Bridgeport Lumber Company also have a planing mill, which is near the centre of the city. They employ about one hundred and forty men. The company owns a saw mill and 1,600 acres of land, with vast resources



F. Aldhous, of New York, owner and builder.

Elevation of Aldhous Block.

of coal and iron. They have sixteen to eighteen men, who are continually hewing down trees and sending them here in logs. They have a drying kiln with a capacity of about 60,000 feet, and they keep in stock all kinds of interior trim. I saw E. W. Roylance, of New York City, who is the resident manager for the company, and he stated that they were declining orders, the factory now being run to its fullest capacity. They have the most approved machinery, including band saws, jig saws, a mortiser, a borer, a panel raising machine, flooring, molding and resawing machines, a tenon machine, a sash striker, a blind rail borer, etc. This factory is making all the trim for the Hoffman House, and for a large number of other buildings here. Some of the embossed work turned out is unsurpassed in any part of the country.

The Thomson-Houston Electric Company will build a plant at once to supply the city with electric light.

The American Handle Company, which employs from twenty to thirty men, turn out about 100 dozen handles per day. These comprise pick, sledge, adze and other handles, mostly of hickory wood. They are about to double their capacity, which will enable them to turn out five carloads a day.

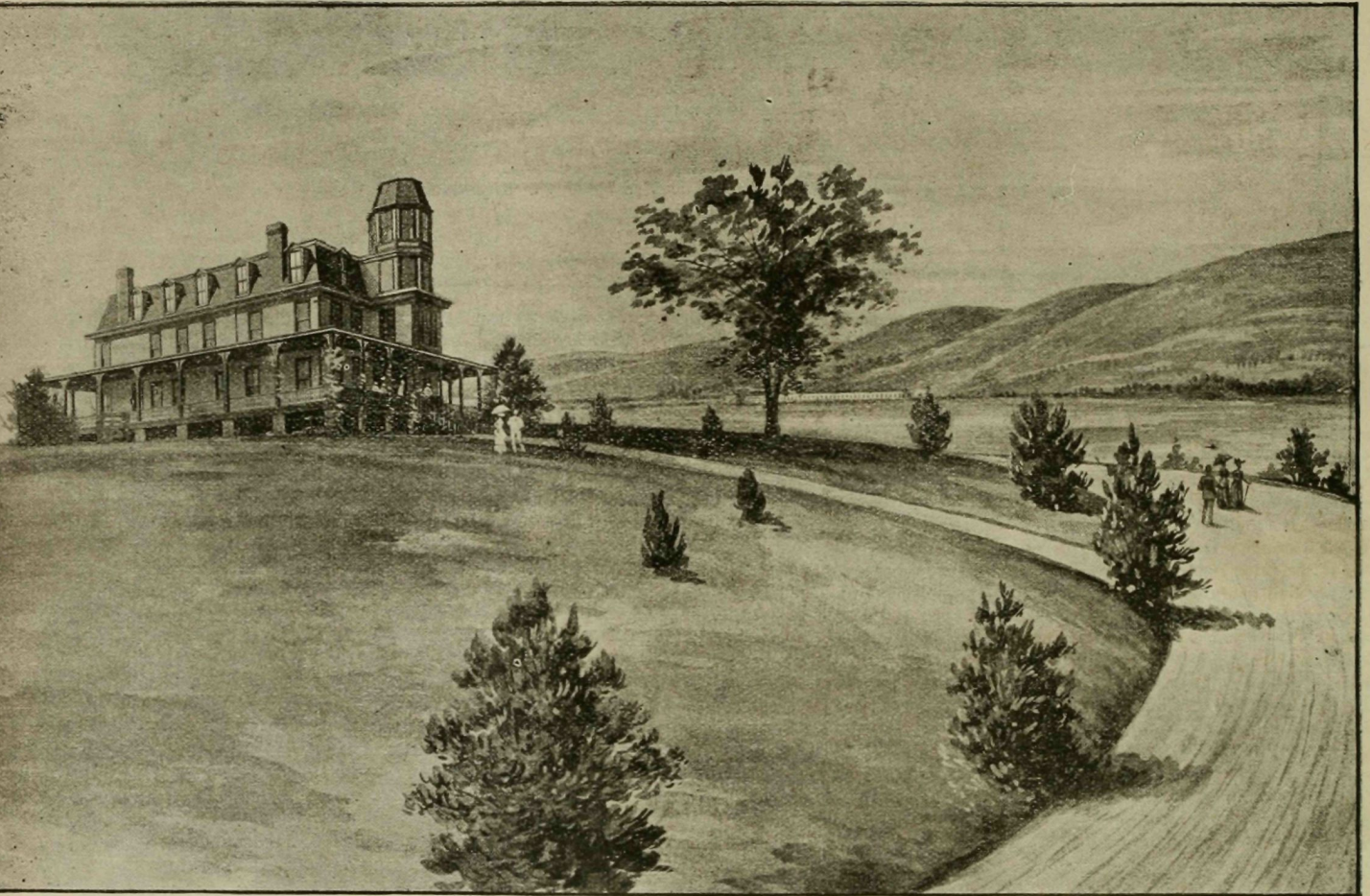
There are three brick yards, which supply all the brick needed for building up the various structures in the city.

pete successfully with larger and older establishments in their line. Cheap transportation is another important factor.

In regard to the enormous deposits of coal and iron in this locality, Dr. Geo. A. Koenig, Professor of Mining and Metallurgy of the University of Pennsylvania, in a report, states that the cost of production lies heavily upon the blast furnace of the steel or rolling mills in the older iron-producing States. "They are obliged," he says, "to depend largely upon a basis of supply hundreds of miles away from their furnaces." In consequence the prices paid for pig iron and steel are now very greatly, in this country, in excess of what they should be. "Iron and steel must be made where it can be done cheapest," he continues, and he proceeds to point to the possibilities of the Sequachee Valley in this connection. He states his reasons why iron can be produced in this section at "the lowest possible figure," to quote his own words. These considerations have evidently weighed with the manufacturing companies that have located here, and will no doubt form an important factor in bringing other industries to Bridgeport.

#### THE BUSINESS LIFE.

"You are, of course, surprised that we have a Real Estate Exchange here," said President Whips. "You see, we are not letting the grass grow



*The Kilpatrick residence, with view of river, mountain and valley.*

The Stove Works employ about fifty men. There is also a Bottling Works here and an ice building.

The canning establishment, now nearing completion, is to be occupied by Seeman & Co., of Chattanooga, who have decided that canning can be more profitably carried on at Bridgeport, and they are bringing on all their material and employes from Chattanooga.

The Riverside Quarry Company, which owns a stone quarry in the neighborhood, supply that material for the buildings under construction.

The Bridgeport knitting mill, which is to be removed to this place from Schenectady, N. Y., by Messrs. McLachlin, Conde & Co., will employ a large number of men. By the contract the mill is to be in operation by September.

The Willingham Manufacturing Company, who turn out furniture, have secured four acres of land and will build a factory and remove their place from Chattanooga.

The Bridgeport Stone Company will shortly open a stone yard in the city.

Other industries are about to be located here, and the Bridgeport Land and Improvement Company, who have very shrewd New York men at their head, are evidently leaving no stone unturned to attract manufacturers and others to their city from all parts of the country.

#### COAL AND IRON RESOURCES.

Bridgeport is the natural outlet for the Sequachee Valley, which is very rich in coal and iron. So plentiful is the coal in this vicinity that it is delivered in Bridgeport at \$1.50 per ton, and pig iron is supplied from neighboring furnaces at the lowest ruling prices. Hence, industries at Bridgeport that require these minerals are enabled to economize and com-

under our feet. We have begun modestly, but you will no doubt hear from the Bridgeport Real Estate Exchange later on."

"Our Board of Trade comprises some two hundred members," said President Whitcher, an ex-Bostonian, who came to reside in Bridgeport for his health. "It comprises most of the business men here," he continued, "and in a very few years we will number six hundred or seven hundred members."

"We have a capital stock of \$50,000," said Cashier T. R. Patterson, of the First National Bank. "And quite a little surplus," he added, "although only a few months in existence." E. J. Nellis, of New York, is president of this bank, whose directors comprise many of the moneyed men at Bridgeport.

The Bridgeport Investment Club, of which Richard A. Cunningham, of New York, is President, owns a number of pretty houses which are said to be yielding 25 per cent on the investment. The club is limited to fifty members, and will probably make a profit of 70 per cent on their investments in about two years, with the possibility of more. As it will take too long here to explain this statement those who wish to solve the problem should write to the President.

The two most important business organizations here are the Bridgeport Development Company and the Bridgeport Land and Improvement Company. The former has a capital of \$300,000, and is limited to seventy-five ownerships, of \$4,000 in stock each, and has a contract that the latter will spend \$150,000 in locating factories and other industries here. They own about 1,200 of the choicest lots in the city. Among those interested in this company are: Theo. W. Myers, Comptroller of the City of New York; Oscar R. Meyer, Vice-President of the Mutual Fire Insurance Co. of New

York; Mrs. Wm. J. Ehrlich; F. Aldhous, builder, of New York; Hy. Morgenthau, of Lachman, Morgenthau & Goldsmith, the New York lawyers; and R. A. Cunningham of New York. Others interested financially in the company are Charles F. Hoffman and William M. V. Hoffman, of New York; C. J. Coulter, of Huyler's, candy manufacturers, of New York; John H. Allen, and David Bonner, brother of Robert Bonner, of the *Ledger* and turf fame; the Kendall Manufacturing Company of Boston; Wm. Hamlin, of Buffalo, and Jesse Brown, a prominent lawyer of Scottsboro, a neighboring town.

The Bridgeport Land and Improvement Company has a capital of \$5,000,000. It is said to be the only Southern Land Company rated by Dun's Mercantile agency as A.A. It has an unusually strong list of officers, nearly all of them New York business men of high integrity, ability and reputation. They are as follows:

President—J. Van Vechten Olcott, lawyer, New York.

A. L. Soulard, first vice-president, President of the German-American Title Guarantees Co., New York City.

Jesse E. Brown, second vice-president, lawyer, Scottsboro, Ala.

Executive Committee—Geo. N. Messiter, A. L. Soulard, O. W. Whitcher, R. C. Johnson, E. J. Nellis, assistant general manager.

General Manager—Frank J. Kilpatrick, Mayor, Bridgeport, Ala.

Secretary—C. A. Holmes, Bridgeport, Ala.

Treasurer—Geo. N. Messiter, Bridgeport, Ala.

Board of Directors—David Bonner, New York City; Hamilton Busbey, editor *Turf, Field and Farm*, New York City; Jesse E. Brown, lawyer, Scottsboro, Ala.; J. Van Vechten Olcott, Andrew L. Soulard, Maurice Power, Bronza Foundry, New York City; George N. Messiter, lawyer, and O. W. Whitcher, Bridgeport, Ala.; A. Newbold Morris, New York City; W. M. V. Hoffman, real estate, New York City; Henry Morgenthau, lawyer, New York City; C. A. Holmes, secretary, Bridgeport, Ala.; Edward J. Nellis, president First National Bank, Bridgeport, Ala.; R. C. Johnson, Bridgeport, Ala.; Wm. Hamlin, American Glucose Co., Buffalo, N. Y.; S. H. Chisholm, Cleveland Rolling Mills, Cleveland, Ohio; David Giles, president Chattanooga Pipe Works, Chattanooga, Tenn.; Thomas Dimond, iron manufacturer, New York City; Chas. Weinberg, manufacturer, New York City, and B. A. Jones, Bridgeport, Ala.

This is unquestionably a strong list of names. The company is offering exceptional inducements to manufacturers to locate here.

#### SOCIAL LIFE.

One of the most important features in any city, be it young or old, but particularly with a young and rising community, is its social life. Very few places of its population can show so much culture, musical ability and social attractiveness as Bridgeport.

#### THE ALA-GA-TENN CLUB.

The most important social and recreative centre is the Ala-Ga-Tenn Club, named after the abbreviation for the three States. This club has cosy reading and writing rooms, with ladies' desk and a piano. It is comfortably furnished, and has all the leading magazines and weeklies. There is a billiard and pool room with two tables, and an assembly hall where musicals and hops take place from time to time. At a concert recently gotten up at twenty-four hours' notice in honor of some New York guests, considerable talent was displayed, both vocal and instrumental, by the members and their relatives of the fair sex.

The Ala-Ga-Tenn Club differs from most organizations of this character. The members frequently appear in the evening accompanied by their wives, daughters and sisters, and some of the latter can handle the cue deftly. The members are, for the most part, composed of a cultivated class of men of small means, evidently drawn hither by the future prospects invited, as well as by the health and sport to be obtained. Such a club as the Ala-Ga-Tenn is one of the most important and valuable attractions that a place like Bridgeport could possess. Billiard and pool tournaments are held and a chess department is one of the features proposed in future.

The Bridgeport Riding Club is largely composed of local horsemen and horsewomen, and every one rides here from the age of six upward. At a recent gathering of the club over forty riders of both sexes turned out.

I am told that boating, fishing, shooting and athletic clubs are under organization. A baseball nine has grounds near the centre of the city.

The Tennessee River at this point affords magnificent rowing facilities. There is a straightaway course for nearly seven miles, about one-third of a mile in width. It was here where Hanlan and Plaisted rowed in 1890. The former pronounced it the finest straightaway course he had ever rowed on.

There is splendid shooting and fishing to be had in the vicinity.

The social life of Bridgeport seems to be conducted on a democratic basis. Everyone seems to be on friendly or visiting terms. It is not a question of family pride or wealth. The passwords seem to be honesty and gentlemanly behavior, and some of those endowed with the least part of this world's goods seem to be in the social leadership here. This speaks highly for the future prosperity of the place, for there is nothing that creates so much heart-burning in small communities as social exclusiveness.

#### PUBLIC IMPROVEMENTS.

Lands have been laid aside for public squares, constituting a series of small parks which are to be open forever.

A water system gives excellent water to all the houses. The city is piped throughout, and hydrants and fire plugs are to be seen at various points, just as in a large city. The volunteer fire department, just organized, will no doubt find these of considerable utility some day or another. The water works obtains its supply, which is inexhaustible, from a mountain spring. It is one of the best drinking waters that I have ever tasted.

The fire limits of the city are bounded within some distance of the depot and take in the business section mainly. No wooden structures are allowed to be built within this area.

Miles of streets have been opened during the last year and scores of workmen are busy opening up others. The sidewalks on the principal thoroughfares are as substantial as those in any large city.

The roads are formed of a hard clay, which makes driving easy. They would, of course, be considerably improved if macadamized, and this, I am informed, is about to be done, the stone being obtainable in the vicinity.

A contract has been signed with the Thomson-Houston Electric Co., which will give electric light to all the streets and enable the business buildings and houses to be lighted by the same power by May 1, 1893.

#### COST OF LIVING.

I amused myself by chatting to a local butcher and gleaning the cost of his meats. He is an old New Yorker, and said that his prices were, in some cases, nearly half what they were in the metropolis. As this looked like a dubious statement I questioned him specifically.

"Well," he said, evidently nettled at my distrust, "I sell porterhouse steak at 15 cents that will cost 25 to 30 cents a pound in New York; sirloin 12 to 15 cents, as against 22 to 25 in New York, and round steak 10 to 12½, as against 16 to 18. French and English mutton chop is 16 cents, as against 30 in New York; and legs 16, as against 20 to 22. As for chickens, we sell them at 10 cents each, as against about 50 cents in New York; and a 15-pound turkey sells here for 75 cents."

Geo. C. Whitlock, of Whip, Whitlock & Co., said: "Rents are reasonable, though every house built is occupied. Mechanics and workmen can get cosy little houses for \$8 to \$15 per month, while a better class of house can be had for \$25 to \$35 per month.

"How does your investor come out on this?"

"Well," he answered, "the investor can build a house here for very much less than in a large city—anywhere from 30 to 40 per cent less. We have the very highest manufacturing skill in our city and in addition have lumber on the spot. In New York they have to pay for freight and the middleman's profit. Here our lumber company gets its own wood, saws it and manufactures it on the spot and sends it right over to the buildings. There is no cartage, no freight, no intermediate profits, and everything is turned out by machinery. We can, therefore, build a house which, with a lot, would cost \$2,500, and rent it for \$30 per month. In New York the same house and lot in your upper wards over the Harlem would, I am told, cost about \$5,000. There is no trouble for an investor to make from 10 to 15 per cent net on his money; and at the same time his ground is always increasing in value. About 150 new houses have been put up in the last year or so and they are all rented when ready to be occupied. The price of lots ranges from \$150 upward, the highest prices thus far obtained being \$1,500."

#### A TALK WITH MAYOR KILPATRICK.

Frank J. Kilpatrick, Mayor of the city, may be said to be one of its founders. He formerly resided at Fordham Heights, New York, and is well known in that locality. He supplied lumber from Bridgeport for a number of years to wholesale firms in New York and eventually opened his eyes to the possibilities of this place if backed by large capital. It was largely through his efforts that the vast New York interests involved here were brought in. He said: "Bridgeport has great possibilities. It is the centre of one of the richest timber regions in the South. We have at our doors an endless supply of oak, ash, walnut, poplar, cedar, pine, hickory, and other woods. Our city is the natural outlet for the Sequachee Valley which is one of the richest coal and iron regions in the South. We are within sight of the Tennessee Coal and Iron Company's furnaces at South Pittsburgh, a few miles away, from which we obtain pig iron as cheaply as anywhere in America, not to speak of other nearby furnaces. We have iron in our own city, but we are opposed to furnaces in our midst as it would hurt the place for residence purposes. We prefer to encourage other industries, as we can get our pig iron sent on in a few minutes by rail from Pittsburgh without the smoke nuisance that is found in other places. In lumber and iron products we get our raw material so cheaply that we can cut out competitors at other points. Manufacturers are thus attracted here, and we are starting new industries at the rate of nearly one per month. They are coming from so far off as New York State. In addition to our coal, iron, cotton and lumber we are the centre of a fruit, vegetable and corn section, and tanner's bark is obtained in abundance nearby. We are in an extremely healthy spot, about 800 to 900 feet above sea level, and our temperature is lower in summer and higher in winter than many other places in our State. Three railroads enter our city, and we can ride to all parts of the country via the Nashville, Chattanooga & St. Louis Road and East Tennessee, Virginia & Georgia Road, in some of the finest equipped cars in the country. As each factory is established here, it brings a large number of families with it. This brings the necessity for houses, and our building industry supplies a large number of workmen. Stores and offices follow, of course, as well as churches, schools and places for recreation and amusement. Our improvements and the superiority of our city for residence purposes over other neighboring places has attracted many people who own their plantations who are now living here, as well as a number of well-to-do farmers, who find it pleasanter to come among us than to live on their farms. The towns in the rich Sequachee Valley are tributary to us, and they include the following places: South Pittsburg, Jasper, Sequachee, Victoria, Inman, Dunlap and Pikeville, all on the Sequachee Valley R. R., a branch of the Nashville, Chattanooga & St. Louis R. R.; Stevenson, Anderson, Sherwood, Bass, Cowan and Tullahoma, all on the main line of the last named road; and Fackler's, Hollywood, Scottsboro, Larkinsville, Woodville, Limrock, Paint Rock, Gurley's, Brownsboro and Huntsville, all on the Memphis & Charleston Road. The New York people who have put their money in this place are all men of keen business ability, and they have all been down here to see the place before investing. My own faith is shown in the fact that I am staking everything I own here, for I have perfect confidence that Bridgeport is destined to become a great city in the future.

New Incorporation.

The Columbia Realty Co. filed a certificate of incorporation in the County Clerk's office on March 1st. They propose purchasing and improving real estate. The capital stock is \$108,000, divided into 1,080 shares, at \$100 a share. The names of the directors are Henry Morgenthau, Abraham and Moses Goldsmith, Solomon Plaut and Edward S. Simon.

The School Site Abandoned.

The School Trustees of the 10th Ward have yielded to the objections of property-owners and have abandoned the effort to plant a new school in 10th street, near 5th avenue, and have applied to the Board of Education for the condemnation of a site at 9th street and University place, northeast corner.

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, Nos. 14 and 16 Vesey Street, not later than 3 P. M. Friday.)

WANTS.

DRAUGHTSMAN wanted.—A thoroughly and reliable draughtsman familiar with construction. Address S. K. AUDLEY, foreman Draughting Department, Perth Amboy Terra Cotta Co., Perth Amboy, N. J.

ATTENTION!—I have a call for 100x100 for warehouse purposes; neighborhood Houston, west of Hudson st.; also investment properties, old buildings, store property, building sites, &c. large and small. I have continual applications for 5th, 8th and 9th Wards, of which I make a specialty. Send them in. HENRY J. SCHEUBER, 200 Hudson st.

WANTED.—Young man, 21, with four years' experience in the real estate and auction business, desires a position where he can advance himself; A1 references. Address: X. Y. Z., 1808 Lexington av., City.

BOOK-KEEPER wanted in a blue stone yard, must understand plans and specifications thoroughly, also double-entry book-keeping; reference required; a good position for the right man. Address, Mar. 5-uf. BLUE STONE, RECORD AND GUIDE OFFICE.

A GENTLEMAN with large experience in real estate management, possessing judgment, tact and integrity, desires connection with firm having large real estate interests requiring careful and constant attention. Address, SUCCESSFUL REAL ESTATE RECORD OFFICE.

WANTED.—A position in builder's office as draughtsman; thoroughly understands his business, having had two years' experience as same; also understands book-keeping; best references. Address, F. T. C., RECORD AND GUIDE.

WANTED.—One or two lots, improved or unimproved, in leather district, well located; Columbus or Amsterdam av., improved property; lots with builders' loans; Montclair or Hackensack property in exchange for Brooklyn lots; dwelling between 25th and 35th sts., 6th and 7th avs. H. T. SCHELLHASS, 171 Broadway.

WANTED.—Lease of about 50 feet, with or without buildings, 50th to 70th st., west side; private stables would answer. MURRAY'S, 2030 3d av.

WANTED.—23d and 24th Ward lots in exchange for equity in Harlem property; two 20-foot dwellings, each \$10,000, mortgage \$7,000; one single flat \$10,500, mortgage \$8,500; all 5 per cent; total equity, \$10,000. Might add a little cash with one or all. MURRAY'S, 2030 3d av., near 113th st.

AN architect of skill and experience who wishes to push his down town practice would make a connection with an influential real estate firm who could further his object, or would pay brokers liberally for useful information. Address, ENERGY, RECORD AND GUIDE. Feb. 20-1aw3w.

OFFERS.

Dwellings and Flats.

THE following property for sale: 1289-1291 Madison av., near 92d st.; 1325-1329 Madison av., near 93d st.; and No. 51 East 93d st., in corner of Madison av.; also No. 11 Mount Morris av., in corner of 141st st.; all the above are handsome three and four-story modern private houses. Apply on premises, or address owners, J. V. S. WOOLLEY & CO., 75 East 79th st.

FOR sale.—A bargain! 337 West 46th st.; elegant modern three-story basement brown stone house, 16.8x50x100.5; cabinet finish; restricted block. Apply 1526 Broadway. Mar. 5-1aw4w.

BARGAIN.—First-class four-story brown stone, 56th, near Madison av. JOSEPH HUSSON, JR., 93 Nassau.

ABSOLUTE bargain.—Three-story brown stone dwelling, East 123d; easy terms. JOSEPH HUSSON, JR., 93 Nassau.

A.—8th av.; corner five-story double flat; well-ventilated to good tenants; decorated throughout; only one left of entire block; vicinity 116th st. "L" station; also a fine five-story single flat in same neighborhood. Particulars PHILIP BRAENDER, Builder, 120 East 86th, before 10, after 5. Mar. 5-12.

A.—17, 19, 21 East 23d, near 5th av.; only three left; elegant four-story private houses; cabinet trim throughout; cannot be appreciated unless examined; always open; inspection invited; neighborhood strictly private. Particulars PHILIP BRAENDER, Owner and Builder, 120 East 86th, before 10, after 5. Mar. 5-12.

A.—47, 49, 51 East 92d, near Madison av.; four-story, private, cabinet trim, decorated throughout; butler's pantry extension; private neighborhood; price, \$26,000 and \$27,000; well worth \$30,000; admittance by permit only. Apply to PHILIP BRAENDER, Owner and Builder, 120 East 86th, before 10 o'clock. Mar. 5-12.

OFFERS.

E. MICHAELIS & SON, 88 3d av. offer for sale the following three and four-story Private Houses: Bedford st., near Morton, 19 feet..... \$9,500 Bedford st., near Morton, 20 feet..... 13,000 18th st., near 3d av. 18.9 feet..... 22,000 49th st., near 3d av. 19 feet..... 15,000 47th st., near 9th av. 18.9 feet..... 15,000 Waverly pl., near 6th av. 23.3 feet..... 17,500 7th st., near 2d av. 25 feet..... 20,500 13th st., near 3d av. 25 feet..... 28,000

A NEW departure; \$1,000 cash; balance in monthly installments. I have had so many requests from parties desiring to purchase houses, to sell them upon easy payments, that I have decided to place my new block of first-class three-story dwellings upon the market in this way. I will sell these houses to desirable parties on the installment plan at strictly cash prices, asking nothing for the accommodation, believing that by a quick and ready sale I will be enabled to give to purchaser the benefit of the large outlay for interest and taxes which is usually necessary to add to the cost of houses. Building upon a very extensive scale, entire block at a time, I am enabled to give to my customers the benefit of a large operation. The houses which I now offer are not excelled by any three-story houses in this city; they are strictly first-class in construction, especial attention having been given to the plumbing and sanitary arrangements. The neighborhood is unexceptionable, both sides of the block being improved with first-class dwellings; one block from elevated station. Brokers are invited to investigate this block and to offer the houses to their customers on the usual terms. T. C. VAN BRUNT, 136th st., 7th to 8th av.

BARGAIN.—\$22,500; 129 East 65th st., 3-story brown stone, 29x51x100; parlors frescoed; crystal chandeliers; restricted street. BYRON ANDERSON, 129 East 65th st.

WEST 4th st., near West 10th, 9th Ward; house (old) and lot, 20.10x88; adjoining property could be acquired. H. M. RAYNOR, Owner, 238 West 4th st.

THREE-STORY and basement high stoop brown stone house; all improvements; perfect order; decorated; exposed plumbing; hardwood mantels, mirrors; bay window, glass roof extension; storm doors; carpets, etc.; 63d st., near Lexington av.; price, \$14,000. A. SCHWOERER, 120 Av. D. Feb. 27-Mar. 5.

A PROFITABLE investment.—Five-story flats on East 125th st., near the proposed new bridge, from foot of 125th st. to St. Ann av.; also plot of lots in 23d Ward for a factory. A. YOST, 319 East 125th st. Feb. 20-1aw3w.

FOR sale or to exchange, Nos. 142 to 152 West 123d st.; 2443 8th av., and 210 and 212 West 105th st. Apply at Room 19, 156 Broadway. Feb. 6uf

A.—AT reasonable prices and easy terms, three and four-story residences, with three-story extensions; all improvements. Call and examine or inquire of the owner and builder, on the premises. S. O. WRIGHT, 128 West 121st st., open daily. Oct. 3 uf.

199TH st., 15 to 25 East, near 5th av.—New three-story, high-stoop, brown-stone dwellings; all modern improvements and conveniences; decorated; gas fixtures, &c.; title guaranteed; 85 per cent may remain on mortgage at 5 per cent; caretaker on premises. JOHN W. PIRSSON, 149 Broadway. Feb. 20-1aw4w.

FOR sale.—Five new first-class four-story and basement private dwellings, Nos. 103, 113 and 119 East 45th st., and Nos. 462 and 464 Lexington av.; all leased to desirable tenants or can arrange to give possession to some of them if desired. For further particulars apply to The C. GRAHAM & SONS CO., 309 East 43d st. Jan. 30-1246-1288

Improved Property.

TO lease for a term of years, Nos. 151 and 153 Cedar st., substantially built four-story buildings, size, 44x55, suitable for machinery, printing, lithographing or storage business; will be rented separately or in floors. ISAAC T. MEYER, 111 Broadway.

FOR sale or to lease.—Two factory buildings and one private house, Nos. 630 and 632 East 126th st. M. FRANKLIN, owner, 310 East 79th st.

TO let or to lease.—Two floors of a factory, 25x98, light on all sides, 1st av and 10th st; terms moderate. J. REEBER'S SONS, Nov. 7 uf. 409 East 107th.

A PARTY about to build a five story factory 50x98, in Harlem, near water-front, will lease the three upper floors and build to suit tenant. Terms very moderate. Address May 10 u. f. OWNER, 409 E. 107th St.

BARGAIN; \$28,000; business property; two four-story brick buildings, 42x100.11; west of 3d av., near 116th st. H. COHEN, 3096 3d av. Jan. 30-uf.

OFFERS.

TO let.—Two small lofts at 300 East 6th st.; power if wanted. Jan. 23 uf

OFFICE OF FREDERICK SOUTHACK, 401 BROADWAY, offers for sale some choice pieces of property on LEONARD ST., between Broadway and West B'way. FRANKLIN ST., between B'way and West B'way. WHITE ST., between B'way and West B'way. BROADWAY, from Barclay to 14th st. BLEECKER ST., from B'way to South 5th av. GREENE ST., Canal to 8th st. WASHINGTON PLACE, B'way to Wooster. WAVERLEY PLACE, B'way to Wooster. APPLY AS ABOVE. FREDERICK SOUTHACK. Oct. 3 uf.

ELM st., No. 166; new seven-story building to lease; elevator power; all improvements. Feb. 20-1aw3w. F. WOHR, 130 Worth st.

Vacant Lots.

ATTENTION.—A bargain in lots; choicest front, facing Morningside Park, situated between 121st and 122d sts.; can be bought at a figure considerably lower than any other front on the avenue. J. W. & A. A. TEETS, 359 West 121st st. March 5-12.

BUILDING sites on Hudson, Greenwich and Washington sts., near Canal st.; Hudson st., 42x70, \$32,000; Hudson st., 50x80, \$42,000; Greenwich st., 42x150, two streets, \$45,000; Greenwich st., prominent northwest corner, \$60,000; Washington st., 46x80, \$33,000; Washington st., 50x80, \$35,000; also others. I make a specialty of 5th, 8th and 9th Wards. HENRY J. SCHEUBER, successor to JAMES PRICE, 200 Hudson st.

CHOICE lot, 37.6x100, 106th st., west 8th av., \$15,000; building loan may be arranged with desirable party JOHN F. DOYLE, 45 W. 111th st.

TO lease, 108th st., north side, east of 1st av., eight lots; 109th st., north side, east of 1st av., three lots; 1st av., southeast corner 110th st., two lots; 1st av., east side, bet 109th and 110th sts., four lots. Apply to G. BRADISH, owner, 145 Broadway, Room 23. Feb. 20-1aw4w.

A VERY choice plot of four lots for sale, north side 87th st., 150 ft. from Central Park West; natural cellar grade; no rock; restricted block; restricted rears; price, \$15,000 per lot; terms to suit; building loan to good party. Apply to CHARLES BUEK & CO., owners, 264 Columbus av. Jan. 23-uf.

PLOT lots on 27th and 28th sts., connecting, near 10th av., \$9,000 each. PATTEN, 145 Broadway.

Brooklyn Real Estate for Sale.

WATER front in Brooklyn for sale or to lease, about 550 feet front, about forty lots, suitable for a large manufacturing plant. R. J. CHATRY, Metropolitan Trust Co., 37 Wall st. Feb. 20-1aw4w.

Country Property.

FARM on Harlem R. R., 100 acres, for syndicate for suburban lots. DANIEL SEYMOUR, Mar. 5-1aw-4w Drexel Building, N. Y.

FOR sale.—At White Plains, N. Y., desirable country residence and grounds; modern improvements; can be sub-divided at a good profit. DOUGLAS MURRAY, Feb. 27-uf. Register's office, White Plains, N. Y.

FOR sale.—South of White Plains, the best farm in Westchester County; 130 acres. Address, DOUGLAS MURRAY, Register's Office, White Plains, N. Y. Feb. 27-uf.

FOR sale.—In plots to suit; eligible building sites (commanding view of Sound for miles), on North st., Greenwich, Connecticut; price reasonable; terms easy; neighborhood aristocratic and fashionable. Apply to FRED. J. STONE, owner, 60 Broadway, N. Y. Sept. 12-uf.

A BEAUTIFUL New Jersey farm containing 157 acres, good buildings, 3,600 peach trees, 50 pear trees, 50 quince trees, and other fruit, spring water and trout pond; 60 miles out on railroad; terms very liberal. CLARK B. AUGUSTINE, Attorney, 86 Broadway, New York.

Miscellaneous.

HARLEM houses to let, now or May, \$50 and upwards. MURRAY'S, 2030 3d av., near 112th st.

WATER front property, suitable for large manufacturing plant or ship yard; about eight acres; has covered dock accommodating large vessels; Trunk Line Railroad siding; abundant private water supply; factory buildings, engine, boilers, etc.; will be sold or leased on moderate terms. Apply to RULAND & WHITING, 5 Beekman st., Feb. 13-1aw4w.



SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending March 4.

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

R. V. HARNETT & CO.

Table listing real estate sales with columns for address, description, and price. Includes entries like 83d st, No. 423, n s, 200 e 1st av, 5 1/2 x 102.2, three-story and basement brick building, Louis Lese, \$17,600.

WM. KENNELLY.

Table listing real estate sales by Wm. Kennelly. Includes entries like \*Columbus (9th) av, Nos. 309 and 311, e s, 51.2 x 75th st, 5 1/2 x 100, two six-story brick flats with stores, \$44,800.

SMYTH & RYAN.

Table listing real estate sales by Smyth & Ryan. Includes entries like Leroy st, No. 49, 25x35, five-story brown stone tenement, (Bid in), \$18,300.

A. H. MULLER & SON.

Table listing real estate sales by A. H. Muller & Son. Includes entry like 11th st, No. 131, n s, 352.7 w 6th av, 22.4x103.3, three-story brick dwelling, \$18,300.

J. F. B. SMYTH.

Table listing real estate sales by J. F. B. Smyth. Includes entry like Sedgwick av, No. 1773, w s, 50x100, two-story frame dwelling with stable on rear, Wm. Devine, \$10,500.

B. L. KENNELLY.

Table listing real estate sales by B. L. Kennelly. Includes entry like \*101st st, Nos. 137 and 139, n s, 350 w Columbus av, 50x100.11, two five-story stone front flats, The Bradley & Currier Co. (Lim.), \$46,000.

OTHER AUCTIONEERS.

Table listing real estate sales by other auctioneers. Includes entries like 123d st, Nos. 405 and 407, n s, 57.9 w 9th av, 42.2 x 94, two five-story stone front flats, Patrick Fox, \$45,780.

BROOKLYN, N. Y.

FOR WEEK ENDING MARCH 3.

JERE. JOHNSON, JR.

Table listing real estate sales in Brooklyn for the week ending March 3. Includes entries like 50th st, n s, 80.4 1/4 w 9th av, 5 lots, Peter Murphy, \$1,000.

Table listing real estate sales by other auctioneers. Includes entries like 1st st, adj, 1 lot, F. H. Haywood, \$190.

OTHER AUCTIONEERS.

Table listing real estate sales by other auctioneers. Includes entries like Bainbridge st, No. 493, n e cor Saratoga av, 23 x 100, three-story brick flat and store, Wm. C. Fisher, \$9,250.

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 int rest of the grantor is conveyed, omitting all covenants or warranty.

NEW YORK CITY.

Table listing conveyances in New York City. Includes entries like \*FEBRUARY 26, 27, 29, MARCH 1, 2, 3. Bayard st, No. 55, s s, 200.5 w Bowery, 24.2x 87.6x24.4x85.8, five-story brick tenement with stores, Jonas Weil and Bernhard Mayer to Moses Levy, \$39,000.

Table listing conveyances in New York City. Includes entries like Boulevard or Dyckman st, s w s, centre line, 100 n w Sherman av, 25x250, Matilda Lacey to Mary E Byrne, \$350, Mar 1, 1,350.

nel Greenfeld to Samuel Hertz. *Mt.* \$9,777.  
 Mar. 1. 15,000  
 Gold st. No. 38, s e cor Edens alley, 24.5x54.6  
 to Ryder st, x24.2x58.6, five-story brk store.  
 Lewis S. Wolff to The Excelsior Steam Power  
 Co. *Mt.* \$20,000. Feb. 24. 25,000  
 Gouverneur st, No. 26, e s, 74 s Henry st, 24x  
 104.10x24x105, five-story brk store and tenement.  
 Solomon Veloskey to Morris Shapiro.  
*Mt.* \$20,000. Feb. 29. See Henry st. 34,000  
 Grand st, Nos. 10-14, n s, 122.8 e Varick st,  
 runs east 66 to alley, x north to angle in alley,  
 x west along the alley 72, x south 83, six-story  
 brk factory. William R. W. Hentz to Augu-  
 sta A. wife of Alexander Levett. C. a. G.  
*Mt.* \$70,000. Feb. 24. 145,000  
 Greenwich st, No. 326, w s, abt 75 n Duane st,  
 25x80, four-story brk store and tenement. Jane  
 D. wife of George W. Griffin to George W.  
 Griffin. Q. C. and C. a. G. Feb. 23. nom  
 Hague st, Nos. 4 and 6, s s, 83.8 w Pearl st,  
 runs west 33.10 x south 25.6 x east 31.6 x north  
 36.6, two three-story brk tenement's, store in  
 No. 6. Francis Lawton to Henry F. Link-  
 field. *Mt.* \$6,000. Jan. 27. nom  
 Henry st, No. 217, n s, 23.6x87.6. Release mort.  
 Alexander D. Wilson to Louis Goodman.  
 Mar. 1. nom  
 Henry st, No. 96, s s, abt 110 w Pike st, 25x100,  
 five-story brk tenement. Morris Shapiro to  
 Solomon and Annie Veloskey. *Mt.* \$34,750.  
 Feb. 29. See Gouverneur st. 45,000  
 Same property. Solomon Veloskey to Annie  
 Veloskey.  $\frac{1}{2}$  part. Mar. 1. nom  
 Houston st, No. 160, n s, 100 w Macdougall st,  
 25x100, five-story brk tenement with stores.  
 Morris Willner to Abraham Cohen, Boston,  
 Mass. *Mt.* \$12,500. Feb. 26. 43,000  
 Houston st, No. 291, s s, 25 w Clinton st, 25x100,  
 four-story brk store and tenement with four-  
 story brk tenement on rear. Caroline Baumert  
 widow to Henry Friedman. *Mt.* \$16,000.  
 Mar. 1. 32,000  
 Houston st, No. 278 E, n s, 173.5 w Av B, 20x  
 106.6, four-story brk store and tenement. Louis  
 C. Augusta, Lizzie, Otto M. and Edward  
 Hagen heirs Frederick Hagen, Chicago, Ill.,  
 to Herman Friedman. Feb. 10. nom  
 Howard st, No. 28 (begins Howard st, n  
 Crosby st, Nos. 1 and 3) s, 25 e Crosby st,  
 runs north 87.6 x west 25 to Crosby st, x  
 south 87.6 to Howard st, x east 25, five-  
 story iron front store.  
 35th st, No. 321, n s, 250 w 8th av, 17.10x98.9,  
 four-story brk dwell'g.  
 Foreclos. James J. Nealis to Henry A. Hub-  
 bard, Stamford, Conn. 1-7 part. Feb. 25. 610  
 Jefferson st, No. 34, w s, 25 n Monroe st, 25x  
 100.4, five-story brk tenement. Samuel Marks  
 and Harris Needle to Harry Frankel. *Mt.*  
 \$35,000. Feb. 25. 45,000  
 Jones st, No. 5, n s, abt 44 w 4th st, 25x100,  
 three-story brk tenement with two-story frame  
 and brk buildings on rear. Phebe Carpenter  
 widow, Francis M. and Theodore Carpenter  
 heirs Zopher Carpenter to Alfred Gutwillig.  
 Feb. 24. 14,500  
 Leroy st, No. 111, n s, 120 w Hudson st, 20x100,  
 three-story brk tenement. Albert H. Hatch to  
 John H. Cramer and Frances his wife. Feb.  
 18. 14,800  
 Lewis st, No. 112, e s, 180 n Stanton st, 20x100,  
 three-story brk tenement. Samuel Greenfeld  
 to Jonas Weil and Bernhard Mayer. *Mt.*  
 \$5,000. Mar. 2. 10,150  
 Lewis st, No. 77, w s, 125 n Rivington st, 25x  
 100, five-story brk tenement with stores and  
 three-story brk tenement on rear. Conrad  
 Wittich to Emanuel Newman. March 1. 25,700  
 Madison st, No. 178, s s, abt 235 e Pike st, 25.1  
 x100, four-story brk tenement with four-story  
 brk tenement on rear. Esther Wilner and  
 Wolf Friedman to Charles Malawista. *Mt.*  
 \$25,000. Feb. 19. 32,000  
 Madison st, No. 224, s s, 22.6 e Jefferson st, 21.1  
 x80, four-story brk store and tenement. Peter  
 Fuchs to Aaron Goodman and Jacob Fischel.  
 Dec. 15, 1891. 18,500  
 Mariet st, No. 50, e s, abt 75 n Monroe st, 25x  
 87.5, three-story brk store and tenement. Pat-  
 rick J. Madden to Blume Klyshinsky, New  
 York, and Jacob Barnett, Brooklyn. B. &  
 S. Feb. 26. nom  
 Same property. Mary Madden individ. and  
 exrs. Stephen Madden to same. Feb. 26. 17,000  
 Market st, No. 27, w s, abt 50 s Henry st, 25x  
 abt 115 to alley across rear to Henry st, four-  
 story brk tenement with two-story brk stable  
 on rear. Herman Finkelstein and Levy Holtz  
 to Michael Fay and William Stacom. *Mt.*  
 \$17,000. Mar. 3. 24,150  
 Moore st, No. 104, s s, 217.3 w Rutgers st, 21.6  
 x93, three-story frame (brk front) store and  
 tenement. Frederick Rabe to Sender Jarmul-  
 owsky  $\frac{1}{2}$  part and Isaac Blumberg  $\frac{1}{2}$  part.  
 Feb. 19. 12,500  
 Monroe st, No. 100, s s, abt 25 e Pelham st, 25x  
 93.6, three-story frame (brk front) tenement.  
 Harris Rosenthal to Sender Jarmulowsky  $\frac{1}{2}$   
 part and Isaac Blumberg 1-3 part. *Mt.* \$11-  
 500. Feb. 29. 15,600  
 Monroe st, No. 67, n s, 186 w Pike st, 25x100,  
 five-story brk tenement. Christopher J. Mus-  
 grave to Ellen Musgrave. 1-6 part. B. & S.  
 Feb. 18. nom  
 Monroe st, No. 73, n s, abt 113 w Pike st, 25x  
 10, three-story brk school. Adolph Koppel  
 to Catharine T. Reilly. B. & S. C. a. G.  
 Feb. 2. nom  
 Monroe st, No. 102, s s, 51.4 e Pelham st, 17.11x  
 93.7, three-story frame (brk front) tenement.  
 Selig Feldman to Sender Jarmulowsky,  $\frac{1}{2}$   
 part, and Isaac Blumberg, 1-3 part. *Mt.* \$7-  
 500. March 1. 11,225

Mott st, No. 160, e s, abt 160 s Broome st, runs  
 east 94 x south 1.1 x east 14 x south 25 x west  
 14 x west 94 to st, x north 25, three-story brk  
 store and tenement with five-story brk factory  
 on rear. Martin L. Rickerson to Sabino  
 Romolo *Mt.* \$17,000. Feb. 29. 23,000  
 Mott st, No. 284, e s, 56.8 s Houston st, 25x86.10,  
 five-story brk tenement with stores. Solomon  
 Schwarz to Rocco M. Marasco. *Mt.* \$20,000.  
 Feb. 29. 27,500  
 Mulberry st, No. 37, w s, 75.6 n Park st, 25.4x  
 108.4x25.3x103.9, four-story brk store and  
 tenement with two-story brk tenement on rear.  
 Donato Tuzco to Peter Anzelone. *Mt.*  
 \$18,500. Feb. 23. nom  
 New Bowery, No. 17 (begins New Bowery, south  
 Roosevelt st, No. 51) cor Roosevelt st, runs  
 south 24.5 x west 28.8 to New Bowery, x  
 northeast along same 36.4 x southeast 3.2,  
 five-story brk store and tenement. Samuel  
 Goldstein to Sarah Feiner. *Mt.* \$8,000. Feb.  
 29. 14,000  
 New Bowery, south cor Roosevelt st, runs south  
 28.5 x west 28.8 to New Bowery, x northeast  
 40.4. Same to same. Q. C. *Mt.* \$8,000. Feb.  
 29. nom  
 Pearl st, Nos. 187 and 189, n w cor Cedar st,  
 runs north 35.7 x west 80 x south 0.6  $\frac{1}{2}$  x  
 west 12.7 x south 29.4 to Cedar st, x east 71.5,  
 two four-story brk stores. William J. Smith  
 to Julius and Bernhard Lichtenstein. *Mt.*  
 \$36,000. Feb. 27. 52,500  
 Pell st, No. 21, s s, abt 21 w Doyer st, 21x56.8  
 x21x58.4, five-story brk store and tenement.  
 Foreclos. Perry J. Fuller to Letitia King.  
*Mt.* \$4,100 and tax lease. Feb. 23. 5,000  
 Pine st, No. 90 (begins Pine st, n e s, abt  
 Depeyster st, No. 26) 75 s e Front st, 22x—  
 Depeyster st, five-story brk store. Anna M.  
 wife of Charles E. Seitz to John E. Miller.  
 Feb. 1. 22,500  
 Ridge st, No. 87, w s, 152.11 s Rivington st,  
 runs west 75 x north 25 x west 50.7 x south  
 51 x east 125.7 to Ridge st, x north 26, three-  
 story brk store and tenement with four-story  
 brk factory and two three-story brk tenement's  
 on rear. Caroline Neu to Simon Fine and  
 Harris Boskey. March 1. 49,250  
 Ridge st, No. 118, e s, 153.9 n Rivington st, 21.3  
 x110, three-story brk tenement with six-story  
 brk factory on rear. Harry Frankel to  
 Samuel Marks, New York, and Harris  
 Needle, Charleston, S. C. *Mt.* \$19,000. Feb.  
 25. 30,850  
 Spring st, No. 52, s s, abt 53 w Mulberry st,  
 35.3x110.3x25x104.6, five-story brk store and  
 tenement with five-story brk tenement on rear.  
 Michael J. Quigley to Ascher Weinstein.  
*Mt.* \$20,000. Feb. 26. 35,000  
 Same property. Ascher Weinstein to Joseph  
 Labriola and Michael Del Papa. *Mt.* \$20,000.  
 March 1. 33,200  
 Spring st, Nos. 299 and 301, n s, 100.5 w Hud-  
 son st, 50x100, two three-story brk stores and  
 tenement's with two two-story brk tenement's  
 on rear. Henry Hughes to Michael J. Adrian.  
*Mt.* \$20,000. March 1. 40,000  
 Spring st, No. 266, s s, abt 75 w Varick st, 25x  
 100, three-story brk store and tenement. Robert  
 Bonner to Frederick Bonner. Oct. 10,  
 1888. nom  
 Same property. Frederick Bonner to Benedict  
 A. Klein. March 1. 17,000  
 Same property. Benedict A. Klein to Jonas  
 Weil and Bernard Mayer. *Mt.* \$13,000.  
 March 3. 18,000  
 South st, Nos. 114 and 115, n s, abt 50 w Peck  
 s'p, 37.1x73.10x37.4x72.11, five-story brk  
 stores. John U. Brookman, Esopus, N. Y.,  
 to Henry D. Brookman. C. a. G.  $\frac{1}{2}$  part.  
 Feb. 12. 18,500  
 Stanton st, No. 296, n s, 50 w Lewis st, 25x80,  
 five-story brk store and tenement. Sarah  
 Feiner to Louis Bernstein. *Mt.* \$22,000. Feb.  
 29. 30,000  
 Sullivan st, No. 112, w s, 197 s Prince st, 23.6x  
 100, two-story brk dwell'g. Caroline A. Will-  
 iams widow to James Kopke, Brooklyn. 12,000  
 Sullivan st, No. 50, w s, 46 n Watts st, 21.4x61  
 to alley, x20.2x61, three-story frame (brk  
 front) tenement. John Hartman to Robert M.  
 Beaty. March 1. 9,000  
 Vesey st, No. 63, n s, abt 120 e Greenwich st,  
 25x100, five-story stone front store.  
 20th st, No. 345, n s, 166.5 w 1st av, 15.4x92,  
 three-story stone front dwell'g.  
 Lewis M. Fair, Monroe, N. Y., to William  
 Fair.  $\frac{1}{2}$  part. Re-recorded. Jan. 25. nom  
 Washington st, Nos. 591 and 593 (begins Wash-  
 ington st, Nos. 610 and 612) n gton st, e  
 s, 75 n Clarkson st, 50x168.2 to Greenwich st,  
 x50.2x165.2, seven-story brk store. James  
 McClenahan to Alexander M. Powell. *Mt.*  
 \$65,000. Feb. 29. 125,000  
 Willett st, No. 81, w s, 100 n Rivington st, 25x  
 100, three-story brk tenement with three story  
 brk tenement on rear. Feibush Lewin to Louis  
 Lese. Sub. to mortg. \$11,200. March 1. 17,000  
 3d st, No. 116, s s, 25 w Macdougall st, 25x100,  
 five-story stone front stores and tenement.  
 Simon Fine and Harris Boskey to Caroline  
 Neu. *Mt.* \$25,000. March 1. 37,000  
 3d st, No. 349, n s, 115 e Av D, 20x96, three-  
 story frame (brk front) tenement. Joseph  
 Schneitbacher to Maria A. Huber. *Mt.* \$5-  
 000. Feb. 29. 9,400  
 3d st, No. 60 E, s s, abt 203 e 2d av, 22.9x101.5x  
 22.9x101.4, four-story brk tenement. Release  
 dower, Julia wife of Henry Bader to Ber-  
 nard Meusburger. Feb. 26. nom  
 4th st, n e cor Mercer st, 40x80. David L. New-  
 borg to Albert Wagner. *Mt.* \$50,000. Mar.  
 1. See 59th st. 107,500

4th st, No. 11, n e cor Mercer st, 20x80, four-  
 story brk stores.  
 4th st, No. 9, n s, 20 e Mercer st, 20x80, two-  
 story brk store.  
 Adolf and Emanuel Alexander to David L.  
 Newborg. *Mt.* \$50,000. March 1. nom  
 6th st, No. 633, n s, 243 w Av C, 20x92.3, four-  
 story brk tenement. Fanny Monash and Min-  
 nie wife of Charles Seehof to Isaac Fine. *Mt.*  
 \$8,500. March 1. 12,000  
 11th st, No. 422, s s, 269 w Av A, 25x94.8, five-  
 story brk tenement. Franz X. Majewski to  
 Anna C. Storer. *Mt.* \$10,000. March 1. 21,000  
 11th st, Nos. 270 and 272, s s, 175 e Bleeker st,  
 50x95.3, two five-story brk tenement's. Chris-  
 tian Huebener to Adam Happel.  $\frac{1}{2}$  part.  
*Mt.* \$37,000. Feb. 26. nom  
 12th st, No. 255, n s, 260.8 e West 4th st, 25.1x  
 70, five-story brk flat. Release mort. Alois  
 Gutwillig to Amund Johnsen. March 1. 3,519  
 Same property. Release mort. The Bradley &  
 Currier Co. (Lim.) to same. March 1. 1,700  
 Same property. Amund Johnsen to William  
 Schults. *Mt.* \$20,000. March 1. 29,250  
 13th st, No. 514, s s, 112.7 w Av B, 17.8x70,  
 three-story brk store and tenement. Elizabeth  
 Kuntz widow formerly Kaiser and Fredericka  
 Wurzbach nee Kaiser heir George Kaiser to  
 Christian Regelmann. March 1. 6,000  
 13th st, No. 215, n s, 220.10 w 7th av, 20.10x75,  
 four-story brk tenement. Charles W. Whit-  
 lock, Keyport, N. J., to John P. Van Bus-  
 kirk, Englewood, N. J. *Mt.* \$11,000. March  
 1. 20,000  
 14th st, No. 512, s s, 196 e Av A, 25x103.3, five-  
 story brk tenement with stores and three-story  
 brk tenement on rear. Simon Hirsch to John  
 Ehrlich, Jr. *Mt.* \$13,000. Feb. 29. 17,750  
 14th st, No. 349, n s, 79 w 1st av, 22.6x103.3,  
 five-story brk store and tenement with five-  
 story brk tenement on rear. Ellen E. Smith  
 widow to Benedict P. Smith, Far Rockaway,  
 L. I.  $\frac{1}{2}$  part. *Mt.* \$11,000. Feb. 15. nom  
 16th st, Nos. 331 and 333, n s, 350 w 8th av, 50x  
 92. No. 331, three-story brk dwell'g; No. 333,  
 two-story frame dwell'g. Foreclos. Ed-  
 ward P. Schell to Benjamin F. Cohen. *Mt.*  
 \$35,000. Feb. 26. 1,000  
 17th st, No. 3, n s, 100 e 5th av, 25x92, four-  
 story brk dwell'g. Charlotte L. Whitehead to  
 Cornelia N. Whitehead. All title. *Mt.*  
 \$20,000. May 22, 1890. 40,000  
 17th st, No. 4, s s, 175 w 5th av, 22.6x92, four-  
 story stone front dwell'g. George L. and  
 Cornelius F. Kingsland individ. and exrs.  
 Ambrose C. Kingsland, George L. and Kath-  
 arine A. Kingsland exrs. Ambrose C. Kings-  
 land, Jr., Katharine A., Cornelius F. and  
 Walter F. Kingsland to Josephine Macdon-  
 ald, Brooklyn. Feb. 15. 32,500  
 19th st, No. 36, s s, 485 w 5th av, 25x92, three-  
 story stone front dwell'g. Granville B.  
 Smith exr. and trustee Adeline A. De Motte  
 dec'd to The United States Trust Co, trustee  
 of same. July 1, 1879. nom  
 19th st, No. 249 W. Assign. sheriff's certificate  
 of sale. Horatio P. Allen to Thomas C. Gil-  
 bert, Jr., and John B. H. Oakley. 50  
 20th st, No. 345, n s, 166.5 w 1st av, 15.4x92,  
 three-story stone front dwell'g. Joseph H.  
 T. Martin to William Fair.  $\frac{1}{2}$  part. C. a.  
 G. Jan. 27. 5,000  
 21st st, No. 222, s s, 262 e 3d av, 21x92, three-  
 story brk dwell'g. Louis Billon, Brooklyn,  
 to Alfred Kappes. *Mt.* \$6,000. Feb. 29. 10,250  
 21st st, No. 222, s s, 262 e 3d av, 21x92, three-  
 story brk dwell'g. Alfred Kappes to Henry  
 Gucker. *Mt.* \$7,000. March 1. 11,750  
 21st st, No. 32, s s, 350 w 4th av, 25x92, four-  
 story stone front dwell'g. W. Jennings Dem-  
 orest to James G. Powers. *Mt.* \$28,000.  
 Feb. 29. 42,000  
 21st st, No. 249 W., n s, abt 200 e 8th av, 25x  
 93.9, five-story stone front flat. William  
 Cumming, Jr., and Robert Ferguson to Hor-  
 ace J. Farrington. *Mt.* \$25,000. March 1. nom  
 21st st, No. 142, s s, 274.7 e 7th av, 23x92, three-  
 story brk dwell'g. John Curry to Christ's  
 Mission, a corporation. *Mt.* \$12,500. April  
 27, 1891. 27,000  
 22d st, No. 45, s s, 70 w 4th av, 21x98.9, four-  
 story stone front dwell'g. Emma F. wife of  
 John B. Putnam formerly Faulkner, Rye, N.  
 Y., to Nannie J. wife of Hiram D. Faulkner.  
 Q. C. Feb. 29. nom  
 Same property. Nannie J. wife of Hiram D.  
 Faulkner to The Bank for Savings, City  
 New York. *Mt.* \$30,000. March 1. 45,000  
 22d st, No. 264, s s, 100 e 8th av, 25x98.9, five-  
 story stone front flat with store. Jane wife  
 of Archibald Smith to Josephine M. wife of  
 Oliver P. Buel, Yonkers. *Mt.* \$31,000. Feb.  
 29. 48,000  
 22d st, No. 349, n s, 200 e 9th av, 22.6x98.8,  
 three-story brk dwell'g. John Hutton exr.,  
 &c., Andrew Hutton to Alanson H. Scudder.  
 March 1. 16,000  
 Same property. Louis T. Hutton and Margaret  
 H. wife of Frederick G. Gdney heirs And-  
 drew Hutton to same. Q. C. Feb. 29. nom  
 23d st, No. 113, n s, 104 w 6th av, 21x98.9, four-  
 story brk store and dwell'g. Leonora W.  
 wife of Luther Jones to Alred B. Darling.  
*Mt.* \$20,000. March 1. 57,500  
 23d st, No. 436, s s, 374.9 w 9th av, 24.11x98.9x  
 24.10x98.9, five-story brk dwell'g. Herman  
 Michaels to Maria wife of John Koster. *Mt.*  
 \$20,000. Mar. 1. 6,670  
 23d st, No. 165, n s, 100 e 7th av, 22x112.6, five-  
 story stone front store and dwell'g. Andrew  
 L. Souldar to William H. White. B. & S.  
 Re-recorded. Dec. 21. nom  
 24th st, No. 29, n s, 333.4 e 6th av, 16.8x98.9,  
 four-story stone front dwell'g. William M.

Bliss to William E. Wheelock. May 9, 1884. *nom*  
 Same property. William E. Wheelock to Lucy A. wife of William M. Bliss. Q. C. May 9, 1884. *nom*  
 25th st, No. 120, s s, 141.8 w Lexington av, 20.10 x98.9, four-story stone front dwell'g. William McC. Little to Elizabeth I. Schaack. 3-18 part. Dec. 31, 1891. *nom*  
 28th st, No. 43, n s, 185.11 e 6th av, 21.4x98.9, four-story brk dwell'g. William S. McPheeters to Robert M. Boyd, Jr. B. & S. All liens.  $\frac{1}{2}$  part. Feb. 26. 500  
 29th st, No. 523, n s, 325 w 10th av, 25x98.9, one-story brk building with three-story frame dwell'g on rear. James E. Hammill to Mary wife of Martin Finerty. *Mt.* \$3,000. March 1. 7,500  
 29th st, No. 511, n s, 150 w 10th av, 25x98.9, four-story brk store and tenem't with two-story brk tenem't on rear. Foreclos. Charles Wehle to Martha E. Coman. *Mt.*, &c., \$8,993. Feb. 29. 12,000  
 31st st, No. 319, n s, 120 w 8th av, 20x98.9, four-story brk dwell'g. Catharine Hartigan widow to Mary Swick. Mar. 1. 19,000  
 32d st, No. 158, s s, 181.3 w 3d av, 18.9x43.4 to centre old Louisa st, x—x45, three-story brk dwell'g. William L. Burr, New Milford, Conn., to Jacob Schmitt. Feb. 29. 7,400  
 32d st, Nos. 423 and 425, n s, 250.4 w 9th av, 42.10x98.9, two four-story brk tenem'ts with three-story brk tenem't on rear. Gustav Lange to Thomas McQuade. *Mt.* \$17,000. Feb. 29. 26,000  
 33d st, No. 54, s s, 145.5 e Broadway, 20x100, three-story brk dwell'g. Jane D. Griffin, Briar Cliff, Sing Sing, wife of George W. to said George W. Griffin, same place. Q. C. and C. a. G. Feb. 23. *nom*  
 33d st, n s, 63 e 11th av. Party wall agreement. Andrew J. Campbell to Jacob C. Kamp. Feb. 26. *nom*  
 331 st, Nos. 310 and 312, s s, 120 e 2d av, 40x98.9, two four-story brk tenem'ts. Georgine E. Dankel widow to John McClure and Lanty Ryan. *Mt.* \$10,500. Mar. 1. 17,750  
 37th st, No. 21, n s, 338 w 5th av, 16x98.9, four-story brk dwell'g. Ferdinand A. Abell to Gordon Norrie. Feb. 29. 37,500  
 38th st, Nos. 435-439, n s, 460.9 w 9th av, 64.8x98.9, three five-story brk tenem'ts, stores in Nos. 437 and 439. Denis Horgan to John H. Wittpenn. Feb. 29. 51,750  
 40th st, No. 215, n s, 200 w 7th av, 25x98.9, five-story stone front flat. Alfred Osterhoudt to Brognn H. Osterhoudt. B. & S. and C. a. G. *Mt.* \$25,000. Feb. 26. 49,000  
 40th st, Nos. 32-34, s s, 420 w 5th av, 50x98.9, five-story brk school. Maria R. Audubon and ano. exrs., &c., Marie L. Comstock to William M. Martin. March 1. 105,000  
 44th st, Nos. 322 and 324, s s, 275 w 1st av, 50 x100.5, three-story brk building. Henry Kern to Abraham H. Sonn. Feb. 29. 27,500  
 44th st, No. 325, n s, 450 e 9th av, 25x100.4, five-story brk flat. Alphonse Hogenauer to Donatus Rieger. *Mt.* \$18,000. Feb. 15. 34,000  
 44th st, Nos. 347-355, n s, 75 e 9th av, 125x100.4.  
 45th st, Nos. 358-362, s s, 75 e 9th av, 75x100.4.  
 Two, three and six-story brk brewery, office, stables, &c.  
 Ascher Weinstein to William F. Robrig. *Mt.* \$50,000. Mar. 1. 120,000  
 Same property. Sophia Kepmer widow to Ascher Weinstein. Mar. 1. 100,000  
 44th st } begins 44th st, n s, 75 e 9th av, runs  
 45th st } north 200.8 to 45th st, x east 75 x south 100.4 x east 50 x south 100.4 to 44th st, x west 125. Sybilla C. and John J. Roemer by Henrietta L. Roemer guard, and said Henrietta L. Roemer individ. to Sophia Kepmer. *Mt.* \$37,500; infants' share and release dower; for infants, \$12,500; for release dower, \$2,787. Feb. 13.  
 45th st, No. 134, s s, 352.6 w 6th av, 17.6x100.4, four-story brk dwell'g. Foreclos. Richard H. Clarke to Paul Wilcox trustee. *Mt.* \$10,000 and interest July 1, 1891, and tax 1891. Feb. 29. 5,400  
 46th st, No. 104, s s, 100 w 6th av, 20x100.5, four-story stone front dwell'g. Roean L. Spencer to Richard Keating. *Mt.* \$14,000. March 1. 19,000  
 46th st, No. 242, s s, 125 w 2d av, 25x100.5, four-story brk tenem't with two-story frame building on rear. Friederika Hildenbrand widow to Joseph Caprano. *Mt.* \$8,000. Feb. 29. 17,250  
 46th st, No. 63, n s, 165 e 6th av, 21x100.5, four-story stone front dwell'g. William H. Coleman to Margaret W. Coleman his wife.  $\frac{1}{2}$  part. Feb. 29. gift  
 46th st, Nos. 117 and 119, n s, 225 w 6th av, 50x100.5, two four-story brk stores and tenem'ts. Flora I. Bradbury to Richard F. Carman. Feb. 27. *nom*  
 47th st, No. 608, s s, 150 w 11th av, 25x105, four-story brk store and tenem't with two three-story frame dwell'gs on rear. Alexandrina Jordan to Annie Esselborn. Feb. 29. 11,500  
 48th st, No. 237, n s, 200 e 8th av, 20x100.5, three-story brk dwell'g. Laura wife of Abraham P. M. Roomie to John Reynolds and Anne his wife. *Mt.* \$10,000. Feb. 26. 16,900  
 48th st, No. 313, n s, 175 e 2d av, 25x100.5, five-story brk tenem't. Annie Borgan, Brooklyn, widow to Morris Jacoby. *Mt.* \$9,500. Mar. 1. *nom*  
 48th st, No. 341, n s, 97 w 1st av, 28x100.5, five-story brk tenem't with stores. Ralph D.

P. Brown to Caroline W. Schwager and Gerhard Raiz. *Mt.* \$18,000. Feb. 9. 23,000  
 49th st, No. 63, s s, 20.9 w 4th av, 19.6x25.5, four-story stone front dwell'g. Sarah F. Sharp and ano. exrs. George B. Sharp to James Kearney. Contains nominal release from Henry F., George B. and Joseph W. Sharp children of George B. Sharp to same. March 2. 7,200  
 Same property. Release dower. Sarah F. Sharp widow to same. March 2. *nom*  
 Same property. John J. and James M. Sharp by Edgar Logan guard. to same. Infants' shares. March 2. 1,800  
 Same property. James Kearney to Alfred Jaretzki. *Mt.* \$7,000. March 2. 10,500  
 49th st, No. 334, s s, 250 w 1st av, 25x100.5, five-story stone front store and tenem't. Anna Prahar to George Reubel. *Mt.* \$13,000. March 1. 18,500  
 49th st, No. 550, s s, 100 e 11th av, 25x100, four-story brk tenem't. Alonzo M. Robertson to John Vogel. Feb. 29. 14,250  
 51st st, No. 147, n s, 175 e 7th av, 25x100.5, four-story brk flat. John O. Hoyt, Jc., Brooklyn, to Robert Taggart. *Mt.* \$18,000. March 1. *exch*  
 51st st, No. 327, n s, 275 e 2d av, 18.9x100.5, four-story stone front dwell'g. Jonas Weil to Anne L. McManus. *Mt.* \$3,000. Feb. 29. 12,500  
 52d st, Nos. 513-517, n s, 175 w 10th av, 75x100.5, three five-story brk stores and tenements. Joseph B. Husted to George Bliss. C. a. G. Substitute for lost deed. Feb. 26. 200  
 53d st, No. 332, s s, 275 w 1st av, 25x100.5, five-story stone front tenem't with stores. Daniel Nathan to Moses Mayer.  $\frac{1}{2}$  part. *Mt.* \$13,500. Feb. 27. 11,000  
 53d st, No. 409, n s, 150 w 9th av, 25x100.5, five-story brk tenem't with stores. Calvin G. Doig to Louise Keim. *Mt.* \$17,000. March 1. *nom*  
 54th st, No. 102, s s, 22.6 e 4th av, 22.6x78.5, four-story stone front flat. Catharine A. Ainsworth formerly Dace to Robert J. Hoffmann. *Mt.* \$15,000. March 1. 22,500  
 54th st, No. 404, s s, 119 e 1st av, 25x100.5, five-story brk tenem't. Moritz Boerner to Charles Braitsch. *Mt.* \$10,000. March 1. 17,500  
 55th st, s s, 123 w 9th av, 13.6x100.5.  
 55th st, s s, 136.6 w 9th av, 13.6x100.5.  
 Release mort. Isabella Greacen to Thomas Auld. Feb. 22. *nom*  
 55th st, No. 11, n s, 200 e 5th av, 31x100.5, four-story stone front dwell'g. Theodore V. A. Trotter exr. Mary L. Trotter to Jane C. Russell. March 3. 102,000  
 Same property. Release judgment. Theodore V. A. Trotter to same. March 3. *nom*  
 57th st, No. 463, n s, 155 e 10th av, 20x100.5, four-story stone front dwell'g. Charles H. Culver to Alice L. Culver. Dec. 22. *nom*  
 57th st, No. 101, n e cor 4th av, 17.6x80, four-story brk (stone front) dwell'g. Mildred J. wife of John W. Heard and Emily A. Townsend to Emma L. M. Harbaugh. *Mt.* \$17,000. Feb. 25. other consid. and 100  
 58th st, No. 440, s s, 375 w 9th av, 25x100.5, five-story stone front flat. John S. Robinson to Nathan Lewis. *Mt.* \$18,000. Feb. 26. 24,000  
 Same property. Release mort. Marie E. Jacobson to John S. Robinson. Feb. 26. 1,000  
 59th st, Nos. 53 and 55, n s, 100 e Madison av, 33.4x100.5, two four-story stone front dwell'gs. Albert Wagner to David L. Newborg. *Mt.* \$45,000. March 1. See 4th st. 58,500  
 59th st, No. 509, n s, 125 w Amsterdam av, 25x100.5, five-story brk tenem't. Katherine V. de Forest widow to John Broderick. *Mt.* \$16,000. Feb. 29. 21,400  
 59th st, Nos. 145-151, n s, 143.9 e Lexington av, 87.6x100.5, four five-story brk tenem'ts with stores. Joseph Wiener to Joseph B. and Lyman G. Bloomingdale. Feb. 29. 112,500  
 59th st, Nos. 15, 17 and 19, n s, 250 e 5th av, 75x100.5, three four-story stone front flats. Mayer Kahn and Marcus Kohner to The Kuickerbocker Real Estate Co. *Mt.* \$90,000. Feb. 29. 150,000  
 60th st, No. 236, s s, 450 w 10th av, 25x100.5, four-story brk tenem't with stores. Truman A. Brown to Morris H. Hayman, Joel M. Marx and Alexander Rosenthal. *Mt.* \$9,000. Feb. 2. 12,500  
 61st st, No. 319, n s, 274.6 e 2d av, 25x100.5, five-story brk tenem't. Josephine wife of Solomon Weill to William Bode and Elizabeth his wife. March 1. 16,750  
 62d st, No. 144, s s, 500 w Columbus av, 25x100.5, five-story brk flat. Charles Lowen, Edward F. Halliday and George Hessels to William Neely. *Mt.* \$18,000. Feb. 27. 29,750  
 64th st, No. 11, n s, 245 e 5th av, 20x100.5, four-story stone front dwell'g. Flora Lagowitz et al. exrs. Jacob Lagowitz to Edward W. Ropes. *Mt.* \$33,000. Feb. 29. 48,000  
 65th st, No. 136, s s, 458 e Amsterdam av, 20x100.5, four-story stone front dwell'g. Charles A. Troup to Charles A. Lieb.  $\frac{1}{2}$  part. *Mt.* \$15,000. Feb. 29. 4,425  
 66th st, No. 51, n s, 230 w 4th av, 20x100.5, four-story stone front dwell'g. Alice wife of Alexander H. Nones to Arthur W. Talcott. March 1. 32,200  
 69th st, No. 307, n s, 150 w West End av, 25x100.5, five-story brk tenem't with stores. Randolph Guggenheimer to Fredericka Mayer. All liens. Feb. 20. *nom*  
 70th st, No. 334, s s, 372.6 w West End av, 21x100.5, two-story brk stable. Hubert Van Wageningen to George D. Watson. *Mt.* \$8,000. Feb. 29. *nom*

71st st, Nos. 374 and 306, s s, 100 e 2d av, 70x100.4, two five-story brk tenem'ts. Bridget M. Farley widow to Frederick Rohrs. Q. C. Feb. 8. *nom*  
 Same property. George W. McAdam recvr. Terence Farley to same. March 1. *nom*  
 71st st, Nos. 306 and 308, s s, 125 e 2d av, 50x100.5, two five-story brk tenem'ts. Frederick Rohrs to Flora wife of Selim Marks. *Mt.* \$34,000. Feb. 10. 43,000  
 72d st, No. 19, n s, 30 e Madison av, 26x102.2, four-story stone front dwell'g. Edward M. Cameron, Islip, L. I., to George I. Tyson. B. & S. Feb. 19. *nom*  
 73d st, No. 210, s s, 185 e 3d av, 25x102.2, four-story stone front flat. Julia wife of Albert A. Warnsadt to Simon P. Flanery. *Mt.* \$12,000. Feb. 26. *nom*  
 73d st, No. 13, n s, 225 e 5th av, 22x102.2, four-story stone front dwell'g. George I. Tyson to Leo Schlesinger. Feb. 23. *nom*  
 74th st, No. 114, s s, 126 e 4th av, 18x102.2, three-story stone front dwell'g. Mason Young trustee William B. Shipman to Mary G., William S., Edward L. and Lucia E. Young. Dec. 31. *nom*  
 Same property. Mary G., William S., Edward L. and Lucia E. Young heirs Emeline Y. Young to William S. and Edward L. Young. Trust deed. Dec. 31. *nom*  
 75th st, No. 141, n s, 480 w Columbus av, 20x102.2, four-story stone front dwell'g. Thomas C. Edgar to Carrie A. wife of Max W. Kraus. *Mt.* \$24,000. Feb. 24. *nom*  
 75th st, No. 152, s s, 195 e Amsterdam av, 20x102.2, four-story brk dwell'g. John Selfridge to Henry W. Norton. *Mt.* \$27,500. Feb. 25. *nom*  
 75th st, No. 48, s s, 200.6 e Columbus av, 19.6x102.2, four-story stone front dwell'g. James T. Hall Building and Decorative Co. to Ferdinand Kurzman. *Mt.* \$23,000. Feb. 29. *nom*  
 75th st, No. 135, n s, 420 w Columbus av, 20x102.2, four-story stone front dwell'g. Thomas C. Edgar to Hamilton Odell. *Mt.* \$4,000. Feb. 29. *nom*  
 75th st, No. 417, n s, 860.11 w Av A, 25x102.2, three-story frame dwell'g on rear of lot. Julia wife of Matthew Cahill to Mary wife of Thomas Cahill. B. & S. *Mt.* \$4,000. May 31, 1887. *nom*  
 76th st } begins 76th st, s s, 223 e Av A, runs  
 75th st } south 102.2 x west 50 x south 102.2 to 75th st, x east 25 x north 24.4 to 76th st, x east 25, vacant. William Man trustee to Lewis E. Ransom. Feb. 17. 6,975  
 76th st, No. 221, n s, 255 e 3d av, 25x102.2, four-story stone front flat. Therese Steindler widow and devisee of Albert Steindler to Catherine Geyer. *Mt.* \$12,000. Feb. 29. 16,200  
 76th st, No. 161, n s, 200 e Amsterdam av, 18x102.2, four-story stone front dwell'g. Duacan C. McKinlay to Robert P. Martin, Summit, N. J. *Mt.* \$3,000. Feb. 25. *nom*  
 77th st, No. 397, n s, 138 w West End av, 17x102.2, three-story brk dwell'g. Release mort. Francis P. Fernald to Francis M. Jencks. March 1. *nom*  
 Same property. Francis M. Jencks to Octavia A. Moss. C. a. G. March 1. *nom*  
 78th st, No. 215, n s, 188.4 e 3d av, 16.8x102.2, three-story stone front dwell'g. The New York Life Ins. Co. to Pauline Rappaport. Feb. 29. 10,000  
 80th st, No. 231, n s, 223.9 w 2d av, 25.5x102.2, four-story stone front tenem't. Gottlieb Siebold to Louis Arnstein. *Mt.* \$13,000. Feb. 29. 17,750  
 81st st, No. 440, s s, 181.6 w Av A, 25x102.2, four-story brk tenem't. Clara M. wife of Rudolph Krushinsky to Albert M. Schuck. *Mt.* \$6,000. Feb. 27. 13,700  
 82d st, No. 322, s s, 112.5 e Riverside Drive, 16x82.10, four-story stone front dwell'g. The Squier & Whipple Co., N. J., to Frank L. Smith. Feb. 25. *nom*  
 Same property. Frank L. Smith to William W. Flannagan. *Mt.* \$15,000. Feb. 25. *nom*  
 82d st, No. 415, n s, 231 e 1st av, 25x102.2, five-story brk tenem't. Charles Koehler to Henry Hess. *Mt.* \$11,000. Feb. 29. 20,700  
 82d st, Nos. 158 and 159, s s, 25 e Amsterdam av, 37.6x102.2, two four-story stone front dwell'gs. Charles F. Bauerdorf to Francisca A. R. Guastavino. B. & S. *Mt.* \$53,000. Feb. 10. *nom*  
 82d st, No. 230, s s, 254.2 w 2d av, 25.5x102.2, five-story brk tenem't with stores. Jacob Jung and Charles Stegmayer to George Reithlingshofer. *Mt.* \$17,000. March 1. 27,750  
 83d st, No. 211, n s, 157.11 e 3d av, 20x102.2, four-story brk tenem't. John Fleming to Patrick Curley. *Mt.* \$7,000. Feb. 29. 10,400  
 83d st, No. 152, s s, 255.7 w 3d av, 25.7x102.2, three-story frame dwell'g. J. M. Gustav Bahls to John W. Livingston. *Mt.* \$9,000. March 1. 12,250  
 83d st, No. 20, ss, 237.6 w 8th av, 18x102.2, four-story stone front dwell'g. John A. Livingston to Jacob Schewel. *Mt.* \$6,500. Mar. 1. 29,850  
 83d st, No. 604, s s, 98 e East End av (Av B), 25x76.10x25.3x73.5, five-story brk tenem't. Louis Brandt to John Brandt.  $\frac{1}{2}$  part. March 3. See below. *exch*  
 83d st, No. 606, s s, 123 e East End av, 25x80.3x25.3x76.10, five-story brk tenem't. John Brandt to Louis Brandt.  $\frac{1}{2}$  part. All liens. March 3. See above. *exch*  
 84th st, No. 47, n s, 425.6 w Central Park West, 24.6x102.2, five-story stone front flat. Virginia L. Martin to Gustave A. Kerker. *Mt.* \$32,500. March 1. 88,750  
 84th st, s w cor Boulevard or Public Drive, 31.1

x102.2x30 8x102.2. Release mort. Phebe Pearl to Robert W. Tailer and Emma L. his wife. March 1. 30,000

84th st, Nos. 216 and 218, s s, 254.2 e 3d av, 50.10x102.2, two five-story stone front tenements with stores. William H. Kottman to Hermann Buchtenkirch. Mt. \$28,000. Feb. 29. 47,500

84th st, No. 114, s s, 275 w 9th av, 30.8x102.2. 84th st, No. 116, s s, 305.8 w 9th av, 19.4x102.2. Two five-story stone front flats. Thomas J. Byrne to Michael J. Byrne. Mt. \$44,000. Jan. 2. nom

84th st, No. 161, n s, 82 e Amsterdam av, 18x102.2, five-story brk flat. William H. Hall to Frederick Hack. B. & S. March 1. nom

84th st, Nos. 133-141, n s, 325 e Amsterdam av, 110.3x102.2, five five-story stone front flats. 83d st, No. 20, s s, 237.6 w 5th av, 18x102.2, four-story stone front dwelling. John Livingston to John A. Livingston. C. a. G. Jan. 23. nom

85th st, s s, 100 e Madison av, 25x102.2, vacant. George Ehret to Frank J. Barry. March 1. 14,000

85th st, No. 9, n s, 175 e 5th av, 25x102.2, four-story brk dwelling with two-story brk stable on rear. John Heyzer to Caecilie C. wife of Ferdinand A. Boker. Mt. \$25,000. March 1. 50,000

85th st, No. 508, s s, 78 e Av A, 20x76.2, five-story stone front tenem't John Aichele to Henry Secatbe. Mt. \$5,000. March 1. 17,000

85th st, No. 212, s s, 155 e 3d av, 25x100, five-story brk store and tenem't. Louis Wirth to Harriet Roarke. Mt. \$18,500. Feb. 29. 28,500

85th st, No. 16, s e, 141 w Central Park West, 20x102.2, four-story brk dwelling. Foreclos. Charles W. Francis to Alice B. wife of Samuel Colcord. Feb. 29. 34,050

Same property. Samuel Colcord to same C. Feb. 29. nom

Same property. Mary G. and William R. Utley to Samuel Colcord, Q. C. Feb. 16. nom

86th st, Nos. 120 and 122, s s, 235.7 e Park av, 51.1x102.2, six-story brk flat. Philip Braender to Hyman Sarnar. Mt. \$70,000. Feb. 29. See 3d av. 105,000

87th st, s s, 150 w 8th av, 55x100.8. 87th st, n s, 150 w 8th av, 100x100.8. 87th st, n s, 250 w 8th av, 100x100.8. 87th st, n s, 125 e Columbus av, 25x100.8. 87th st, n s, 250 e Columbus av, 20x100.8. Agreement restricting buildings. Charles Bu-k and Charles Gahren with Sarah Brush et al. trustees, &c., Sylvester Brush. Mar. 19. nom

87th st, n s, 21 w East End av, 25x100.8, five-story stone front tenem't. John J. Feehan and Ernest Hammer to Louis Schetter. Mt. \$14,000. Mar. 1. 22,150

87th st, n s, 46 w East End av, 25x100.8, five-story brk tenem't. Same to Frank Kreutzer and Emma his wife. Mt. \$14,000. Mar. 1. 22,150

87th st, n s, 96 w East End av, 25x100.8, five-story stone front tenem't. Same to Friedrich Heiter. Mt. \$14,000. Mar. 1. 22,100

87th st, No. 426, s s, 281 e 1st av, 25x100.8, five-story brk tenem't. Catherine Kirchmer widow, Ozone Park, L. I., to Charles D. Bruener. Mt. \$12,500. Feb. 29. 20,500

87th st, n s, 71 w East End av (Av B), 25x100.8, five-story brk tenem't. John J. Feehan and Ernest Hammer to William C. Oesting. Mt. \$14,000. March 1. 22,100

88th st, No. 446, s s, 103 w Av A, 27x100.8, five-story brk tenem't. Mathilde Burghardt, formerly Funk, to Sophia Ringshausen. Mt. \$10,750. Feb. 29. 21,125

88th st, No. 409, n s, 131 e 1st av, 25x100.8, two-story frame dwelling. Ferdinand Frank to Joseph Schreiner. Mt. \$4,800. March 2. 8,600

89th st, No. 310, s s, 160 w West End av, 20x100.8, four-story brk dwelling. Ann Mapelsen, Brooklyn, to Matilda Blinn. Mt. \$18,000. Feb. 27. See 8th av. nom

89th st, Nos. 414 and 416, s s, 166 e 1st av, 40x100.8, two five-story stone front tenem'ts. Mary wife of and Thomas Healy to Constance Irving. Mt. \$30,200. Feb. 26. 43,000

89th st, No. 431, s s, 257 w Av A, 50x100.8, three-story frame dwelling and one and two-story brk buildings on rear. James J. Jones to Joseph J. Schreiner. Mt. \$5,000. Feb. 23. 17,500

89th st, No. 313, n s, 190 w West End av, 20x100, three-story stone front dwelling. E. Clifford Pouter to Florencé A. Johnson. Mt. \$17,500. Feb. 29. nom

90th st, No. 310, s s, 200 e 2d av, 25x100.8, five-story stone front tenem't. James Higgins and James King to Hermann Kahlbeg. Mt. \$12,500. Mar. 1. 22,500

90th st, n s, 249 e Columbus av, 0.6x100.8, Adelia S. wife of Alfred B. Price to Alfred Gutwillig. Feb. 23. 500

Same property. Release mort. John A. Stewart et al. trustees of the Liverpool and London & Globe Ins. Co., New York, to Adelia wife of Alfred B. Price. Feb. 24. 500

91st st, No. 67, n s, 228.9 e Madison av, 18.11x100.8, three-story stone front dwelling. William Forster and James Livingston to Philip Voss. Mt. \$17,000. Feb. 27. 26,500

92d st, s s, 100 e Columbus av. Party wall agreement. John D. Crimmins to Thomas Kilpatrick. Feb. 19. nom

93d st, No. 19, n s, 268.3 e 5th av, 19x100.8, four-story stone front dwelling. Jacob Voebel to Philip Braender. Mt. \$20,000. Feb. 29. nom

Same property. Philip Braender to Jacob Voebel. Mt. \$41,500. Feb. 8. nom

93d st, No. 173, n s, 280.4 w 3d av, 19.8x100.8, four-story stone front dwelling. John S. Robinson to Christopher Byrnes. Mt. \$14,000. Feb. 26. nom

93d st, No. 9, n s, 189.3 e 5th av, 20.6x100.8, four-story brk dwelling. Walter Reid, Madison, N. J., to Clara wife of Abraham Rosenthal. Mt. \$22,000. Feb. 25. 37,000

93d st, n s, 124.8 e 5th av, 22x100.8. 93d st, n s, 168.2 e 5th av, 61x100.8. Release mort. Isaac and Samuel Untermyer to Walter Reid, Madison, N. J. Feb. 25. nom

94th st, No. 151, n s, 234 e Amsterdam av, 17x100.8, three-story stone front dwelling. John F. and Eugene W., Henry and Miriam R. Benjamin heirs Jane Pryor to Ludwig Heuermann. March 2. 18,000

94th st, n s, 275 e 3d av, 10x100.8, vacant. Elizabeth widow, John A., Arthur M. and Charles V. T. Foley to Thomas C. Smith. B. & S. Feb. 24. 150

96th st, No. 137, n s, 225 e Amsterdam av, 25x100.11, five-story stone front flat. Alexander Cameron to Charles Koehler. Mt. \$20,000. Feb. 29. 33,000

100th st, No. 21, n s, 249.6 w Central Park West, 25.10x100.11, five-story brk tenem't with stores. George W. Eggers to Andrew P. Roos. Mt. \$15,000. Feb. 29. 20,500

100th st, n s, 275 w Central Park West, 0.3x100.11. Benjamin F. and Louis T. Romatue exrs. Benjamin F. Romaine to George W. Eggers. Feb. 29. nom

101st st, No. 131, n s, 75 w Lexington av, 25x100.11, five-story brk flat. Sarah J. Howes to George F. Thompson. Mt. \$19,000. Feb. 6. 28,000

102d st, No. 110, s s, 175 w 9th av, 25x100.11, five-story brk flat. Henry Alter to Babette Regel. Mt. \$14,500. Feb. 29. 24,650

102d st, s s, 200 w 11th av, 25x100.11, vacant. Jenny H. Chittenden to Albert Chittenden. Feb. 17. 9,000

102d st, Nos. 208-214, s s, 160 e 3d av, 100x100.11, four five-story brk tenem'ts, stores in Nos. 212 and 214. Donato Tuozzo to Peter Anzalone. All liens. Feb. 23. nom

102d st, n s, 102.6 w 3d av, 100.8x100.11, vacant. Lewis Z. Bach to Mary Healy. Mt. \$18,500. Feb. 24. 37,500

102d st, n s, 127 e Park av, 25x100.11. Release mort. William L. Seaman to Frederick Rohrs. Feb. 12. 2,043

102d st, Nos. 309 and 311, n s, 140 w West End av, 40x100.11, two three-story stone front dwell'gs Charles G. Judson to Adolph L. Flake and Charles H. Capel. Mt. \$54,000. March 2. nom

103d st, No. 86, s s, 179.6 e Columbus av, 20x100, five-story stone front flat. Harvey Alexander to Joshua M. Whitcomb. Mt. \$21,000. Feb. 27. 36,500

103d st, No. 86, s s, abt 179.6 e 9th av, 20x100.11, five-story stone front flat. Joshua M. Whitcomb to George B. Hewlett. Mt. \$21,000. Feb. 29. 35,000

104th st, s s, 325 e 5th av, 25x100.11, vacant. John H. Wessel to Ellen Madigan. Feb. 29. See Boulevard. 10,000

104th st, No. 103, n s, 37 w 9th av, 25x101.10, five-story stone front flat. John Peters to Ellen N. Thompson. Mt. \$15,000. March 1. 30,000

105th st, No. 347, n s, 100 w 1st av, 25x100.11, one story brk building. Wilhelm Dietz to August Niewoehner and Doretta his wife, joint tenants. Mt. \$3,700. March 2. 10,000

105th st, No. 57, n s, 280 w 4th av, 25x100.11, five-story brk flat. Foreclos. Robert E. Deyo to Hermann Isaac. Mt. \$2,500. Feb. 25. 19,150

109th st, No. 129, n s, 280 e 4th av, 25x100.11, five-story stone front flat. Martin Brechlein to Leopold Hellman. Mt. \$18,500 and assessm't \$55. March 1. 23,100

113th st, No. 105, n s, 36 e Park av, 16x100.11, three story brk dwelling. James A. McCloskey to Ann wife of James McCann. Mt. \$4,000. Jan. 11. 7,650

114th st, No. 209, n s, 160 e 3d av, 25x100.11, five-story stone front flat. Sarah Bischoff to Marcus Margulies. Mt. \$17,000. Feb. 26. 23,000

114th st, No. 81, n s, 55 w 4th av, 25x100.11, five-story brk tenem't. Lewis C. Tufts to Andrew J. Fritz. Mt. \$15,000. March 1. 20,000

Same property. Release mort. John Theall trustee to Lewis C. Tufts. Feb. 25. nom

Same property. Release mort. Sarah H. Willis to same. Feb. 25. nom

114th st, Nos. 4 and 6, s s, 120 w 5th av, 35.11x100.11, two three-story brk and stone front dwell'gs. Margaret E. Conlon, Brooklyn, to William J. Light. All liens. Jan. 27. 42,000

116th st, No. 35, n s, abt 24 w Lexington av and being 519 w 3d av, 16.8x100.11, three-story brk dwelling. Anna E. wife of Frank A. Rauch, Brooklyn, and William H. Wallace, Liberty Falls, N. Y., to Sarah Forman. 2-5 part. March 1. 4,200

Same property. Frank A. Rauch exr. Virginia Taylor to same. 1-5 part. March 1. 2,100

Same property. Hester E. and Joseph B. Wallace by Frank A. Rauch guard. to same. 2-5 part. March 1. 4,200

116th st, Nos. 2 and 4, s w cor 5th av, 50x51, five-story brk flat with store. William Raebold and Edward Wenz to Morris S. Herrman. Mt. \$38,000. Feb. 25. val. consid. and 100

116th st, No. 413, n s, 159 e 1st av, 18x101.0, three-story stone front dwelling. Louisa M. Walters formerly Cregier to Bertha wife of Adam Rath. Mt. \$9,500. March 1. 11,250

116th st, No. 9, n s, 115.6 w 5th av, 27.6x100.11,

five-story brk flat. Foreclos. Edward Jacobs to George N. Manchester and William N. Philbrick. March 1. 26,125

117th st, No. 513, n s, 150.6 e Pleasant av, 18x100.10, three-story brk dwelling. Pauline Tahl, Hulda, Bella, Fannie and Alice Schwartz to Catharine Madden. Feb. 24. 6,050

Same property. Meyer M. Schwartz to Catharine Madden. B. & S. and C. a. G. Feb. 24. nom

117th st, No. 315, n s, 174.9 e 2d av, 25.2x100.11, two-story frame dwelling. Silas F. Taylor, East Orange, N. J., to New York Condensed Milk Co. B. & S. Dec. 31. 6,750

117th st, n s, 174.9 e 2d av, 0.2x100.11. 117th st, n s, 200 e 2d av, 0.2x100.11. } Catherine M. Falvey to Silas F. Taylor, East Orange, N. J. Q. C. Dec. 30. nom

117th st, No. 338, s s, 150 w 1st av, 25x100.11, five-story brk tenem't. Herman Huber to Elizabeth Brady. Mt. \$10,000. March 1. 15,100

117th st, No. 156, s s, 18 e Lexington av, 16.9x64.11, three story brk dwelling. John McCormack to Margaret McCormack. Mt. \$8,500. Feb. 27. 8,500

118th st, s s, 125 e 8th av, 25x100.11. Release mort. Henry W. Ford trustee Augustus H. Ward to Adolph M. Benheim. March 3. 13,000

121st st, No. 503, n s, 64 e Pleasant av, 17x84.3, two-story stone front dwelling. Cecilia Altman to Joseph J. Sweeney. Feb. 29. 6,150

121st st, s s, 400 w Amsterdam av, 75x100.11, vacant. William J. Demorest to George W. Vanderbilt. March 1. 15,000

122d st, No. 135, n s, 325 e Park av, 26.3x100.11, two-story frame dwelling. Ernest C. Kerl to William Hayes. Mt. \$8,000. Feb. 27. 10,500

123d st, No. 242, s s, 62 w 2d av, 18x50, five-story brk tenem't. Frederic Wichelns to Lizzie A. wife of Thomas Grogan. Mt. \$8,600. March 1. 11,250

123d st, Nos. 228 and 230, s s, 425 e 8th av, 50x100.11, two five-story stone front flats. Elizabeth K. wife of Albert E. Smith to George A. Smith. Mt. \$5,000. March 1. nom

124th st, No. 113, n s, 150 w Lenox av, 25x100.11, four-story stone front flat. Lucius Lyon to Lillie H. Rogers. Mt. \$18,000. Feb. 26. 26,000

125th st, No. 206, s s, 50 w 7th av, 12.6x111.10, one-story brk store. Elizabeth H. wife of Alva S. Walker to Gustavus Sidenberg. Feb. 29. nom

126th st, No. 229, n s, 165 w 2d av, 16.8x99.11, three story stone front dwelling. Amos M. Lyon to Nellie F. Bennett. Mt. \$4,000. Feb. 29. 8,000

126th st, No. 34, s s, 56 w Madison av, 18x83, three-story stone front dwelling. Samuel O. Wright, Rockville Centre, L. I., to Bertha A. Brodsky. Mt. \$10,000. Feb. 23. 18,000

128th st, No. 47, n s, 360 e Lenox av, 25x99.11, vacant lot. Anthony H. Nauert to Heinrich D. A. Bauhahn. Mt. \$4,900. March 1. nom

129th st, No. 140, s s, 300.6 e 7th av, 24.6x99.11, five-story brk flat. John J. Pollock, Jersey City, to Joseph D. Baker. Mt. \$25,000. April 15. 33,000

129th st, No. 46, s s, 260 e 6th av, 25x99.11, two-story frame dwelling. Ethelbert Wilson to Thomas A. Briggs. Mt. \$6,000. Mar. 1. 10,500

131th st, n s, 125 e Amsterdam av, ruins east 114 to land to Academy Sacred Heart x - along same to centre block, x55.6x99.11, one and two-story frame buildings and vacant. Cordelia M. wife of Spencer K. Green to Samuel Weil. Feb. 27. 9,000

132d st, No. 71, n s, 191.3 e Lenox av, 18.9x90.11, two-story frame dwelling. Sarah A. McKenney widow to Sarah J. Hatch. Feb. 26. 8,000

133d st, No. 4, s s, 135 e 5th av, 25x99.11, five-story brk flat. John W. Ennis to Philip J. Ebbecke. Mt. \$10,150. Feb. 19. See 169th st. 14,000

133d st, No. 312, s s, 150 w 8th av, 25x—, five-story brk flat. Foreclos. William H. Townley to Francis M. Wilmurt. Mt. \$20,000. Feb. 29. 1,500

135th st, s s, 250 e 7th av, 50x99.11, vacant. 134th st, n s, 250 e 7th av, 50x99.11, vacant. } Mary A. Halloran to Thomas A. Briggs. 1/2 part. Mt. 1/2 of \$25,000. Feb. 29. nom

Same property, all of. Thomas A. Briggs to Ethelbert Wilson. Mt. \$25,000. March 1. 38,000

135th st, No. 307, n s, 108.4 w 8th av, 16.8x99.11, three-story brk dwelling. Foreclos. Edmund T. Oldham to Mary A. Hanigan. March 1. 14,100

138th st, proposed, n s, 100 e 10th av, 125x99.11, vacant. John J. Gallagher to Joseph Maloney. 1/2 part. Sub. to mort. \$9,100. Feb. 25. 5,600

139th st, No. 306, s s, 108.4 w 8th av, 16.8x99.11, three-story brk dwelling. Foreclos. Edmund T. Oldham to Mary A. Hanigan. March 1. 14,000

145th st, Nos. 302 and 304, s s, 28 w 8th av, 51.2x99.11, two five-story brk stores and flats. Jacob D. Butler to Richard M. Hooley, Chicago, Ill. Mt. \$36,000. Feb. 29. 60,000

145th st, No. 321, n w cor Bradhurst or first new av west of 8th av, 18x99.11, four-story brk store and dwelling. Thomas F. Russell to William F. Dwyer. Mt. \$10,000. Feb. 27. 18,000

157th st, s s, 100 w Amsterdam av, 25x100, vacant. Mark Ash to George Sauter. March 1. 5,500

169th st, s s, 145 e Audubon av, 25x85, vacant. Philip J. Ebbecke to John W. Ennis. Feb. 19. See 123d st. 3,900

Av A, No. 1685, w s, 25.11 s 89th st, 25x87, five-story brk tenem't with stores. Charles H. Colton exr. Teresa A. Colton to John Muller. *Mt.* \$13,500. Feb. 29. 19,000

Av A, No. 1652, e s, 16.8 s 87th st, 16.1x81, three-story stone front dwell'g. Baldwin Staubach to C. L. Gustav Leonhardt. Feb. 1. 9,600

Av A, No. 1631, s w cor 86th st, 26.8x75.9, four-story brk (stone front) store and tenem't. Johann H. Borgstede to John F. Wetter. *Mt.* \$15,000. Feb. 25. 27,150

Same propertv. John F. Wetter to Hermann Hinners. *Mt.* \$15,000. Feb. 29. 27,150

Av C, No. 217, w s, 23 n 13th st, 22.10x63, five-story brk store and tenem't. William Fritzel to Harry Elias. *Mt.* \$10,000. Feb. 16. 15,000

Amsterdam av, No. 495, s e cor 84th st, 27.2x90.10, five-story brk flat. Theodore A. Cordler to Henry J. Ohlckers. Feb. 27. 59,500

Amsterdam av, e s, 27.2 s 84th st, runs east 90.10 x south 75 x east 9.2 x south 25.6 x west 100 x av, x north 100.6. Release mort. Thomas R. A. and William H. Hall, of William Hall's Sons, to Theodore A. Cordler. Feb. 25. 10,611

Amsterdam av (begins Amsterdam av, s w cor Hamilton pl } 142d st, runs south 24 11 x west 149.8 to Hamilton pl formerly Blooming-road, x northeast along same 27.2 to 142d st, x 139, vacant. Foreclos. Robert E. Deyo to Charles Brock. *Mt.* \$7,500. Feb. 25. 7,150

Amsterdam av, n e cor 113th st, 100.11x100, one-story frame building and vacant. Henrietta P. widow and Francis R. Culbert to St. Lukes Hospital, New York. Feb. 29. 40,000

Amsterdam av, No. 62, w s, 25.5 s 62d st, 25x100, five-story brk flat with stores. Nikolaus Burgart to Walter Dickinson. *Mt.* \$16,000. March 1. 30,000

Amsterdam (10th) av, s e cor 165th st, 28.9x100.11x42 7x100. F. Frederic Georger to Minnie wife of George S. Lespinasse. Oct. 13. nom

Amsterdam (10th) av, No. 2117, s e cor 165th st, 56x100, two-story brk store and dwell'g with one and two-story frame buildings on rear. Minnie wife of George S. Lespinasse to Alphonse J. Lespinasse. Feb. 25. nom

Bradhurst av (begins Bradhurst av, n e cor 147th st } 147th st, 99.11x100, four five-story brk flats on av, and one five-story brk flat on st, projected. Henry J. Burchell to Valeska Meyer widow. Feb. 15. 22,000

Columbus av, Nos. 640-644, n w cor 91st st, 75.8x80, three five-story brk flats with stores. Henry B. Helmke admr. Behrend Helmke to Matilda Michaelis, Brooklyn. Feb. 1. 103,000

Same property. Henry B. Helmke, Gesina M. Ahrens, Henrietta M. Montross heirs Behrend Helmke to same. Q. C. Feb. 1. nom

Columbus av, No. 644, w s, 50.8 n 91st st, 25x80. Matilda Michaelis, Brooklyn, to Harriet I. Potter. *Mt.* \$19,000. March 1. 30,000

Columbus av, n w cor 91st st, 75.8x100. 91st st, n s, 80 w Columbus av, 20x100.8. Agreement as to covenants restricting buildings. Henry B. Helmke individ. and admr. Behrend Helmke and Gesina M. Ahrens and Henrietta M. Montross legatees Behrend Helmke to Matilda Michaelis, Brooklyn. March 1. nom

Lenox av, No. 214, e s, 41 s 121st st, 20x80, four-story brk dwell'g. Benjamin F. Constable, Brooklyn, to Jacob D. Butler. *Mt.* \$20,000. March 1. nom

Lenox av, w s, 91.2 s 134th st, 33.8x100. Release mort. Edward Oppenheimer and Isaac M. Metzger to William Livingston. Feb. 29. nom

Lexington av, Nos. 1636 and 1638, n w cor } 104th st, 34.3x55.

Lexington av, No. 1642, w s, 50.11 n 104th st, 16.8x55.

Lexington av, Nos. 1648-1658, s w cor 105th st, 100.11x55.

Nine three-story brk and stone front dwell'gs. Rachel wife of and Ferdinand Mayer to Louis Cohen. Feb. 29. nom

Lexington av, No. 1642, w s, 50.11 n 104th st, 16.8x55. Louis Cohen to Isaac Edelmuth. *Mt.* \$5,000. March 1. 7,925

Lexington av, No. 1644, w s, 67.7 n 104th st, 16.8x55. Louis Cohen to Joseph I. West. *Mt.* \$5,000. March 1. 7,900

Lexington av, No. 1658, s w cor 105th st, 17.7x55. Same to Joseph I. West. March 1. 10,975

Lexington av, Nos. 1652-1656, w s, 17.7 s 105th st, 50x55. Same to Solomon Gumprecht. March 1. 24,075

Lexington av, No. 1640, w s, 34.3 n 104th st, 16.8x55. Same to Charles Lowenfeld. *Mt.* \$5,000. March 1. 8,025

Lexington av, No. 1648, w s, 100.11 n 104th st, 16.8x55. Same to Francis McMullen March 1. 7,975

Lexington av, No. 190, w s, 67.8 s 32d st, 22x80, three-story brk dwell'g. Amelia L. Mayhoff to Anna L. and Sarah E. Peck. C. a. G. Feb. 29. 17,000

Lexington av, No. 589, e s, 50.5 s 52d st, 25x100, four-story stone front dwell'g. Louis Smadbeck to Flora Pohalski. *Mt.* \$16,500. Feb. 27. nom

Lexington av, No. 1862, w s, 50.11 n 115th st, 25x75, five-story brk tenem't with stores.

Isaac Mayer to Rosa Isaacs. *Mt.* \$13,000. March 1. 22,250

Lexington av, No. 1225, e s, 16.2 n 83d st, 16x62.3, three-story stone front dwell'g. Caroline F. wife of Adam F. Hallett to John Fleming. *Mt.* \$6,000. Feb. 26. 12,000

Lexington av, No. 589, e s, 50.5 s 52d st, 25x100, four-story stone front dwell'g. Flora Pohalski to Mary J. Kelly. *Mt.* \$16,500. Mar. 1. See Cherry st. 25,000

Lexington av, No. 1263, n e cor 85th st, 22.2x38.1, three-story brk (stone front) dwell'g. William Gribbon to Michael Regan. *Mt.* \$6,500. March 1. 12,950

Madison av, No. 1873, e s, 73 s 122d st, 18x100, three-story stone front dwell'g. Annie T. Harrigan to Benito Rovira. *Mt.* \$13,000. March 1. nom

Madison av, No. 814, w s, 42.5 n 68th st, runs north 29 x west 31 x north 4 x west 49 x south 19.6 x east 40 x south 13.6 x east 40, four-story brk dwell'g. Henry G. Marquand to Elizabeth L. M. wife of Harold Godwin. Feb. 26. nom

Madison av, No. 1586, w s, 75.11 n 106th st, 25x100, five-story stone front flat. Lizzie F. Brady to Isaac Mayer. *Mt.* \$20,000. March 1. 27,000

Pleasant av, No. 265, w s, 32.1 n 114th st, 18.4x49, three-story brk dwell'g. Margaret McGill to Bridget Curley. March 1. 7,000

Same property. Release mort. The Bowery Savings Bank to Margaret McGill. March 1. 500

Riverside av or Drive, e s, 36 n 104th st, 26.5x100, vacant. Richard S. Bacon to Alexander Walker and Judson Lawson. Feb. 15. nom

Riverside av or Drive, n e cor 104th st. Agreement subordinating mortg. to party wall agreement. Emily O. wife of Richard S. Bacon and Alexander Walker and Judson Lawson with The Mutual Life Ins. Co., New York. Feb. 15. nom

Riverside av or Drive, n e cor 75th st, 104.3x104.5x102.2x83.11, vacant. Frank L. Smith to Francis M. Jencks. *Mt.* \$30,000. Feb. 4. nom

Riverside av or Drive, e s, 27 s 94th st, 42.5x71.8x41.2x88, vacant. Anna wife of Bernard Fellman to The Columbus Improvement Co. March 1. nom

South 5th av, No. 18 and 20, w s, 100 s West 3d st, 40x55.7. Release judgment. Lorenzo Gull, Brooklyn, to Joseph I. West. Feb. 24. nom

South 5th av, Nos. 18 and 20, w s, 100 s 3d st, 40x55.7x40x55, two four-story brk stores and tenem'ts. Joseph I. West to Giuseppe Brig-noli and Mary his wife. Reserves rights agt Elevated Roads. Feb. 17. 30,000

St. Nicholas av, No. 7-6, e s, 318.10 n 145th st, 18.6x66.9 to centre old road, x18 6x66.3, four-story stone front dwell'g. Mina D. wife of George Daiker to Friedrich Heimsoth. *Mt.* \$11,000. Feb. 29. nom

1st av, No. 1777, w s, 25.8 s 92d st, 24 6x75, five-story brk tenem't with stores. Clarence W. Gaylor to Thomas F. Hines. *Mt.* \$13,000. Feb. 29. 18,600

1st av, No. 1567, w s, 75.8 n 81st st, 26.5x75, four-story brk tenem't with stores. Rosa wife of and Jacob Levi to Samuel Sonneberg. March 1. 21,000

2d av, No. 1621, w s, 27.2 n 84th st, 25x81.8, Release dower. Virginia wife of Max Danziger to Friederike and Christian T. Plate. Feb. 29. nom

2d av, Nos. 2156 and 2158, e s, 25.11 s 111th st, 50x100, two five-story brk stores and tenem'ts. William F. Rohrig to Ascher Weinstein. *Mt.* \$32,500, reserve claim agt Elevated R. R. March 1. 57,000

2d av, No. 2156, e s, 50.11 s 111th st, 25x100, Ascher Weinstein to Michael J. Qungley. *Mt.* \$16,000. March 1. 26,000

2d av, No. 2158, e s, 25.11 s 111th st, 25x100, five-story brk tenem't with stores. Ascher Weinstein to Simon Bing, Jr. *Mt.* \$16,500. March 1. 24,650

2d av, No. 2493-2499, s w cor 128th st, 99.11x75, four five-story brk tenem'ts with stores. John J. Ketchum, Rutherford, N. J., to Alexander P. Ketchum. B. & S. and C. a. G. 2-11 part. Feb. 20. 3,800

Same property. Alexander P. Ketchum to Susan K. wife of Shearjashub Bourne. B. & S. and C. a. G. 1-11 part. Feb. 27. 1,900

3d av, w s, 26.5 n 87th st, 25x81, vacant. John D. Ottiwell to Henry D. and Sigmund D. Greenwald. Feb. 27. 20,000

3d av, Nos. 1950 and 1952, n w cor 107th st, 50.3 x100; No. 1950, one-story brk and frame office, rest vacant. Hyman Sarnar to Philip Braender. *Mt.* \$26,000. Feb. 29. See 86th st. 50,000

7th av, No. 399 } begins 7th av, s e cor 32d st, Nos. 170 and 172 } 32d st, 23.9x100; No. 399, three-story frame (brk front) store and tenem't; No. 170, three-story frame store and tenem't; No. 172, three-story brk tenem't. Partition. James H. Southworth to David Nugent. Feb. 27. 36,000

7th av, No. 881 } begins 7th av, n e cor 56th st, 56th st, No. 163 } 25.10 x 100, five-story brk store and flat on av and four-story brk store and flat on st. Jacob and Samuel Cohen to Louis E. Kuster. *Mt.* \$22,500. Feb. 26. 65,000

7th av, No. 2009, e s, 67.10 n 120th st, 16.1x77, three-story brk dwell'g. Charles S. Cross-

man, Brooklyn, to Edward Todd. *Mt.* \$13,750. March 1. 21,000

7th av, Nos. 2082 to 2094, w s, extends from 124th to 125th st, 201.10x50, six-story brk hotel, Winthrop. Alva S. Walker to Gustavus Sidenberg. Feb. 29. nom

7th av, No. 161, e s, 84.1 n 19th st, 19.1x80, four-story brk store and tenem't. Partition. Samuel C. Mount to Adolph Wallach. March 2. 20,100

8th av, No. 2760, e s, 50.2 s 147th st, 24 8x100, five-story brk flat with stores. Foreclos. Edward N. Dickerson to The Board of the Church Erecton Fund of General Assembly of the Presbyterian Church, U. S. A. Feb. 26. 16,500

8th av, No. 2762, e s, 25.1 s 147th st, 25.1x100x25.2x100, five-story brk flat with stores. Foreclos. Same to same. Feb. 26. 16,500

8th av, Nos. 2553 and 2557, w s, 25 s 137th st, } 50x85.

8th av, No. 2547, w s, 50 n 136th st, 25x85. Three five-story brk stores and flats. Alexander F. Blinn to Ann Mapelsden, Brooklyn. *Mt.* \$48,000. Feb. 9. See 89th st. 75,000

9th av, No. 364, e s, 117.4 n 30th st, 18.6x100, four-story brk store and tenem't. Isaac J. Silberstein to Jacob Wensch. Reserves action agt Elevated Railroad. Feb. 29. 14,500

9th av, No. 456, e s, 74.1 n 35th st, 24.8x100, five-story brk store and flat. Elizabeth Hafner to Herman Joveshof. *Mt.* \$14,000. Feb. 27. 40,000

9th av, No. 717, w s, 25.1 s 49th st, 25.1x100, five-story brk store and flat. William J. Smiley to Leopold Polatschek and Eva Powell. *Mt.* \$20,000. March 1. 43,000

9th av, No. 773, w s, 25.5 s 52d st, 25x80, five-story stone front flat with stores. Leopold Polatschek and Eva Powell to William H. Rowe. *Mt.* \$20,000. March 1. nom

Interior lot, begins at point 75.5 s 52d st and 5.0 1/2 e Lexington av, runs east 54.1 1/2 x south 0.2 x west 54.1 1/2 x north 0.1. Flora Pohalski to Mary J. Kelly. Q. C. March 1. nom

Interior lot, begins at point 75.5 s 52d st and 5.0 1/2 e Lexington av, runs east 54.1 1/2 x south 0.2 x west 54.1 1/2 x north 0.1. Louis Smadbeck to Flora Pohalski. Q. C. Feb. 27. nom

Same property. Sophia Herman to Louis Smadbeck. Q. C. Feb. 26. nom

MISCELLANEOUS.

General release. Edward Livingston to William T. and Eva L. Comstock exrs. Elizabeth A. Comstock, Wilham T. Comstock trustees N. U. Tompkins and David C., Jr., Georgi-ana, William T., Ida P., Catharine M., Thomas W., Mary L., Elizabeth A. and Eva L. Comstock. Feb. 25. nom

Assignment of judgment. Henry J. Barbey exr. Ernest Giraud to John D. Ottiwell. 3,968

23d and 24th WARDS.

Broadway, e s, part lot 50 map lands of Nathaniel P. Bailey, 25x100x24 4x100. Allen Taylor, Yonkers, N. Y., to Edwin Q. Payne. Jan. 1. 2,000

Bristow st, w s, 140 s Jennings st, 25x100. Peter J. Leary, Chicago, Ill., to John F. Condon. *Mt.* \$600. Feb. 17. nom

Coles lane, n w cor Poe pl, 31x70x31.8x70. Release mort. Abraham B. Tappen to John V. Briggs and ano. exrs. James Cole. Feb. 29. nom

Fort Independence st, w s, south 1/2 plot 66 map of W. O. Giles, 24th Ward, 25x—x27.8x176.4. William S. and Charles W. Opdyke to Thomas Archer. Sub. to taxes, &c., since May 24, 1888. Feb. 29. 650

Frederick st, e s, lots 187-189 map S. Cambreleng et al., Fordham, 75x87.6. Lena Seiferd to Charles A. Lopez. March 3. 1,850

2d st, } begins 2d st, s w s, extends from Av B Av B } to Av C, 250x200. John H. Dundon Av C } to Arthur H. Dundon. B. & S. *Mt.* \$7,000. March 1. nom

135th st, No. 560, s s, 150 w Alexander av, 25x100. Frederick Robrs to Marie Steindler and Bertha Hahn. *Mt.* \$12,000. Feb. 25. 19,500

Same property. Release mort. Mary M. Post, Hoboken, N. J., to Frederick Rohrs. Feb. 25. 1,006

135th st, s s, 466.6 e Willis av, 16x100. George F. Picken to Anna E. Nehrbas. *Mt.* \$7,000. March 3. 11,000

138th st, s s, 231.6 e Alexander av, 25x100. Release mort. The Bradley & Currier Co. (Lim.) to John and Nicholas Cotter. 2,000

138th st, s s, 231 e Alexander av, 50x100. John and Nicholas Cotter to Henry G. Silleck, Jr. *Mt.* \$30,000. March 3. nom

141st st, n s, 150 e Willis av, 16.8x100. Release judgment. Moses L. Schwartz to John and George Kelly. Feb. 18. nom

Same property. Release judgment. Same to same. Feb. 18. nom

141st st, s w s, 150 n w North 3d av, 26.7x100. Partition. John B. Pine to David R. Rae, San Francisco, Cal. Feb. 29. 4,800

142d st, s s, 506.6 e Alexander av, 26x80. Au-

gustus Gareiss to George Kohler and Maurice Abl. Feb. 29. 14,500  
 140th st, s w s, 75 s e Robbins av, 50x89. Thomas Dobbin to Eva Wacker. Mt. \$3,500. Feb. 26. 8,000  
 150th st, n s, 125 e Courtlandt av, 25x118.5. Charles Werner to George Stolz. All title. Feb. 3. nom  
 153d st, n s, 270 w Elton av, 25x100. Emma J. wife of James Victory to William and Karoline Subre. Mt. \$2,700. Feb. 27. 2,700  
 170th st, s w cor Brook av, 25x100. Will L. King, Brooklyn, to Herbert A. Shipman. Mt. \$1,200. Feb. 18. 1,600  
 177th st, n s, 250 w Anthony av, 50x100. John Higgins to Edward Higgins. Mt. \$2,500. Feb. 19. 3,500  
 Alexander av, e s, 75 n 142d st, 20x106.6. Anna T. wife of and James S. Dale to Smith William. Mt. \$14,000. March 1. 19,000  
 Arthur av, e s, part of lot 69, begins at division line bet lots 68 and 69 on map of property of Nathaniel Jarvis, Jr., West Farms, runs north 30 x east 101x30x102, h & l. Harry Thompson to Dora Kroeger. Mt. \$2,100. Feb. 29. 2,600  
 Av B, s e s, part lot 102 map Prospect Hill estate, Fordham, 25x125. John Trainor to John M. Jones. Mt. \$200. Feb. 24. nom  
 Same property. John M. Jones to John Trainor and Ellen his wife. C. a. G. Mt. \$200. Feb. 26. nom  
 Bergen av, s e s, 62.3 s w Westchester av, 23.9 x118x—x06.4 Release mort. Louisa B. Glacius to Henry K., James H. and Frances E. Du Bois heirs of Koerth Du Bois. Jan. 8. nom  
 Boston av, s e s, 491 n e Perot st, 49x65. Arthur Berry to James M. Kieran. Feb. 4. 1,500  
 Brook av, w s, 639.6 n 163d st, 150x70.6 to railroad fence, x153x99. Release mort. Elizabeth Bibby, Baltimore, Md., to Charlotte M. Stokes. Feb. 29. nom  
 Brook av, w s, 540.6 n 163d st, 150x99 to Branch Railroad, x150x98.4. Charlotte M. wife of Richard Stoker to Frederick Folz. Mt. \$9,000. March 1. 17,000  
 Clinton av, n s, 275.4 e 1st st, 100x100. 2d st, e s, 100 n Opdyke av, 55.6x100x54.7x100. Opdyke av, s w cor 2d st, 250x100. Ellen E. Smith widow to Benedict P. Smith, Far Rockaway, L. I. Mt. \$400. Feb. 15. nom  
 Cuthbert av, s s, 51.5 e Ketcham av, 51.6x126x 51x123.8. Frederick P. Forster exr. George H. Forster to Louis Buchanan. Mar. 1. 1,000  
 Grove av, e s, 350 n Cliff st, 15x100. Robert Moore to Lizzie Kalisky. Mt. \$2,000. Feb. 29. 2,800  
 Jackson av, e s, 100 s 156th st, 150x87.6. Henry P. De Graaf to Nicholas Eckert. Feb. 26. 4,500  
 Jerome av, e s, at south line of Eliz. Neils land, runs southeast 662 to old Woodlawn road x north 289 to E. Neils, x 520 to av, x south 195.6. James Neil exr. Elizabeth Neil to Ellen P. O'Toole, Hannah M. Hynes and James Stanley. Feb. 23. 12,000  
 Lafayette av, e s, lot 95 map Mount Hope, 75 x99x99x106.2. Prospect av, w s, lot 117 same map, 127x—x 183.8x145, except any part acquired by Mayor, &c., for park purposes. Henry C. Williamson to Horace Anderson. B. & S. Feb. 27. nom  
 Madison av, e s, 135 s Fitch st, 27x110. Phiony Ayres to Mary A. Waterson. March 1. 2,750  
 Morris av, n w cor 164th st, 25x98, with that part of Morris av bet the old and new west lines thereof which are 30.2 apart. Morris av, w s, 25 n 164th st, 25x98, with all title bet line as above. Adelaide E. wife of Ethelbert Wilson to Thomas A. Briggs. Mar. 1. 8,500  
 Penfold av, e s, lots 118 and 109 map of George Faile's 126 lots, 50x134. Mary E. Monaghan widow to Peter Lecker. March 2. 2,000  
 Perry av, e s, 210 s Scott av, 50x110. Robert N. Quin to John J. Wilson. Mar. 1. 5,050  
 Riverdale av, w s, 250 n lands of Abraham Schermerhorn, 74x100, lots 34 and 35 map Joseph Rosenthal. Lot begins at point 100 w Riverdale av and 418.7 n lands of said Schermerhorn, runs west 149.8 to centre of Babcock av, x south — x east 177.9 x north 230. Lots 78, 91, 92 and 93 same map, begins at point 4.7.2 s w of lands of Thom's Cuthbert, runs southwest 73.4 x west 243.2 to centre Palisade av, x northeast — x northwest 192.1 to e s of Bettner's lane, x northeast — x southeast 384.9 to centre Palisade av, x southeast in the arc of a circle along av as it winds — x southeast 234. Foreclos. Thomas F. Gilroy, Jr., to Adolph Heilbrun. Feb. 27. 4,150  
 Riverdale av, w s, 150 n lands Abraham Schermerhorn, 100x100. Foreclos. Thomas F. Gilroy, Jr., to Jac b Hirsh. Feb. 27. 1,375  
 St James av, n s, 362 e Jerome av, 58x100. John B. Haskin, Jr., trustee Mary A. Haskin to Adele Le and Mary Le Compte issue of said Mary A. Haskin. B. & S. Feb. 26. nom  
 Stebbins av, s e cor Freeman st, 26x110x41.8x 111.1. Foreclos. Charles Wehle to William Ebling. March 1. 1,275  
 Washington av, w s, 135 s 7th st, 42x150. Sophia E. Blauvelt widow to Edward Stelter. Mt. \$2,000. March 1. 8,000  
 Webster av, e s, 172.1 n 171st st, 25x111.1 to Mill Brook, x25.6x105.7. Webster av, e s, 247.1 n 171st st, 25x100.3 to Mill Brook, x26.2x107.10. Nellie D. Trapagen, Brooklyn, to Herbert A. Shipman. Mt. \$1,500. Feb. 23. 3,500  
 Webster av, n e cor 170th st, 50x90. August

Hanselmann to Hugo Maier. Q. C. Feb. 24. nom  
 Same property. Hugo Maier to August Hanselmann and Dina his wife. Q. C. Feb. 25. nom  
 Webster av proposed, w s, 20 n Southern Boulevard, 5x96. Felix Grimley to Bridget Grimley. Feb. 25. nom  
 Webster av proposed, w s, 25 n Southern Boulevard, 25x96. Alice M. Mullen to same. Correction deed. Mt. \$1,050. Feb. 16. nom  
 Willis av, w s, 25 n 147th st, 25x85. Esther Handbode widow to Edward, Albert and Annie Geis. Q. C. Feb. 29. 100  
 3d av, w s, 257.3 n 168th st, 24.9x100. Foreclos. David Thomson to William C. Davidson. Mar. 3. 18,500  
 3d av, w s, 183 n 168th st, 24.9x100. Foreclos. Same to same. Mar. 3. 18,000  
 3d av, w s, 232.6 n 168th st, 24.9x100. Foreclos. Same to same. Mar. 3. 17,500  
 3d av, w s, 27.9 n 168th st, 24.9x100. Foreclos. Same to same. Mar. 3. 17,750  
 3d av, w s, 183 n 168th st, 99x100. William C. Davidson to Nineteenth Ward Bank. B. & S. Mt. \$40,000. Mar. 3. nom  
 Boston or Post road, w s, at cor of land of Mr. Welch, 38x100. John Crosson to Bernard Byrre. Mt. \$1,275. March 1. 3,500  
 Road leading up to the hill, s w s, lot 137 map Inwood. George S. Payson and ano. exrs. Jackson Stall to Harriet Stall. Jan. 11, 1892. 2,900  
 Same property. Ella De Groot and Grace Kroil and Harriet Vials an infant 18 years of age to same. B. & S. and confirmation deed. Jan. 11. nom  
 Same property. Harriet Stall to Louise C. Flitner. Mt. \$2,000. March 3. 2,925  
 West Farms to Kingsbridge road, n e s, 50 n w Phillip Duffey's property, 128 along highway to land of C. Berrian, x east 128.8 to land of C. Berrian, x south 118.5 to land of J. Cornell, x west 127.7 to beginning, h & l. Edwin Bennett to Tammany Society of the Annexed District. March 3. 16,000  
 Lots 6-38, 50-59, 63-70, 73-93 all inclusive map H. A. Mars, 23d Ward. Release mort. William A. Butler trustee for Helen M. Haseltine to Henrietta A. Mars, Brooklyn. Feb. 20, 8,000  
 Plot begins 80 w Willis av and 50 s 142d st, runs west 46 x south 30 x 26 x 30, with frame carpenter shop. Jesse M. Clock to Augustus Gareiss. May 2, 1887. 1,100  
 Part of mortgaged premises lying w of a line drawn bet 141st and 142d st, parallel with and 532.6 e Alexander av as delineated on map sections A and B of North New York. Release mort. Adam Harrnath to Augustus Gareiss. Feb. 29. nom  
 Same property. Release mort. Same to same. Feb. 29. nom  
 All lands in New York and Westchester Counties devised to grantor by John B. Cornell his father. Henry M. Cornell to John M. Cornell. B. & S. Feb. 29. nom  
 All title of grantors in south 1/2 of land conveyed by Gouverneur Morris to Robert H. Elton in 1850, excepting a piece of Forest av, 37.9x100. George F. Irwin, Hoboken, N. J., heir Jared Irwin and Mary A. Irwin widow to Mary Degroot, Frank Hadley and George G. Elton. B. & S. Oct. 1, 1890. nom

LEASEHOLD CONVEYANCES.

Attorney st, w s, 125 n Rivington st, 50x100. Assign. lease. John Schroder, Jr., to Julius Berliner. Mt. \$1,000. 3,750  
 Blecker st, No. 155. Assign. lease. The Henry Elias Brewing Co. to The Budweiser Brewing Co. 3,200  
 Broadway, No. 1275, being 6th av, n w cor 32d st, 17.4x68. Anna M. Miller to Garret D. Rhinehart. 21 years, from May 1, 1893, per year, taxes and 7,000  
 Same property. Agreement that lease and assignment was delivered as an escrow until payment of \$7,500. Garret D. Rhinehart and William J. Roome with Frank McDonald. Feb. 25. nom  
 Broadway, No. 256 w s, lot 319 map Church farm, 25x107.3x25x108. Surrender lease. Thomas Quinn to Rector, &c., Trinity Church. Mt. \$25.0. 44,000  
 Broad st, Nos. 105 and 107. Water st, Nos 24 and 26. Surrender lease. Herman Schutte to Frederick Meissner. nom  
 Columbia st, No. 101, Surrender lease. Meyer Goldstein to Ann P. Hilliard, Jersey City, N. J. March 2. nom  
 Greene st, w s, 65 n Grand st, 85x100. Foreclos. Thomas F. Gilroy, Jr., to Louis F. Dommerich and Ora Howard. 1/2 part. Leasehold. Mar. 1. 40,000  
 Little 12th st, n s, 125 w Washington st, 25x 103.3. Assign. lease. Sarah A. McClees, East Orange, N. J., to John Fleming and Phillip Peters, of Fleming & Peters. 6,200  
 Little 12th st, n s, 150 w Washington st, 25x 103.3. Assign. lease. Same to same. 6,200  
 Liberty st, No. 45. Assign. lease. John W. Wood to William K. Aston. 8,000  
 Suffolk st, w s, 102 s Houston st, 24x100. Hamilton Fish to Hugh Lamb, East Orange, N. J. 21 years, from May 1, 1892, per year, taxes, and 750  
 West st, n e cor Watts st, 125x103.2x125x 106.6, with riparian rights. George L. Ambrose C., Cornelius F., Walter F. Kingsland, Augusta L. Jones, Mary H. Tompkins and George L. and Ambrose C. Kingsland trustees Henry P. Kingsland to The New Jersey Steamboat Co. 21 years, from May 1, 1885, per year, taxes, &c., and 10,000

4th st, s s, 187 11 e 1st av, 25x96.2. Assign. lease. Mina Wadenpohl and Charles L. Schmitt admrs. Carl Schmitt to Leopold and Clara Schneider. 9,200  
 7th st, s s, 150 w Av A, 25x90.10. Assign. lease. John Ritter, Frederick J. Feuerbach individ. and exr. Louise Ritter, Mary Feuerbach and Louise Falk devisees Louise Ritter to Kate wife of John Hanpt. 15,500  
 23d st, No. 469 W. Assign. lease. Artemas S. Cady et al. exrs. Maria M. Flagg to Artemas S. and Mary A. Cady. nom  
 49th st, No. 19, n s, 289 w 5th av, 22x100.5. The trustees of Columbia College to Cyrus F. Lourel. 21 years, from Nov. 1, 1887, per year, taxes and 989  
 Same property. Assign. lease. Cyrus F. Lourel to Samuel D. Babcock. 25,000  
 50th st, No. 3. n s, 164 w 5th av, 31x100.5. Consent to assign. lease. Trustees of Columbia College to Esther H. Cromwell. nom  
 Same property. Assign. lease. Esther H. Cromwell to Leona C. wife of Henry S. Manning. 85,000  
 50th st, Nos. 238 and 240 W., 50x100.5. Sarah C. Curry to Henry Haaker. 15 years, from March 1, 1892, per year, 1,200  
 55th st, n s, 243 n 5th av, 20x100. Assign. lease. John Thompson exr. Joseph Thompson to Margaret McClary. 5,800  
 Av A, w s, 24.1 s 7th st, 22.8x100. Assign. lease. Carrie Bock to Daniel Gundacker. 13,000  
 Av C, w s, 24.3 n 5th st, 22.9x90. Surrender of lease and assignment of buildings. Alexander B. Crane exr. Elizabeth H. Green to Rutherford Stuyvesant. 16,000  
 College av, No. 488. Assign. lease. Thomas J. Hughes to James McGuire. 1,500  
 Same property. Assign. lease. James Hughes to Thomas J. Hughes. nom  
 Franklin av, No. 1237. Samuel W. B. Fulton av, Nos. 1236-1240. } Smith to Jessie Smith. Life lease int. on mortg., taxes, &c., and 1  
 Willis av, n w cor 143d st, 50x60. Assign. lease. Annie Arctander to Frederick Damm. nom  
 5th av } begins 5th av, s w cor 30th st, 98.9x 30th st } 150, projected Holland House. Agreement as to erection of above and lease of same to party of second part for 10 years, at yearly rental of \$143,000, payable in gold, and a percentage of profits, with privilege of renewal for 10 years at an appraisal. Mary J. Van Doren widow to Herbert M. Kinsley and Gustav Baumann. Aug. 11, 1890. nom  
 5th av, s e cor 13d st. Assign. lease. Daniel Leibe to William G. Mangold and John C. Orth. 7,000  
 7th av, No. 399. Assign. lease. Abraham Worms to David Nugent. 4,000

KINGS COUNTY.

FEBRUARY 25, 26, 27, 29, MARCH 1, 2.

Adelphi st, e s, 365 s Myrtle av, 22x78. Willard Amerman exr. Adeline S. Morrell to Dorus R. McRea. Mt. \$2,000. \$4,800  
 Same property. Dorus R. McRea to Helen J. Wetsell. Mt. \$2,000. 5,225  
 Bainbridge st, s s, 164 w Ralph av, 36x91.10 to Brooklyn and Jamaica plank road, x—x—, with all title in road, h & l. Margaret Weir to Sarah Fassnacht. 10,000  
 Bainbridge st, n s, 410 w Lewis av, 40x100, h s & l. Helen A. wife of and John T. Pultz to Evan J. Rustin. nom  
 Barbey st, e s, 350 s Sutter av, 50x100. Julius Faupel to Teodor A. Olsen. 1,050  
 Barbey st, e s, 245 s Van Brunt av, 40x100. Hendrix st, n w cor Stoothoff av, 65x102.3x 65x102. William B. Nichols to Louis Fisher. 200  
 Bergen st, s s, 520 e Franklin av, 30x128.6. Foreclos. Robert Merchant to Laura F. Miller. 3,000  
 Bergen st, n s, 180 e Carlton av, 40x100, h s & l. Elizabeth widow, Margaret A., Emma L. and Caroline S. Lyman to Peter F. Lyman. Q. C. nom  
 Bergen st, s s, 239 e Schenectady av, 17x127.9. Frederick Dhuy, Jr., to Maria K. Kerz. 2,900  
 Bergen st, s s, 350 w New York av, 50x255.7 to St. Marks av. Joseph Haselhurst exr. James Haselhurst to Eugene G. Blackford. 18,000  
 Berkeley pl, s s, 87.2 e 5th av, 18.1x95. Henry B. Lyons to William Lane. Mt. \$5,500. exch  
 Berry st, w s, 57 s South 10th st, 23.4x76.5, h & l. George H. Austin to Augustus Wenzel. Mt. \$4,400. 6,650  
 Blecker st, s e s, 278.4 s w Knickerbocker av, 25x100, h & l. Charles Aichmann to Louisa Vandewal. Mt. \$3,000. exch  
 Blecker st, e s, 183.4 s w Knickerbocker av, 25x100. Same to Augusta A. H. Mahler. Mt. \$3,000. exch  
 Blecker st, e s, 183.4 s w Knickerbocker av, 50x100. Same to Babetha Furrer. Mt. \$6,000. 13,525  
 Bond st, w s, 25 s Degraw st, 20x85. Elmira D. Rapp, of Fairmount, N. J., to Nelson L. Tuck. Mt. \$3,900. exch  
 Bradford st, s e cor Jamaica av, 56 to Arlington av, x75x83 to av, x—, h & l. Emelph R. wife of Edward N. Duryee to Martin V. Wood, Hempstead, L. I. Mt. \$5,600. 8,000  
 Bristol st, e s, 275 n Eastern Parkway, 25x100. Anna M. wife of and William Kaubitzch to Isaac H. Curtis. Mt. \$1,950. nom  
 B ridge st, s w cor Plymouth st, 50x83. Patrick Cassidy, Annie M. Sadlier widow and Louise

Cassidy heirs Ann and Ellen A. Cassidy to William Foster. *Mt.* \$5,400. 30,000  
 Broadway, n e s, 67.4 s e De Kalb av, 22.2x90, h & l. Henry Roth to Rachel Cohen. *Mt.* \$6,000. 12,500  
 Broadway, n e s, 45 n w Lawton st, 22.6x100. James N. Paterson, of Rutherford, N. J., to Joseph Ryan. *Mt.* \$1,600. nom  
 Broadway, n e s, 20 s e Woodbine st, 20x100, h & l. Samuel Tobias to Philip H. Oehl. nom  
 Broadway, n s, 165.8 e Driggs av, 20.4x100, h & l. Daniel Dempsey, Annie wife of John Brennan, Catherine wife of David Brower, Ellen Halloran widow, Mary C. A. and Jeremiah Walsh to Louise M. wife of August Hoerle. 15,583  
 Same property. Catherine J. Walsh by Francis P. McDuff guard. to same. 1,417  
 Broomst, s s, 275 w Humboldt st, 25x100, h & l. Ellen E. Cochrane to Nellie E. Cochrane. *Mt.* \$1,500. 1,000  
 Butler st, s s, 268.9 e Nostrand av, 18.9x100, h & l. Asa C. Brownell to Fannie M. Brownell. *Mt.* \$4,600. nom  
 Cambridge pl, w s, 325 n Gates av, 25x100, h & l. Caroline Storm, Foughkeepsie, to Morris P. Ferris. *Mt.* \$6,500. nom  
 Carroll st, s s, 57.10 w Hoyt st, 19.1x96.6. John Morton to Adolph L. Guerber. 6,000  
 Carroll st, n s, 5.5 e Van Brunt st, runs east 20 x north 70 x west 10 x south 10 x west 10 x south 60, h & l. The Fulton Co operative Building and Loan Assoc. to Agostino G. Castagneto. 4,000  
 Cedar st, n s, 50 w Willow st, 25x97.6, h & l. Martha Embleton to Benjamin F. Spruill. *Mt.* \$1,250. 2,800  
 Cedar st, No. 27, n s, 75 w Willow st, 25x97.6, h & l. Sarah E. Malcom formerly Prosser to Thomas Macpherson. *Mt.* \$1,250. 2,800  
 Central pl, n e s, 127.9 s e Greene av, 18.5x62, h & l. Michael Mulvihill to Frank J. Fisher. *Mt.* \$3,800. 5,500  
 Clarkson st, n s, adj land William Williamson, 6.786-100 acres, Flatbush. William Schenck to John Noeth. 12,000  
 Clarkson st, s s, 1,625 e Main st, 50x200, Flatbush; also, Hancock st, n s, 45 e Sumner av, 18x100. James Mainwaring to Jessie N. Mainwaring. nom  
 Clifton pl, n e cor Grand av, 150x100. George N. Buffington, of Boone Co., Ky., to Irving Fish, of New York. nom  
 Same property. George E. Tarbell, of Chicago, Ill., to same. nom  
 Cook st, No. 173, n s, 263.9 e Bushwick av, 23.1 x100x20.1x100. Wilhelmina Stein to Joseph Weidner. *Mt.* \$1,500. nom  
 Cook st, s s, 153.11 e Humboldt st, i6.8x100. Daniel B. Stearns to George Hock, Jr. *Mt.* \$1,100. 1,800  
 Cook st, s s, 25 e Evergreen av, 125x132.10 to Flushing av, x126.3x162.4. Esther wife of and Max Halheimer to Leopold Michel. All title. 8,340  
 Cook st, n s, 150 e Graham av, 25x100. Barbara Behreis and Margaretha Becht to Ernst Fiedler. *Mt.* \$3,000. nom  
 Cook st, n s, 100 e Graham av, 25x100. Ernst Fiedler to Philip Becht and Henry Behreis. *Mt.* \$3,000. nom  
 Cooper st, n w s, 120.5 n e Broadway, 19.7x100. Mary Dalton to Thomas Phelan. *Mt.* \$4,300. 6,700  
 Court st, w s, 63.4 s Hamilton av, 20x100, h & l. James F. Kelly to Patrick Gallagher, New York. *Mt.* \$7,000. 14,000  
 Covert st, s s, 144 e Central av, 18x100. Geneva C. Stepphagen to George C. Cranford. *Mt.* \$3,300. nom  
 Covert st, s e s, 421 s w Evergreen av, 19x100. Endocia wife of Allen B. Smith, formerly Cunningham, to Gertrude Losee. 5,300  
 Cumberland st, e s, 389.11 s Fulton st, 30x100, h & l. Harriet L. wife of Joseph Sims to John C. Hancock. *Mt.* \$4,000. 6,250  
 Cumberland st, e s, 339.11 s Fulton st, 25x100. Campbell T. Hedge, of Redlands, Cal., Geo. W. Hedge, Jr., of Orange, N. J., Henry W. Hedge, of Passaic, N. J., and Herbert Hedge, of Chicago, Ill., to Caroline T. Hudson. *Mt.* \$4,600. 5,625  
 Dean st, s s, 120 e Nostrand av, 20x114.5, h & l. Leah M. Winter to Bessie H. Winter. *Mt.* \$3,000. 1886. nom  
 Dean st, s s, 225 e Schenectady av, 18.6x107.2. Philip L. Balz, Jr., to Charles F. Beck and Rosana W. his wife, joint tenants. 3,000  
 Dean st, s s, 384 e Hopkinson av, 20x107.2. Ann P. wife of George P. Britton and Ann P. Cornell to Patrick Hurley. 520  
 Dean st, n s, 380 w New York av, 20x100. John A. Bliss to Mary H. Pullen. *Mt.* \$7,500. nom  
 Dean st, s s, 134.6 w Buffalo av, 16.6x100. August Miller to Thomas S. Denike. *Mt.* \$2,150. 2,600  
 Dean st, s w s, 304.2 s e Smith st, 20.10x100. Francis J. Kelly to Patrick O'Hara. *Mt.* \$3,600. 7,250  
 Dean st, s s, 300 e Hopkinson av, 80x107.2. Ann P. wife of George P. Britton and Ann P. Cornell to Patrick Hurley, New York. *Mt.* \$1,600. 2,080  
 Dean st, s s, 400 e Rockaway av, 25x107.2, h & l. Maria Jones to Mrs. Abrota S. Cardwell. *Mt.* \$2,250 800  
 Dean st, s s, 150 e Schenectady av, 25x107.2. Frederick H. Pieper to Margaret L. wife said Fred'k H. Pieper. 1890. nom  
 Dean st, n s, 65 w 6th av, 20x77.6. Release mort. Catherine M. Gomez as admr. of Domingo M. Gomez to Catherine J. wife of and Louis Monjo. 3,000

Decatur st, n s, 310 e Lewis av, 40x100, hs & ls. Edward Todd to Charles S. Crossman. exch. and 2,000  
 Decatur st, n s, 171.2 w Stuyvesant av, 18.8x100. James A. Lawrence to Clara I. wife of Samuel S. Messeter. *Mt.* \$7,000. 11,500  
 Decatur st, n s, 247 w Throop av, 18x100. Frederick R. Wells trustee Wm. B. Wells to Eliza Graf 6,750  
 Degraw st, n s, 244.10 w Nostrand av, 20x127.9. William E. Reynolds to Thomas Nelson and James F. Grant. nom  
 Degraw st, n s, 350 e Underhill av, 25x200 to Douglass st. John B. Breckelmaier to Archibald C. Shenstone. 2,400  
 Diamond st, s s, 161.4 e Flatbush av, 40.8x158.6 x40.8x158.11, Flatbush. Aaron S. Robbins to Elizabeth F. Welch. 2,433  
 Diamond st, w s, 300 n Nassau av, 25x100, h & l. Caroline J. wife of Alexander Thompson to Hector McNeile 2,200  
 Diamond st, w s, 275 n Nassau av, 25x100, h & l. Same to same. 5,800  
 Duffield st, w s, 295 s Willoughby st, 21.8x100.3. Lindley Z. Murray to Henry Offerman. 13,000  
 Dwight st, e s, 25 n Dikeman st, 25x75. John Baumann to Peter M. O'Neil. 750  
 Ellery st, s s, 100 w Tompkins av, 30x100. Rosanna Woodworth to Sibylla Estreich. *Mt.* \$1,600. 3,100  
 Ellery st, No. 159, 25x100, and all real property left by Edward Sternweis. Lorenz Frank exr. to Herman Schinauer. nom  
 Elm pl, e s, 142.11 n Livingston st, 21.5x125 to Fulton pl. Frederick Loeser to Fred'k and Gustav Loeser and John and Howard Gibb nom  
 Elm pl, e s, 164.4 n Livingston st, 21.5x125 to Fulton pl. Same to same. nom  
 Elm st, s s, 165.9 w Central av, runs south 89.5 x west 73.8 x west 1.8 x north 92.1 to st, x east 75. James C. Brower to Edward E. Kelly. 4,500  
 Essex st, e s, 260 n Ridgewood av, 20x100. W. Ryerson Kissam to Edward M. Goodman. *Mt.* \$1,500. 2,900  
 Franklin st, w s, 51.9 s Calyer st, 25.10x65.3x25 x72. Max Luther to Nicholas A. Smith. Error. *Mt.* \$2,750. 5,250  
 Fulton st, s s, 114.8 e Grand av, runs south 80 x east 20 x south 22 x east 20 x north 102 to st, x west 40. Mary B. D. wife of and Fordyce F. Caldwell to Luzon J. Adams. *Mt.* \$16,000. nom  
 Fulton st, s s, 226.1 e Ralph av, 23.10x100. Christian Bauer to John A. Heins and Johanna his wife, joint tenants. *Mt.* \$7,000. 9,750  
 Fulton st, n s, 173.4 w Stuyvesant av, 24.6x78.10x24.6x81.8. Mary A. wife of Andrew P. Wernberg and Peter F. Lyman to Elizabeth Lyman. Q. C. nom  
 Fulton st, s w cor Navy st, runs northwest 15.11 x southwest 102.3 x southeast 13.6 x northeast 101 to Navy st, x north 10.1. Philip Antz to Mills W. Barse, of Olean, N. Y. *Mt.* \$4,000. 30,000  
 Fulton st, No. 122.1, n s, 160 e Bedford av, 20.2x100. Charles G. Street to Alonzo E. De Baun. nom  
 Fulton st, s s, 40.6 w Adelphi st, runs south 63.3 x south 21.5 x west 30.9 x north 5.3 x west 0.4 x north 56.8 x west 13.3 x north 56.9 to Fulton st, x east 59.7. Henry Burn, Thomas W. Strong, Jr., and Aline A. wife of Edwin C. Moffatt to Eugene D. Berri. *Mt.* \$40,200. nom  
 Same property. Eugene D. Berri to Freeborn G. Smith. *Mt.* \$40,200. 56,000  
 Fulton st, n e s, 50.8 e Franklin av, runs southeast 20 x northeast 119 x northwest 9 x northeast 20 x southwest 132. William J. Northridge to George Boemermann. *Mt.* \$8,000. 16,750  
 Fulton st, s s, 50 e Ralph av, 25x100, h & l. Robert J. McManamy to Francis J. McManamy. 1/2 part. Sub. to liens. nom  
 Fulton st, s s, 75 e Ralph av, 25x100. Alice McManamy widow to Robert J. and Francis J. McManamy. nom  
 Fulton st, Nos. 2466 and 2468, s s, 120 e Rockaway av, 40x100. Julius C. F. Lang to Edward J. Muller. *Mt.* \$17,000. nom  
 Same property. Edward J. Muller to Mathilda E. Lang. *Mt.* \$17,000. nom  
 Fulton st, n s, 108.4 w Clermont av, 20x54.9x24.10x69.6. Charles Powell to William Preston. *Mt.* \$9,000. 12,125  
 Fulton st, n s, 147.10 w Reid av, runs west 17.10 x north 79 to Marion st, x east 18.3 x south 83, hs & ls. Elizabeth widow, Margaret A., Emma L. and Charles S. Lyman to Mary A. Wernberg, formerly Lyman. Q. C. nom  
 Fulton st, n s, 147.10 w Reid av, runs north 83 to Marion st, x east 54.11 x south 95 to st, x west 53.7.  
 Fulton av, s s, 50.2 e Clinton av, runs southwest 50 x south 42.11 x east 21.6 x north 38.5 x northeast 50 to av, x northwest 22.  
 Flushing av, s e cor Clinton av, runs east 50.3 x south 50 x south 42.11 x west 39 x north 102.2.  
 Clinton av, e s, 102.2 s Flushing av, runs east 103.8 x south 25 x west 3.8 x south 75 x west 100 x north 100.  
 Fulton st, n e s, 62.3 n Downing st, 20x60.8x20.2x63.7.  
 Fulton st, n w cor Waverly av, 116x96x75x131.  
 Myrtle av, n s, 60.2 e Stockholm st, runs north 25.2 x northwest 25.2 to Stockholm st, x east 25.3 x southeast 35.7 x south 35.7 to av, x west 25.  
 Fulton st, n s, 95.1 e Patchen av, 50x77 to Sumpter st, x50x71.5.

Fulton st, n s, 57 w Reid av, 19x52.6x12.6x55. Howard av, s w cor Douglass st, 203.3 to patent line, x74.8x— to st, x92.2.  
 Howard av, n w cor Butler st, runs west 100 x south 127.9 x west 15.11 x south to Douglass st, x east 101 to av, x north —.  
 Fulton st, n s, 94.9 w Reid av, runs east 19 x north 56.6 x west 13 x south 56.6.  
 Fulton st, n s, 110 e Sumner av, 65x77.5x65.3 x71.2.  
 Fulton st, n s, 171.8 e Lewis av, runs east 175 x north 53.10 x north 53.10 to Chauncey st, x west 175 x south 34.5 x south 34.5.  
 Mary A. wife of Andrew P. Wernberg formerly Lyman and Peter F. Lyman to Elizabeth widow, Margaret A., Emma L. and Charles S. Lyman. Q. C. nom  
 Fulton st, s s, 220 w Troy av, 20x100. Tillie H. Parkinson individ. and guard. of Jennie F., Clara M. and William F. Parkinson and Louis Seinsto to Thomas F. McKay. 1,800  
 Fulton st, near Gallatin pl. All title in a certain party wall agreement. Charles Jones, assignee in bankruptcy of Andrew S. Wheeler, to Alfred E. Mudge. 25  
 Same property. Release, &c. George S. Wheeler exr. Andrew S. Wheeler to W. C. Vosburgh Mfg. Co.  
 Same property. Release, &c. Alfred E. Mudge to same.  
 Fulton st, n e s, 82.3 n w Franklin av, runs northwest 20.4 x northeast 70.9 x north 19.11 x east 17.6 x south 30.7 x southwest 68.1. John Robinson to Diedrich Wehmann. 13,000  
 Fulton st, s w cor Saratoga av, 100x80. Release mort. Germania Savings Bank, Kings Co., to Noah Tebbetts. 10,000  
 Fleet pl, e s, 62.10 n Johnson st, 13x42.7x13x43.6 h & l. John King to Mary Trainor. Q. C. nom  
 Garfield pl, n s, 39 w Fisk pl, 19x92. Patrick O'Hara to Francis J. Kelly. *Mt.* \$7,500, 12,000  
 Garfield pl, s s, 250.4 e 7th av, 19.6x100. William B. Martin and Patrick J. Lee to David A. Scribner. *Mt.* \$9,500. 15,000  
 Glen st, n s, 162.4 e Crescent st, runs east 104.2 x north 130 x west 20.10 x south 5 x west 88.4 x south 125.  
 Weiden st, s s, 125 w Railroad av, 25x100. Railroad av, w s, 50 n Hill st, 75x100.  
 Railroad av, w s, 200 s Liberty av, 50x100. Michael Schubert to Thomas H. Barbier and Lizzie Dunning. 4,300  
 Grand st, n s, 265.1 e Humboldt st, 24.6x79.5x25.3x73.5. Walter Cooke to George W. Cooke. *Mt.* \$4,000. 10,000  
 Grand st, s s, 50 e 6th st, 25x72. John T. Runcie to Harris Goody, of New York. 7,000  
 Gwinnett st, n w s, 214 s w Broadway, 22x100. Hyman Margolis and Moses Goldberg to Bennett Fertig. *Mt.* \$5,950. 6,950  
 Halsey st, n w s, 120 n e Evergreen av, 20x100. James A. Caulfield to Daniel B. Ormsbee and Elveretta C. his wife, joint tenants. *Mt.* \$2,500. nom  
 Halsey st, n s, 170 e Throop av, 20x100. Frederick P. Bellamy to William J. Quinlan, Jr. Given to correct erroneous conveyance, nom  
 Halsey st, s s, 366.4 e Reid av, 17x100. Frank C. Swimm to Charles Martin. *Mt.* \$3,750. 6,100  
 Halsey st, s s, 349.9 e Reid av, 17x100. Same to Rosa Schnitzer, of New York. *Mt.* \$3,750. 6,350  
 Halsey st, s s, 260 w Lewis av, 20x100, h & l. Elizabeth wife of Charles F. Oxley to John H. Seabury, Hempstead, L. I. *Mt.* \$3,000. 5,500  
 Halsey st, n w s, 220 n e Evergreen av, 20x100. James A. Caulfield to Patrick Sheerin. *Mt.* \$2,300. nom  
 Halsey st, n s, 170 e Throop av, 20x100. William J. Quinlan, Jr., to Emma L. Darling. *Mt.* \$4,000. 6,000  
 Halsey st, s s, 362 w Throop av, 18x100. David Weild to Abram Lyon. *Mt.* \$4,500. 8,250  
 Hancock st, No. 518, s s, 187.4 e Lewis av, 18.8x100. James R. Vaus to Martha Lawson. *Mt.* \$5,500. 8,000  
 Hancock st, s e cor Lewis av, 24x100, h & l. Foreclos. John Courtney to Charles M. Marsh. 10,000  
 Hancock st, s e cor Lewis av, 24x100, h & l. Charles M. Marsh to James Fowler. 10,300  
 Hancock st, w s, 566.10 s Jamaica av, 50x81.6x50 x—. Charles M. Thompson to Louisa Sutter. *Mt.* \$1,750 and int. and tax 1891. 2,70  
 Hancock st, s s, 387.2 w Reid av, 18.10x99x18.10 x98.11, h & l. Minnie F. Lambert to Frances M. Hedden. Q. C. nom  
 Same property. Mary Lambert individ. and extr. Patrick Lambert and James H. Mason to same. 8,400  
 Hancock st, s s, 406 w Reid av, 18.10x99x18.10x99, h & l. Mary Lambert individ. and extr. Patrick Lambert and James H. Mason to Cyrus and Fanny R. M. Hitchcock. nom  
 Same property. Minnie F. Lambert to same. nom  
 Hancock st, s s, 175 w Stuyvesant av, 50x100. John F. Ryan to William L. Jenkins. *Mt.* \$16,000. 26,000  
 Hanover pl, east cor Livingston st, 21x60. Arthur W. Perego to Ira Perego. *Mt.* \$5,000. 10,000  
 Harman st, n w s, 100 n e Central av, 25x100, h & l. Andrew and Christian Hahn to Minnie wife of and Andrew Jers. *Mt.* \$3,000. nom  
 Hanson pl, s s, 239 w Fort Greene pl, 20x85. Louisa Ciseo widow to Louisa Katho. *Mt.* \$5,500. 8,250  
 Henry st, No. 123, e s, 150 s Clark st, 25x100. Susan Raymond devisee Mary A. Raymond to Sarah D. Raymond. nom

Same property. Rossiter W. Raymond exr. Mary A. Raymond to same. nom  
 Hemlock st, w s, 566 10 s Jamaica av, 25x82.1x 25x81.9. Frank C. Lang to Charles M. Thompson. 450  
 Herkimer st, n s, 245 e New York av, 20x100. Harriet E. Griffith to George H. Cook. 3,500  
 Herkimer st, s s, 54.6 e Kingston av, 17.6x100. Joseph Laverty to Mary E. Willis. Mt. \$3,500. 5,000  
 Herkimer st, s s, 175 e Utica av, runs south 185.6 x east 50 x north 85.6 x west 33.4 x north 100 to Herkimer st, x west 16.8. Frank C. Swimm to Catharine A. wife of Ralph C. Stults. Mt. \$3,450. 4,500  
 Hewes st, n s, 305 w Harrison av, 20x100. Alfred J. Galer to Isabella wife of James G. Roe, of New York. Mt. \$6,000. 7,100  
 High st, s s, 175.3 e Jay st, runs south 40.5 x west 0.8 x south 32.3 x east 25.8 x north 72.5 to High st, x west 24.9. Partition. John F. Clarke to Christopher Meehan. 4,600  
 Hendrix st, e s, 300 s Fulton av, 50x200 to Schenck av, h & l. George J. Jardin to Christina Jurdin. 8,000  
 Himrod st, s e s, 100 n e Knickerbocker av, 25x100. Ernest Augustin to Mary Schmid, of New York. Mt. \$3,000. 4,500  
 Hoyt st, e s, 19 s Carroll st, 20x90. Henry W. Mohrbeck to Patrick Savage. Mt. \$6,000. 9,000  
 Hull st, n s, 105 e Rockaway av, 15x100. Thomas Stone to John J. Storey. 3,800  
 Hull st, n w s, 335.10 n e Bushwick av, 58.9x100. Hannah Goodwin to John W. Van Ostrand, Jr. 1/2 part. 1,200  
 Same property. Sarah A. Bennett extrx. George C. Bennett to same. 1/2 part. 1,200  
 Humboldt st, e s, 166.3 n Van Cott av, 122.6x100. 100.  
 Humboldt st, e s, 100 s Nassau av, 40x100. Interior lot, on centre line bet Humboldt st and Russell st and 166.3 n Van Cott av, runs south 68.9 x west 20 x northwest 76.9 x east 48.6. James D. Lynch to Charles Engert. 23,500  
 India st, s s, 150 e Manhattan av, 25x100. James McGuckin to James F. McCarthy. Mt. \$1,400. 2,600  
 Jefferson st, s s, 150 e Knickerbocker av, 25x100, h & l. Conrad Reuter to Andrew Mahr. Mt. \$3,000. 7,300  
 Kosciusko st, n s, 250 e Marcy av, 150x100. Release mort. The Dime Savings Bank to Sarah L. Frost et al. exrs. Theodore Frost. nom  
 Kosciusko st, n s, 250 e Marcy av, 80x100. Sarah L. Frost et al. exrs. Theodore Frost to Michael J. McLaughlin. 6,000  
 Kosciusko st, s s, 150.1 e Broadway, 23.9x90.10x 23.9x91.9. Henry Wigand and Sophie Siegelack formerly Wigand to Leo Rosenberg. 6,000  
 Leonard st, e s, 330 s Nassau av, 16.8x100. Mary A. wife of George Shear to Alfred D. Carries. 4,000  
 Linwood st, s e cor Blake av, 13.3x94x99. Catharine wife of and Philip McCabe, of Long Island City, to William Lucas. 150  
 Linden st, e s, 175.11 n Evergreen av, 40x100. Charles Malawista to Esther Wilner and Wolf Friedman. Mt. \$3,000. 7,000  
 Same property. Morris Piatigorsky to Charles Malawista. Correction deed. Mt. \$3,000. 8,000  
 Lorimer st, w s, 75 s Beerum st, 25x100. Mary J. Rice to William and Jacob Schindele. Mt. \$2,000. 7,200  
 Lynch st, No. 156, s s, 185 e Marcy av, 25x100, h & l. Frederick Moll to Max Klein. Mt. \$3,500. 6,600  
 Macon st, n s, 141 w Stuyvesant av, 19x100. Angenette E. wife of and Gideon W. Young to Aaron T. Hutchinson. 4,675  
 Madison st, s e s, 330 n e Central av, 20x100. Elizabeth E. wife of and Henry Wade, of Jamaica, to Daniel McCarthy. Mt. \$1,000. 1,650  
 Madison st, s s, 330 e Patchen av, 60x100. Phebe E. Leverich extrx. Augustus A. Leverich to John P. McQuaid. 3,600  
 Madison st, n w cor Nosstrand av, 16.8x86. Harriet A. wife of J. Edwin Joslyn to William Richter. 6,800  
 Madison st, s s, 295 w Lewis av, 20x100. Robert J. Johnston to Jennie E. wife of Henry B. Peacock. Mt. \$3,500. nom  
 Madison st, s s, 105 w Tompkins av, 20x100, h & l. Metropolitan Life Ins. Co. to Anthony H. Creagh. nom  
 Madison st, s s, 185 w Tompkins av, 40x100, h & l. Same to Fidelia M. Creagh. nom  
 Madison st, s s, 85 w Tompkins av, 20x100. Madison st, s s, 165 w Tompkins av, 20x100. Same to Henrietta W. wife of Frederick H. Ecker. nom  
 Madison st, s s, 85 w Tompkins av, 20x100. Henrietta wife of Frederick H. Ecker to Anthony H. Creagh. Mt. \$4,000. nom  
 Maujer st, s s, 325 e Waterbury st, 25x95. Ida Frauuff to Mina Schweitzer. Mt. \$1,200. 3,500  
 McDougal st, n s, 250 e Hopkinson av, 25x100. Christina wife of and Christopher A. Muller to Howard C. Conrady and John E. Tweed. 1,000  
 McDougal st, n s, 375 e Hopkinson av, 25x100, h & l. John O. Whitenack to John Walsh, of New York. Mt. \$4,000. 6,200  
 McDonough st, s s, 248 e Throop av, 18.6x100. John Fraser to Johanna Ostheim. Mt. \$6,000. nom  
 McDonough st, n s, 40.9 n Hopkinson av, 19.9x80. William McClenahan to Thomas and Allie May Gamble. Mt. \$4,000. 6,650  
 McDonough st, No. 199, n s, 100 w Sumner av, 20x100, h & l. Walter S. Johnston exrvr

Marine Nat. Bank, New York, to Adam Partridge, New York. Mt. \$4,000. 6,500  
 McDonough st, No. 282, s s, 135 w Lewis av, 20x100, h & l. Same to John H. Wright exr. Luke Wright. Mt. \$3,000. 6,000  
 McDonough st, No. 280, s s, 155 w Lewis av, 20x100, h & l. Same to Hortense D. Fish. Mt. \$3,000. 6,500  
 McKibbin st, s s, 150 e Graham av, 25x100. Henry Newman to Keyl Ledermann, of New York. Mt. \$7,000. nom  
 Melrose st, s e s, 250 s w Knickerbocker av, 25x100. John F. and Frederick Horn to Fannie Heller. 5,350  
 Melrose st, n w s, 350 n e Broadway, 25x95. John H. Scheidt exr. Elizabeth Fruh to Friedrich Schmitt. Mt. \$4,500. 7,500  
 Meserole st, s s, 100 w Ewen st, 25x100. Joseph Vollkommer to Conrad Valentine. Mt. \$4,000. 9,000  
 Milford st, w s, 390 s Blake av, 16.8 to Old New Lots road, x105.1x49x100. Effingham H. Nichols to Louis Fisher, New York. 300  
 Monroe st, n s, 110 e Stuyvesant av, 40x100. Henry Grasman to Francis E. Ruland. Mt. \$7,000. exch  
 Monroe st, n s, 165 e Marcy av, 40x100. Release mort. John H. Atwater and Henry C. Needham to George B. Stoutenburg. 900  
 Same property. Release mort. Same as exrs. Henry M. Needham to same. 11,200  
 Monroe st, n s, 40 w Throop av, 20x68, h & l. Emma Boreham widow to Harriet A. Joslyn. Mt. \$2,500. 6,000  
 Monroe st, s s, 180 e Nostrand av, 20x100. Isadore E. wife of and John H. Van Deverg to Franklin Simon, of New York. Mt. \$4,000. 6,000  
 Moore st, s s, 125 e Humboldt st, 25x100. Louis Kaplan to Morris Bergman and Betsy wife of Barnett Sonschein. Mt. —. 5,825  
 Moore st, n e cor Leonard st, 25x75. David Bloom, Isaac Ginsburg and Israel Feldman to Samuel Gallin. Mt. \$3,000. 7,575  
 Navy st, w s, 75 s Prospect st, 25x75. Chauncey and Philip W. Tutbill, George F. Wisweil, Jr., and Emily S. wife of Albert C. Peale to John R. Eyres. nom  
 Nelson st, s s, 189.4 e Hicks st, 22.6x100. Owen O'Loughlin to Dennis Wheeler. 1,000  
 Oakland st, w s, 325 s Meserole av, 25x100, h & l. Ephraim A. Walker to Frederick D. Sasse. 5,500  
 Oakland st, w s, 300 s Meserole av, 25x100. Ephraim A. Walker to Frederick D. Sasse, of New York. 2,400  
 Pacific st, s s, 25 e Grand av, 18.9x55. Bessie wife of Luke Dennin to Winfield Duherly. 1,900  
 Pacific st, s s, 85 w Buffalo av, 15x103.4. George F. Stuetz to Frank C. Swimm. 600  
 Pacific st, s s, 240 e Albany av, 20x107.2. Foreclos. Gerard M. Stevens to William J. Barker. 3,500  
 Same property. William J. Barker to William Grosskopf. 4,500  
 Pacific st, s s, 183.4 e Rockaway av, 16.8x107.2, h & l. William A. Hancock to Barton Thomas. Mt. \$2,125. 3,000  
 Pacific st, s s, 200 e Rockaway av, 9x107.2. Robert S. Neely to same. 350  
 Palmetto st, n w s, 275 n e Hamburg av, 25x100. Henry Berau, Jr., to Theodore Speth. Mt. \$4,500. exch  
 Park pl, s s, 213.11 w Washington av, 200x131. Butler st, s s, 450 e Underhill av, 100x123.6. Melvin Brown to Rachel A. Van Kirk. Mt. \$6,314. 19,000  
 Same property. Rachel A. Van Kirk to Archibald C. Shearstone. Mt. \$15,500. nom  
 Pearl st, e s, 43.4 s Prospect st, 21.8x67.7. Mary O'Malley to Margaret wife of William O'Malley. Mt. \$1,600. 2,500  
 Penn st, No. 163, n w s, 104.2 n e Lee av, 20x100, h & l. Frederick Sigrist to Frederick and August Schaud, Emma Krug and Anna G. Ayres. B. & S. nom  
 Plymouth st, Nos. 330-334, s w cor Little st, runs west 70.5 x south 70 x east 43 to Little st, x north 75.3; also, Little st, e s, 168 s United States st, 52x110x50x120 s. James Farrell to Betsy Krulewitch, of New York. nom  
 Powers st, n s, 175 e Ewen st, 25x100. John H., William W., Hiram W. and George E. Slocum heirs John W. Slocum to Jane M. Slocum widow. 3,000  
 Powers st, n s, 125 w Graham av, 25x100, h & l. Henry and John Zippelius to Wilhelmina Zippelius. 1,400  
 Prescott pl, w s, 80 n Atlantic av, 18.7x75, h & l. Christopher P. Skeleton to Goran A. Peterson. 2,600  
 President st, n s, 240 w Court st, 20x100, h & l. Adelaide wife of John H. Wright to Owen McGreevy. 8,500  
 Prospect pl, n s, 67 w Grand av, runs west 35.3 x northwest 56 x east 51.1 x south 53, h & l. John Burke to Mary Rowley. nom  
 Quincy st, n s, 125.6 w Ralph av, 19.6x100. George F. Alexander, of New York, to William H. Owen. nom  
 Quincy st, s s, 400 w Throop av, 18.9x100, h & l. David F. Manning to Mary E. Phelps. Mt. \$4,500. 7,100  
 Quincy st, n s, 225 w Ralph av, 40x100. Elizabeth I. Deming, of Queens, N. Y., to George F. Alexander, of New York. Mt. \$13,000. nom  
 Same property. George F. Alexander to Louisa L. Gibbins. Mt. \$13,000. nom  
 Quincy st, s s, 213.4 e Lewis av, 17.4x100. Henry Roth to David Evans and Clara his wife, joint tenants. Mt. \$3,800. nom

Quincy st, ss, 24 w Throop av, 19x80. William M. Gibson to Anna W. McCord. Mt. \$4,500. 8,000  
 Quincy st, s s, 80.10 w Tompkins av, 19.2x100. Mary B. Smith, of New York, to Charles H. Tyson. Mt. \$6,500. nom  
 Scholes st, n e cor Waterbury st, 50x100. Charles Rissler to Philip Schwickart. 3,500  
 Scholes st, No. 177, n s, 225 e Graham av, 25x100. Robert Merchant ref. to Sebastian Hoh and Anton Seifrin. Mt. \$2,200. 5,475  
 Scholes st, No. 179, n s, 250 e Graham av, 25x100. Partition. Robert Merchant to Henry Roth. 6,650  
 Seigel st, s s, 175 w Morrell st, 25x100. David Hanrahan to Annie Grant. nom  
 Seigel st, No. 57, n s, 146.6 w Ewen st, 24x100, h & l. Henry Meyer to Harris Kemper. Mt. \$7,500. 16,000  
 Seigel st, No. 55, n s, 170.6 w Ewen st, 24x100, h & l. Same to Sam. Eckert. Mt. \$7,500. 15,500  
 Seigel st, s s, 25 w Leonard st, 25x75. Smith Ely, of New York, to Hannah Fischgrund. 5,000  
 Smith st, w s, 50 s Warren st, 25x75. Walter Dickinson, of New York, to Louis Jacobs. 6,000  
 South Elliott pl, e s, 161.2 s De Kalb av, 17x100. George H. Brockway to Catharine E. Hopper. Mt. \$6,000. 9,000  
 Spencer st, w s, 350 s Tillary st, 25x100. Release mort. East Brooklyn Savings Bank to Ann widow, Michael, William, Mary and Susan Murphy and Annie Hannigan heirs M. Murphy. 1,250  
 Spencer st, w s, 357.9 n Myrtle av, 25x100, h & l. Ann widow, William J., Mary and Susan Murphy and Anna Hannigan formerly Murphy heirs Michael Murphy to Henry Green. Mt. \$1,250. 2,350  
 Spencer st, e s, 147.9 n Park av, 25x100, h & l. Barbara wife of Ferdinand Jung to Francis E. Clark. Mt. \$2,000. 2,500  
 Starr st, s e s, 363.5 s w Wyckoff av, 50x100. Jacob J. Velten to George Woher. Mt. \$500. 1,500  
 State st, n s, 44.10 w Nevins st, 105.1x100. Mt., &c., \$47,030.  
 Lafayette av, n s, 325 e Reid av, 125x100. Mt., &c., \$53,915.  
 Patchen av, s e cor Van Buren st, runs south 180 x east 99.9 x north 80 x east 180.3 x north 100 to st, x west 280. Mt., &c., \$92,707.  
 Foreclos. John Courtney to Huntington Page. 2,500  
 Stanhope st, s s, 110 w St. Nicholas av, 40x100. Frank Bailey to Nicholas Lynch. 7,500  
 Stanhope st, s e s, 100 n e Knickerbocker av, 125x100. Julia M. Higgins to Henning M. Bohlen. 6,250  
 Stanhope st, n s, 200 w Knickerbocker av, 25x100. Wilhelmina Schwenck to August Horlle. Mt. \$3,250. 6,150  
 Steuben st, e s, 152.8 s De Kalb av, 22.4x100. Henry Baruch, of New York, to Charles E. Miller, of New Brighton, N. Y. Mt. \$10,000. nom  
 Stockholm st, n w s, 100 s w Irving av, 125x100. Jacob Blank to Henry Ruthmann. nom  
 Sullivan st, n s, 100 e Conover st, 25x100, hs & ls.  
 Sullivan st, n s, 150 e Conover st, 125x100, hs & ls.  
 William M. Everts to William P. Beach, Bayonne, N. J. nom  
 Same property. William P. Beach to Lizzie A. Shaw. Mt. \$25,000. nom  
 Summit st, s w s, 35.6 s e Hicks st, 18x75. Harry Hyde, Hempstead, N. Y., to Patrick Broderick. 5,500  
 Ten Eyck st, n s, 175 w Ewen st, 25x100. Sarah wife of Isaac Picard, New York, to Michael and Annie Mollinger. Mt. \$5,500. 9,800  
 Troutman st, n s, 243.2 w Evergreen av, 25x100, h & l. John Zink to John Arnold. 4,800  
 Union st, n s, 200 w 8th av, 18.9x90. Frank F. Wood to Elizabeth Pardee, New York. Mt. \$12,000. 15,000  
 Union st, n s, 312.6 w 8th av, 18.9x90. Same to same. 15,000  
 Union st, n s, 331.3 w 8th av, 18.9x90. Same to same. 15,000  
 Van Voorhis st, s s, 100 e Evergreen av, 100x100. Noah Tebbetts to William M. Brown. 6,500  
 Wallabout st, s s, 221.10 e Lee av, 25x100. Jacob Bossert to Elizabeth Schmitt widow. Mt. \$3,000. 7,000  
 Warren st, s s, 150 e Hoyt st, 25x100. Michael J. and Charles F. Kelly to Albert R. Reeve. Mt. \$3,000. 4,600  
 Warren st, n s, 220 w 3d av, 20x100; also, Park pl, n s, 100 e Buffalo av, runs north 255.7 to Prospect pl, x east 50 x south 127.9 x east 50 x south 127.9 to Park pl, x west 100; also, 92d st, n e s, 425 n w 2d av, runs northwest 25 x north 86.10, thence to land of Inebriates' Home, x northeast 26.8, New Utrecht. Francis E. Ruland to Henry Grasman. exch  
 Warwick st, e s, 200 n Eastern Parkway, 25x90. Foreclos. Albert G. McDonald to The Nassau Co-operative Building and Loan Assoc. 2,800  
 Webster pl, s e s, 127 s w 15th st, 15.6x100. Benjamin Banks to Albert Banks. nom  
 William st, n e s, 106.8 s e Van Brunt st, 16.8x100. Christian Lange to Thomas Flannery. 2,700  
 Wilson st, n w s, 230 s w Bedford av, 20x100. Sarah M. Brown, Olivia de C. Mundy, Mary L. Fergusson, Clementine Parks, Mary J., Ella, Charles and John M. Cory heirs of Jane Michaels to James Tregarten. 8,800  
 Woodbine st, n s, 150 e Central av, 25x100, h & l. John Bosch to Otto Beris. Mt. \$3,500. nom





Fountain av. w s, 100 n Liberty av, 550x100.  
Abram H. Dailey to Elizabeth M. Ruston. 11,000  
Gates av, n w s, 200 s w St. Nicholas av, 25x100.  
Gates av, n w s, 175 s w St. Nicholas av, 25x100.  
Thomas P. Higgins and Josephine Manee to Ignatz Martin. 1,400  
Gates av, No. 1176, s s, 135.1 w Evergreen av, 20x100. Henry Roth to Ferdinand Heimayer. Mt. \$3,501. 6,000  
Gates av, s s, 340 e Patchen av, 85x100.  
Monroe st, n s, 150 e Patchen av, 16.8x100.  
Monroe st, n s, 183 4 e Patchen av, 16.8x100.  
Monroe st, n s, 330 e Patchen av, 18.9x100.  
Monroe st, n s, 406.3 e Patchen av, 18.9x100.  
Monroe st, n s, 475 e Patchen av, 19x100.  
St. Marks av, s w cor Clason av, 100x90.  
6th st, s s, 75 e Market st, runs east 75 x south 90 to Atlantic av, x west 78 x north 103.  
Park pl, s s, 100 w Franklin av, 100x131.  
Andrew Peck to Henrietta M. H. Peck. gift  
Gates av, w s, 75 s w Irving av, 25x75. Andrew W. Allein to Isaac Bernheim. Mt. \$3,500. 5,250  
Gates av, s s, 120 w Patchen av, 20x100, h & l. Thomas F. Coyle, of New York, to Thomas F. Mullen. Mt. \$3,100. nom  
Graham av, w s, 75 n Varet st, 25x100. Margaretha Berry formerly Stoffel and George Stoffel to Gerson Krakower. 1/4 part. 2,750  
Same property. George Stoffel and Margaretha Berry exrs. Annie Lehmann to same. 1/4 part. 1,375  
Same property. Alexander Underhill to same. 1/4 part. 1,325  
Graham av, w s, 50 n Moore st, 25x100. Frederick Plant or Plaut to Joseph Zirinsky. 7,300  
Graham av, No. 517, n w s, 75 n e Newton st, 25x93.5x25.4x97.6. Rachel A. wife of and Benjamin M. Iliffe, of Glendale, N. Y., to Adolph Hannel. Mt. \$6,000. Error. 6,600  
Greene av, n w s, 200 n e Central av, 100x100.  
Darwin R. James to Henry Ruthmann. 5,600  
Greene av, n w s, 150 n e Central av, 150x100. release mort. Theodore F. Jackson et al. trustees Loftis Wood to Darwin R. James. 4,500  
Greene av, n w s, 100 n e Hamburg av, 50x100. release mort. Theodore F. Jackson et al. trustees Loftis Wood dec'd to Abby E. Laytin. 2,000  
Greene av, n w s, 50 s w Irving av, 25x82.4x25 x83.7, h & l. Joseph Weidner to Wilhelmina Stein. Mt. \$3,000. nom  
Greene av, south cor Evergreen av, 16.8x50, h & l. Joseph Kellow to Henry L. A. C. Kahler. Mt. \$3,500. 1,500  
Greene av, n w s, 100 n e Central av, 50x100. release mort. Theodore F. Jackson et al. trustees Loftis Wood dec'd to Darwin R. James. 1,500  
Same property. Darwin R. James to Jacob and Karolina Rohrig. Bad error. 2,800  
Greene av, n s, 50 e Stuyvesant av, 50x100. Mary B. Harrison widow to Catharine McCaffrey. Mt. \$1,000. 1875. Re-recorded. 2,700  
Same property. Catharine McCaffrey to Augusta Bauer. nom  
Greene av, s e s, 200 n e Knickerbocker av, 20x100. A. Stewart Walsh to Margaretha Lewis. Mt. \$2,300. exch  
Hamilton av, s w cor Nelson st, runs south along av 25.2 x west 55.3 to Henry st, x north 57 to Nelson st, x east 20.10. Kate wife of and Bernhard Scanlon to John Caulfield. Mt. \$2,000. 3,700  
Harrison av, e s, 25 n Wallabout st, 25x100, h & l. Johanna wife of Isaac Horowitz to Ignatz Jacob, Adolph Weiss and Rudolph Katz, of New York. Mt. \$7,200. 12,000  
Hopkinson av, e s, 125.6 s East New York av, 20x100. Emil Reinking to Gustav A. Schmidt and William Esperstedt. Mt. \$160, 400  
Hopkinson av, e s, 105.6 s East New York av, 20x100. Same to Henry Keiling. Mt. \$160, 400  
Irving av, easterly cor Harman st, 100x100. Augusta A. H. Mahler and Louisa Vandewal to Charles Aichmann. exch  
Jamaica av, s s, 92 w Schenck av, runs south 92.9 x west 8 x south 50 x west 75 x north 110 to Jamaica av, x northeast 89. Thomas Everit to Harriet E. Roberts, of Newtown, N. Y. Mt. \$1,800. exch  
Jefferson av, No. 166, s s, 200 w Nostrand av, 20x100. Thomas H. Elliott exr. Stephen Pettus to Horace E. Fox. 8,000  
Jefferson av, No. 1145, west cor Evergreen av, 20x100, h & l. Robert B. Muller to Mary Welsh. Mt. \$4,500. 10,300  
Kingsland av, n w s, 135 s w Driggs av, 20x100, h & l. Michael Newman to Henry G. Sargent. 3,500  
Knickerbocker av, n s, 540 w Jacob st, 120x— to Union Cemetery. Edgar Huil assignee Nathaniel B. Millman, of Fort Edward, N. Y., to James P. Buck. Dated 1884. nom  
Knickerbocker av, west cor Stanhope st, 100x100. Ernst Augustin to Henry Ruthmann. 7,750  
Lafayette av, n s, 358.4 e Bedford av, 22.8x100. Thomas G. Knight, of Rockville Centre, N. Y., to Hattie wife of Mark Jacobs and Esther D. wife of Solomon J. Pieterkowsky. Mt. \$2,500. 4,500  
Lafayette av, n s, 193.9 w Lewis av, 18.9x100, h & l. Frank Dillon to Smith A. Paddock trustee of Blanche M. Paddock. Mt. \$4,800. 6,800  
Lafayette av, s s, 175 e Nostrand av, 18.9x100, h & l. Alexander C. Kalley to Malvina S. Kalley. Mt. \$1,600. exch  
Lafayette, southerly cor Grove av, runs south-east 292 x southwest 310 x northwest along

Ocean av 175 x northeast and northwest along Grove av 243 6, New Utrecht. Foreclos. John Courtney, Sheriff, to Lewis Hurst. 900  
Lee av, w s, 48 s Penn st, 16x81.6, h & l. John Lewis to John H. Windels. 4,100  
Lewis av, e s, 82 n Madison st, 18x100. Robert B. Stokes to Adelaide E. wife of Thomas L. Jones, of Jersey City, N. J. Mt. \$400. 5,950  
Lewis av, w s, 50 n Kosciusko st, 25x100. Mary E. Graham to Magdalene Siegrist, of New York. Mt. \$3,000. nom  
Lewis av, No. 370, w s, 30 n Macon st, 30x95, h & l. Walter S. Johnston recvr Marine Nat. Bank, New York, to Adam Partridge. Mt. \$3,800. 5,000  
Lexington av, n s, 366 8 e Bedford av, 16.8x100.  
Mungo Nairne to Mary B. Roebuck. Mt. \$3,000. 4,200  
Lexington av, s s, 190 e Stuyvesant av, 20x100, h & l. William Brandis to William O. Brandis. nom  
Same property. William O. Brandis to Josephine Brandis. B. & S. and C. A. G. nom  
Manhattan av, w s, 250 s Meserole av, 25x100, h & l. John J. Randall, of Freeport, N. Y., and William G. Miller to Coles F. Davids. Mt. \$10,000. 18,250  
Manhattan av, w s, 300 s Meserole av, 25x100, h & l. Same to same. Mt. \$10,000. 18,250  
Marcy av, e s, 125 s Flushing av, 25x100, h & l. John Schlicher to Richard Rohmann, New York, Mt. \$1,600. 2,600  
Marcy av, e s, 36 s Gwinnett st, 18x85. Emma J. wife of and Frank H. Phillips to Hjalmar Hohn. 2,000  
Montrose av, s e cor Bogart st, runs east 134.4 x southwest to Bogart st, x north 101.3. Mary S. wife of Charles R. Baker and heir Charles Schenck to George Ochs. nom  
Nassau av, n s, 50.10 w Jewel st, 16.5x75. John H. W. Hein to George W. D. Pew. Mt. \$2,000. 3,800  
Nassau av, n w cor Sutton st, 22x100. Release mort. Daniel S. Arnold to Kings County Improvement Co. 3,000  
Nichols av, w s, 75 n Union av, 85.9x90. Thomas D. Wills to George U. Forbell. nom  
Nostrand av, w s, 282.3 s Park av, 25x100. Ludwig Taeterow to Caroline wife of Henry Ehrman. 3,300  
Patchen av, e s, 60 s Monroe st, 20x80. George, Dorothea and William M. Mahr, Magdalena Polhemus and Emma Steimke heirs Magdalena Mahr to Adam H. Mahr. Mt. \$1,100. nom  
Pennsylvania av, w s, 87.1 s Belmont av, runs west 115 x south 20.11 x east 15 x south 43 x east 100 to Pennsylvania av, x north 62.11. Williamson Rapelje to Maria W. Bergen. Mt. \$1,450. 2,700  
Prospect av, n e s, 262.11 n w 8th av, 16.8x100. James Smith, Ellen O'Toole and Margaret Smith heirs Elizabeth Brush to John Brush. 600  
Prospect av, southerly cor 6th av, 23x80.2. James Jack to Charles H. Brunns. Mt. \$12,000. 20,500  
Putnam av, n s, 183.4 e Franklin av, 16.8x100. Celia Clark to Louis and Martin Kirsch, joint tenants. 4,500  
Putnam av, n w s, 300 n e Bushwick av, 20x100, h & l. William E. Riker to Mary E. Gillies. 5,800  
Putnam av, n s, 265 w Sumner av, 16.8x100, h & l.  
Putnam av, n s, 197 w Sumner av, 17x100, h & l.  
Putnam av, n s, 77.6 w Sumner av, 17.6x80, h & l. George C. Jeffery to Edwin H. Brown. Mt. \$5,250. exch  
Putnam av, ss, 290 e Throop av, 100x100. Richard Mullen to Marvella W. Cooper. nom  
Putnam av, s s, 80 e Patchen av, 95x100. Charles W. Morton with Samuel G. Holland and John Reilly. Agreement to complete buildings, &c. nom  
Railroad av, n e cor Adams av, runs east 202 to Lincoln av, x north 550 x west 101 x south 100 x west 101 to Railroad av, x south 450 to beginning. Alonzo E. De Baun to Charles G. Street. Mt. \$10,000. exch  
Ralph av, n w cor Bergen st, 107.2x95. Paul W. Ledoux to Christopher P. Skelton. Mt. \$3,000. nom  
Ralph av, extends from Decatur st to Bainbridge st, 200x100. Charles M. Marsh, of Morris Plains, N. J., to Richard D. Robbins. 30,000  
Rockaway av, e s, 175 s Dumont av, 25x100. William Livingston and Samuel L. Matthews, of New York, to Barney Mechanic, of New York. Mt. \$400. 675  
Rockaway av, e s, 150 n Sutter av, 25x100.1. h & l. Alfred Farrar to Nathaniel Tuttle. Mt. \$3,200. nom  
Rockaway av, e s, 75 n Bergen st, 25x100. Margaretha Halpin widow to William T. Duncaz. B. & S. 100  
Saratoga av, n w cor Butler st, 162x101.9x143.2 x101.9. John B. O'Donohue to Melvin Brown. nom  
Schenck av, e s, 225 n Blake av, 25x100. James C. Van Siclen to Ferdinand Gundermann. Sr. Aug., 1885. 350  
Same property. Ferdinand Gundermann, Sr., to Ferdinand Gundermann, Jr., and Josephine his wife. 1888. 350  
Schenectady av, s w cor Diamond st, 184x181.4 x179.9x186, Flatbush. John Ganson to John J. Drake. 600  
Schenectady av, w s, 25 s Bergen st, 105.7x75. William Herod to Joseph L. Galloway. Mt. \$3,150. 6,000  
Stewart av, southerly cor 73d st, 80x102.1x80x

106 3, New Utrecht. Adolf Scharsich to Otto Schlicht. 1,200  
St. Marks av, n s, 425.6 e Clason av, 99.6x70. Release mort. Metropolitan Life Ins. Co., New York, to Theodore I. W. Cornwell. nom  
St. Marks av, n s, 275 w Buffalo av, 50x100. Ferdinand F. Volckening to Charles J. Schrieffer. 1,750  
Stuyvesant av, w s, 81 n Hancock st, 19x100. Gustavus L. Lawrence to George Meier. 9,000  
Stuyvesant av, e s, 20 n Chauncey st, 20x100, h & l. Katie L. Fogarty widow to John F. Steinbranner. Mt. \$6,000. 10,500  
Stuyvesant av, w s, 22 8 s Halsey st, 19 2x80 6. Anna W. McCord to Ethelinda Miller. Mt. \$5,500. 8,500  
Stuyvesant av, s w cor Lexington av, 25x100. John Roth to Maria T. Wade. 7,750  
Summer av, w s, 20 s Quincey st, 20x80. William G. Wells to Elbert J. Seaman, Hunting-ton, L. I. 4,000  
Summer av, e s, 25 n Floyd st, 25x100. Charles Wagner to Simon Edelman. 7,500  
Sutter av, s w cor Linwood st, 180x175.  
Dumont av, n e cor Linwood st, 187.9x154.10 x188.9x151.2.  
Dumont av, s e cor Linwood st, runs east 187.3 to Essex st, x south 268.6 to New Lots road, x west 73.7 x north 94.5 x west 23 x north 113 x west 93 to Linwood st, x north 87.  
New Lots road, n s, 50 e Linwood st, runs east 71 x north 94.5 x west 23 x north — x west 45 x south 159.10.  
Louise S. and Walter G. Berlin to Addie A. Schaufele. Mt. \$4,500. nom  
Thatford av, n e cor Sutter av, 25x100. Max Cohen and Barnet Friend to Wolf Lewis. Mt. \$2,700. 3,000  
Same property. Wolf Lewis to Samuel Turleltaub. Mt. \$2,700. 3,000  
Same property. Samuel Turleltaub to Wolf Lewis. 1/4 part. Mt. \$2,700. 2,000  
Throop av, e s, 61.7 s Hancock st, 21.8x81. William K. Gilchrist to The American Baptist Home Mission Society. 10,000  
Throop av, e s, 42.1 s Hancock st, 41.3x81. The American Baptist Home Mission Society to Ewin G. Gollner. nom  
Throop av, s e cor Wallabout st, 25x75. Henry Heymann to Meyer Bach and Albert Sokolski, of New York. Mt. \$6,300. nom  
Throop av, s w cor Floyd st, 25x100, h & l. Catharina wife of Franz I. Blum to John Butner. Mt. \$8,500. 12,300  
Throop av, s e cor Hancock st, 23x81, h & l. Foreclos. John Courtney to Ervin G. Gollner. 17,500  
Union av, e s, 75 n Ainslie st, 25x117.8x25x116.3. John W. Trim to John B. Destefano. 3,250  
Utica av, e s, bet Atlantic av and Herkimer st, being lot 91 block 97 and lot 44 block 96 assessment map 25th Ward. James T. Easton to Nathan T. Sprague. 4,000  
Van Cott av, n s, at centre line bet Eckford st and Oakland st, runs west 25.11 x north 106.6 x east 25 x south 113, h & l. Margaret wife of Anton Kupffer to Katie Hahn. Mt. \$4,630. nom  
Vanderbilt av, e s, 217.2 s Flushing av, 21x104. John G. Pritting, Jr., to John B. Talon. 3,800  
Van Siclen av, w s, 150 n Glenmore av, 25x100. Foreclos. Edward R. Vollmer referee to Theodore Kienl. 4,000  
Voorhies av, s w cor East 19th st, 40x100. Gravesend. Alexander W. Kyle to Mary J. Burton. Sub. to assessm't and int. April, 1891. 1,100  
Washington av, e s, 137.3 s Park pl, runs east 67.4 x east 44.8 x south 25 x west 44.8 x west 62 to av, x north 25. David A. Hall, of Middletown, Conn., to Margaret Kelly. 1,250  
Willoughby av, n s, 350 w Stuyvesant av, 25x200 to Vernon av. Emily Schlitz to Nicholas A. Stemmerman. Mt. \$5,000. 12,000  
Wyckoff av, No. 269. Contract property. Peter Riebling to Julie Backhaus. 3,150  
Wyckoff av, s e cor Linden st, 25x97.4x25x98.2, h & l. Matthew Dignan to Matthias Vosseler. 10,000  
3d av, easterly cor 56th st, 100.2x145. John Heyzer, of New York, to August H. Gutkes. 14,000  
4th av, s e cor Sackett st, 20x91.10, h & l. George R. Brown to Gottfried Lang. Mt. \$8,000. 12,125  
4th av, n e cor 47th st, 40.2x100. Benjamin Shreve to James G. Carroll. nom  
4th av, n w cor 9th st. original line, runs north 120 x west 60 x south 33 x east 40 x south 87 to 9th st, x east 20. Foreclos. John Courtney to John S. Lee. Sub. to mort. \$15,000 and courtyard rights. 3,840  
4th av, n w cor Douglass st. Party wall agreement. William J. Morris exr. Joseph Morris to Thomas F. Martin. 350  
4th av, east cor 12th st, 120x80. Foreclos. John Courtney to John Adamson. Mt. \$8,500. 100  
5th av, s e s, 21.6 s w Berkeley pl, 46x87.2. Release mort. Lawrence V. Cortelyon and ano. exrs., &c., Jacques Cortelyon to Thomas Brown. nom  
5th av, e s, 21.6 s Berkeley pl, 18.6x87.2. Thomas Brown to Robert C. Lynch. Mt. \$7,500. 13,000  
6th av, n w cor 20th st, 50.2x75. David Atkin to Anna M. Kraft. Mt. \$10,000. other consid. and 16,000  
6th av, s e cor 66th st, 25.1x100.  
6th av, s s, 25.1 e 66th st, 25.1x100, New Utrecht.  
Otto Schlicht to Adolf Scharsich. 2,900  
6th av, n w cor Pacific st, runs north 100 x west 100 x west 6.5 x west 129.6 to n s Old



MORTGAGES.

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagor. 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.

Mortgages against 2d and 24th Ward properties will be found all together at foot of this list.

NEW YORK CITY.

FEBRUARY 26, 27, 29, MARCH 1, 2, 3.

Auld, Thomas and Agnes his wife to John Rice. Boulevard, w s, 40.5 n 122d st, 25.3x— to centre line of old Bloomingdale road, closed, x26.9x—. Collateral mort. Feb. 17. \$12,500
Auld, Thomas to John Rice. 55th st, s s, 123 w 9th av, 13.6x100.5. Lease. Feb. 17, installs. gold, 3,750
Same to same. 55th st, s s, 136.6 w 9th av, 13.6 x100.5. Lease. Feb. 17, installs. gold, 3,750
Same to same. 55th st, s s, 100 w 9th av, 23x100.5. Lease. Feb. 17, installs. gold, 5,000
Alff, Magdalena to Philip J. Herrlich. 8th st, s s, 263.9 e Av B, 24.9x97.6. March 1, due May 14, 1894, 5%. 2,400
Adrian, Michael J. to Henry Hughes. Spring st, Nos. 299 and 301. P. M. March 1, 2 years, 4 1/2%. 20,000
Ash, Mark to Anthony W. Miller. Amsterdam av, w s, 50 s 157th st, 2 lots, each 25x100. 2 mortg., each \$5,000. March 1, 3 years, 5% 10,000
Same to same. Same property. 2 mortg., each \$8,000. March 1, 3 years, 5%. 6,000
Beatty, Robert A. to THE EMIGRANT INDUST. SAVINGS BANK. Sullivan st, No. 50. P. M. March 1, 1 year, 4 1/2%. 4,500
Bigley, Elizabeth M. J., New Brighton, S. I., to Fannie E. Wright. 149th st, s s, 125 w 8th av, 50x99.11. Feb. 29, due March 1, 1895, 5%. 3,000
Bennett, Nellie F. to Amos M. Lyon. 126th st, P. M. Feb. 29, installs, 5%. 3,000
Bloomingdale Lyman G. and Joseph B. to THE UNITED STATES TRUST CO. of New York. 59th st, n s, 143.9 e Lexington av. P. M. Feb. 29, due March 1, 1895, 4 1/2%. 15,500
Same to same. 59th st, n s, 168.7 e Lexington av. P. M. Feb. 29, due March 1, 1895, 4 1/2%. 16,000
Same to same. 59th st, n s, 192.11 e Lexington av. P. M. Feb. 29, due March 1, 1895, 4 1/2%. 9,000
Same to same. 59th st, n s, 206.7 e Lexington av. P. M. Feb. 29, due March 1, 1895, 4 1/2%. 14,500
Bode, William and Elizabeth his wife to Josephine wife of Solomon Weill. 61st st. P. M. March 1, due Jan. 1, 1897, 4 1/2%. 10,000
Böhnet, Philip mortgagor with Aaron Kaplan mortgagor Extension of reduced mort. at 5% Dec. 21. nom
Bogert, Henry A. trustee for Frances S. Draper mortgagor with Andrew Spence mortgagor. Extension of mort. Sept. 30, 1889. nom
Boskowitz, Adolph to Victor M. Lesieur, Paris, France. Broadway, No. 706. P. M. Feb. 17, due March 1, 1894, 5%. 70,000
Brignoli, Giuseppe and Mary his wife to John H. Rhoades et al. trustees Benjamin F. Wheelwright. South 5th av, No. 18. P. M. Feb. 17, 1 year, 5%. 8,000
Same to Joseph I. West. South 5th av, No. 20. P. M. Feb. 17, 1 year, 5%. 8,000
Baier, Franz A. and Elizabetha his wife to John Becker and Walburga his wife. 11th st, n s, 46 w Dry Dock st, 21x85.6. Feb. 26, due Jan. 1, 1897, 5%. 4,000
Brosnan, John to Rose C. Newman. Vandam st, No. 22, s s, 259.11 e Varick st, 23x100. Feb. 26, due July 1, 1894, 5%. 3,000
Same to same. Vandam st, No. 23, n s, 230 e Varick st, 20x99.5x19.4x9.5. Feb. 26, due July 1, 1894, 5%. 3,000
Barry, Frank J. to George Ehret. 85th st. P. M. March 1, 1 year, 5%. 14,000
Cohen, Louis to THE TITLE GUARANTEE AND TRUST CO. Lexington av, No. 1640, w s, 34.3 n 104th st, 16.8x55. March 1, due March 2, 1897, 5%. 5,000
Same to same. Lexington av, No. 1650, w s, 117.7 n 104th st, 16.8x55. March 2, 3 years, 5%. 5,000
Same to August C. Hassey. Lexington av, n w cor 104th st, 34.2x55. March 1, 4 months. 1,500
Columbus Improvement Co. to Frederic J. Middlebrook. Riverside av or Drive. P. M. Feb. 18, 1 year, 5%. 15,000
Campbell, John V. to Joseph L. Buttenwieser. Henry st, No. 28, s s, 25x100. Feb. 24, demand. 2,000
Clark, Aggie H., Portchester, N. Y., to Jane A. Wolfe. 39th st, s s, 60 e 6th av, 20x84.7. Feb. 24, 3 years, 4 1/2%. 18,000
Curry, Francis A. to Frederic J. Middlebrook, Brooklyn. Centre st, No. 14. P. M. Feb. 27, 1 year, 5%. 9,000
Same to same. Same property. P. M. Sub. to last mort. Feb. 27, 1 year. 3,000
Colcord, Alice B. wife of and Samuel to Sidney T. wife of Elisha Dyer, Jr., Newport, R. I.,

85th st. P. M. Feb. 29, due March 1, 1895, 5%. 24,000
Cordler, Theodore A. to THE UNITED STATES TRUST CO. of New York. Amsterdam av, e s, 27.2 s 84th st, 3 lots, each 25x90.10. 3 mortg., each \$19,000. Feb. 27, due March 1, 1895, 5%. 57,000
Same to same. Amsterdam av, e s, 102.2 s 84th st, 25.6x100. Feb. 27, due March 1, 1895, 5%. 20,000
Caprano, Joseph and Katharina his wife to Friederika Hildenbrand. 46th st, No. 233, n s, 178 w 2d av, 26x100.5. Feb. 29, due Mar. 1, 1897, 5%. 4,000
Same to same. 46th st, s s, 125 w 2d av. P. M. Feb. 29, due Mar. 1, 1897, 5%. 4,000
Cramer, John H. and Frances his wife to Albert H. Hatch. Leroy st, No. 111. P. M. Feb. 18, due Mar. 1, 1895, or installs, 5%. 9,800
Cunningham, Edward to Harriet E. Anderson trustee James W. Anderson dec'd. Manhattan av, s e cor 121st st, 25.11x95, being No. 318 W. 121st st. March 1, 3 years, 5%. 26,000
Same to same. Manhattan av, No. 498, e s, 82.2 s 121st st, 18.9x95. March 1, 3 years, 5%. 15,000
Same to Nathan Seeley trustee Samuel H. Hurd and Helen M. his wife. Manhattan av, e s, 25.11 s 121st st, 18.9x95. March 1, 3 years, 5%. 15,000
Same to same. Manhattan av, e s, 44.8 s 121st st, 18.9x95. March 1, 3 years, 5%. 15,000
Same to Charles T. Dotter, Brooklyn. Manhattan av, e s, 63.5 s 121st st, 18.9x95. March 1, 3 years, 5%. 15,000
Same to The Bradley & Currier Co. (Lim.) Manhattan av, s e cor 121st st, 100.11x95. Sub. to mortg. \$86,000. March 1, 3 months. 13,805
Curley, Bridget wife of Thomas to Margaret McGill. Pleasant av, No. 265. P. M. March 1, installs, 5%. 6,000
Caballero, Ramona A. A. mortgagor with Henrietta Thorndike mortgagor. Extension of mort. at reduced int. March 1. nom
Carson, Matilda G. widow to THE TITLE GUARANTEE AND TRUST CO. 36th st, n s, 176.6 w Lexington av, 24.3x98.9. March 1, 3 years, 4 1/2%. 15,000
Cohen, Cassel to Rosie Neaderthal. 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 st, x east 25.1. Feb. 29, 5 years, 4 1/2%. 7,000
Deane, Arthur H. to James McLenahan as Vice-President of THE MUTUAL BANK of New York. 40th st, No. 121, n s, 105 w Lexington av, 20x98.9. March 3, 1 year. 5,000
Driggs, Anna A. widow to THE TITLE GUARANTEE AND TRUST CO. 41st st, No. 3, n s, 100 e 5th av, 22x98.9. March 3, 3 years, 5% 36,000
Same to Matthew J. Lamarche, Brooklyn. Same property. Sub. to last mort. March 3, 1 year. 3,500
Deyette, Edmond to THE NEW YORK LIFE INS. AND TRUST CO. 79th st, n s, 300 e 3d av, 25x102.2. March 1, 3 years, 5%. 18,000
Same to Jacob Cohen. 79th st, n s, 300 e 3d av, 25x102.2. Sub. to mort. \$18,000. March 2, 2 years. 10,000
Dickinson, Walter to Nikolaus Burgart. Amsterdam av, w s, 25.5 n 62d st, 25x100. Mar. 1, 2 years, 5%. 7,500
Donnellon, Samuel R., Brooklyn, to Alfred Gutwillig. 51st st, Nos. 439-445, n s, 421 w 9th av, 79x100.5. Feb. 9, due Sept. 1, 1892. 33,000
Drummond, Margaret wife of and Thomas to Fanny Bowen. 18th st, n s, 126 e 8th av, 26x60x25x57.1. March 1, 3 years, 4 1/2%. 6,000
Dieter, Jacob to Bertha W. Freitag, Brooklyn. Bedford st, No. 70. P. M. March 1, installs, 5%. 3,000
Depierre, Marie L. to Frederic R. and Charles Coudertr exrs. Edward Stern. 114th st, No. 153, n s, 376.3 w 3d av, 18.9x100.11. Sub to mort. \$7,500. Feb. 27, due Sept. 1, 1892. 500
Dayton, Alonzo P., Jersey City, N. J., to Peter H. Edmonston, Montclair, N. J. 45th st, s s, 365 w 6th av, 17.6x100.4. Feb. 27, 3 years, 5%. 1,200
Ellinger, Sophia to Regine Bunzi. 88th st, n s, 150 e 2d av, 25x100.8. March 2, 3 years, 5%. gold, 12,000
Elias, Harry to Ann E. Hoff, Brooklyn. Av C, No. 215. P. M. Feb. 29, due March 1, 1897, 5%. gold, 10,500
Equitable Gas Light Co. with consent of stockholders to THE CENTRAL TRUST CO., of New York trustee. 1st av, East River, 42d st and 41st st, block; 1st av, East River, 41st st and 40th st, block; 1st av, East River, 40th st and 39th st, block; with land under water, water and wharfage rights; 11th av, s e cor 59th st, runs east 500 x south 200.10 to 58th st, x west 400 x north 100.5 to centre line of block, x west 100 to av, x north 100.5, with all rights, privileges and franchises. Secures bonds. March 1, 40 years, 5%. gold, 4,000,000
Ebbecke, Philip J. to John W. Ennis. 133d st, No. 4 E. P. M. Feb. 19, due Jan. 1, 1893. 5%. 1,150
Esselborn, Annie to Alexandrina Jordan. 47th st. P. M. Feb. 29, due March 1, 1897, or installs, 5%. 7,000
Felix, Peter W. to Margaret Conroy. Edgecombe av, e s, 34.3 s 152d st, 225.7x112.6. Feb. 1, 1 year. 2,500
Same to same. New av, w s, 34.3 s 152d st, 225.7x112.6. Feb. 1, 1 year. 2,500
Friedman, Mendel to Louis Bloch. Cannon st. P. M. Feb. 25, installs. 2,500
Fine, Isaac to THE TITLE GUARANTEE AND TRUST CO. 9th st, No. 713, n s, 165 e Av C, 18x92.3, Feb. 28, 5 years, 5%. 6,000

Finn, Michael to THE EMIGRANT INDUST. SAVINGS BANK. Henry st, No. 301, n s, abt 168 e Scammel st, 24x76.7x24x76.11. Feb. 29, due Feb. 18, 1893, 4 1/2%. 5,000
Flannery, Simon P. to Bella Warnstaöt. 78d st, No. 210 E. P. M. Feb. 26, due March 1, 1894. 2,000
Fritz, Andrew J. and Elizabeth his wife to Lewis C. Tufts. 114th st, No. 83 E. P. M. March 1, installs. 3,500
Fine, Simon and Harris Boskey to Caroline Neu. Ridge st. P. M. March 1, installs. 32,000
Foken, John A. and Mary A. to Edward Robinson. 52d st, n s, 94 w Av A, 20x40x—x36.10. March 1, due July 1, 1892, 5%. 250
Friedmar, Henry to Caroline Baumert. Houston st. P. M. March 1, installs. 7,000
Friend, Christian and Barbara his wife, Harrington, N. J., to THE GERMAN SAVINGS BANK, New York. 76th st, s s, 205 e 3d av, 25x102.2. Feb. 29, due March 1, 1893. 4,000
Forman, Sarah wife of James to Caroline L. Langbein. 116th st. P. M. March 3, 3 years or installs, 5%. 4,000
Friedmann, Herman to Mary G. Richardson. Houston st, No. 278 E. P. M. Feb. 25, 5 years, 5%. 15,000
Same to John K. Myers. Same property. P. M. Sub. to last mort. March 1, due April 5, 1892, 5%. 2,000
Friedmann, Herman and Mary his wife to John K. Myers. Columbia st, No. 42, e s, 66.3 s Delancey st, runs east 50 x south 8.9 x east 50 x south 8.1 x west 100 to st, x north 16.10. Collateral to mort. on 278 East Houston st for \$2,000. March 3, due April 5, 1892, 5%. 2,000
Gassin, Henry P., Georgianna and Rosette and Elizabeth Mulligan devisees Elizabeth J. Gassin to Morris S. Thompson trustee Ebenezer H. Fray dec'd. Franklin st, No. 57, s s, 25x51.2x25x51. 4.5 parts. Feb. 26, due Feb. 28, 1895, 5%. 1,600
Gearon, Michael and Catherine E. his wife to Edward P. Steers. Madison av, w s, 59.11 s 133d st, 20x80. Secures credits by Twelfth Ward Bank. March 2. 3,000
Goldfarb, Joseph and Harris Blankstein to Mary A. B. Howe. Suffolk st, No. 43, w s, 75.2 n Grand st, 25x49.10. March 3, due March 1, 1897, 5%. 15,000
Same to Philip Lipkes. Same property. Sub. to last mort. March 3, installs. 3,000
Goldfarb, Joseph and Harris Blankstein to James Jennings. Catharine st, No. 47. P. M. Sub. to mort. \$25,000. Feb. 29, due March 1, 1897, or installs. 8,250
Gross, Jacob to Mary A. B. Howe. Broome st, n s, 65.6 e Ludlow st, 21.11x100x22x100. March 3, due March 1, 1895, 5%. 16,000
Gumprecht, Solomon to THE TITLE GUARANTEE AND TRUST CO. Lexington av, Nos. 1652-1656, 3 P. M. mortg., each \$4,000. March 1, due March 2, 1897, 4 1/2%. 12,000
Goldberg, Hyman to Williamsburgh Brewing Co. Delancey st, s e cor Sheriff st, runs south 87.6 x east 44 x north 24.6 x west 25 x north 63 to Delancey st, x west 19 to beginning. March 1, notes. 2,000
Grogan, Lizzie A. to Frederick Wichelns. 123d st. P. M. March 1, 1 year or installs. 1,000
Grenell, Increase M. to THE TITLE GUARANTEE AND TRUST CO. 66th st, n s, 350 w Central Park West, 25x100.5. March 2, 3 years, 4 1/2%. 12,000
Glauber, Emanuel, Brooklyn, to John M. Knox et al. exrs. Richard S. Clark. Stanton st, s w cor Sheriff st, runs south 75 x west 47 x north 15 x east 22 x north 60 to Stanton st, x east 25. March 1, due June 22, 1895, 5%. gold, 28,500
Greenfeld, Samuel to Ida S. Wilmerding. Goerck st, No. 77, w s, 64 s Rivington st, 18x59. Feb. 29, due Mar. 1, 1897, 5%. 5,000
Same to The Missionary Committee of the Diocese of New York. Goerck st, No. 75, w s, 82 s Rivington st, 18x59. Feb. 29, due Mar. 1, 1897, 5%. 4,777
Greenberg, Carrie wife of and Elias to Louisa Strong, Ashland, N. Y. Chinton st, w s, 174.6 n Hester st, 25x100. Feb. 29, due Mar. 1, 1897, 5%. 17,000
Gundacker, Daniel to Henry J. Dickert and Elizabeth his wife. Av A. Leasehold. P. M. Feb. 29, due July 1, 1894. 1,200
Gutwillig, Alfred to Theodore Carpenter, Newcastle, N. Y. Jones st, No. 5. P. M. Feb. 24, due March 1, 1894, 5%. 5,500
Same to Francis M. Carpenter, Newcastle, N. Y. Same property. P. M. Feb. 24, due Mar. 1, 1894, 5%. 5,500
Gaffney, Annie M. to Francis A. Dugan. 44th st, s s, 155 e Lexington av, 15x100.5. Jan. 26, 3 years, 5%. 1,000
Geyer, Catherine to Therese Steindler. 76th st. P. M. Feb. 29, due March 1, 1894. gold, 2,200
Goodman, Aaron and Jacob Fischel to Peter Fuchs. Madison st, No. 228. P. M. Feb. 15, 10 years, 5%. 14,500
Greenwald, Henry D. and Sigmund D. to John D. Ottiwell. 3d av. P. M. Feb. 27, 1 year. 5%. 17,000
Graham, William A. and Juliet G. his wife to THE DRY DOCK SAVINGS INST. Christopher st, No. 89, n s, old line, 41.2 e Bleecker st, 25 x95. Feb. 26, due March 1, 1893, 4 1/2%. 12,000
Goodman, Louis to Alexander D. Wilson. Madison st, n s, 185 w Pike st, 25x82. Collateral to another mort. March 1, due Jan. 14, 1894. 5,000
Same to Theodore Bittermann and Mina his wife. Henry st, No. 217, n s, 23.6x87.6. Feb. 29, due Jan. 1, 1895. 6,200











Kempner, Harris to Henry Meyer. Seigel st, No. 57. P. M. Feb. 29, installs. 6,500  
 Klein, Max to Frederick Moll. Lynch st. P. M. March 1, 5 years, 5%. 1,800  
 Kidd, Adelaide L. widow to Rebecca Stemmermann extr. Claus Stemmermann. Clifton pl, s s, 338.8 w Nostrand av, 18.8x100. Feb. 24, due Nov. 1, 1894, 5%. 1,500  
 King, John to The Title Guarantee and Trust Co. York st, n s, 33.4 e alleyway bet Washington st and Adams st, 16.4x75. Feb. 20, 1 year, 5%. 2,000  
 Knapp, Reuben C. to Mary J. Bell. Stuyvesant av, e s, 32 n Hart st, 16x60. Feb. 24, 3 years. 600  
 Kings County Improvement Co. to Louise Frank. Nassau av, n w cor Sutton st, 22x100. Feb. 27, due Feb. 28, 1895, 5%. 5,000  
 Krueger, Hermann A. W. to Thomas S. Denike. Buffalo av, w s, 153.4 s Pacific st, 16.8x100. May 20, installs. 1,300  
 Krulwich, Betsy wife of and Louis to James Farrell. Plymouth st, s w cor Little st: also Little st. P. M. Feb. 26, 3 years, 5%. 6,000  
 Krupitzky, Sarah wife of and Isaac to The Bedford Co-operative Building Loan Assoc. Sutter av, s s, 50 w Watkins st, 50x100. Feb. 1, installs. 2,000  
 Landau, Emma wife of and Charles to Charles Welcher. Central av, n e s, 50 n w Woodbine st, 25x100. March 1, 3 years. 700  
 Lang, Mary E. wife of and Donald to Julia Wood. Liberty av, s s, 60 w Milford st, 40x90. Feb. 27, 1 year. 950  
 Lang, Geoffrey to George R. Brown. 4th av, s e cor Sackett st. P. M. March 1, installs. 2,150  
 Larason, Robert G. to Elise F. Recknagel. Bay 13th st, n w s, 240.4 n e Cropsey av, New Utrecht. P. M. Feb. 25, 5 years, 5%. 5,500  
 Lawrence, William H. to Abraham W. Totten. South 8th st, s s, 128.6 e Bedford av, 25x95. Feb. 25, 1 year. 1,500  
 Lawson, Martha to James R. Vaus. Hancock st. P. M. Feb. 15, 3 years, 5%. 1,000  
 Ledermann, Karl to Henry Newman. McKibbin st. P. M. Feb. 27, 1 year, 5%. 700  
 Leinfelder, Anna M. to A. Andrew Wemmell. Bainbridge st, n s, 450 e Reid av, 18.9x100. Feb. 4, 1 year. 205  
 Lepintzky, Joseph mortgagor with Charles C. Savage mortgagee. Extension of mort. Feb. 15. nom  
 Little, William A. to Bianca Holly. Bedford av, w s, 108 n De Kalb av, 17.4x100. Feb. 11, 3 years. 1,700  
 Lohrenz, Christiana E. to George U. Forbell. Railroad av, w s, 100 n Griffin pl, 25x100. Feb. 19, due May 1, 1892. 419  
 Long, Mary L. to John H. Hanley. 73d st, n s, 338.8 w 18th av, 40x100, New Utrecht. Feb. 26, 1 1/2 years. 250  
 Lowber, Lewis W. to Benjamin Andrews. 18th st, n s, 125 e 4th av, 25x100. Mar. 1, 1 year 500  
 Lyons, Henry B. to George H. Roberts. Lincoln pl, n s, 100 e 5th av, 26x118.8. Feb. 25, 1 year. 1,000  
 Lynch, Robert C. to Thomas Brown. 5th av. P. M. March 1, installs, 5%. 2,500  
 Lynch, Nicholas to Frank Bailey. Stanhope st. P. M. Feb. 25, 1 year. 1,000  
 Mackin, John to Mary E. McConnell. 39th st. P. M. Feb. 27, installs, 5%. 1,600  
 May, Julius to Herman H. Wood. 8th st, n s, 166.7 w 7th av. P. M. Feb. 26, due March 1, 1893, 5%. 1,500  
 Same to same. 8th st, n s, 147.10 w 7th av. P. M. Feb. 26, due March 1, 1893 5%. 1,500  
 McCaffery, Fanny M. wife of and Michael to Jacob Ochsner. Butler st, n e s, 100 e Hoyt st, 25x100. Feb. 25, 7 months, 5%. 500  
 McCann, Thomas and William J. Fitzpatrick and William Martin to Bernard Levino and Frank Bailey. 8th av, s e cor 15th st, 28x88; 8th av, n e cor 16th st, 28x88. Feb. 24, demand. 10,000  
 Same to Title Guarantee and Trust Co. 15th st, s s, 88 e 8th av, 4 lots, each 18x100. 4 mortg., each \$3,500. Feb. 24, 3 years, 5%. 14,000  
 Same to same. 16th st, n s, 88 e 8th av, 2 lots, each 18x100. 2 mortg., each \$3,500. Feb. 24, 3 years, 5%. 7,000  
 Same to same. 16th st, n s, 142 e 8th av, 18x100. Feb. 24, 3 years, 5%. 3,500  
 Same to The Title Guarantee and Trust Co. 8th av, e s, 28 s 15th st, 8 lots, each 14x88, 8 mortg., \$3,500. Feb. 24, 3 years, 5%. 28,000  
 McCord Anna W. to William M. Gibson. Quincy st, s s, 24 w Throop av, 19x80. March 1, 1 year, 5%. 1,000  
 McGuinness, Charles J. to Herman F. Strahmer and Harriet S. his wife. South 9th st. P. M. Feb. 19, due March 1, 1897, 5%. 4,000  
 McKean, Francis W. to The Title Guarantee and Trust Co. 52d st, s s, 240 w 6th av, 40x100.2. Feb. 25, 1 year. 250  
 McLaughlin, Michael to Sarah L. Frost et al. exrs. Theodore Frost. Kosciusko st. P. M. Feb. 23, 1 year, 5%. 4,650  
 McNeile, Francesca W. wife of and Hector to Caroline J. Thompson. Diamond st, w s, 275 n Nassau av, 25x100. Feb. 29, due March 1, 1897, 5%. 4,000  
 Same to same. Diamond st, w s, 300 n Nassau av, 25x100. Feb. 29, due March 1, 1897, 5%. 1,400  
 McQuaid, John P. to Phebe E. Leverich extr. Augustus A. Leverich. Madison st. P. M. Feb. 26, 1 year, 5%. 2,000  
 Meier, George to John H. Dirkes. Stuyvesant av. P. M. Feb. 25, 1 year, 5%. 4,500  
 Menahan, Annie wife of and John to David Springsteen. Evergreen av, n e s, 131.3 s e Greene av, 18.9x100. Feb. 25, 3 years, 5%. 2,250

Mencken, Charlotte O., Astoria, L. I., to Joseph A. Burr, Jr., exr. Joseph B. Philson. Ewen st, w s, 25 n Montrose av, 27x75. Feb. 29, due March 1, 1895, 5%. 5,500  
 Michel, Leopold to The Williamsburgh Savings Bank. Flushing av, n s, 25.3 e Evergreen av, 126.3x132.10x125x161.4. Feb. 27, 1 year, 5%. 6,000  
 Middleton, Margaret T. to Samuel M. Meeker trustee Frederick Herr. North Oxford st. e s, 236.2 s Park av, 16.8x160. Feb. 26, 3 years, 5%. 1,500  
 Miller, William H. to Frederick M. Alles. Union av, e s, 50 s Ainslie st, 25x103x25x106. Feb. 29, due March 1, 1897, 5%. 2,800  
 Miller, Ethelinda to Anna W. McCord Stuyvesant av, w s, 22.8 s Halsey st, 19.2x80.6. March 1, 3 years, 5%. 1,500  
 Miller, Laura F. to Daniel Y. Saxtan. Bergen st, s s, 520 e Franklin av. P. M. Feb. 29, 3 years, 5%. 2,000  
 Molloy, Catherine to Hugh R. Hill trustee Edward Hill. Atlantic av, n e s, 158.9 s e East New York av, runs east 41.10 x north 76.11 x west 15.8 x north 7 x west 12.5 x north 17 x southwest 56.9. Feb. 26, 3 years, 5%. 9,500  
 Monaghan, Ann E. to The Williamsburgh City Fire Ins. Co. North 9th st. P. M. Feb. 16, 1 year, 5%. 3,650  
 Moore, Charles A. to William R. Webster. 8th av, n e cor Berkeley pl. P. M. Feb. 27, installs, 5%. 25,000  
 Moores, Robert L. and Charles A. Le Quesne to Ann E. L. Kempdormx. Henry Kemp. Broadway, s w s, 74.11 s e Madison st, 28x70.10x29x77.1. Feb. 1, installs. 2,520  
 Morgan, Agnes wife of George to Emeline Davison, Rockville Centre, L. I. 16th st, n s, 124 e 8th av, 18x100. Feb. 26, due May 1, 1895. 4,000  
 Muir, Albert to Title Guarantee and Trust Co. Fulton st, s w cor Saratoga av, 20x80. Feb. 24, 1 year. 12,000  
 Same to same. Fulton st, s s, 20 w Saratoga av, 4 lots, each 20x80. 4 mortg., each \$7,000. Feb. 24, 1 year. 28,000  
 Same to Frank A. Barnaby. Fulton st, s w cor Saratoga av, 80x100. Sub. to mortg. \$40,000. Feb. 24, 1 year. 12,250  
 Murphy, Ann widow and William I., Mary and Susan Murphy and Annie Harrigan heirs Michael Murphy to M. B. Meader. Spencer st, w s, 332.9 n Myrtle av, 25x100. Feb. 13, 3 years. 300  
 Murphy, Henry E. to George N. Frecker. 11th st, s w s, 213.5 n w 8th av, 75x1/2 block Mar. 2, demand. 3,000  
 Murphy, Statura and Jeremiah C. mortgagors with Mary J. A. Leveridge mortgagee. Extension of mort. March 2. nom  
 Macpherson, Thomas and Melinda his wife to Sarah E. Malcolm. Cedar st. P. M. March 1, due April 1, 1894, 5%. 550  
 Mowbray, Edward H. with The Title Guarantee and Trust Co. mortgagees. Agreement as to priority of mortg. made by Thorwald and Lewis Anderson. Feb. 6. nom  
 Maneschmidt, Jacob to Lydia A. Shaw extr. William Shaw. Evergreen av, s e cor Jefferson st. P. M. March 1, due Sept. 1, 1892, 5%. 5,700  
 Matthesen, Carl to John Andrews. 19th st. P. M. Feb. 22, installs. 625  
 Messier, Clara I. wife of Samuel S. to James A. Lawrence. Decatur st, n s, 171.2 w Stuyvesant av, 18.8x100. March 2, installs. 3,500  
 Nelson, Thomas and James F. Grant to William E. Reynolds, Somers, N. Y. Degraw st. P. M. Feb. 18, 1 year. 800  
 Nelson, Clarence M. to George M. Hewlett. Ashland pl, e s, 167.7 n Hanson pl, 17.6x94.4x17.6x95.1. Jan. 11, due Jan. 15, 1895, 5%. 3,700  
 Noeth, John to William Schenck. Flatbush, L. I. Clarkson st. P. M. March 1, 3 years, 5%. 6,000  
 Obmann, Barbara widow and devisee Henry Obmann to The German Savings Bank of Brooklyn. Johnson av, s s, 20 e Graham av, 20x50. Feb. 23, due June 1, 1893, 5%. 2,000  
 Oehl, Philip to Samuel Tobias. Broadway. P. M. Feb. 29, due March 1, 1898, 5%. 7,500  
 O'Neil, Peter M. to John Baumann. Dwight st. P. M. Feb. 25, 5 years. 450  
 Ochs, George to Mary S. Baker. Montrose av, s e cor Bogert st. P. M. Feb. 29, 3 years, 5%. 2,250  
 Olsen, Theodor A. to Julius Faupel and Katherine his wife. Barbey st, e s, 350 s Sutter av, 50x100. Feb. 25, 3 years. 550  
 Ormsbee, Daniel B. to James A. Caulfield. Halsey st. P. M. March 1, installs. 1,600  
 Peterson, Goran A. to Christopher P. Skelton. Prescott av. P. M. Feb. 26, installs. 2,300  
 Port, James A. and William H. to Matilda and Mary E. Calder. Leonard st, e s, 450 n Calver st, 25x100. Feb. 1, 5 years, 5%. 5,000  
 Preston, William to Isaac Weil. Fulton st. P. M. Feb. 26, 2 years, 5%. 2,000  
 Pritchard, John C. to Robert Ramsay. 43d st, s s, 225 e 5th av, 50x71.10. Feb. 29, installs, 5%. 700  
 Peacock, Jennie E. wife of Henry B. to Robert J. Johnston. Madison st. P. M. Feb. 21, due Oct. 1, 1894, 5%. 1,175  
 Peterson, Frank O. to The Title Guarantee and Trust Co. 11th st, n s, 191.3 e 7th av, 80.11x100. March 1, demand. 6,500  
 Quevedo, John to Helen D. Burnett. Atlantic av. P. M. Feb. 29, due March 1, 1893, 5%. 3,500  
 Rabinovitz, Elka to Elizabeth Horton extr. William B. Horton. North 7th st, n e s, 70.2 n w Union av, runs northeast 27.6 x east 27.6 to w s Union av, x north 44 x west 45.2 x

southwest 45.2 to st, x southeast 44. Feb. 26, due Jan. 1, 1897, 5%. gold, 500  
 Ramsdell, David J. to Robert F. Rhodes. 1st st, n s, 25.9 e Whitwell pl, 24.6x75. Feb. 20, 1 year, 5%. 2,000  
 Randolph, Prudence A. wife of and Samuel F. to Abijah H. Topping trustee Gerrit Smith. Greene av, n s, 90 e Bedford av, 20x100. Feb. 29, 3 years, 5%. 7,500  
 Redbead, Edward C. to Susan M. Pooley. Bainbridge st, s s, 410 e Stuyvesant av, 20x100; Louisiana av, w s, 90 n Warehouse st, —x88.10x80x115.7; Vienna av, n s, extends from Williams to Louisiana av, 273.10x—x243.9x80. Feb. 8, 6 months. 5,000  
 Reed, Nathaniel A. to Sarah A. Bergen. 3d st, s w cor 7th av, 22x90. Jan. 30, due Jan. 1, 1893. 3,000  
 Same to Sarah A. Bergen. 3d st, s s, 44 w 7th av, 22x90. Jan. 30, due Jan. 1, 1893. 5,500  
 Reid, David C. to Thomas Monahan. Underhill av, n e cor Dean st, 27.6x77. Feb. 15, note, no int. 3,000  
 Reydel, Catharine to William Bedford. Bayard st, s s, 76.7 w Graham av, 19.6x100. Feb. 19, due March 1, 1893. 200  
 Richter, William to John B. Stevens. Madison st, n w cor Nostrand av. P. M. Feb. 29, due May 1, 1895, 5%. 4,000  
 Riley, James to Mary Riley. Dwight st, n w cor Dikeman st, 25x75. Feb. 26, 3 years, 3 1/2%. 700  
 Robbins, Richard D. to Charles M. Marsh, Morris Plains, N. J. Ralph av, e s, from Bainbridge st to Decatur st. P. M. Feb. 25, demand. 30,000  
 Rosenberg, Leo to Henry Wigand and Sophie Siegelack. Kosciusko st. P. M. Feb. 26, due March 1, 1897, 5%. 3,500  
 Rosse, Auguste to Julius Lehrenkrauss, Jr. Hamilton av, w s, 176.4 n Atlantic av, 25x87.6. Feb. 25, due Jan. 1, 1897. 1,350  
 Same to same. Hamilton av, w s, 201.4 n Atlantic av, 25x87.6. Feb. 25, due Jan. 1, 1897. 1,350  
 Rossteuscher, John L. and Helena, his wife to Kranken Unterstutzungs Verein Gruner Zweig No. 1. Starr st, n w s, 195 s w St. Nicholas av, 25x100. Feb. 2, due Jan. 1, 1895, 5%. 1,600  
 Roten, Laura wife of and William R. to Title Guarantee and Trust Co. Cedar st, s s, 85 w Evergreen av, 25x105x25x108.11. Feb. 29, due Feb. 28, 1895, 5%. 1,300  
 Roth, Henry to The Williamsburgh Savings Bank. Scoles st, n s, 125 w Humboldt st, 25x100. Feb. 26, 1 year, 5%. 3,500  
 Same to Emilie Huber et al. exrs. Otto Huber. Bedford av, west cor North 10th st, 22x70. Feb. 26, 1 year, 5%. 7,000  
 Rubman, Henry A. to Susan Cooper, Hempstead, L. I. Evergreen av. P. M. Feb. 24, installs. 1,200  
 Ruston, Elizabeth M. to Abram H. Dailey. Fountain av. P. M. Feb. 26, 3 years, 5%. 8,000  
 Rustin, Evan J. to Helen A. Pultz. Bainbridge st. P. M. Feb. 12, installs, 5%. 4,300  
 Ruthmann, Henry to Samuel M. Meeker extr., &c. Frederick Herr. Broadway, s w s, 143 n w Willoughby av, 30.4x73.9x22.4x69.11. Feb. 29, 3 years, 5%. 5,000  
 Roosen, Herman D. to The West Brooklyn Land and Improvement Co. 47th st, New Utrecht. P. M. Feb. 13, due May 13, 1896, 5%. 900  
 Rosenbaum, Augusta wife of and Michael to Robert Thomas. Broadway, No. 477, n e s, runs northwest 23.6 x northeast 3.6 x northwest 0.6 x northeast 75 x east 23.6 x southwest 116. Sub. to mort. \$7,500. March 1, 3 years. 2,000  
 Ryan, Joseph to James N. and Mary E. Paterston, Rutherford, N. J. Broadway. P. M. March 1, installs, 5%. 5,900  
 Reid, David C. to Peter O'Brien, Hicksville, L. I. Prospect pl, s s, 250 e Rogers av, 33.4x100. Feb. 29, due March 1, 1895, 5%. 7,000  
 Sargent, Henry G. to Michael Newman. Kingsland av. P. M. Feb. 24, 3 years, 5%. 700  
 Sasse, Frederick D. to Ephraim A. Walker and Jane E. his wife. Oakland st, w s, 300 s Meserole av, 25x100. Feb. 24, 5 years, 5%. 1,000  
 Same to same. Oakland st, w s, 325 s Meserole av, 25x100. Feb. 23, 5 years, 5%. 3,000  
 Scharisch, Adolf to Otto Schicht. 66th st, w s, 100 s 5th av, 25x100.2, New Utrecht. Feb. 25, due Jan. 1, 1895, 5%. 3,500  
 Same to Harry W. Denzler and Louisa his wife. 6th av, s e cor 66th st, 50.2x100, New Utrecht. Feb. 25, due Jan. 1, 1892. 500  
 Same to same. Same property. Feb. 25, due Jan. 1, 1895, no int. 1,000  
 Schlang, Esther wife of and Charles to The South Brooklyn Savings Inst. Atlantic av, s w s, 169 s e Clinton st, 22x80. Feb. 12, 1 year, 5%. 6,000  
 Schlicher, John to Eunice R. Moller wife of Jost Moller, Jr. Marcy av, e s, 125 s Flushing av, 25x100. Feb. 24, due Nov. 10, 1894, 5%. 600  
 Schneider, John F. mortgagor with Catharine Schneider widow, mortgagor. Extension of mort. Feb. 23. nom  
 Schumacher, Albert to David S. Yeoman and ano. Exrs. William C. Yeoman. Herkimer st, s s, 24.5 w Cooper pl, 24.7x9.10. Feb. 27, due May 1, 1895. 3,000  
 Schweitzer, Mina to John B. Hammerschmitt. Maujer st, s s, 325 e Waterbury st, 25x95. Feb. 25, due March 1, 1897, 5%. 1,800  
 Scott, Benjamin to Janet E. Hutchison. Broadway, n e s, 87 n w De Kalb pl, 21x100. Feb. 27, demand. 520

Schnitzer, Rosa to Frank C. Swimm. Halsey st. P. M. Feb. 25, 6 months. 1,050  
 Seibert, Jacob to Peter Kissel and Mary his wife. Ellery st, n s, 300 e Throopav, 25x100. Feb. 26, 3 years, 5%. 1,400  
 Seigrist, Magdalene to Mary E. Graham. Lewis av. P. M. March 1, 2 years. 1,300  
 Senior, Sarah J. mortgagor with David L. Buckman and ano. exrs. Margaret H. Smith mortgagees. Extension of mort. Feb. 1. nom  
 Scharisch, Adolph to Henry W. Denzler and Louisa his wife. 66th st, w s, 100 s 5th av, 25 x 100.2, New Utrecht. Feb. 24, due Jan. 1, 1895. 1,000  
 Shepherd, Eliza A. widow to The South Brooklyn Savings Inst. Macon st, n s, 335 w Marcy av, 20x100. Feb. 27, 1 year, 4 1/2%. 2,000  
 Sickles, George G., William H. and Daniel E. to Adolph Vanrein. Debevoise st, n s, 150 e Humboldt st, 25x100. Feb. 16, due Jan. 17, 1893. 180  
 Simon, Franklin to John C. Stratton. Monroe st, s s, 180 e Nostrand av, 20x160. March 1, 1 year, 5%. 1,000  
 Skelton, Christopher P. to Sarah H. Powers. Dea.: st, s s, 67 w Utica av, 17x97.11x13.8x 93.8. Feb. 26, 3 years, 5%. 1,600  
 Same to Nina W. Lamb, Orange, N. J. Dean st, s s, 135 w Utica av, 17x107.2. Feb. 26, 3 years, 5%. 1,700  
 Same to Josephine L. Travis, Orange, N. J. Dean st, s s, 118 w Utica av, 17x107.2. Feb. 26, 3 years, 5%. 1,700  
 Same to Amy E. Covert, Newtown, L. I. Dean st, s s, 84 w Utica av, 17x107.2. Feb. 26, 3 years, 5%. 1,700  
 Same to Caroline A. Middlebrook. Dean st, s s, 101 w Utica av, 17x107.2. Feb. 26, 3 years, 5%. 1,700  
 Same to Sarah H. Powell. Dean st, s s, 50 w Utica av, 17x90.8x17.11x87.11 Feb. 26, 3 years, 5%. 1,600  
 Smith, Bridget A. wife and William to Henry Schneider, trustee Peter Metzger. Bedford av. P. M. Feb. 26, due Jan. 1, 1897, 5%. 5,000  
 Snowden, Robert B. to The West Brooklyn Land and Impt. Co. 13th av, s e s, extends from 53d to 54th st, 200 4x125, New Utrecht. Feb. 13, due Feb. 20, 1901. 5,500  
 Sosinski, John and Louise his wife to Frank Ibert. North 5th st, n s, 75 w Roebling st, 25x 50. Feb. 25, 1 year, 5%. 500  
 Stahl, Anton to Michael Seitz. Bushwick av, n e cor McKibbin st, 23.1x100x26.7x98 9. Sub. to mort. \$5,000. Oct. 1, 5 years, 5%. 7,000  
 Stein, Wilhelmina to Joseph Weidner. Greene av. P. M. Feb. 25, due March 1, 1896, 5%. 600  
 Stemmermann, Nicholas A. to Emily Schlitz. Willoughby av. P. M. Feb. 29, due March 1, 1893, 5%. 3,000  
 Sheerin, Patrick to James A. Canfield. Halsey st P. M. March 1, installs. 1,800  
 Storey, John J. to Herald Co-operative Building and Loan Assoc. Hull st, n s, 105 e Rockaway av, 15x100. Feb. 25, installs. 3,750  
 Stuart, Jane to George Carpenter, Jamaica, L. I. Franklin av, e s, 165 s Willoughby av, 25x100. Feb. 24, due May 1, 1895, 5%. 2,000  
 Stults, Catharine A. to Thomas S. Denike. Herkimer st, s s, 175 e Utica av, runs south 185 6 x east 50 x north 85.6 x west 33.4 x north 10 to st, x west 16.8. Feb. 26, due May 1, 1893. 300  
 Sturgis, William H. to Rebecca F. Sturgis trustee of Lawrence Forbes. Oakland st, n e cor Java st, 20x100. Jan. 1, 5 years, 5%. 5,000  
 Sutter, Louisa wife of and Jacob to Charles M. Thompson. Hemlock st. P. M. Nov. 17, installs. 850  
 Suydam, Martin J. to Alletta A. Stillwell. Franklin av, w s, 60 s Pacific st, 20x80. Feb. 29, due March 1, 1895, 5%. 2,500  
 Schudele, William and Jacob to Mary J. Rice. Lorimer st. P. M. Feb. 25, due March 1, 1895, 5%. 2,000  
 Schlesman, John to Charles F. Gastmeyer. Eldert st. P. M. Feb. 24, installs. 1,400  
 Schwiebart, Philip to Charles Rissler. Scholes st, n e cor Waterbury st. P. M. March 1, 1 year, 5%. 3,000  
 Sicardi, Charles L. to Elizabeth Miller and ano. exrs. Christopher Miller. North 4th st. P. M. March 1, 3 years, 5%. 4,000  
 Spruill, Benjamin F. to Martha Embleton. Cedar st. P. M. March 1, due April 1, 1894, 5%. 550  
 Stoutenburg, George B. to Charlotte E. Poillon. Monroe st, n s, 185 e Marcy av, 20x 100. March 1, 5 years. 6,700  
 Same to Cornelia Suydam. Monroe st, n s, 165 e Marcy av, 20x100. March 1, 5 years. 6,700  
 Strasser, William to Regina Schlank, Jamaica, L. I. Atlantic av. P. M. Feb. 16, due Feb. 28, 1893. 2,500  
 Tallman, Rebecca M. to The South Brooklyn Savings Inst. De Kalb av, s e cor Ryerson st, runs east 50 x north 0.6 x east 50 x south 20 x west 100 to Ryerson st, x north 19.6. Jan. 14, 1 year, 5%. 500  
 Thomps n, Charles M. to Elizabeth J. King. Hemlock st. w s, 566 10 s Jamaica av, 50x81.5 x50x82.1. Feb. 20, due March 1, 1895. 1,750  
 Trapp, Francis H. to Francis A. Trap. North 8th st, n s, 250 e Wythe av, 25x100. Feb. 26, due March 1, 1895, 5%. 1,500  
 Tredwell, Kate wife of Oliver E. to Mills P. Baker, Great Neck, L. I. Bay 26th st, n w s, 380 s w Penson av, 60x96.8, New Utrecht. Feb. 24, 3 years. 5,000

Tregarthen, James to Clementina Parks. Wilson st. P. M. Nov. 24, 2 years, 5%. 4,000  
 Tucker, James A. to William Aikens. 21st st, s s, 125 e 6th av, 120x100.2. Jan. 4, 5 months, 5%. 1,500  
 Same to same. Same property. P. M. Jan. 4, 5 months, 5%. 3,600  
 Ungarleider, David to Leopold Michel. Fushwick av. P. M. Sub. to mort. \$2,500. Feb. 25, due March 1, 1897, 5%. 2,000  
 Valentine, Conrad to Joseph Vollkommer. Meserole st. P. M. Feb. 25, note 2,000  
 Van Kirk, Rachel A. to Melvin Brown. Park pl also Butler st. P. M. Feb. 26, due March 1, 1895. 9,186  
 Van Ostrand, John W., Jr., to Sarah A. Bennett extrx. Hannah Goodwin. Hull st, n w s, 335.10 n e Bushwick av, 58.9x100. P. M. Dec. 12, demand. 2,400  
 Vossler, Matthias to Matthew Dignan. Wyckoff av, s e cor Linden st. P. M. March 1, 5 years, 5%. 5,000  
 Wad3, Maria T. wife of and George H. to The Kings Co. Co-operative Building and Loan Assoc. Stuyvesant av, s w cor Lexington av. P. M. March 1, installs. 6,800  
 Welch, Elizabeth F. to Aaron S. Robbins. Diamond st, Flatbush. P. M. March 1, 3 years, 5%. 1,500  
 Windels, John H. to The John H. Shults' Co-operative Building and Loan Assoc. Lee av. P. M. March 1, installs. 4,000  
 Walker, Jennie to The Title Guarantee and Trust Co. Pacific st, n s, 40 e Brooklyn av, 20x100. Feb. 19, 3 years, 5%. 7,000  
 Wallace, Frank P. and Reuben Bulman to Lawrence Dunn. Blake av. P. M. Feb. 27, installs. 700  
 Waters, Sarah to Annie Hogan. 52d st, New Utrecht P. M. Feb. 18, 2 years, 5%. 300  
 Walsh, John to John O. Whitenack. McDougal st. P. M. Feb. 25, installs, 5%. 1,000  
 Webmann, Diedrich to John Robinson. Fulton st. P. M. Feb. 29, due March 1, 1895, 5%. 5,000  
 Same to Valentine Wolz. Same property. P. M. Feb. 29, 1 year, 5%. 3,000  
 Welsh, Mary widow to Robert B. Muller. Jefferson av, No. 1145, west cor Evergreen av, 20x100. Feb. 26, 5 years, 5%. 2,800  
 Wilfarth, Wilhelmine wife of and Frank to Morris Green. 13th st, s s, 322.10 w 8th av, 25x100. Feb. 6, 1 year. 160  
 Wilzin, Bertie to Furman L. Kneeland. Lexington av, s s, 305 e Franklin av, 20x100. Feb. 29, due March 1, 1894. 1,000  
 Wohlgenuth, Andrew and Marie his wife to Edwin L. Butterfield. Hopkins st, n s, 150 w Throop av, 25x100. March 1, 5 years, 5%. 5,500  
 Wood, Margaret widow to Mary E. McDermott. Richmond st, w s, 1825 n 3d st, 100x 150. Feb. 29, due July 1, 1896. 200  
 Young, Elizabeth J. to George C. Atchison. Putnam av, n s, 269 e Clason av, 21x100. March 1, 2 years, 5%. 5,000  
 Zirinsky, Joseph to Frederick Plant. Graham av, w s, 50 n Moore st, 25x100. March 1, 8 years, 5%. 6,200

Goodman, Louis to Theodore Bittermann and Mina his wife. nom  
 German-American Real Estate Title Ins. Co. to Edward N. Tailer. 12,000  
 German-American Real Estate Title Guarantee Co. to Charlotte Morris. 10,000  
 Guggenheimer, Randolph to Joseph Kunzli. Graf, Alexander and Joseph L. to Rose Baran in trust for Bertha, Florence and Harold P. Baran. 500  
 Hirsh, Edward and Henry to Leopold Weil. Simon Hirsbach and Francis B. Chedsey. 3,000  
 Hyman, Louis to Joseph Wittner and Emanuel Glauber. 3,517  
 Hoffman, Charles F. to James B. Thompson. 32,848  
 Hicks, Michael and Thomas Smith to David McClure. 7,500  
 Same to Bertha Wagner. 7,500  
 Isaacs, Reuben to Joseph C. Levi trustees. Jenner, William J. to Isaac C. Ogden, Jr., Orange, N. J. 2 assigns. nom  
 Jex, William to Mary L. Jer. 15,000  
 Jackson, Abraham V. W. trustee David S. Jackson, Jr., to George E. Hyatt, Brooklyn. 7,292  
 Jencks, Francis M. to Mary R. Samuel. nom  
 Same to John L. Brewster. nom  
 Karlebach, Salomon to Charles Katzenberg. 3,000  
 Koppel, Adolph to Joseph F. Stier. 3,750  
 Kehoe, John to Patrick Gallagher. 6,000  
 Kaplan, Aaron and Rachel his wife to Solomon Bachrach. 1,200  
 Kerwin, Andrew J. to Samuel Woolverton. nom  
 Same to same. nom  
 Kurzman, Ferdinand et al. trustees Isaac Hochster dec'd to Albert Hochster. nom  
 Louis, Amelia E. admr. Alexander Louis to Nathan J. Newwitter. 12,500  
 Livingston, Maturin & Johnston exrs. Mary L. Livingston to Henry B. Livingston. 1883. nom  
 Livingston, Henry B. to John Webb. 8,000  
 Le Roy, Robert C. to Real Estate Loan & Trust Co. of New York. nom  
 Levy, Rosa to Jonas Weil and Bernhard Mayer. 1,050  
 Lyon, Anna E. to George Waddington. nom  
 Malawista, Charles to Esther Wilner and Wolf Friedman. 5,000  
 Martin, Annie E. to Silas A. Brush. 200  
 Marco, Samuel to Clara Lagowitz. 11,000  
 Morgenthau, Henry to R. Clarence Dorsett. nom  
 Murray, Marcus to John J. Duffield. nom  
 Middlebrook, Frederic J., Brooklyn, to Robert H. Coleman trustee for Anne C. Rogers. 9,000  
 Middlebrook, Frederic J., Brooklyn, to Thomas C. T. Crain. 6,000  
 McKenna, Thomas B. to William A. and George E. Hoe trustees for Temperance M., William A., George E. and John M. Hoe. 4,000  
 McCann, Ann wife of James to Title Guarantee and Trust Co. 5,500  
 Miller, Charles G. and ano. exrs. and trustees Francis Miller to Charles G. Miller, Brooklyn. nom  
 Moore, Robert to Ann Jackson. 400  
 Minor, James M. to The Mercantile Trust Co. Assignment of judgment of foreclosure and sale. 4,617  
 Mintz, Solomon to Lewis Samuels. nom  
 Newborg, David L. to Joseph L. Newborg. 10,000  
 Newwitter, Nathan J. to Charles Schlegel. 12,000  
 Newborg, Joseph to Caroline Katz. 1,800  
 Ormiston, Annie to Ella L. Dorsett trustee Deborah H. Marshall dec'd. 1,500  
 Pyne, M. Taylor to Mary M. Post, Hoboken, N. J. 3,500  
 Post, William et al. exrs. Mary Rogers to William Post, Great Neck, L. I. 8,678  
 Same to same. 23,095  
 Same to same. 13,253  
 Same to same. 13,253  
 Rosenfeld, Louis and George exrs. Lazarus Rosenfeld to Frederica Rosenfeld. nom  
 Rankin, William to Charles Lanier. 8,000  
 Reiss, Max trustee Albert Hochster to Albert Hochster. nom  
 Richey, David to George L. Slawson and Frederick G. Hobbs, of Slawson & Hobbs. 2,500  
 Ross, James to Reuben Ross. 3,500  
 Sternkopf, William N. to Isaac Shiman, Cleveland, O. nom  
 Surbre, William and Karoline to John A. Suhre. 2,700  
 Schroeder, Charles to Henry Schroeder. nom  
 Schroeder, Henry to Charles Dietrichs and Herman Menten. nom  
 Shay, John to Abraham B. Tappen. 4,000  
 Sherman, William W. and ano. trustees Duncan and Harry G. Sherman to Henry Sanford, Clarence A. Seward and Levi C. Weir trustees of the Adams Express Co. 50,000  
 Taylor, Allen to Edward Q. Payne. nom  
 The Henry McShane Mfg. Co., Baltimore, Md., to John A. Murray. 3,000  
 The Seamen's Bank for Savings, New York, to David M. Stone. 33,000  
 Tannenbaum, Max to Henry Ulrich. 3,000  
 Title Guarantee and Trust Co. to Henry Brumng. 4,000  
 Title Guarantee and Trust Co. to The National Savings Bank, Albany. 35,000  
 Title Guarantee and Trust Co. to Andrew J. Robertson. 18,000  
 Same to John H. Van Antwerp. 5,500  
 Same to Caroline Schwartz and ano. exrs. Solomon Schwartz. 6,000

MORTGAGES---ASSIGNMENTS.

NEW YORK CITY.  
 FEBRUARY 26 TO MARCH 3—INCLUSIVE.  
 Andrews, George G. to Benjamin Andrews. 1874. \$3,000  
 Astor, William W. to the trustees of the Astor Library. 5,400  
 Same to same. 2,500  
 Abeles, Jacob and Bertha, Sea Cliff, L. I., to West Side Savings Bank. 9,000  
 Butterfield, Caroline F. to Cornelia W. Slade. nom  
 Barney, Charles T. and Helen T. to The Hudson River Bank of City of New York. nom  
 Baker, Charles J., Brooklyn, to Catharine S. Hunter. 1,500  
 Bach, Fanny and ano. exrs. Alexander Bach to Wilhelm and Wilhelmina Rogge. 3,000  
 Barber, John to Charles Gillingham, Philadelphia, Pa. 5,000  
 Bendheim, Henry M. to Morris Mayer. nom  
 Same to James Black. nom  
 Blackwell, Ellen M. to Samuel E. Huntington committee for Anna W. Mills. 2,010  
 Bromley, Elizabeth to William Weismann. 1,729  
 Bacon, Richard S. to The Seaboard National Bank of New York. 15,120  
 Byers, Esther H. et al. trustees John Byers dec'd to Eliza T. Bryson trustee Peter M. Bryson dec'd. 35,000  
 Corder, Theodore A. to William Hall's Sons. 5,500  
 Cannon, Sylvanus T. to Maretta W. Howard. 10,000  
 Cornish, Lucinda H. to Charles E. and Louis M. Cornish exrs. Charles L. Cornish. 10,000  
 Central Trust Co. of New York trustees for devisees of Patrick Maguire to Anna I. Maguire. nom  
 Dow, Margaret H., Brooklyn, to Franklin Trust Co. substituted trustee for Cornelia H. and Caroline Dow. 5,000  
 Damm, Frederick to Martha L. Jeanson, Brooklyn. 1,000  
 Dorsett, R. Clarence to Kate M. Smith. 2,037  
 Dutton, Mary C. wife of Rufus to Edward J. Payne. 560  
 Greacen, Isabella to John Rice. 4,000

Table listing names and amounts for various trusts and legal matters, including Theodore P. Trowbridge, Lenox Library, and various individuals like Charles H. Holt and others.

Table listing names and amounts for various trusts and legal matters, including Sarah to Richard M. Merritt, Emma A. Putnam, and various individuals like Ray, Jennie to Carsten H. Meyer.

Table listing names and amounts for various trusts and legal matters, including Bogert, John L., Busch, Charles, and various individuals like William A. Britton and others.

KINGS COUNTY.

FEBRUARY 25 TO MARCH 2—INCLUSIVE.

Table listing names and amounts for various trusts and legal matters in Kings County, including Adair, Walter J., Alexander, George F., and various individuals like William A. Bruce and others.

Table listing names and amounts for various trusts and legal matters, including Thornton, Elizabeth, Thatford, Gilbert S., and various individuals like John Egan and others.

Table listing names and amounts for various trusts and legal matters, including Boerum, Antonette, Bloch, Benjamin, and various individuals like Daniel D. Conover and others.

JUDGMENTS.

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

NEW YORK CITY.

Table listing names and amounts for various trusts and legal matters in New York City, including Feb. and March, Averill, George F., Allison, Charles, and various individuals like Bernard Brod and others.

Table listing names and amounts for various trusts and legal matters, including Drake, Alfred E., Dickinson, Henry A., and various individuals like John F. Dunker and others.



Table listing various businesses and individuals in Kings County, including American Scotch Iron Co, The New York Bible Society, The N Y Elevated R R Co, The Manhattan Railway Co, etc.

KINGS COUNTY.

Table listing various businesses and individuals in Kings County, including Feb. and March, Andrus, Mary W-E P Howe, Altmann, John B-H Graves, Allison, Charles-Bertha Freed, etc.

Table listing various businesses and individuals in Kings County, including Onderdonk, William M-J A Hyland, Overton, William B-F S Naylor, the same-the same, Plunkett, Francis-J Vollkommer, etc.

SATISFIED JUDGMENTS.

NEW YORK.

February 27 to March 4-Inclusive.

Table listing satisfied judgments in New York, including Alter, Henry-Amelia Spengeman, Anderson, William J-T C Van Brunt, Bastien, Constance-Emile Paul, etc.

Table listing mechanics' liens in New York City, including names like Levi, Jacob-Jane Bennett, Levy, Jacob-Jane Bennett, and various addresses and amounts.

\*Vacated by order of Court. †Suspended on Appeal. ‡Released. §Reversal. ¶Satisfied by Execution.

KINGS COUNTY.

February 26 to March 3—inclusive.

Table listing mechanics' liens in Kings County, including names like Adler, J Richard-H A Brady, Bossert, Philip-C A White, and various addresses and amounts.

MECHANICS' LIENS.

NEW YORK CITY.

Table listing mechanics' liens in New York City, including names like West End av, n e cor 92d st, Pucci agt Francis M. Jencks, and various addresses and amounts.

Table listing mechanics' liens in New York City, including names like ware Co. agt Tillie E. Smith and John J. MacDonald, and various addresses and amounts.

Table listing mechanics' liens in New York City, including names like Fifty-eighth st, Nos. 131 and 133, n s, 70 w Lexington av, and various addresses and amounts.

KINGS COUNTY.

Table listing mechanics' liens in Kings County, including names like De Kalb av, No. 444, s s, 45.5 e Graham st, and various addresses and amounts.

Table listing mechanics' liens in New York City, including names like Same propertv. James H. Cross, and various addresses and amounts.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table listing satisfied mechanics' liens in New York City, including names like Fi ty-eighth st, No. 119 W. John Monahan, and various addresses and amounts.

\*Discharged by depositing amount of lien and interest with County Clerk. †Discharged by order of Court on filing bond. ‡Discharged by depositing \$700 with Court of Common Pleas. §Discharged by depositing \$5,000 with Court of Common Pleas.

KINGS COUNTY.

Table listing satisfied mechanics' liens in Kings County, including names like Sixteenth av, s w cor 58th st, and various addresses and amounts.









163d st, s s, 150 w Grove pl, 21.9x100. Adam Weif- bach agt George Hicinbothem et al.; att'y, W. T. Matthies.

LIS PENDENS, KINGS COUNTY.

6th st, Nos. 279-301, n s, 200 e 4th av, 200x100. John J. McIntosh agt Ervin G. Gollner; foreclos. mechanic's lien; att'y, Edward S. Fowler.

Peter H. McNulty agt Charles Urban; action for specific performance; att'y, William J. Gaynor. Hall st, e s, 93.3 n Park av, 20x100. James H. Kelly agt Martin Kelly; partition; att'y, Geo. W. Poucher.

RECORDED LEASES.

NEW YORK Per Year

Beekman st, No. 70, n s, 64.6 e Gold st, 25x106.8. Gold st, Nos. 66 and 68, e s, 44.9 n Beekman st, 36.9x71. Helen R. Finch to The Union Stove Works; 5 years, 2 months and 13 days, from Feb. 17, 1892. taxes and \$6,650

37th st, No. 62 W. John Long agent of Job Long to Mrs. C. R. Carew; 3 years, from May 1, 1891. 2,700

CHATELLETS.

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

NEW YORK CITY.

FEBRUARY 26 TO MARCH 3—INCLUSIVE.

SALOON AND RESTAURANT FIXTURES.

Alton, S. Mary. 436 Broome. H Schlosser. \$2,500 Anderson, C. E. 74 E 112th. F & M Schaefer B Co. 1,825



Robinson, L. 2320 3d av...L Baumann. 261
Reagen, Mrs John. 54 Cherry...D M Brown. 143
Richer, Joseph. 435 E 15th...H Israel & Sons. 130
Rheinstrom, Emma. 152 W 91st...L Baumann. 834

MISCELLANEOUS.

Auilino, Pesquale. 733 3d av...G Eufernis. 600
Asch, Benjamin. 6 Allen...M L Rodkinson. 165
Battista, Domenico. 411 W 43d...G Lordi. 300
Behr, Lena. 1 Essex...L Sanger. Butcher 150

Gebhardt & Finkensieper. 168 Elm...I Bern- 276
stein, Machinery.
Gaynor, Thomas. 501 W 55th...CR Bullwinkel. 115
Grocery Fixtures.

Witte, Annie. 506 W 24th...Duparquet, H & 109
M Co. Ranges.
Wolf, Otto. 438 E 6th...D Marscheider. 174
Butcher Fixtures.

BILLS OF SALE.

Bezold, George. 1672 1st av...K Bezold. Bar- 1
ber Fixtures.
Bisurca, Francesco. 283 Bowery...F Falisi. 267
Barber Fixtures 1/2 interest.
Beber, Joseph...M Beierl. Jewelry Fixtures. 1,250

KINGS COUNTY.

FEBRUARY 25 TO MARCH 2—INCLUSIVE.
SALOON AND RESTAURANT FIXTURES.
Albert, A. 26 Ten Eyck...L Eppig. \$100
Appel, J. 804 Flushbg av...Claus Lipsius B 800
Co. (R)

Harrington, J. 2815 Atlantic av... J Eppig. 850
Hellbeig, F. 493 Graham av... Lembeck & Betz Eagle Brewing Co. 800
Hughes, P. J. Greenpoint av, n w cor Hunters Point av... H Koehler & Co. 600
Haesloop, B. 630 Manhattan av... Claus Lipsius B Co. (R) 1,000

HOUSEHOLD FURNITURE.

Acker, E M. 182 Cornelia... I Mason. 197
Apple, C. 1077 Flushing av... I Mason. 126
Alvarez, J. 255 Reid av... Mullins Sons. 130
Angliss, F W. 159 Franklin av... C T Kendrick & Co. 136

Kestel, P. 18 Hamburg av... C T Kendrick & Co. 137
Lazarus, M. 294 1st... I Mason. 191
Ljungberg, M. 2-6 Henry... J Bunce. (R) 1,000
McAllister, F. 158 Lynch... C T Kendrick & Co. 139

MISCELLANEOUS.

Bierds, J T. 24th st, near 3d av... Wilson & Roake. Boiler, Engine, &c. 726
Biggerman, Bertha. 785 Amsterdam av, New York... Hattie Biggerman. Butcher Fixtures. 300
Bloch, J. Graham av and Debevoise st... India Wharf B Co. Horse, Wagon, &c. 200

Simonson, H. J. Waverly av, cor De Kalb av... J Cunningham Son & Co. Coach. (R) 296
Smith, R. 240 York... F K Taylor. Grocery Fixtures. 800

BILLS OF SALE.

Behrens, K F. 91 Sands... Fredericka Naumann Drug Fixtures. 2,000
Bullinger, F. 61 Graham av... J Voltz. Saloon Fixtures. 2,300
Downing, Mary A. 273 Tompkins av... T S Downing. Saloon Fixtures. 2,200

ASSIGNMENT OF CHATTEL MORTGAGES.

Bartenbach, H C to Christina Bartenbach. (Assignment mort by J Butte, Feb 23, 1892). nom
Levy, J to J Levy (Mort. given by P. Ross, Jr., Dec., 1891.) nom

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 Mortgagor; in Judgments, the Judgment debtor.

ESSEX COUNTY.

CONVEYANCES.

Agens, F G—E C Freche, e s Washington st 35x 101 w v... J W Alden, Summer av... \$5,000
Alden, M V—J W Alden, Summer av... 1
Same—same, Hunterdon st... 1





will lead to extra effort in securing logs and induce free cutting as soon as the mills can be started up. Piling may not have been quite so active as last week, at least we do not find report of quite so many sales, but the market as a whole retains good features and conditions are promising, with full former rates ruling. Arrivals continue limited and uncertain. Hemlock is doing very well, some new demand having come into notice here and interior dependent custom giving a great many nice orders, some for rush shipment and some for delivery further along toward spring. Manufacturers are adhering with some firmness to the full former line of valuation and buyers generally may be found submitting without a contest.

White Pine has continued in demand, some few shippers being called for, but box and other grades for ordinary consuming purposes securing most of the custom. Prices are supported by ruling conditions without difficulty and sellers predict a further more or less positive gain as the season opens up fuller. Negotiations are making upon parcels for spring delivery and it is intimated that some very good contracts have been closed at solid rates.

Yellow Pine has found good general attention, and there does not appear to be any great hesitation on the part of buyers in developing their wants as soon as they become known. Demand of late has called for pretty much all kinds of stock, special or random, and promptly bid extreme figures or late ruling, after a little negotiation has revealed the common inclination to firmness prevailing on the selling side. Manufacturers are said to be making a close gauge of production to the wants of the market.

Carolina Pine retains a firm market and a generally good healthy demand that is keeping the mills all busy and placing some of them behind with their orders. Local custom affords a great deal of the trade, but out-of-town constituency is well represented.

Hardwoods are selling fairly well on regular home outlets and commanding bids that sustain the line of values for some time current. The market, however, cannot be considered a remarkably vigorous one as yet; indeed, some operators think it rather backward, and dealers in consequence are unwilling to negotiate upon any but the most thoroughly staple goods. Some agents are canvassing this territory without, however, securing any great amount of success, as dealers feel no special necessity for investment unless something unusually attractive is offered.

**GENERAL LUMBER NOTES.**

**THE WEST.**

The Northwestern Lumberman as follows: In some features the trade condition has evidently improved as compared to that of last week. The near coming of spring is having an influence. In the northwest, though there has been an unfavorable state of the weather, there has been an increase of shipment from some market points, notably those along the Mississippi river and in Wisconsin. The broken state of assortments in the larger wholesale markets, including Chicago, and the comparatively firm state of prices, has induced the larger buyers for retail yards to go to mill points for supplies. There is also an active call from manufacturing centres, where special bills are the requisite. The search for stocks is going on quietly, but it is resulting in the absorption of a good deal of lumber and the steady depletion of reserves that were already not burdensomely large and were broken in assortment.

There have been about ten days of thawing weather in the lower belt of the white pine regions, and the snow is mostly gone. Even in the more northerly districts it has been soft enough in midday so that the ice roads are wearing out. It now looks as if there would be an early termination of hauling in the southern half of the Michigan and Wisconsin fields of operation, with some restriction of the season in the Upper Peninsula and Northern Wisconsin. But the camps have made good time thus far, and some will have about completed their input by March 1. It is safe to conclude that there will be a fair average crop, but no great surplus of logs. If the winter had been cold throughout, lasting well through March, the result would have been an usually large supply of logs, which should never be desired on the market side of the issue.

The trade in yellow poplar presents greatly improved features. The demand is rising, while the supply is not so excessive but that prices can be maintained, and there is some prospect that they will advance. The call for the higher grades is positively urgent.

The Timberman comments as follows on the Chicago yard trade:

The Eastern demand has held up well during the entire winter, and firms that make a specialty of catering to the Eastern trade report an active business in that direction and a tendency toward higher prices. The supply of good lumber suitable for this Eastern trade is limited, but by shopping around among neighbors it is still possible to fill all orders promptly and satisfactorily.

Stocks are becoming quite badly broken, uppers, good strips, fencing and stock boards being particularly scarce. There is an active inquiry between yards for piece stuff, and while the supply is adequate to meet all the demands, it is probable that prices will advance as soon as building operations are under way, because of the fact that the increased demand will exhaust the supply of some sizes and lengths.

The Mississippi Valley Lumberman as follows:

The loggers continue to do good work in the face of the mild and open winter. After the experience of four or five open winters it seems to be pretty well established that about the best logging that is done is in winters that are only moderately cold and when the snowfall is comparatively light. Even an early break up would not now result in a short crop. All the logs that can by any possibility be sawed will be secured.

Dry stocks in Wisconsin are very scarce and no one appreciates this better than the buyers who depend on that territory for their supply. In all upper grades of lumber there is more than the usual shortage. Dimension is particularly scarce, and that at a time when an over-stock of dimension would find ready sale. Boards and the better grades of shingles are not plenty. This unusual shortage has started up an unusual number of winter mills, many of which are cutting with a view to sorting up stocks. At some of these mills the green lumber is going through the planer and into the car to fill orders that cannot be filled from last season's cut. This state of affairs is not only necessary now, but it will continue to be necessary for months to come if the expectations of a good market are realized—and nothing now in sight can hinder. In this case stocks cannot accumulate to the point of glutting, however many logs the woodsmen may drive to the mills. For this reason owners of dry lumber are in no hurry to sell at a sacrifice, nor is there much dread anxiety about midsummer prices.

**NAILS.**—So far as cut nails are concerned, the market continues in a generally slow and uncertain condition. Holders' idea of values is about as before, but for desirable custom some shading is made. Wire stock, however, sells very well, and with the supply kept in hand prices are pretty steady all around. We quote Cut at \$1.45@1.50 per keg for car lots and \$1.60@1.75 per keg for parcels from store for iron, and add 5@10c. per keg for wire; Wire, \$1.70@1.80 at mills, and 2.00@2.10 from store.

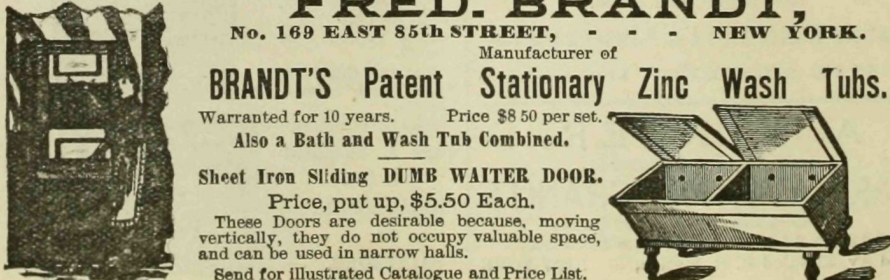
**PAINTS, OILS, ETC.**—Matters commence to look a little better, and there is a hopeful feeling in regard to the chances for business during the present month. Many of the specialties have been ordered with greater freedom, and larger sales of house painters' goods have been made to country custom. Advices from travelers indicate that at many localities in the interior they have found accumulations running down, and are able to secure orders for spring delivery of goods. Still buyers act upon conservative lines, and there is little or no evidence of inclination to indulge in speculative methods. So far as known there has been no difficulty experienced in meeting all calls promptly, and values generally were held with a considerable measure of steadiness. Owing to an advance in cost of base material, White Lead is showing more firmness and especially so on standard brands. Association Corroders' rates stand as follows: Lead in oil in kegs and dry lead in kegs, in lots of less than 500 lbs., 7½¢ net; in lots of 500 lbs to 5 tons at one purchase, 7c.; 5 tons to 12 tons, one purchase, 37¢; 12 tons and over, one purchase, 63¢; kegs. Lead in oil in 12½ lb. tin pails, add 1c.; in 25 and 50 lb. tin pails, add 1½c.; and in 1 to 5 lb. tin cans, assorted (100 lbs. in case) add 2½c. per lb. to keg price. Terms on lots on 500 lbs. and over, note or acceptance at sixty days, or 2½ 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 has been irregular, and the market up to the close remains more or less uncertain, owing to failure of efforts to perfect an understanding between Eastern and Western makers. Business very fair as a rule. We quote at general range at 35@40c. for Western, and 40@55c. for City. Spirits Turpentine has shown less excitement, but made further advance, and supported by the strength of primal markets holders are very firm and offer indifferently. We quote at 40@41c. per gallon, according to quality, delivery, etc.

**TAR AND PITCH.**—A moderately active demand prevails with no positively new features shown on the general market. There is stock enough to meet the call and holders generally accept former rates. We quote Pitch at \$1.70@1.75 per bbl.; Tar at \$2.15@2.40, according to quantity, quality and delivery.

**MISCELLANEOUS.**

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