

REAL ESTATE
RECORD AND GUIDE
ESTABLISHED MARCH 21st 1868.
DEVOTED TO REAL ESTATE BUILDING ARCHITECTURE HOUSEHOLD DECORATION,
BUSINESS AND THEMES OF GENERAL INTEREST

PRICE, PER YEAR IN ADVANCE, SIX DOLLARS.

Published every Saturday.

TELEPHONE - - - - - CORTLANDT 1370.

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"Entered at the Post-office at New York, N. Y., as second-class matter."

VOL. L. DECEMBER 24, 1892. No. 1,293

IT has happened frequently that when all the world became very bullish in their views of the stock market, prices have developed a remarkable downward tendency; but it has very rarely happened that they went up when all the world was bearish. It is just now the case that everyone speaks gloomily, and even conservative bankers, while denying that there is any room for apprehension, advise caution. This half way of saying that the outlook is bad is more injurious to quotations than the cry of "Breakers ahead" would be. The general situation being unfavorable and the public full of fear, it is no wonder that prices decline. If there is anything to wonder at it is that railroad stocks and bonds keep as strong as they do. While the situation is unchanged the tone of the market must remain the same, and any advance that professional operators may engineer or that may follow a big decline is sure to suffer a speedy relapse. It will take some time to remove the danger, or what are so thoroughly taken to be dangers, in the financial world, and meantime their influence can only be against prices. This is proved by the brevity and futility of the late movement in the Vanderbilt's. In some instances there are special causes for declines. Take Reading for instance. The road's earnings are equivalent to interest on the income bonds, but ever since the time when a decision on the income bond interest was expected, both the bonds and the stock have sold down. If the company, as is imagined, cannot pay out to income bondholders the earnings they are entitled to, its position is likely to become a very uncomfortable one, and its stock is likely to suffer further, notwithstanding the decline it has seen from the highest of the year.

THAT the Sherman silver bill will be repealed by the present Congress is as sure as anything in the immediate future can be. The growing sentiment, which one can hear repeated by pronounced silver men who have recently changed their opinions on this point, is distinctly noticeable, and we predict that Senators Jones, Allison and the other members of the silver conference will find, upon their arrival, a changed public feeling on this measure which will astonish and surprise them, even more than did the conference itself. That the gold-standard nations of Europe will consent to any change, in the face of the growing output of the South African gold mines which this year will yield equal to \$25,000,000, as against less than \$5,000,000 four years ago, in 1888, is extremely unlikely. The output of these gold mines is constantly increasing, and the best authorities unite in predicting a yearly production of \$50,000,000 within five years. The figures, in dollars, are for the last five years:

1888.	1889.	1890.	1891.	1892.
\$1,612,800	\$7,647,280	\$9,887,840	\$14,575,040	\$35,000,000
				December estimated.

This showing gives a nearly doubled increase for the present year.

ENGLISH Board of Trade returns for November do not make a very favorable showing. The decrease in the imports from the figures of the year before amounts to over 11 per cent. In this connection it should be remembered, however, that November, 1891, with which the comparison is made, was very exceptional, so that a severe drop is not, under the circumstances, a surprising matter. The figures for the export trade show only a very slight falling off. In spite of all deductions which can be made the comparison is not a very profitable one, and fails utterly to give evidence of a changed condition in English foreign trade. In Berlin, lately, the market appears to have abandoned itself entirely to the depression which has been lingering for months and months behind the seemingly successful resistance made by the bull operators. Bank shares are particularly low, mining shares have been firm, but those of iron and steel companies are very much depressed. In spite of the present unfavorable outlook, it is not generally believed that in the

coming year the stock market will be more depressed than during the closing one. The chief cause of the increasingly unfavorable state of affairs is the approaching close of the year, and the preparations for the settlement. It is by no means improbable that the last week of the month will allow rather more hopeful views to prevail. An improvement has lately manifested itself in the textile and the coal trades, and experts are agreed that even a slight change for the better in the iron and steel trade would suffice to impart fresh energy to the stock market. The greatest drawback to the progress of the latter is said to be the withdrawal from business of a great many small business men, who cannot withstand the competition of the large banking concerns, and who would be seriously harassed by the new taxes in commercial transactions. Their profits are so small that any diminution always verges upon extinction. The Chambers of Commerce all over the Empire are joining in protests against the new projects of taxation, and attempt to show that the proposed taxes will strike a hard blow at small dealings. It is extremely improbable, however, that these protests will come to anything.

ALL the present talk and criticism about our quarantine system and what steps are necessary to improve it, and establish it upon the best scientific knowledge of the day has even yet got no further than what may be called the seaboard line. Everybody persists in clinging to the old superstition, which science and experience has proved false over and over again, that cholera and any other contagious or infectious disease can be excluded from a country by official alertness at the seaboard. No nation has yet accomplished the feat. No matter how rigid the quarantine line may have been, unless the exclusion of travelers of all kinds and degrees was positive and complete, the disease has effected an entry and proved in a deadly manner that reliance upon that sort of quarantine is delusory. In many respects it is a positive danger, for it produces a false security throughout the country; keeps everybody helplessly unprepared to cope with the disease if it should reach them. Panic would follow the first outbreak of the epidemic, and thousands of lives would be lost before organization to fight the disease (which should have existed from the first) could be effected. Let any one consider for a moment what would have happened last summer had cholera broken out in any of the score of suburban towns around this city. How prepared, for instance, were towns like Yonkers or Paterson or Newark or the Oranges to cope with an epidemic, care for the sick, protect the healthy and prevent the disease spreading into neighboring towns? What panic would have followed a serious outbreak in the Oranges! How quickly the pest would have got into New York City! Traffic would have been suspended on the railroads, and town after town would have risen in arms against the neighboring population. Instead of organizing to meet an emergency what were we all doing? Trusting in Jenkins (as savages do in their totems), and a system of quarantine which has never yet been sufficient. Even last summer the cholera did pass the sacred quarantine line and get into the city, and but for good luck and the coming on of winter, heaven only knows what we might have had to face. Scores of towns around New York didn't possess enough material to fumigate a suit of clothes.

WOULDN'T it be wiser, if during the next summer, when cholera is so likely to reappear, we repose a trifle less reliance upon what is done at the seaboard and pay a little more attention to our internal condition? Other countries have been forced to adopt this policy, and while all reasonable precautions are taken at ports of entry, the quarantine there is supplemented by an extensive, well-organized system that covers the whole land. In England, for instance, as we pointed out a week or two ago, when a traveler arrives from an infected port he is medically examined, and if found in good health is permitted to land and proceed to his destination. But first of all he is obliged to let the authorities know where he intends residing for the following ten days. The Health officials in the town the traveler is going to are at once notified to expect his arrival and keep him under surveillance for a period sufficient to exclude all possibility of danger. The traveler reports to the Health officers, and from day to day he is kept under inspection. Upon the first indication of sickness he is removed to the hospital, and the room he has used and his effects are disinfected. A system of this nature means, of course, organization; but it insures public safety. The entire country is ready to deal with the disease. Hospitals, doctors, nurses, remedies, are all like an army and its appurtenances, ready to be mobilized. There is no room for scare. It is something of this sort which the United States should at once commence to establish. The seaboard quarantine should be put under the control of the national government, and every city and town should be made to prepare to co-operate with the seaboard quarantine. We know how to do this sort of thing. We had experience of the right kind with our hospital service in the war, and there are thousands

of medical men and men and women who would be willing to act as nurses, who stand ready to-day to be enrolled for service in case of an emergency. But no step of the right kind will be taken so long as the popular delusion exists as to the irrefragable efficacy of seaboard quarantine. The cry now is, "get rid of Jenkins and we're safe." We have yet to learn much about quarantine.

WHAT business man would think it possible to close up his shutters for a year and to give out that during this time he would do no business and wanted none and then expect to find his customers waiting around at the end of the time, hat in hand, asking if he would be good enough to say now whether he would resume or would he wait still another year? Everybody realizes that in proportion to the time his shutters are down his customers scatter, go to other shops; for business must be done by somebody. The moral is: if the United States will not do business there are other countries that will do it and will seize the present opportunity to get it. There is no law so sure in its workings as the one which will not allow an individual or a business to stand still. You must either advance or go backwards; this is true of a business, an individual or a nation.

Labor and Immigration.

A NUMBER of unwise, dangerous and unjust legislative steps have either been actually taken or striven for in the last few years because "Labor wants it." We are creditably informed that during the last session at Albany, Gov. Flower, when asked why he had signed a certain demagogic piece of legislation, answered: "Labor is getting all it asks for this season." Strange principle this to admit into statescraft. If adhered to, our legislatures will become like disreputable virgins, existing to be carried off, in banditti fashion, by any well-organized Mafia.

A cry is going up at the present moment regarding the movement to suppress immigration, that "Labor wants it." Of course, if Labor wants "it," what can any body of statesmen do; indeed, what does any body of statesmen exist for, but to promptly deliver the nation's interests, or any particular part thereof, to Labor or to any other sufficiently powerful organization of votes? Legislation is ceasing to be with us a State or a national affair. It is becoming simply a pro forma method of trafficking with the public welfare; of handing over the people's rights for a political consideration to manufacturers, or farmers, or silver-mine owners, or patriot-soldiers, or workingmen. So far has this gone that it would be difficult to-day to point to a single politician who manifestly carries into legislation an idea of the nation as a whole.

There is perhaps some justification for the belief that Labor will support any repressive measures affecting immigration. The Contract Labor Law and the attitude of Labor toward that law, apparently warrant the assumption. But, it may be, Labor is interested in this statute chiefly for defensive reasons: it protects the rear in the case of a serious, prolonged strike. However, Labor acts with as little wisdom, even in making for its own interests, as any other body of men. It is as tyrannical and selfish as Capital ever has been, and over and over again it has ignorantly adopted any first, superficial view of things, just as it did in the early years of this century, when the introduction of machinery was opposed as being inimical to the prosperity and independence of the workingman. Whatever Labor has said, so far, about immigration has been in favor of restriction, and it is possible that during the progress of the present short-sighted movement (aided by the idiotic scare as to cholera), Labor will be heard from more and more loudly, in support of the reversal of the great, broad, brotherly policy which has aided so potently in building up the industrial greatness of this country and in making it the admiration of the world. It would be a sad descent indeed, even if we were indubitably forced to it, to have to continue our relations with mankind on a narrower, more restricted basis than hitherto.

The last campaign is partly responsible for the existing agitation about immigration. The cry was then raised for political purposes: "What is the use of 'protecting' the laborer by taxing the foreigner's goods, when the foreigner himself, with his devilish capacity for cheapness, is admitted free." This is one of those questions that are asked not for the purpose of being answered, but, like touching a toad, to make popular ignorance jump. Popular ignorance did "jump" to the touch of this question, and a great many good people, who fancy they are thinking when they accept someone else's conclusions, believed that they had arrived at something important. No one stopped to inquire what determines the rate of wages. No one sought why the workman in protectionist Germany obtains less than his fellow in free trade England, and why, in turn, the latter earns less than is paid for similar work in protectionist America, or in Australia, with its low tariffs. A superficial acquaintance even, with the nature of wages would have demonstrated the inconsequential direction of this question. People would have perceived that the arrival of any number of immigrants need not necessarily lower wages. On the contrary, wages might be advanced by immigration. This could

be brought about by several causes—for instance, by accession to the skill or talent possessed by the country, or, to look in another direction, by an increase of the mere human brute-force of the nation—an increase which by augmenting the amount of sheer digging and carting and drawing possible, would put a larger field within the touch of the skilled mechanic. It was the Flemish emigrant that gave England her great woolen industry, and the Spitalfield's silk trade in London was the gift of refugees. The same is true of many other industries in many other lands. What would the transfer to these shores of the pottery-workers of Limoges be worth to this country, or of the Lyons silk weavers? It is folly to assume that immigration connotes lower wages. So far, the general effect of immigration has been to raise wages. Immigration has extended and multiplied our industries. It has made the country more productive, enlarged its possibilities, and, even though here or there individuals may have occasionally suffered, the loss has been only temporary; the bulk of the people have been benefited.

Another side of the matter is very well illustrated by a conversation which took place recently at a building which has just been started in the lower part of this city.

"Look at that," said a Know-Nothing patriot, who missed being born on the "other side" by a trifle less than three months. "Look at that, every one of those fellows doing the excavation there are foreigners. There's the result of immigration for you; there isn't an American among them."

"Good for immigration," was the reply. "Stop it, and in a year or two there will be nobody doing that sort of work but Americans. To-day they are doing something that pays them and the country better."

There is no reason at all for fearing that immigration will, under present conditions, lower wages. Low wages, wherever they exist, are chiefly the result of low productive capacity. Either man is ignorant or lazy, or Nature is niggardly, or both exist concurrently. High-priced labor is cheap labor, because its capacity is relatively greatest. The nations which pay the highest wages are the largest producers and command the markets of the world. Russia cannot compete with England, yet wages are five times as high in the one country as in the other. The United States once possessed, in its slaves, the cheapest of all labor, yet what good did it do us? Was slave labor ever able to compete with the paid, but still really cheaper labor of the North? Even at this day, what Pittsburgh iron manufacturer would exchange his relatively high-priced white labor for the cheaper colored labor of the Alabama foundries? The trouble with the South is, it is cursed, as Russia and Turkey are cursed, with cheap labor; that is, labor of low productiveness. If a manufacturer is cutting down expenses, curtailing production, which of his employes does he discharge first? Those who earn the lowest wages or those who earn the highest? Experience has shown him that he can get along without the former, but the latter are essential to cheap production. He can dispense with the one, but the other is all the more necessary in pinching times. Indeed low-wage men never do compete with high-wage men. The master craftsman is not affected by the low wages which the novice or the botch is willing to accept. What builder in New York City would discharge his efficient mechanics to replace them with the poor creatures in petticoats who work on buildings in Germany for a few cents a day? That is the dearest of all labor. The employer wants skill, productiveness, and all over the world these obtain relatively high wages. If the American laborer is better paid than the foreign laborer it is either because he is a more productive workman or because nature is more generous here than elsewhere, or both. High wages are not to be obtained by merely demanding them, any more than figs are to be so obtained.

The implications of these facts are obvious in relation to the immigration question and the interest of Labor in it. Plainly the skilled, native mechanic has nothing to fear from any less skilled foreigner seeking these shores. On the other hand, if the newcomer be more skilled than the native his productiveness will be greater, and whatever he may temporarily do at first he is not likely to be satisfied for long with less for his work than the native would be. Clearly, if he be more skilled than the native he will not be less intelligent or less wideawake as to what belongs to him, and his greater skill is all gain for the country at large.

If this be true, what has "Labor" to fear? What has it to gain by the restriction of immigration? Nothing, unless it be that this country is already fully developed, that all its possibilities have been exhausted, and that there is no more room for anybody, skilled or unskilled, high-waged or low-waged. No one is so far gone in lunacy as to assert that. Even if, in the future, no enlargement be made of what Bacon called the "bounds of human empire," there is still room in this country for hundreds of millions more people. This "room" is our greatest possession and promise for the future. There is no reason for fearing population. Population has been increasing wonderfully during the last hundred years all the world over, and yet the lot of mankind has been improving even more rapidly. People of all conditions are better fed, clothed

and housed than ever they were. They live, too, in an atmosphere more keenly intellectual and deeply sympathetic. The barriers which restriction and bigotry and prejudice have raised between man and man are bit by bit being removed. Of all nations, ours should be the very last to retreat to illiberalism, selfishness and a narrow Asiatic view of human affairs. We should not do so even though Labor be getting "all it asks for this season."

NEXT week will settle positively the question whether private capital will be forthcoming to construct the proposed underground rapid transit system. From the very first, we have been firmly of the opinion that the task of building the road would fall upon the municipality, if the road is to be built at all. No one is of the opinion now that any one will bid for the franchise next Thursday. The Rapid Transit Commissioners themselves have given up hope, and everything points to the utter failure of all the legislating, planning and estimating that has been going on in this particular enterprise for the last two years, *unless the citizens of New York arise at once and demand in no uncertain way that the city complete the work which so far has been on the whole so well done.* If not, the future before us is clear. This is our last chance for many years to come to acquire any means of transportation other than the elevated roads. Indeed, everything is shaping in favor of turning the city over to those roads; binding the metropolis permanently to that system. Pierpont Morgan and his associates are now preparing to push the interests of the Manhattan Company and apply to the Rapid Transit Commissioners for permission to materially extend their lines, up the Boulevard and along other thoroughfares, as well as to develop the present structure by the addition of other tracks and larger terminal facilities. It is not at all unlikely that the Rapid Transit Commissioners will receive the propositions of the Manhattan Company with favor, and if they do there will be little room for anything but the elevated roads in New York.

THE RECORD AND GUIDE has never shared the unreasonable hostility of the public press to the Elevated Roads. We believe they have been of immense service to the city and have been mainly instrumental in the building up of the upper part of the island. We also believe that these roads can still in the future be of the highest service to the city. In many respects no underground line can supplant them, and certainly every reasonable permission and privilege should be given to them to improve and perfect their service. But, short of turning over to them all the chief longitudinal thoroughfares of the city, they cannot adequately meet the immense and growing demands of the metropolis. To grant so much is an enormous price to pay even for rapid transit, and the city may well look about to see if its necessities cannot be met at a smaller cost. The underground road has been offered to us as a solution of the problem, and balancing all things, that solution is on the whole the best possible. It is the solution which any jury of sensible men would determine upon. If the Pennsylvania Co. were running this city in the reasonable interests of its citizens, there can be no doubt that it would provide us with rapid transit, by means of an underground road, and it is equally certain that for financial and other reasons it would cause the municipality itself to construct the road. At the same time, it would frankly accept the elevated roads, as far as they have gone, and permit them to be improved to the highest, without extending them very considerably. The question now for the city is, how will it act? In a business like way, or flounder about as it has in the past—between prejudice, newspaper talk and crankiness, and then ultimately be forced into a position it may regret?

A MOST significant comment on the bridge scheme of the New York and New Jersey Bridge Company is the authoritative announcement that the Long Island and the Pennsylvania railroad companies are going to co-operate in constructing a tunnel from Brooklyn to Jersey City. People seem generally to have overlooked the fact that such a tunnel, if it is ever built, will bring the Pennsylvania Railroad Company into New York City. We are unable to understand, unless the tunnel is a good deal larger than it is reported to be, how it can accommodate the enormous suburban traffic of that company; but it is incredible, in case such a connection is made, that the Pennsylvania will not use it for handling, to the greater advantage, its suburban passengers. In that case, what becomes of the New York and New Jersey Bridge Company's little plan? The gentlemen behind that enterprise have always claimed that they would be able to pass over their bridge the suburban traffic of all the important railways terminating in Jersey City. But here is the most important railway of all making arrangements to construct for itself an independent entrance into New York City. It is true that conceivably all the rest of the companies might take advantage of the bridge; but if they did so, how could they by landing passengers at 37th street and Broadway, whose destination is down town,

compete with a company that could land its passengers at Cortlandt street and Broadway in about 30 minutes less time. This announcement is the last nail in the coffin of the New York and New Jersey Bridge Company. There was much in the far-reaching plan of that corporation which appeared attractive; just as there was much in its methods and purposes, which was not above suspicion. But the most effective argument against its proposals has always been its inability to produce a single company that was willing to run trains over its big bridge. If it could have shown one single contract of that kind, the opposition to it could not have made much of a fight. But from the beginning, it has been a scheme in the air. Doubtless it will soon lack support even in that thin medium, and will fall to earth a dead weight—and a solemn warning to those who think that political influence is all that is necessary to carry through large financial enterprises.

THE testimony taken during the past week, by the special committee of the Senate and Assembly that is now investigating the methods of State taxation, has served to bring out the various ways in which the tax on personal property is evaded—all of which is fairly familiar to the general public. There are very few intelligent and well-to-do residents of this city that do not know with great thoroughness every possible method of getting rid of any tax upon their personal estate. It is to be hoped that this investigation will come to something during the session of the Legislature now about to begin. Hitherto, just before our legislators met at Albany, we have been afraid that some inquisitorial tax listing bill would be passed by the representatives of the farmers; but fortunately no such danger threatens us from Albany this year. The new apportionment has placed the power in the hands of the representatives of the cities; and we need not fear any legislation framed purposely in the interests of the people who lack personal property. On the contrary, if the coterie of gentlemen who do our legislating for us have been listening at all to the discussions about taxation, which have been taking place in New York, they will be more likely to have bills passed with a very opposite tendency. It is useless to discuss the nature of these bills until the report of the special committee is presented; but the outlook is certainly encouraging.

This is the Business of the People.

IF NEW YORK IS TO HAVE ANY BETTER TRANSIT SYSTEM THAN THAT PROVIDED BY ELEVATED AND CABLE RAILROADS, NOW IS THE TIME FOR THE PEOPLE TO SAY SO.

On Thursday next, at noon, Secretary Eugene L. Bushe, of the Rapid Transit Commission, will offer for sale in the rotunda of the City Hall, the franchise of the Broadway-Boulevard underground rapid transit railroad, as planned by the Rapid Transit Commission. During the five weeks that this proposition has been pending for public consideration, no facts have been developed upon which a reasonable belief can be based that the franchise will be sold. On the contrary, the conviction is general among all persons who have closely followed the development of the scheme through the workings of the Commission, that there will be no bid for the franchise.

It is well-nigh certain that the sale will be adjourned for two or three months. The Commission will thereupon meet and recast the terms upon which the franchise is offered for sale, perhaps impelled thereto by suggestions and propositions which may be made to it on the occasion of the offering at sale next Thursday. But it is very probable that the failure to sell will be decisive of the fate of the enterprise so far as private capital is concerned. This in general is the conviction of the people who are best acquainted with the matter and with the inner workings of the Commission.

What then?

More than ever THE RECORD AND GUIDE is convinced that the answer lies with the people of this city. More than ever it appears that unless the people shall show by unmistakable demonstration that it is their sovereign will that this underground road shall be built, the whole important, momentous question of rapid transit for the City of New York will be immediately relegated to extensions of the present elevated railroads and to new elevated railroad systems. So far as the Rapid Transit Commission—the direct representatives of the people—are concerned, their duties will have been fully performed up to the point of offering the franchise for sale. They will then have devised the best plan for rapid transit, in their deliberate judgment, that was practicable under all the embarrassing conditions which surround the problem; they will have proceeded as far as they are now authorized by law towards securing the construction of the road. They have thus far been authorized only to offer the franchise for sale. This they will, on Thursday next, have done.

It is barely possible that a syndicate which has long had the matter under earnest consideration, will on Thursday or immediately thereafter, make some formal proposition looking to the construction of the road under modified conditions as to the financial terms and the working plans, but this is only a possibility, out of which but little that is practicable is likely to grow. If this shall fail, then there will be no evading the question which every person interested in the subject of rapid transit and the future welfare and upbuilding of the city, will be called upon to answer.

WHAT THEN?

Rapid transit the city must have. The matter of providing it has been by tacit consent of the public intrusted during these last two years to the

Rapid Transit Commission. It was to be supposed that any adequate or satisfactory scheme they might propose would cost money, would disturb existing conditions, would rival and meet with the opposition of existing systems. Nevertheless, the Commission was called into existence by the general public sentiment which demanded a different system from any now in existence, and which took this means of deciding between the many different plans which had been under public consideration for many years.

The Commission plan was arrived at in a perfectly scientific manner and it is not too much to say that it has received the approval of the general public.

Now it appears that the plan the Commission have proposed is too large for private capital to handle and carry out. Is it therefore to be allowed to drop? Is the work of the Commission to go for nothing? Are the two years of public consideration of the great work to result only in a return to the point from which it started, with only this fact demonstrated—that *New York City is incapable of devising and executing a plan of rapid transit different from the elevated railroads?* It is nearly two years since the late Mr. Jay Gould, as President of the Manhattan Elevated Railroad Company, presented the application of that corporation to the Rapid Transit Commission for extensions down town, up town and across town. It was in obedience to the public sentiment that the commission pigeonholed that application pending the effort to solve the great problem of effective rapid transit by other means.

But the application is still pending before the Commission. The Manhattan Elevated Railway Company has been patiently waiting for this day. Between that corporation and the Metropolitan Traction Company there is a perfect unity of sentiment regarding the projected underground road. It is needless to say that it is not a friendly sentiment. From no person identified with either the Manhattan Elevated Railway Company, owner of all the elevated railroads, or the Metropolitan Traction Company, owner of nearly all the important surface lines, has a friendly word ever been heard or can a friendly sentiment be expected towards the underground railroad enterprise. This is only natural and was to have been expected. But without a knowledge of the personnel of these companies there can be no adequate conception of the ramifications of this adverse sentiment. In the Board of Directors of the Manhattan Elevated Railway Company are George J. Gould, now the President of the company; J. Pierpont Morgan, of Drexel, Morgan & Co.; Sidney Dillon, Robert M. Gallaway, President of the Merchants' National Bank; Edwin Gould, Russell Sage, Samuel Sloan, Simon Wormser, Chester W. Chapin and George Bliss. In the Metropolitan Traction Company, owner of the Broadway and Seventh Avenue, Sixth Avenue, Ninth Avenue, Belt Line, Avenue D, Houston, West Street and Pavonia Ferry, Bleecker Street and Fulton Ferry, Chambers Street, Cross-town and other surface lines, are William C. Whitney, ex-Secretary of the Navy; Col. Daniel S. Lamont, former private secretary to President Cleveland; John D. Crimmins, Thomas F. Ryan, Thos. J. O'Donohue and Wm. L. Elkins and Peter A. B. Widener, of Philadelphia.

Relations of business, political and social intimacy exists between some of the most noted persons in this list, and some of the Rapid Transit Commission, so much so, that if the Commissioners were not all honorable men, and above suspicion of betraying the public confidence in them, it might be doubted whether in what they are now quietly doing they are acting free from these influences and with an eye single to the interests of the people.

In addition to the influential array of directors of the two companies above mentioned, there are also several hundreds of stockholders in both corporations, embracing a very large proportion of the investing class of the city's population, who are all the more potential in directing and supporting the policies and purposes of those corporations because they are not publicly identified with them. And in further addition they have the support in any such matter as the opposition to the underground railroad plan of all persons, such as Orlando B. Potter, who have been prejudiced against this form of rapid transit from the beginning.

This is, for the city, undoubtedly a critical moment. With such an array of opposition to the underground railroad scheme, who can be for it? No single individual or group of individuals, outside of this list, among the people of this city, is able to undertake the construction of the underground road and carry it to a successful conclusion in the face of such opposition. Possibly, the Vanderbilts might, but they have refused to consider the matter. Manifestly, the underground scheme, notwithstanding the public approval of it at every stage of its evolution, through the two years of consideration and work given to it by the Rapid Transit Commission; notwithstanding the thousands of dollars of public money already spent upon it; notwithstanding that it is the best, all things considered, which is now attainable—manifestly, this scheme, upon which the hopes of the city have been based, *will fall to the ground, unless The People now come to its support.*

The elevated railroad company is clearly anticipating the failure of the effort to sell the franchise, and is preparing for a crusade upon the Rapid Transit Commission and the city. On Tuesday of last week, at a meeting of the Directors of the Manhattan Railway, after Mr. George J. Gould had been unanimously elected to the Presidency (made vacant by his father's death), a strong special committee was organized, to "take into consideration what further facilities and extensions are needed by this company to enable it to operate its lines to the best advantage, as to extent and economy, and thus meet the obligations of this company to the public in the fullest degree for a satisfactory rapid transit within the city limits."

The committee was also given power to confer and negotiate officially on behalf of the company with the Rapid Transit Commissioners, the officers of the city, and any other necessary authorities in relation to the desired extension of facilities.

President Gould appointed the following committee: J. Pierpont Morgan, Chairman; Russell Sage, Samuel Sloan, George Bliss and R. M. Gallaway. Inquiries made of members of this committee have elicited no definite information regarding its precise plans. Mr. Gallaway, who was for many

years the very efficient Vice-President and practical executive officer of the road, said to THE RECORD AND GUIDE reporter that the committee had as yet determined upon no definite plans of extension of the elevated system. "It is clear," said Mr. Gallaway, "that nothing will result from this underground scheme—it won't be sold, nor built, and we want to be ready for it. The city requires more transit facilities, and we want to be ready to supply them. Our engineers are working on the problem, and presently we will have a meeting of the committee and receive their report, and when we shall have reached a conclusion, we will make our application to the Rapid Transit Commission—and then the public will learn what we propose to do."

In a previous conversation Mr. Gallaway was asked what the elevated railway company could do to supply the imperative demand for increased transit facilities. He outlined then a scheme which may form the framework at least of the plan which the new committee may decide upon. It provided for additional terminal facilities at South Ferry and the Battery, and through College place and over private property between Greenwich and Washington streets; the completion of the third track for express trains and eventually the double-decking of the 6th and 9th avenue lines throughout their entire lengths; the strengthening and reinforcement of the entire structure, so that heavy trains could be run over it at a higher rate of speed than now; and, if the privilege could be obtained, the construction of branches in new streets, particularly up Broadway and the Boulevard from 33d street.

Mr. Gallaway was asked if these things would form part of the committee's plan. He said they would probably be considered, but it was too early as yet to form definite statements as to what the committee would propose. Asked if the directors of the Manhattan Elevated Railroad Company had considered the plans of the Rapid Transit Commission with any view to purchasing the franchise for the underground road, he replied: "We wouldn't give twenty-five cents for it. What! and transport passengers to the upper end of the city for a five cent fare! It can't be done. The franchise isn't worth a purchase. I—would—not—give—twenty-five—cents for it."

Coupled with the fact that the Commissioners of Rapid Transit are preparing to set the machinery in motion to lay out a comprehensive scheme of widenings and extensions of the present elevated railroad system Mr. Gallaway's frank utterances are significant. It will be interesting to know if the public opposition to the invasion of new streets by the elevated roads has melted away before this first bit of opposition to its approved plan. As to the double-decking of the present roads, even the extension of the 6th avenue line through the proposed new College place, from Chambers to Dey street, and over private property, between Greenwich and Washington streets, from Dey street to Battery Park, and the widening to four tracks of the terminal section through Battery Park and of the main lines through 6th and 9th avenues, there is likely to be but little actual public opposition.

It is said that an understanding exists between the elevated railroad company and the Broadway syndicate that no elevated railroad shall be built in Broadway below 33d street, and that the Rapid Transit Commission have approved of it. With this understanding there is to be no opposition on the part of either corporation to such other extension of their respective systems as each may be able to obtain. Between them, it is said, they are confident of their ability to provide all the transit facilities the city may need for many years to come. Thus, having practical control of all the existing main systems of transit within the city, they will go on increasing their lines and extending and perpetuating their control of the streets and public highways, giving just such facilities as the city now has.

It was because these were insufficient that the Rapid Transit Commission was created, with a strong public demand for something different. It was because these were unequal to the demands made upon them that a new and better system was demanded. It has been said that the forty-five minute limit of travel from the business district of the city, taking the City Hall as a centre, marks the limit of the approved residence district. Busy people are willing to spend up to an hour and a-half daily in travel to and from their homes and places of employment. Beyond that limit there is a rapid decline in the character and value of the property. That this is a fact is well demonstrated in the building records of this city. The elevated railroads have been able up to the present time to transport passengers from Park place over the 6th avenue line to 93d street in about this time, and from the City Hall station, over the East Side lines to 106th street, in about the same time. On Monday last, a man starting from the City Hall at 6 o'clock, by way of the 3d avenue line, reached 59th street in 30 minutes, 106th street in 45 minutes, and 129th street in 58 minutes. On Tuesday the same man entered a 6th avenue train at the Park place station at 6.20 o'clock (after most of the rush was over) and reached 53d street and 8th avenue in 30 minutes, 93d street in 45 minutes, and 135th street in 55 minutes. This is about the average experience of the half million people who patronize the roads every day. And this is the sort of rapid transit with which New York is to be asked to content itself.

THE RECORD AND GUIDE has no interest in this matter that is not the interest of every owner of real property, every real estate agent and broker, every builder and dealer in building materials, every carpenter, mason, bricklayer, plasterer, cabinet-maker, painter, house-smith, decorator, plumber, gas-fitter and storekeeper in the city. It has no interest that is not directly associated with the improvement and upbuilding of the city. Under the present lack of transit facilities, which it is proposed to perpetuate, the current of population has in recent years been setting away from New York City to Brooklyn and other parts of Long Island and to New Jersey, in ever-increasing force. The limit of the residence district within the limits of the city is fixed below the upper parallel of Central Park. True there are flats and some dwellings north of this, but they are the homes of the leisure class, or of people who are compelled against their wills to spend an hour or more twice every day in travel to and from

their places of employment; and notwithstanding these facts, owners are not receiving adequate return from their property and building operations are at a standstill. For years they have gone on in anticipation of the early provision of adequate transit facilities. Building beyond the 45-minute limit has been overdone. The recent failures and the many uninhabited flats and residences on the upper West Side should be sufficient warning of what may be expected unless real rapid transit is provided. The building operations have been less this year than last, and they were less last year than the year before. A change in the transit system must come if there is to be any satisfactory development of the upper sections of the city. By the proposed underground road a man would be able to ride from Wall street to 86th street in 10 minutes and to Fort George in 16 minutes. The 45-minute line would be removed to beyond the city limits.

THE RECORD AND GUIDE is of the opinion that the proposed underground railroad could be more quickly built than any other rapid transit railroad; that it will more completely and satisfactorily answer the requirements of the present and afford a better main system for future extensions than any other system; that within a few years after construction it would be one of the most profitable railroads in the country; that from the moment it is undertaken there will begin a period of real estate and building activity such as the city has never heretofore seen; that the class of buildings which will be erected along its route will be infinitely finer and more expensive than anything that would follow in the wake of elevated railroad extension; that the Boulevard, that was designed to be the most beautiful avenue in the world, will fully realize that destiny; that population would increase more rapidly than ever and many millions would be added to the general wealth by the construction of the underground, four-track, electric rapid transit railroad as designed by the Rapid Transit Commissioners. It would make all Washington Heights and the beautiful residence district beyond Spuyten Duyvil Creek as accessible as Central Park is to-day from the lower part of the city. For these reasons THE RECORD AND GUIDE is in favor of the construction of the Rapid Transit road.

There is scarcely a doubt, however, that private capital will not support the enterprise.

What then?

Shall it be abandoned? We say, no! The sentiment of the great mass of the people of this city is in this contingency in favor of the construction of the road by the Rapid Transit Commission, as a city enterprise, at the general public expense, and of the leasing of the road for periods of ten, fifteen or twenty-five years by an operating company. With this sentiment THE RECORD AND GUIDE is in hearty accord. As we have heretofore shown, the Commission could build the road, at an estimated cost of \$50,000,000, at an outlay of only \$1,250,000 a year for interest. The profits from the first year of operation would more than pay that, and within a very few years this road would be the most valuable and productive of the city's assets. The city, by its Rapid Transit Commission, could build the road more quickly than any private corporation would be likely to; this assurance we have had repeatedly from the engineers of the Commission.

Unless the city builds the road, it will not be built—therefore, it behooves every person who believes in the construction of the road to be prepared for the failure to sell the franchise—to give some time and attention to the matter, to support the plan of construction by the Commission, and to make their influence felt in the direction in which it will be necessary to act, and at a time and place, soon after the adjournment of the sale, of which due announcement will be given. In the meantime, we invite all who agree with this plan to write to us, expressing briefly their ideas in the matter, and giving us their names and addresses, in order that they may be notified of any meetings that may be called.

An Important Decision by the Court of Appeals.

A decision of exceptional interest to real estate lawyers, in that it modifies considerably the heretofore accepted doctrine expressed in the celebrated case of *Roome vs. Philips*, 27 N. Y., 357, has recently been rendered by the Court of Appeals in the case of *Augustus F. Holly*, as executor, etc., plaintiff and appellant vs. *Kaufman Hirsch*, respondent. The action was brought to enforce the specific performance by the defendant of his agreement to purchase certain property in this city, situated at the corner of 2d avenue and 119th street. The property was sold by the executor at auction and struck off to the defendant, but he refused to complete his purchase, alleging as an excuse that a conveyance by the executor would not pass the legal title.

In 1879 Martin W. Brett was the owner of the property and entered into a contract with one Pinkney to sell it to him. Before the date fixed for the delivery of a deed to Pinkney, Brett died, leaving a will in which two daughters were appointed executrices, and were given all his real property, in trust to apply the same to certain uses specified. After the attempt to create this trust estate, with power to "sell and convey, or otherwise dispose of the said property and to execute and deliver to the purchasers good and sufficient conveyances for the same," with further power to invest and apply the proceeds to the specified uses, the will makes specific bequest of two equal seventh parts of his estate to each of the daughter executrices and of the remaining three sevenths parts to them as executrices of his intended trust.

The deed from these executrices to Pinkney is the conveyance, the sufficiency of which was called in question by the defendant, *Hirsch*. Judge O'Brien, in Special Term, and Justice Van Brunt, in the General Term, found that the case was controlled by the ruling of the Court of Appeals in *Roome vs. Philips*, and decided accordingly, that the executrices could not convey a full and complete title to Pinkney, through whom the title passed down to their testator. In the answer and argument made by Charles De Kay Townsend and S. P. Nash for the appellant executrices it is set up that the language of the learned Judge in *Roome vs. Philips*, which was held in the lower courts to be decisive in this case, was *obiter dictum*, and

Justice Gray, in the present decision, found a distinction between that case and the present one, which was "both apparent and substantial." He finds that although the testator failed to create the special trust attempted in the first part of the will, he did establish a power in trust, which the executrices properly exercised when they decided to Pinkney, that their conveyance was sufficient, and that it was not necessary that the heirs at law join in the conveyance. The judgments of the lower courts were accordingly reversed. The new ruling establishes a precedent and clears up a very obscure meaning in the law.

Import Figures Concerning Immigration.

Editor RECORD AND GUIDE:

I read your remarks last week on the subject of immigration with a great deal of interest. The figures you gave are certainly surprising and throw a light on the subject very different from that which the newspapers have thrown upon it. If there is any one thing which we as a nation should understand thoroughly it is dollars and cents, and I for one don't believe that this country is ready to throw away such an enormous sum of money as you indicate for the pleasure of merely relieving ourselves of a scare. Can it be that there is any mistake in the figures you gave?

Yours very truly, J. TOLHAUSEN.

[Our figures no doubt are a surprise to many of our readers who have been following this immigration question solely through the New York newspapers. The statistics we gave last week were under rather than above the mark. They will stand a most rigid examination, as the following tables and extracts show. We stated that \$30 was the average amount brought to the United States by every immigrant. The following are the actual figures. They show that ours were \$1.10 below the real amount.

Statement showing amount of money brought by persons over twenty years of age from January 1 to October 31, 1892, inclusive.

Nationalities.	Number who brought less than \$100.	Number who brought \$100 or over.	Total amt of passengers.	Average
France.....	1,630	261	1,891	\$54.00
Wales.....	318	59	377	40.10
Switzerland.....	2,538	251	2,789	39.71
Australia.....	2	0	2	39.00
Turkey.....	72	6	78	36.05
Germany.....	28,742	2,704	31,446	35.50
Spain.....	112	9	121	39.60
Greece.....	281	20	301	28.58
Holland.....	2,089	167	2,256	27.97
Belgium.....	1,451	122	1,573	27.88
Denmark.....	4,672	301	4,973	27.32
England.....	7,550	441	7,991	26.70
Bohemia.....	3,001	125	3,126	23.85
Sweden.....	17,545	798	18,343	22.78
All other countries.....	1,511	92	1,603	21.74
Scotland.....	1,956	85	2,041	21.32
Norway.....	6,718	241	6,959	21.00
Russia.....	14,390	564	14,954	20.80
Armenia.....	604	31	635	20.00
Ireland.....	18,862	573	19,435	16.78
Austria.....	10,409	337	10,746	15.88
Finland.....	3,751	80	3,831	14.60
Italy.....	36,148	559	36,707	13.77
Hungary.....	16,691	257	16,948	12.42
Portugal.....	1,090	83	1,173	12.10
Poland.....	13,627	209	13,836	11.94
General average, \$21.10 per head.				

Table showing the percentage of illiteracy of alien passengers (over 15 years of age) landed at the port of New York from February 1st to October 31st, 1892, inclusive.

Nationality.	Percentage of illiterate.	Nationality.	Percentage of illiterate.
Norway.....	.006	Belgium.....	.068
Holland.....	.006	Ireland.....	.078
Denmark.....	.066	Turkey.....	.082
Sweden.....	.067	All other countries.....	.099
Spain.....	.01	Greece.....	.103
Switzerland.....	.01	Austria.....	.176
Scotland.....	.014	Russia.....	.20
England.....	.019	Hungary.....	.279
Germany.....	.019	Armenia.....	.41
France.....	.019	Portugal.....	.49
Finland.....	.049	Poland.....	.56
Bohemia.....	.061	Italy.....	.663
Wales.....	.061		

It should be noted that a comparison of the foregoing tables shows how foolish the public supposition is that immigrants with the most money are the most intelligent. Only in a general way (a too general way to be of any value) is the money test an intellectual test. It will be seen the Norwegians are the least illiterate of any of our immigrants, and yet they are far from being the wealthiest. In a book published in 1870, this emigration question was completely dealt with by Frederick Kapp, one of the most intelligent commissioners of immigration we have ever had. The book is out of print now, but its conclusions are still valid. They support everything we have said, and it is a pity that the volume cannot be put into general circulation. Mr. Kapp deals in chapter VIII. with the capital value of our annual immigration and its effect upon population and the nation's wealth. He says, among other things, that as a rule immigrants understate considerably the means that they are possessed of. They fear taxation, and are suspicious of letting it be known how much they have. Mr. Kapp gives a case of an old German who, in answer to the inquiry of the superintendent, opened his pocketbook showing its contents, only about \$25. The same story was given by his two adult sons. Yet it was discovered that the old man carried with him a bill of exchange for \$2,700, and each of his sons had a similar amount. If we could only get at the facts, we would find that \$21.10 is far below the exact average. We wish we had space to give copious extracts from Mr. Kapp's volume. We cannot refrain, however, from giving the following in support of our views.

The money, however, is not the only property which immigrants bring with them. In addition to it they have a certain amount of wearing apparel, tools, watches, books and jewelry. Assuming that their cash amounts to only \$100 a head, I do not think I exaggerate in estimating their other property at \$30, thus making \$150 the total of the personal property of each immigrant. The total arrivals at New York for the year 1869 were 253,989 immigrants, and the amount added to the national wealth, through this port alone, in one year, did consequently not fall short of \$38,848,350. Large as this sum appears, it is insignificant in comparison with the hundreds of millions which have been, and will be, produced by the labor of immigrants. And here the question suggests itself: what is the economic value of each immigrant to the country of his adoption?

We are perfectly familiar with the estimates which, during the existence of slavery, were made of the value of negroes. A good field hand was considered to be worth \$1,200 and over; a good cook was valued higher; and a seamstress or housekeeper was, in some cases, held at even \$1,500 or \$2,000. In order to obtain a proper idea of the importance of immigration to the United States, we must endeavor to capitalize, so to speak, the addition to the natural and intellectual resources of the country represented by each immigrant.

Dr. Engel computes the cost of raising a manual laborer in Germany at 40 thalers a year for the first five years of his life; at 50 thalers for the next five years, and at 60 thalers from the eleventh to the fifteenth year, thus arriving at an average of 50 thalers per year, or 750 thalers in all. From my knowledge of German life I consider this estimate as correct as it can be, and assuming that in this country subsistence costs about twice as much as in Germany, I do not think I shall be far from the truth in doubling Engel's estimates, and in assuming the expense of bringing up an American farmer or unskilled laborer for the first fifteen years of his life to average 100 thalers per year, or a total of 1,500 thalers, equal to about \$1,500 currency. Following Dr. Engel's estimate, an American girl will be found to cost only about half of that, or \$750, for the reason that she becomes useful to the household from an earlier age. Allowance must be made, it is true, for the fact that about one-fifth of the immigrants are less than fifteen years old; but this is fully balanced by the great preponderance of men and women and by thousands who represent the highest order of skilled labor. Hence I feel safe in assuming the capital value of each male and female immigrant to be \$1,500 and \$750 respectively for every person of either sex, making an average for both of \$1,125. My friend, Mr. Charles Reemelin, one of the most prominent American political economists confirmed these figures in a very able address, made before the German Pioneer Association of Cincinnati on May 26th, 1869, in which he estimated the value of each immigrant who had come to that city, to live at \$1,500, and the total value of the 50,000 emigrants who have taken up their residence there in the last forty years at seventy-five millions of dollars.

The number of immigrants who have arrived at the port of New York from May 5, 1847, to January 1, 1870, is no less than 4,297,980. Adding to the capital value of \$1,125 represented by every emigrant, \$150 per head for the average value of personal property brought, as I have shown, by each, we find that immigration increased the national wealth, in the stated period, by more than five billions of dollars, or more than twice as much as the present amount of the national debt. The total immigration into the United States being now at the rate of 300,000 souls per year, the country gains nearly four hundred millions of dollars annually, or more than one million per day."

[Who can believe that the American people intend to reject this vast accession to the wealth of the country?—ED.]

Special Notices.

CAREFUL AND HONEST MANAGEMENT OF ESTATES.

The attention of owners of real estate and of executors of estates is directed to the card of Mr. Albert L. David, who makes a specialty of the

management of estates and the collection of rents. Mr. David is careful and painstaking and can furnish the very highest reference. His office is at No. 111 Broadway, Trinity Building.

TO RENT AS IT STANDS OR ALTERED TO SUIT TENANT.

The premises Nos. 148, 150 and 152 West 23d street, size 77x100, recently damaged by fire, are for rent as above stated. John P. Windolph, of No. 155 West 23d street, is the agent for rental.

HARDWOOD LUMBER.

M. C. Foertsch, wholesale and retail dealer in hardwood lumber, logs and veneers, and mahogany and rosewood, is prepared to supply cabinet-makers, furniture-makers and others using hardwood lumber with goods in cargo lots or at retail. His yards are at Nos. 528 to 532 West 24th street. Mr. Forsyth also handles cypress.

ARTIFICIAL STONE WORKS.

The card of M. Caravatta appears on our last page. Mr. Caravatta lays artificial stone sidewalks and yards and areas superior to stone flagging. Among other places where he has done satisfactory work, may be mentioned Bond and other streets, for Havens & Winters; 8th avenue and 19th street, for G. G. Jackson; 25th street, near 8th avenue, and corner of Perry and Hudson streets, for W. H. Ramsey; 35th street, for Lowen & Halliday; 65th street, near 8th avenue, for Jas. O'Brien; 68th street, near Columbus avenue, for Peter Wagner; and for John Pettit, at the Electrical Exchange building on Liberty street. Mr. Caravatta's address is 29 11th avenue, near 23d street.

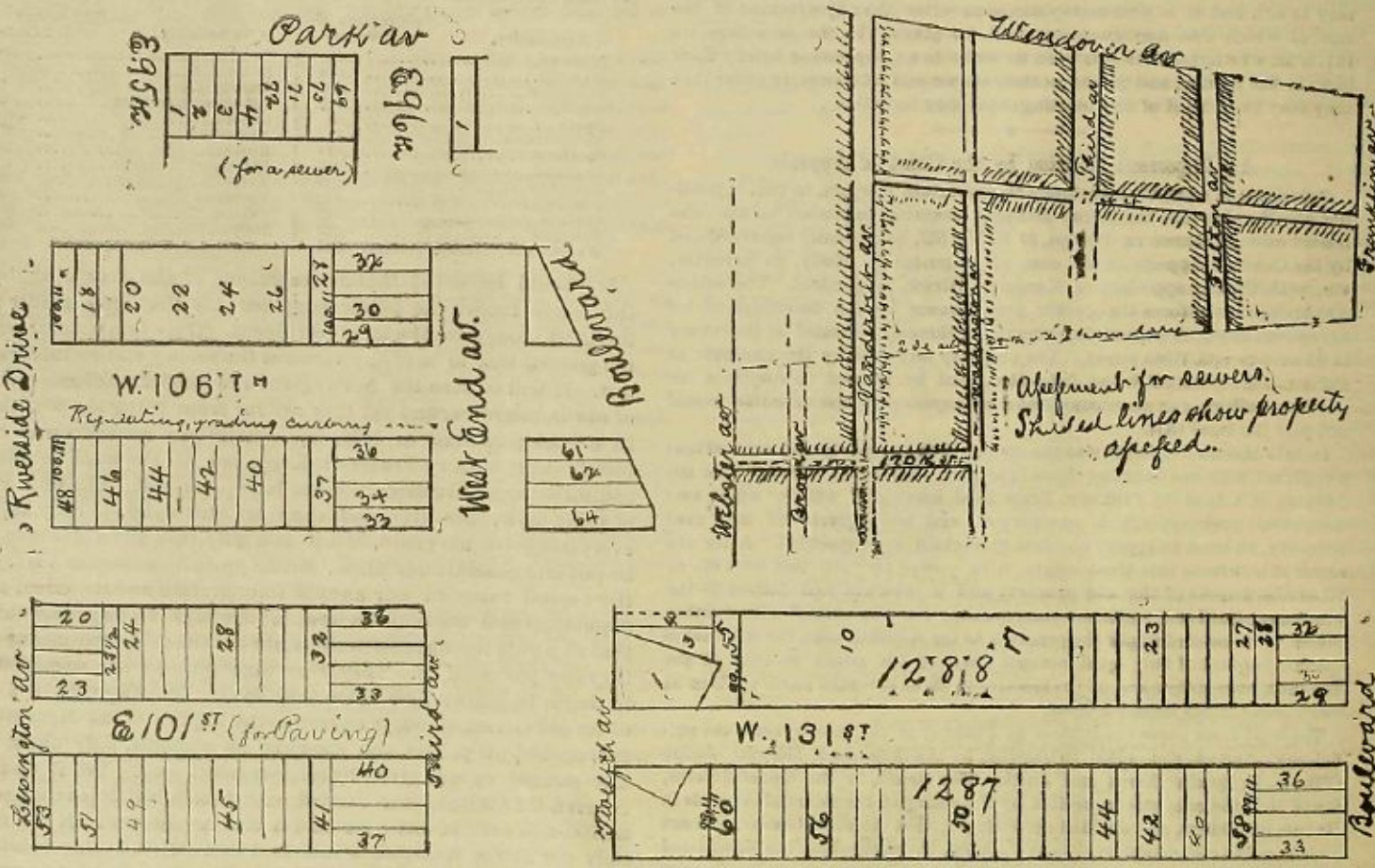
ANNUAL MEETING.

The annual meeting of the stockholders of the Title Guarantee and Trust Company will be held at the office of the company, No. 55 Liberty street, at 1.30 o'clock, January 17th next. The annual election of trustees and inspectors of election will be held immediately thereafter.

Landlord and Tenant.

Charles G. Quinley hired a flat for one year, ending on the 1st of October, but abandoned the premises in June, moving his family into the country. Gerald R. Brown, the landlord, at once took possession and tried to relet the flat, as he claimed, for Quinley's account. He obtained a tenant on September 1st who was allowed to go in rent free for that month on the strength of his taking a year's lease from the 1st of October. There was no clause in Quinley's lease allowing the landlord to re-enter and relet before the end of the term. In Mr. Brown's suit in the City Court against Quinley for the rent of July and August, Judge Fitzsimons, on Friday last, gave judgment for the defendant, holding that, the landlord having received no permission from Quinley to re-enter, his taking possession and assuming control was at his own risk, and that he thereby released Quinley from further liability. The plaintiff was represented by McCall and Arnold, and defendant by William F. Goldbeck.

Notice to Property-Owners.



Assessments as above have been completed and are open for inspection at the office of the Board of Assessors, No. 27 Chambers st. Objections may be filed until Jan. 17th. Application will be made for confirmation on Jan. 18th.

The Immigrant Exclusion Humbug.

WHAT IS THOUGHT OF IT BY AN EXTENSIVE EMPLOYER OF LABOR

With reference to the scheme now being exploited by a Congressional Committee to close the ports of this country against European immigration under a pretext of guarding against the introduction of epidemic cholera, Cornelius O'Reilly, the veteran builder and member of the Board of Examiners of the Building Department, in a conversation with a representative of this paper, said: "I am much pleased to notice the stand taken by THE RECORD AND GUIDE on the immigration question. I have been an employer of labor for a generation, and I can say from personal experience that our foreign workmen are the bone and sinew of the working classes. There are the German, Scotch Italian, Swedish, English and Irish workmen—most of them industrious, hard-working men. They are the people who have built up the multitude of buildings in this country, and we want more of them. I do not speak of agriculture and other industries which they have helped to create. How absurd it is to talk of keeping out such a valuable asset as labor when, in the rich State of Montana, there is said to be only one inhabitant to every three or four square miles; when in Texas and other States there are tens of millions of acres of land awaiting cultivation and development. No, sir, the wealth of this country consists in its working population. The more of the brain and sinew of the old world comes to us, the better for our future prosperity and the average welfare of each individual. Let every able-bodied person, ready to come to us to work, be allowed to land on these shores."

Broker's Commissions.

The judgment recently secured against Thomas C. Platt, as president of the United States Express Company, by James R. Hay, for broker's commissions upon the sale of real estate, was on Friday last reversed on appeal by the General Term of the Supreme Court. In June, 1886, Mr. Hay, in a brief interview with Mr. Platt, told him that Mr. King, president of the Union Trust Company, wished to buy his property. Hay was told that King or any one else could have it for \$400,000. This information was conveyed by Hay to King, who expressed surprise at the price and made no offer. Two years afterwards, King bought the property from Platt for the sum first named, and, one year later, Hay called upon Platt for commissions. He had nothing to do with the immediate negotiations which resulted in the sale, and knew nothing of the final transaction until it was completed. The Appellate Court, Judge Barrett giving the opinion, hold that the plaintiff was in no sense the procuring cause of the sale which was ultimately made. "The employer violates no right of the broker in negotiating directly with the proposed customer after the broker has abandoned his efforts in that direction. Nor is he liable for a commission under such circumstances if his independent negotiation results in a sale." Presiding Justice Van Brunt, in concurring, says that "simply because a broker calls the attention of a particular person to a piece of property as being for sale, does not give him a lien upon that person in respect to that property for all time to come."

THE REAL ESTATE MARKET.

Christmas week in the real estate market has been more or less of a surprise to brokers and speculators. Usually there is but an indifferent business consummated in the ten days or two weeks before Christmas day, but this year the custom has been altered so decidedly as to lead real estate prophets to predict the largest possibilities for the Spring Market. In the enthusiasm of the moment the prophets have, as usual, wandered from the truth, and in their hopes for the coming market they have perhaps magnified the importance and significance of the facts upon which they are based.

Be this as it may, the record for the past week is a good one and it will give a renewed tone and vigor to the market. The sale of so much vacant property at the close of the old year, when, as a rule, people are inclined to wait for the beginning of the new before purchasing, is a remarkably significant sign. The buyers of this vacant property are not novices in the business, but shrewd judges of real estate values, and the fact of their purchases would seem to indicate a belief on their part that prices will be higher next January. As to this matter of the future course of prices there is a divided opinion, although the predominating feeling in the market at the present time seems to be one of compromise between the high asking prices of owners and the too modest offers of buyers. The brokers say that this week both buyers and sellers have shown a slight disposition to come together and that in consequence of this fact there is a likelihood of the closing of many sales in the near future. Private house sales have, of course, decreased in number. They feel the effect of the holidays sooner than other classes of property because they are so largely dependent on the attention of the women, and just now the women are shopping.

Next week will be both short and dull, and so far as real estate is concerned, without effect on the market. New business will not be attempted and only unfinished sales that imperatively demand attention will be looked to and but a few of these will be closed.

Tuesday's quotations, too, are fairly representative of market values. There was a large crowd of real bidders, active competitions and no protection by the estate. The price paid, therefore, for a four-story brown-stone dwelling, 22 feet wide, on 67th street, between 5th and Madison avenues, will give some idea of the value of similar houses in the neighborhood. C. E. Fleming paid \$60,200 for this house, which is numbered 19.

Up in Harlem, also, there was some first-class property sold, which may give some idea of the relations of rents to prices in that section of the city. The northeast corner of 8th avenue and 123d street, a five-story flat with stores, 25.11x100, together with a five-story 25-foot flat in the rear of the above, on 123d street, sold for \$82,000. They rent for a total of \$8,588 per annum. In the lower section of the city, Nos. 194 and 196 Division street, renting for \$2,161 per annum, sold for \$25,050, and No. 100 South 5th avenue, leased for a total of \$2,660 per year, sold for \$36,000. The other properties offered were sold at the same proportionate figures.

THE PARASITIC CURBSTONE BROKER.

Enterprise carried to an extreme—like all things that are carried to an extreme—are reactionary and baneful. West Side real estate brokers have been brought to a full realization of this since business again took on a brisk tone and sales became possible of consummation. The enterprise with which these agents have to deal is that of the "curbstone" and irresponsible broker who by his persistent attentions to other people's customers has almost made the name of West Side broker a by-word and reproach. Said one of the old-established brokers to a reporter: "THE RECORD AND GUIDE ought to call the attention of the public to the fact that the men who without the slightest acquaintance follow customers up and annoy them by constantly importuning them to purchase houses do not represent respectable business methods. Why it has got so bad on the West Side lately that a real estate man cannot take a customer around to show him a house without five or six of these fellows following broker and customer from house to house. When the journey of inspection is through the broker takes the customer to the elevated station so as to be sure he or she shall not get into the hands of these sharks. It often happens that even then one of them will follow the customer home and, having secured the address, consult an elite directory for the name of the intending buyer. Next day this enterprising broker calls and remarks that he is aware a house is wanted. He points out the real or imaginary faults of the houses the customer has seen and then presents the superior attractions of properties that he has somehow secured for sale. He rarely makes a sale, but he frequently prevents those of other brokers." He is like a gnat that annoys and worries the respectable brokers of the West Side would be very much happier if in some way they could rid themselves of the pest.

A NEW DOWN-TOWN CLUB IN THE HAVEMEYER BUILDING.

The Havemeyer building, on Church, Cortlandt and Dey streets, will be opened next February. A novel feature in connection with the building will be the establishment of a club with rooms on the roof floor. The membership limit will likely be 1,000, with small yearly dues and no initiation fee. Besides the advantage of a meeting place, meals will be served to members at reduced rates. The appointments will be of the highest order, and Leon, the famous restaurateur of Hollywood and Delmonico's, will be in charge. Messrs. R. V. Harnett & Co., agents for the renting, say they have already rented a number of offices and have inquiries from all over the country for space in this modern palace for offices.

WOULD HAVE THE CITY BUILD THE ROAD.

P. S. Treacy, pioneer West Side broker, said: "Regarding the road planned by the Rapid Transit Commission I believe it far better that the city should build the same in any event, thus securing to the people at large the future unearned increment which can hardly be now calculated. I believe further that it should be begun at once as every day's delay weakens the strength of our noble city that lies helpless under bonds of red tape like Gulliver on the shore of Lilliput. A glance into the future of 'The Greater New York' which such a road would be the main cause of up-building, would surprise the modern old fogies. You know that

CONTRANCES

	1891.	1892.
	Dec. 18 to 23, inc.	Dec. 16 to 22, inc.
Number.....	177	253
Amount involved.....	\$2,574,531	\$4,308,358
Number nominal.....	54	90
Number 23d and 24th Wards.....	40	35
Amount involved.....	\$189,539	\$146,775
Number nominal.....	12	9

MORTGAGES.

	1891.	1892.
Number.....	210	304
Amount involved.....	\$2,496,951	\$4,297,313
Number at 5 per cent.....	113	143
Amount involved.....	\$1,424,344	\$2,109,993
Number at less than 5 per cent.....	9	33
Amount involved.....	\$306,000	\$1,080,267
Number to Banks, Trust and Ins. Cos.	86	55
Amount involved.....	\$962,200	\$1,417,060

PROJECTED BUILDINGS.

	1891.	1892.
	Dec. 19 to 24, inc.	Dec. 17 to 23, inc.
Number of buildings.....	21	39
Estimated cost.....	\$685,250	\$628,150

AN EXECUTOR'S SALE OF VALUABLE PROPERTIES.

Peter F. Meyer demonstrated that the approach of the Christmas holidays had little or no effect on the real estate market, when he successfully disposed of the improved and unimproved properties belonging to the estate of the late William Oppenbhm. In the large crowd that surrounded Mr. Meyer's stand, in the New York Real Estate Salesroom, on Tuesday, were many well-known operators and dealers, but only a few of them purchased anything. The reason was explained by one of them, who is on the lookout for anything cheap and also desirable, when he said that the prices bid were beyond the limits of the conservative speculators. And this too was the fact. The prices at which the property sold were not high, but to use the market expression "the property brought all it was worth"

The sale was of more than passing interest in that many of the parcels offered were in localities where it is hard to get reliable quotations.

as to the future growth we are all 'ancients of the earth and in the morning of the times.'"

Morris E. Sterne, the well-known real estate agent on 14th street, said: "THE RECORD AND GUIDE is taking a logical position in urging that the city should build an underground road, if the franchise is not secured by private persons on the 29th inst. Rapid transit is imperatively needed, and would benefit real estate in all parts of Manhattan Island. I am not one of those who are afraid of the franchise falling into the hands of the city. The people would then be able to control the road, and any overcrowding or mismanagement would soon feel the force of public opinion, which is not now the case with the Manhattan Elevated Railway. I am a believer in the Greathead system and think it may yet be adopted. Still, whatever system is built, I look upon it as a necessity that it be undertaken immediately; and if not by private capital, by bonds issued by the city."

Some good sized auction sales that are sure to attract extensive attention are already being advertised for next month at the Real Estate Exchange and Auction Room. In addition to the two by Richard V. Harnett & Co., mentioned last week, is one to be held by Auctioneer John N. Golding on Wednesday, January 25th. It is an executor's sale, and includes eleven good pieces of East Side investment property.

Gossip of the Week.

SOUTH OF 59TH STREET.

John R. Foley, who recently succeeded to the business of John R. Foley & Son through the death of his father, while attending the convention of Real Estate Brokers, at Buffalo, has consummated a very important transaction in the new Mercantile District. Mr. Foley has sold for Mayer Kahn and Marcus Kohner the two six-story business buildings, Nos. 13, 15, 17 and 19 Waverley place, on plot 92.6x133, renting for over \$32,000 per annum, to the Wadsworth estate, through Stephen H. Tyng, Jr., their representative. We hear the price is about \$500,000.

John N. Golding has sold for a Mr. Cuneen to Wm. G. Weld, of Boston, the northeast corner of Greene and 4th streets, 25.11x96.2, a five-story brick building, for about \$120,000.

Wm. A. White & Sons have sold for the estate of Homer Bostwick to John W. Condit the property, No. 39 East 12th street, 28 feet wide x average of 100 feet deep, for \$62,500. This, with former purchases by Mr. Bostwick, through Messrs. White & Sons, gives him a plot of about 4 1/2-5 lots which have cost him \$183,000.

Geo. R. Read has sold for the estate of A. L. Dennis to Stephen F. Shortland, the three-story brick factory, 66x80, Nos. 349 to 353 West 12th street.

Torrey & Schrag have sold for Wm. F. Rohrig the five-story apartment house, No. 208 East 45th street, to George Reubel.

Hulbert Peck has sold for Aaron Harris the four-story brick tenement with store and five-story brick rear tenement, lot 25x98.9, No. 300 West 40th street, for \$20,850.

H. V. Mead & Co. have sold for Selina Falk the four-story brownstone dwelling, No. 309 West 28th street, 20x55x98.9, for \$17,500.

J. W. Kelly has sold for Duncan Kelly his five-story brick tenement, No. 521 West 43d street, 25x75x100, to Rufus N. Waller for \$17,500.

Boyd & Co. have sold for James J. Dunn to a Mrs. Diedrich, No. 339 East 47th street, for \$16,500.

Hiram Merritt has sold No. 814 6th street, 21x97, to James H. Frederick for \$10,000.

Gonon & Macdonald have sold for Wm. M. and John H. Purdy the four-story brownstone dwelling, 21.6x75.5, No. 38 East 49th street, and for Mrs. Foster to Henry L. Hand No. 63 West 36th street, a four-story dwelling on lot, 25x98.9, for \$35,000.

Edward Cabot Wilde has sold for E. M. Ingoldsby to Mrs. Thomas Hunt No. 112 East 31st street, a three-story brownstone dwelling, 19x50x98.8, for \$19,000.

Jos. Oatman has sold for Peter Kearney (the three-story brownstone Astor leasehold dwelling, No. 372 West 55th street, 17x50x75.3 3/4, to Eliza McHattan.

Leo Schesinger informs us that he purchased the corner of Broadway and 4th street for a syndicate composed of three members other than himself and that M. S. Hess was not one of them. Lalor & Beringer were the brokers.

Ascher Weinstein & Co. have sold the five-story double tenement with two stores, No. 88 East Broadway, 25x55x65, to Lewis Isaacs for \$31,000, and the five-story business building, No. 50 Bleecker street, 24.6x109, for \$35,000; brokers on the latter parcel, Tun & Co.

Sammet Grunhut & Co. have sold to Mrs. A. J. Dickerson the three-story brownstone dwelling, 12.6x60x100, No. 348 West 51st street, for \$10,900; and to Mrs. M. A. Alsop, of Middletown, Conn., the five-story double tenement, 25x9x98, No. 441 West 39th street. The same firm have purchased No. 22 University place, a three-story dwelling, 23x97, adjoining the corner of 9th street.

Ascher Weinstein has purchased the two-story frame and four-story brick tenements No. 56 Thompson street, 18.9x100. This adjoins the piece bought at auction last week by Mr. Weinstein. Mr. Weinstein has also purchased from Miriam Nicholson the three five-story brick and brownstone single flats, Nos. 154, 158 and 160 West 20th street, each 18x84x93.10, for about \$65,000. These flats are rented for about \$6,500 per annum.

Winant & Goadby have sold for Mrs. Le Grand Benedict the four story stone front dwelling with lot, 20x100, No. 52 West 53d street, to Walter Watson.

Ascher Weinstein & Co. have purchased from the Isaac L. Pinckney estate the three-story brick building with store on the southeast corner of 3d avenue and 56th street, 20x60, and the northwest corner of 3d avenue and 38th street, with four three-story brick and frame tenements with stores on avenue, plot 27x90x50x irregular. Brokers, H. H. Cammann & Co.

Mayer Kahn has purchased the five-story brick store and tenement on the northeast corner of Bleecker and Charles streets, 20x50, through Brokers Thomas & Eckerson, and resold the same to Emil Frankel.

D. H. Carroll has sold for the Carrigan estate the four-story stone front dwelling, No. 29 West 21st street, 26x98.9, for \$45,000, to Helena Barnes, dressmaker.

H. R. Drew & Co. have sold for the Mortimer estate, No. 15 West 27th street, a five-story brick building, lot 25x98.9, to Matthias Rock for about \$85,000.

NORTH OF 59TH STREET.

Richard Croker, it is said, has purchased from Dr. J. V. S. Woolley the four-story light brownstone front dwelling, on full lot, No. 5 East 74th street, adjoining 5th avenue.

Herman Wronkow has sold to Landau & Kaim the seven five-story brick and stone flats, with two corner stores, on the plot 200x100, east side of Park avenue, between 75th and 76th streets, for about \$325,000. These flats were built by Lorenz Weiher. Mr. Wronkow, it is reported, has also sold the southeast corner of Pleasant avenue and 116th street, a five-story flat and store, on plot 51.8x94, to Morris Kaim.

Elliott Zborowski has sold to Hirsh Bros. a plot, 412.6x100, on the north side of 86th street, 125 feet east of Columbus avenue, for \$340,000.

Chas. Buek & Co. have sold the new brick and stone front four-story dwelling, No. 48 West 87th street, to J. J. Phye, of the firm of Dix & Phye.

Susan B. C. Rogers has sold to Robert Wallace, the plot, 50x100, on the southeast corner of Amsterdam avenue and 75th street, and the two lots in the rear of the above on 79th street, 110 feet east of Amsterdam avenue.

C. H. Parsons has sold the four-story dwelling No. 161 West 78th street for about \$35,000 to Charles G. Martin, of Wall street.

Wood & Miller have sold No. 135 West 134th street, a five-story brownstone double flat, 25x78x99.11, to A. E. Mulligan.

H. D. Hamm has sold for G. W. Thurber and Piering to H. A. Koster the three-story brick dwelling, 18x35, lot 36x35, No. 1875 Lexington avenue for \$8,850.

Max Simon has sold for M. Buchsbaum to Louis Bausback the five-story double flat, No. 19 West 100th street, 25x75x100, for \$31,500.

Wm. H. Sohn has sold for Leopold Hutter the five-story double tenement, 25x65x102.2, No. 365 East 76th street, to Elizabeth Muller.

John Armstrong has sold for Stephen I. Wright to Martha A. Dailey, the three-story brownstone dwelling, 18x50x100, No. 150 West 119th street, for \$19,000.

Isaac Marx has sold the three-story and basement brick dwelling, No. 2308 2d avenue, to Daniel Hoffman. Mr. Marx has purchased the south east corner of 130th street and St. Nicholas avenue, a three-story and basement brownstone private dwelling with stable in rear of lot, 18.11x 50x125.

A. Hogenauer has sold the new three-story high stoop residence, No. 314 West 102d street.

Charles Martin has sold for G. Ratz No. 127 Amsterdam avenue, a four-story brick building and store, 25x50x100, to Jos. G. Astenberg for \$18,000.

LEASES.

Ogden & Clark have consummated a very interesting lease of land in the immediate vicinity of the new appraiser's stores. The lease is of a considerable plot of land, and it is about the first transaction of its kind that has been successfully concluded since the appraiser's stores became a certainty. The lease is made by Robert Sanford to West & Lynch, of the northwest corner of Washington and Morton streets, for twenty-one years, at \$6,250 per annum, taxes and assessments. There are to be two renewals of twenty-one years each, to be made on a new appraisalment and like the present lease on a 5 per cent basis. Beginning at the corner of Washington and Morton streets the property runs north 75 x west 100 x north 50 x west 75 x south 125 to Morton street, x east 175 to beginning. This plot of over six city lots is occupied by old buildings which will shortly be removed to make way for a fine improvement, the exact character of which is at present unknown.

Brooklyn.

N. A. Prentiss, attorney, has sold to Sammet, Grunhut & Co. the four-story dwelling, on plot 40x87, No. 164 Monroe street.

Corwith Bros. have sold No. 200 Kent street, a three-story brick house on front and two-story frame house on rear, lot 25x100, for Henry Flechsenhaar to Wm. Conlon for \$6,750.

H. P. Schellbass has sold for Albert Enman a plot, 80x80, on Patchen avenue, 20 feet from Putnam avenue. Mr. Enman takes in part payment the sixth house east of Ralph avenue, on the north side of Bergen street. It is a two-story frame dwelling.

CONVEYANCES.

	1891.	1892.
	Dec. 17 to 22, inc.	Dec. 15 to 21, inc.
Number	199	208
Amount involved.....	\$460,694	\$684,399
Number nominal.....	78	123

MORTGAGES.

Number	186	280
Amount involved.....	\$784,390	\$1,171,248
Number at 5 per cent. or less.....	85	158
Amount involved.....	\$404,523	\$784,505

PROJECTED BUILDINGS.

	1891.	1892.
	Dec. 18 to 23, inc.	Dec. 16 to 22, inc.
Number of buildings.....	54	61
Estimated cost.....	\$221,850	\$301,125

Out of Town.

NEWARK, N. J.—Charles Buermann & Co. have sold for Henry Buermann a lot, 25x100, on Clinton avenue, 25 feet east of South 18th street, to Frederick P. Stemming for \$700.

BUILDING NEWS.

MUNICIPAL NOTES.

The Park Board will give a hearing on Wednesday next, at 10.30 o'clock, to persons interested in the proposed extension of the railway through Transverse road No. 3, crossing Central Park at or near 85th street.

Lemuel H. Arnold, Jr., Wm. B. Anderson and William A. Woodhull have been appointed Commissioners of Estimate and Assessment in the matter of acquiring title to lands necessary for the opening of 142d street, from Convent to Amsterdam avenue. They will begin taking testimony as to values on Monday, Jan. 23d, prox., at Room 3, No. 51 Chambers street.

Commissioner Louis J. Heintz, of Street Improvements, of the 23d and 24th Wards, will receive proposals at his office, No. 2622 3d avenue, until 3 o'clock, December 29th, for regulating, grading, curbing and flagging 134th street, from Alexander to Willis avenue, and paving same from Alexander to Brook avenue; for constructing sewers, etc., in 175th street, from Webster to 3d avenue and branches in 3d avenue, from 174th to 176th street; and for constructing sewers, etc., in Wendover avenue, from Webster to 3d avenue.

The Auditing Committee of the Board of Education will receive proposals at the office of the Board, No. 146 Grand street, until 4 o'clock on Thursday, December 29th, for fitting up offices for the Superintendent of School Buildings at No. 160 Elm street.

Commissioner of Public Works, Thos. F. Gilroy, will receive proposals until noon of Thursday, December 29th, at his office, No. 31 Chambers street, for building a sewer in South street, between Fulton and Wall streets, with curves in Wall street, Maiden lane and Burling slip, and to outlets, and for alterations to sewers in Burling slip, Wall and Front streets and through Pier (old) 20 East River.

Corporation Counsel Clark will apply to the Supreme Court on December 30th for the confirmation of the report of the Commissioners of Estimate and Assessment in the matter of the opening of Cedar place, from Eagle to Union avenue; and on December 27th, for similar orders in the matters of the opening of St. Nicholas terrace, from Academy place to Convent avenue; and East 164th street, from East 165th street to Railroad avenue West, and from Brook to Trinity avenue.

A public hearing will be given at the office of the Commissioner of Street Improvements for the 23d and 24th Wards, No. 1622 3d avenue, on Tuesday next, at 10 o'clock, upon the proposed changes in the map of the 23d Ward, such changes being as follows:

First—Map or plan showing the widening of East 138th street, between 3d avenue and the Harlem River, in the 23d Ward of the City of New York.

Second—Map or plan showing the discontinuance of the avenue, between Brook avenue and 3d avenue, bordering on and west of the Port Morris Branch of the New York and Harlem Railroad, and of the widening of German place, between East 156th street and John street; also change of grade of Brook avenue, from East 156th street to 3d avenue, in the 23d Ward of the City of New York.

Third—Plan and profile showing Tiffany street, from the East River to Longwood avenue, and Longwood avenue, from Tiffany street to the Southern Boulevard, in the 23d Ward of the City of New York.

Fourth—Plan and profile showing change of grade of Bremer avenue, from Jerome avenue to Birch street, in the 23d Ward of the City of New York.

Fifth—Plan and profile showing change of grade of Intervale avenue, between 167th street and East 169th street, and of Wolf street, between Sedgwick avenue and the Harlem River Channel Line, in the 23d Ward of the City of New York.

Sixth—Map or plan showing the classification of Dawson street, from Westchester avenue to Prospect avenue, in the 23d Ward.

Maps and profiles showing the contented changes are now on exhibition in said office.

Michael J. Mulqueen and Herman Bolte, Commissioners of Estimate and Assessment, in the matter of the opening of 187th street, from 10th avenue to the Kingsbridge road, have filed their final report, and on Tuesday next, December 27th, will apply to the Supreme Court, by Corporation Counsel Clark, for an order confirming the same.

Randolph Hurry, Thomas C. Dunham and Matthew Chalmers, Commissioners of Estimate and Assessment in the matter of acquiring a site for a new school at Mount Hope, have filed their final report, and on Thursday next, December 29th, the Corporation Counsel will apply to the Supreme Court for an order confirming their report.

In the matter of the opening of 132d street, from 7th to 8th avenue, Thomas Donnelly, Hermann Bolte and Emanuel Perls have been appointed Commissioners of Estimate and Assessment. They will begin taking testimony on December 28th at their office, No. 51 Chambers street, room 3.

Benjamin Patterson, Samuel W. Milbank and Henry Winthrop Gray, Commissioners of Estimate and Assessment in the matter of the opening of 150th street, from Amsterdam avenue to the Boulevard, are now taking testimony as to the values of the properties to be taken for the improvement. Their office is room 3, No. 51 Chambers street.

Corporation Counsel Clark will apply to the Supreme Court on January 9th next, for the appointment of Commissioners of Estimate and Assessment

in the matter of the opening of 166th street, from 10th to Edgecombe avenue.

In the matter of the opening of Claremont place, from Claremont avenue to Riverside avenue, Ezekiel R. Thompson, Jr., Sidney Harris, Jr., and Thomas J. Miller have been appointed Commissioners of Estimate and Assessment. They will begin taking testimony on December 28th, at their office, No. 51 Chambers street, room 3.

Andrew S. Hammersley, Jr., Oliver B. Stout and Henry Hughes, Commissioners of Estimate and Assessment, in the matter of acquiring lands for sewer purposes from the easterly terminus of West 167th street to the Harlem River, have made their final report, showing awards of \$11,453 and an assessment somewhat larger than this sum, to include the cost of the proceedings. The area of assessment includes the property embraced in the following boundaries: Both sides of 162d street, from the Harlem River to the Kingsbridge road; both sides of the Kingsbridge road, from 162d to 165th street; a line produced east of the lots fronting on the easterly side of Kingsbridge road, from 165th to 169th street; the easterly side of Kingsbridge road, from 169th to 173d street; 172d street, both sides, from Kingsbridge road to Amsterdam avenue; Amsterdam avenue, both sides, from 172d to 173d street; and 173d street, south side, from Amsterdam avenue to the Harlem River, and along the west bank of the Harlem River to the place of beginning. The Commissioners will apply to the Supreme Court on February 7th next for the confirmation of their report.

Ezekiel R. Thompson, Jr., Jacob Blumenthal and Joseph I. McKeon, Commissioners of Estimate and Assessment, in the matter of the opening of 190th street, from Audubon to 11th avenue, have filed their final report, showing awards of \$4,877 and assessment of \$15,535, which is levied upon the property extending half the block on either side of 190th street, between Audubon and 11th avenues. Corporation Counsel Clark will apply to the Supreme Court on February 2d next for a confirmation of the report.

George P. Webster, James F. Horan and William H. Marston, Commissioners of Estimate and Assessment in the matter of the opening of Independence avenue, from Spuyten Duyvil Parkway to Morrison street, have filed their final report, showing awards of \$12,872. The assessment, which will be for this amount, plus the costs of the proceeding, is levied upon the properties embraced within the following bounds: North-ly by the line distant about 860 feet northerly of the northerly line of Morrison street; easterly by the westerly line of the Spuyten Duyvil Parkway and its prolongation for a distance of about 100 feet southerly of the southerly line of Kappock street; southerly by a line parallel with and distant 100 feet southerly from the southerly line of Kappock street; and westerly by a line parallel with and distant 250 feet westerly from the westerly line of Independence avenue and the prolongations of said line for a distance of about 140 feet southerly of the southerly line of Kappock street and for a distance of about 940 feet northerly of the northerly line of Morrison street. The Corporation Counsel will apply to the Supreme Court, on January 25th, for a confirmation of this report.

THE COLLEGE PLACE IMPROVEMENT.

The College place widening and extension matter was to have come before the Board of Street Opening and Improvement yesterday, for final consideration of the proposition to have the city share a half instead of a third of the expense. The improvement is waiting on this decision. There was, however, no meeting of the Board, and the matter has gone over still another week.

The Board of Estimate and Apportionment has been busy during the week, fixing the final estimates of the various departments for the support of the municipal government for 1899. They have adhered pretty closely thus far to the preliminary estimates published before election. A new item in the budget for the Police Department is \$50,000 for the site and \$70,000 for the building, for a new police station, to be located somewhere in Delancey street.

In the matter of the opening of Boston avenue, from Sedgwick to Bailey avenue, Samuel W. Milbank and John Connelly, Commissioners of Estimate and Assessment, have filed their final reports, showing awards of \$4,518.49. The assessment, which will be for this sum, plus the cost of the proceeding, is levied upon the properties embraced within the following boundaries: Northerly by the prolongation easterly of the southerly line of Macomb street, from Bailey avenue to the centre line of the block between Boston avenue and Heath avenue, and the centre line of the block between Boston avenue and Heath avenue; easterly by the centre line of the blocks between Sedgwick avenue and Boston avenue; southerly by the centre line of the blocks between Boston avenue and a certain unnamed street or avenue extending from Bailey avenue to Nathalie avenue, and the prolongation of said centre line from Nathalie avenue to the centre line of the blocks between Sedgwick avenue and Boston avenue, and westerly by the easterly line of Bailey avenue and the centre line of the block between Boston avenue and Heath avenue. The Corporation Counsel will apply on January 27th to the Supreme Court for a confirmation of said report.

OPENING OF ST. NICHOLAS TERRACE.

In the matter of the opening of St. Nicholas terrace, from Academy place, near 129th street, to Convent avenue, opposite 140th street, Andrew S. Hammersley, Jr., Robt M. Van Arsdale and Patrick Fox, Commissioners of Estimate and Assessment, have filed their final report, showing awards

of \$213,724.60, for property taken and an assessment of \$245,068.35, which will be further increased by the costs of the proceeding, to be taxed on December 29th. The area of assessment includes all the property, lots and plots, except streets, avenues and public places, embraced within the following bounds: Beginning at a point on the westerly line of Avenue St. Nicholas, distant 100 feet southerly from the southerly line of 128th street; running thence northerly along said westerly line of Avenue St. Nicholas to a point distant 100 feet northerly from the northerly line of 128th street; thence westerly and parallel with said northerly line of 128th street for a distance of 100 feet; thence northerly and parallel with the westerly line of Avenue St. Nicholas to the northerly line of 137th street, now closed; thence westerly along said northerly line of 137th street for a distance of 46.7 feet; thence northerly and parallel with the easterly line of St. Nicholas terrace and distant 100 feet easterly therefrom to the centre line of 139th street, now closed; thence northerly and parallel with the westerly line of Avenue St. Nicholas, and distant 90 feet westerly therefrom to the southerly line of 140th street, now closed; thence westerly along said southerly line of 140th street for a distance of 50 feet; thence northerly and parallel with the easterly line of Convent avenue to a point distant 99 feet 11 inches northerly from the northerly line of 141st street; thence westerly and parallel with said northerly line of 141st street to the centre line of the block between the Boulevard and 12th avenue; thence southerly and parallel with the westerly line of the Boulevard to the centre line of the block between 132d and 133d streets; thence easterly and parallel with the southerly line of 133d street to the centre line of the block between Amsterdam avenue and Convent avenue, thence southerly and parallel, or nearly so, with the westerly line of Convent avenue and distant about 100 feet westerly therefrom, to the centre line of 133d street, now closed; thence southerly and parallel, or nearly so, with the westerly line of Convent avenue, and distant about 90 feet westerly therefrom to a point distant 100 feet southerly from the southerly line of 128th street; thence easterly and parallel with said southerly line of 128th street to the point or place of beginning.

The Corporation Counsel will apply to the Supreme Court, on December 29th, for an order confirming this report.

* * * *

A NEW SCHOOL-HOUSE AT RYE.

The Trustees of Union Free School, District No. 1, Rye, are advertising for proposals (see advertising columns) for furnishing the work and materials for the construction of a new school-house at that place. The plans and specifications are to be seen at the office of T. C. Palmer, J. P., Rye Neck, and of the architect, J. Warner Allen, 529 Main street, East Orange, N. J. Proposals must be received not later than January 21.

* * * *

The New York & Brooklyn Railway Company want to build a tunnel under the East River, with a New York terminus at Spruce and Nassau streets—opposite the *Tribune* and *Times* buildings. They asked the Board of Aldermen last Tuesday for leave to build it. They propose to build a cable railroad line through it. The Brooklyn terminus is to be in the vicinity of the City Hall. Benjamin S. Henning is the president of the company.

* * * *

A NEW IDEA ABOUT PLANS FOR AN OFFICE BUILDING.

The Continental Insurance Co., who will build a modern fire-proof office building on the plot, about 78 feet square, which they recently bought at Nos. 44, 46 and 48 Cedar street, are inviting prospective tenants to come

forward and express their wishes as to the location and space they may want, and declaring it to be their purpose to carry out these wishes so far as they can. Oliver Wendell Holmes once said that the education of a boy should begin a hundred years before he is born. The Continental Life Co. seem to be adapting this principle to the architectural work and arrangement of their building. They say their building will be ready for occupancy by May 1, 1894.

Out Among the Builders.

Thomas Graham is drawing plans for four five-story limestone and brick flats, which Salvatore Panella will build on the southeast corner of Madison avenue and 101st street, at a cost of \$80,000. The corner house will be 25.11x71. The same owner will also build a five-story apartment house on the south side of 101st street, 150 feet east of Madison avenue, at a cost of \$15,000.

G. F. Pelham is preparing the plans for four four-story brownstone dwellings, which Peter Wagner will build on 68th street, north side, 200 feet east of Columbus avenue. They are to be 19x55 each, with 10x15 extensions, are to have hardwood trim throughout and all the improvements.

Charles Rentz will draw plans for a five-story and basement brick, brownstone and terra cotta flat, to be built at No. 238 Stanton street. It will be 25x50 in size, with stores in the first story, and three families on each floor. Max Solomon is the owner, and the cost is put at \$16,000.

Neville & Bagge are drawing plans for a two-story brick office building, 83x31, to be built by Canda & Kane, at Nos. 643 to 647 West 52d street, at a cost of \$6,000. They are also drawing plans for a one-story addition to the stable at No. 641 West 52d street. The building will be 25x96.6 and will have accommodation for a repair shop and stalls.

John Hauser is the architect for two five-story brown stone flats, 25x57, to be built by Joseph Schreiner on the north side of 71st street, 310 feet east of 3d avenue.

Brooklyn.

Plans are being prepared by William Danmar for five five-story double, buff brick stores and flats, 30x65x100 each, to be erected on the northeast side of Broadway, 100 feet east of Hewes street, at a cost of \$60,000. Claus Doscher is the owner.

James H. Pigat has plans for five brick dwellings, 20x52 feet each, to be erected on the north side of 59th street, 260 feet east of 3d avenue, for Charles Hart, the builder. They will cost \$6,000 each.

J. Rothschild, who is improving the northeast corner of Jay and Fulton streets, has again made a change in his plans, reverting this time to his original purpose of building a hotel structure. Carl F. Eisenach, the architect, has changed the plans to provide for a nine instead of seven-story building. The last announcement is that it is to be a magnificent, fire-proof structure, to be called the Hotel Savoy.

Out of Town.

WOODHAVEN, L. I.—The Woodhaven Board of Education have accepted the plans of William M. Bennett, of Brooklyn, for a new primary school at Union Course.

WHITE PLAINS, N. Y.—Howard E. Foster, cashier Central Bank, Westchester, has purchased through Douglas Murray, broker, the house and lot, 65x175, east side Church street, from Mrs. S. Smith. Price, \$7,000. He is having prepared plans for extensive improvements, including stable and carriage house.

WANTS AND OFFERS.

WANTS.

WANTED.—Suitable tenant for part of handsome large real estate office; store floor.
253 West 43d st.

WANTED.—Active partner with means and influence to help extend established real estate business; handsome centrally located office. Address, "NO BONUS," 68 West 30th st.

RENT collector, age thirty, desires engagement by estate; fair compensation expected for honest, reliable care; advance revenue guaranteed.
B., 228 West 43d st.

WANTED.—One of Bromley's Real Estate Atlases on muslin; late edition. Send price to
L. N. VAUSE & SON, 864 Broadway.
Dec. 17-u.f.

OFFERS.

Improved Property.

TO lease.—25,000 sq. ft. of floor space for factory purposes; three floors; new building with power; light on all sides; steam heated. J. REEBER'S SONS, 107th st and 1st av. Terms reasonable. This building completed, with all improvements and is one of the best factories in this city. Mar 25—uf.

Vacant Lots.

CHOICE corner lot, 24.11x110, 5th av, up town. Splendid corner plot, 50x110, 5th av, up town. Two double flats, paying investment, desirable location. Lot, 25x100, frame house, 149th st, Courtlandt av. Apply at once to
LYNCH, 2381 3d av.

OFFERS.

Chicago Property.

FOR Exposition period we shall have a limited number of desirable furnished houses and apartments in the city and suburbs for rent to Eastern families making early application and furnishing references. EDWIN READ & CO., 125 La Salle st., Chicago. Dec 10-1aw3w.

Miscellaneous.

PRINTING.—Book, News and Job.

RECORD AND GUIDE PRESS,
14 Barclay, and 14, 16 Vesey sts

SALES OF THE WEEK.

The following are the sales for the week ending December 23.

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

This list does not include properties bid in or withdrawn by the owners.

(AT THE REAL ESTATE EXCHANGE.)

RICHARD V. HARNETT & CO.

30th st, No. 530, s s, 450 w 10th av, 24.11x98.9, five-story brk tenem't and stores. August L. Starke.....\$18,800
13th av, s e cor 30th st, 49.4x100, vacant. John Jordan.....25,000

AT NEW YORK REAL ESTATE SALESROOM.

RICHARD V. HARNETT CO.

16th st, No. 345, n s, 250 e 9th av, 25x91.9, five-story brk flat. John J. Deery. (Amt due \$21,152).....30,000

86th st, n s, 25 w Central Park West, 25x100.11, four-story stone front dwell'g. Sam'l F. James. (Amt due \$37,000).....29,000

WM. KENNELLY.

123d st, No. 320, n s, 242 w 1st av, 18x100.11, three-story stone front dwell'g. John Dewnap. (Amt due \$6,633).....9,050
105th st, Nos. 52 and 54, s s, 50 w Manhattan av, 50x100.11, two five-story stone front flats. Jas. R. Thomas. (Amt due \$393; prior morts. \$47,615).....54,980

PETER F. MOYER.

Division st, Nos. 194 and 196, 35.4x68x20x67, five-story brk tenem't and stores. Isaac Rinaldo.....25,050
South 5th av, No. 100, abt 25x abt 75, five-story brk and stone warehouse. Razzetti Bros...26,000
9th st, No. 435, n s, 316.8 e 1st av, 16.8x85, four-story brownstone tenem't. E. Jacobs. (Rent \$840).....9,775
33d st, No. 509, 25x38.9, five-story brk factory
33d st, Nos. 511 and 513, 40x38.9, five-story brk factory.....38,000
Herman Wronkow.....

67th st, No. 12, n s, 326 e 5th av, 22x100.5, four-story brownstone dwell'g. C. E. Fleming.. 60,200
8th av, No. 2290, n e cor 123d st, 25.11x100, five-story brk flat and stores.....
123d st, No. 263, n s, 100 e 8th av, five-story brk flat.....82,000
D. Ogden Fowler et al.....
96th st, s s, 100 w Park av, 100x100.8, vacant. Louis M. Jones.....33,300
Park av, n w cor 96th st, 25.2x100, vacant. Quackenbush.....14,350
5th av, s e cor 118th st, 50.5x100. H. Wronkow 24,500
5th av, e s, 25.2 n 118th st, 75.9x100. Same.... 27,000
118th st, s s, 200 e 5th av, 25x150.2x38.1x178.10 to beginning, vacant. M. Glucksman.....7,470

L. J. PHILLIPS & CO.

42d st, No. 304, s s, 100 w 8th av, 25x38.9, portion of five-story brk store. (Sold subject to claims) Estate of Henry Herrman. (Amt due \$7,195).....25,000

D. P. INGRAHAM & CO.

118th st, s s, 60 e Madison av, 100x100.11, five five-story brk flats. Chas. S. Kendall. (Amt due \$21,341; prior morts. \$68,000).....87,679

JAS. L. WELLS.

Table with 2 columns: Description of property and Amount. Includes entries for Myrtle av, Washington av, and 57th st.

BROOKLYN, N. Y.

FOR WEEK ENDING DECEMBER 22.

Table with 2 columns: Description of property and Amount. Includes entries for Calyer st, Fulton st, Locust st, and others.

CONVEYANCES.

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

- 1st-Q. C. is an abbreviation for Quit Claim deed, i. e., a deed in which all the right, title and interest of the grantor is conveyed, omitting all covenants or warranty.
2d-C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.
3d-B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no express covenants, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

NEW YORK CITY.

DECEMBER 16, 17, 19, 20, 21, 23.

Table with 2 columns: Description of property and Amount. Includes entries for Boulevard, Broadway, Broome st, and others.

Table with 2 columns: Description of property and Amount. Includes entries for 27 x northwest 31.9, Cortlandt st, Delancey st, and others.

Table with 2 columns: Description of property and Amount. Includes entries for 33.4x54, Same property, William T. Carmody, and others.

- Samuel D. Levy to Xaver Pacher. *Mt.* \$2,400. Dec. 12.
- 19th st, No. 329 E., n s, 135.6 w Av B, 25x94.8, five-story brk tenem't. John E., George A. and Francis L. and Barbara Ferdinand to Edward F. Ferdinand. Re-located. Partition. March 1, 1879. nom
- 10th st, No. 215 E., n s, abt 235 e 2d av, 25x75 block, six-story brk tenem't. Michael Fay and William Stacom to Elias Jacobs. *Mt.* \$28,000. Dec. 17. See Sheriff st. 47,500
- 16th st, No. 218 E., n s, abt 200 e 2d av, abt 25x75 block, five-story brk tenem't. Michael Fay and William Stacom to Isaac Roth. *Mt.* \$25,000. Dec. 1. See Rivington st. 41,000
- 15th st, Nos. 219 and 221, n s, 227.2 w 7th av, 40.2x103.1, two five-story brk flats. William Rankin to John Rankin. Dec. 8. nom
- 16th st, Nos. 331 and 333, n s, 350 w 8th av, 50x92, two five-story brk flats. Benjamin F. Cohen to Josiah S. Lindsay and Amund Johnsen. *Mt.* \$25,000. Dec. 17. 36,000
- 17th st, Nos. 131 and 133, n s, 157.3 e Irving pl, 50x92, two three-story brk dwell'gs. Edward Wilkens to Samuel Kemper. Dec. 14. nom
- 21st st, No. 155, n s, 200 e 7th av, 20x98.9, four-story stone front dwell'g. S. Hastings Grant exr. and trustee William C. Martin to John B. Pine trustee William C. Martin. Q. C. Dec. 20. nom
- 24th st, Nos. 230-234, s s, 146.11 w 2d av, 72.8x98.9, three five-story brk tenem'ts, stores in No. 230. Release and grant. Margaret Mulvany widow to Mary T. wife of Thomas J. Lynch. Dec. 12. gift
- 24th st, Nos. 236 and 238, s s, 97.1 w 2d av, 49.10x98.9, two five-story brk tenem'ts. Edward J. Mulvany, Brooklyn, to Mary T. wife of Thomas J. Lynch. All title in west 1/2 of plot. Nov. 18. gift
- Same property. Same to Thomas F. Mulvany. All title in east 1/2 of plot. Nov. 18. gift
- 24th st, Nos. 236 and 238, s s, 97.1 w 2d av, 49.10x98.9, two five-story brk tenem'ts. Luke J. and Thomas F. Mulvany to Mary T. wife of Thomas J. Lynch. All title. Dec. 12. gift
- Same property. Luke J. Mulvany and Mary T. wife of Thomas J. Lynch to Thomas F. Mulvany. All title. Dec. 12. gift
- 27th st, s s, 325 e 10th av, 25x98.9. Release dower. Sarah Asch to Edgar S., Maud F., Leonard C., Howard E. and Irene S. Asch. Dec. 19. nom
- 321 st, No. 315, n s, 200 e 2d av, 20x98.9, four-story brk tenem't. Ellen I. Halloway, Brooklyn, to John Halloway. *Mt.* \$3,000. April 9. nom
- 35th st, No. 208, s s, 50 w 7th av, 25x49.6, four-story brk tenem't. Linna Scheidmantal and Amelia Seeman to Ernestine wife of Conrad Stubenbord, all heirs of Henrietta Damm. Q. C. All title. *Mt.* \$4,000. Dec. 15. 14,500
- 38th st, No. 112, s s, 180 e 4th av, 15.6x98.9, three-story stone front dwell'g. Samuel S. Abbott, Brooklyn, to William C. Martin. *Mt.* \$23,000. Oct. 28. nom
- 38th st, n s, 400 e 9th av, 25x98.9. Release dower. Sarah Asch to Edgar S., Maud F., Leonard C., Howard E. and Irene S. Asch. Dec. 19. nom
- 29th st, No. 202, s s, 23 w 7th av, 20.6x75.6, five-story stone front dwell'g. Contract. Ellen Lavelle with Daniel H. Watson. Dec. 17. 25,750
- 39th st, No. 322, s s, 275 e 2d av, 25x98.9, five-story brk tenem't with stores. George Hess to Louise Kanfeld. *Mt.* \$15,000. Dec. 15. 18,625
- 43d st, No. 185, n s, 141.8 e Lexington av, 16.8x105.5, four-story stone front dwell'g. Robert A. Chesebrough exr. Marian M. Chesebrough to Margaret Vance. *Mt.* \$8,000. Dec. 19. 11,750
- 45th st, No. 70, s s, 120 e 6th av, 20x100.5, four-story stone front dwell'g. Aida Rau by Marcus Rau guard. to John G. Norris. 1-5 part. Sub. to life estate by the courtesy of Max L. Rau. Dec. 19. 4,800
- Same property. Max L. Rau to same. 4-5 part and tenancy by the courtesy. Dec. 19. 19,300
- 46th st, No. 108, s s, 219 w Lexington av, 20x100.5, five-story stone front dwell'g. Charles Weiland to William Kennelly. *Mt.* \$10,500. Dec. 20. nom
- 48th st, No. 448, s s, 150 e 10th av, 25x100, five-story stone front tenem't. Josephine Schmid widow to Abraham Boehm and Lewis Coon. Dec. 14. 95,000
- Same property. Abraham Boehm and Lewis Coon to John Leicht. *Mt.* \$15,000. Dec. 15. nom
- 48th st, Nos. 426 and 428, s s, 350 e 1st av, 50x100.5, one-story frame buildings. Lewis Hurst et al. exrs. and trustees David Babcock to George W. Plunkitt. Dec. 7. 14,000
- 49th st, No. 115, n s, 216.8 w 8th av, 20.10x100.5, four-story stone front dwell'g. Charles E. Larned to Mattie B. Yost. Dec. 16. 23,000
- 51st st, No. 246, s s, 147 e 8th av, 20x100.5, five-story brk flat. James McClenahan, Rye, N. Y., to Alfred Van Beuren. *Mt.* \$25,000. Dec. 13. See 33d st. exch
- 52d st, Nos. 351-355, n s, 245 e 9th av, 60x100.5, one-story frame and brk buildings, coal yard, &c. J. Frederic Andrews, Clara L. wife of Cornelius Poillon and Edgar M. Andrews to James Morrison and Charles E. Mott. 1-7 part. B. & S. Dec. 12. nom
- Same property. Ella M. wife of Benjamin D. F. Curless, Frisella, Annie M. and Abner B. Mills heirs Abner Mills to same. B. & S. Dec. 13. nom
- Same property. Abner B. Mills exr. and trustee Abner Mills to same. Dec. 20. 35,100
- 54th st, No. 110, n s, 115 e 4th av, 25x100.5, three-story brk dwell'g on rear of lot. John Kennedy, Brooklyn, to Alicia Daly. B. & S. Dec. 4. nom
- Same property. Release dower. Helena wife of John Kennedy to same. Dec. 19. nom
- 56th st, No. 24, s s, 51 w Madison av, 26x73, four-story stone front dwell'g. Contract. William L. Strong trustee with William B. Thom. March 23. 56,000
- 57th st, No. 433, n s, 355 w 9th av, 20x100.5, five-story stone front flat. Joseph Stern to Bernhard Freund. *Mt.* \$12,000. Dec. 19. consid. omitted
- 58th st, No. 403, n s, 70.5 e 1st av, 18.4x100.4, four-story stone front dwell'g. George Richards to Otto H. Dage. 1/2 part. Sub. to 1/2 mort. \$8,000. Dec. 16. 8,000
- 58th st, Nos. 407 and 409, n s, 106.5 e 1st av, 33.4x100.4, two three-story stone front dwell'gs. Alfred Dolge to Augustus C. Bechstein. *Mt.* \$14,000. July 14. 21,000
- 61st st, No. 227 W., n s, 375 e 11th av, 25x100, five-story brk tenem't. Contract to exch. for property in Brooklyn. Osbourne H. McKee, Brooklyn, with Solomon Wolf and Charles Ratner, of Wolf & Ratner. Nov. 1. nom
- 61st st, Nos. 227 and 229, n s, 350 e 11th av, 50x100.5, two five-story brk tenem'ts. Charles E. Hotchkiss, Brooklyn, to William O. Campbell. *Mt.* \$36,000. June 7. nom
- 63d st, n s, 125 w 8th av, 125x100.5, vacant. Alfred Van Beuren to James McClenahan, Rye, N. Y. *Mt.* \$45,000. Dec. 13. See 51st st. exch
- 63d st, n s, 325 w 10th av, 100x101.5. Release mort. Elizabeth W. Aldrich to Spencer Aldrich. Dec. 12. nom
- 65th st, No. 162, s s, 210 e 10th av, 18x100.5, four-story stone front dwell'g. Charles A. Troup to George Moora. *Mt.* \$18,000. Dec. 15. 26,500
- 66th st, No. 5, n s, 159 e 5th av, 25x100.5, four-story stone front dwell'g. Samuel J. Harriot to Loomis L. White. Dec. 15. 71,500
- 66th st, No. 162, s s, 81 e Amsterdam av, 20x100.5, two-story frame dwell'g with one-story frame building on rear. William B. Crosby to Henry A. Crosby. B. & S. and C. a. G. *Mt.* \$4,500. Feb. 11. nom
- 66th st, Nos. 229 and 231, n s, 325 e West End av, 50x100.5, two five-story brk tenem'ts. John Heyzer to Myron W. Dow. *Mt.* \$35,000. Aug. 15. 55,000
- 68th st, n s, 100 e Columbus av, 50x100.5, vacant. Charles G. Judson to Francis M. Jencks. *Mt.* \$25,000. Dec. 16. nom
- 68th st, Nos. 307 and 309, n s, 150 w 11th av, 50x100.5, two five-story brk tenem'ts. Charles A. Youngs to Louis C. Fuller. *Mt.* \$24,000. Dec. 16. nom
- 69th st, No. 331, n s, 200 w 1st av, 25x100.5, four-story brk tenem't. Sophia Katzenstein to Franz Ruhl. *Mt.* \$15,000. Dec. 15. See 2d st. 23,000
- 69th st, No. 333, n s, 175.1 w 1st av, 24.11x100.5, four-story brk tenem't. Same to same. *Mt.* \$15,000. Dec. 15. See 2d st. 22,000
- 70th st, No. 170, s s, 182.1 w 3d av, 19x100.5, three-story stone front dwell'g. Margaret Mulvany widow to Luke Mulvany. Reserves life estate. Dec. 12. gift
- 70th st, No. 26, n s, 315 w Central Park West, 20x100.5, four-story stone front dwell'g. Release mort. Edward Oppenheimer and Isaac Metzger to John D. Taylor. Dec. 9. 2,000
- Same property. John D. Taylor to Mary S. wife of Edward H. Reynolds. *Mt.* \$26,000. Dec. 12. nom
- 70th st, s s, 188 e 1st av, 25x100.5, vacant. Henry P. Rogers et al. exrs. Nathaniel P. Rogers to Thomas McMahon. Dec. 14. 4,050
- 70th st, s s, 163 e 1st av, 23x100.5, vacant. Same to same. Dec. 14. 4,650
- 70th st, s s, 213 e 1st av, 125x100.5, one-story frame building and vacant. Henry P. Rogers et al. exrs. Nathaniel P. Rogers to Lewis Z. Bach. Dec. 14. 19,000
- 70th st, n s, 350 w Amsterdam av, 175x100.5, vacant. New York Realty Co. to James R. and D. Allison Breen. *Mt.* \$63,000. Dec. 21. 93,500
- 72d st, No. 161, n s, 125 w 3d av, 25x102, five-story brk flat. Luke J. Mulvany and Mary T. wife of Thomas J. Lynch and Thomas F. Mulvany to Margaret Mulvany. All title. Dec. 12. nom
- 72d st, No. 338, s s, 333.4 e 2d av, 16.8x102.2, three-story stone front dwell'g. Theodore S. Gold exr. Fritz U. Von Puttsamer to Laura wife of Jacob Pizer. *Mt.* \$8,330. Dec. 1. 10,000
- 72d st, s s, 183.4 e 2d av, —x102.2x16.8x102.2. Release dower. Sarah Asch to Edgar S., Maud F., Leonard C., Howard E. and Irene S. Asch. Dec. 19. nom
- 72d st, Nos. 230 and 232, s s, 325 e 3d av, 35x102.2. Release dower. Sarah Asch to Edgar S., Maud F., Leonard C., Howard E. and Irene S. Asch. Dec. 19. nom
- 72d st, No. 161, n s, 125 w 3d av, 25x102, five-story brk flat. 2d av, Nos. 787-791, w s, 25.4 n 42d st, 75x80, three five-story brk tenem'ts with stores. Edward J. Mulvany to Margaret Mulvany. Nov. 18. gift
- 75th st, No. 108, s s, 140 w Columbus av, 30x102.2, four-story stone front dwell'g. Jacob Rothschild to Mary F. wife of Henry W. Rising. Dec. 14. 33,600
- 75th st, n s, 335.1 w Central Park West, 0.2 3/4 x 102.2x0.3x102.2. Release mort. Samuel N. Hoyt to Charles T. Barney, Southampton, L. I., and Helen T. Barney. Nov. 30. nom
- 75th st, n s, 564.3 e Columbus av, runs west 0.2 3/4 x 102.2. Charles T. Barney, Southampton, L. I., and Helen T. Barney to Charles L. Hadley. Q. C. Dec. 10. 200
- 77th st, No. 29, n s, 350 e 5th av, 25x102.2, five-story stone front flat. Margaret Mulvany widow to Luke J. Mulvany. 2-3 part. Reserves life estate. Dec. 12. gift
- 78th st, No. 140, s s, 371 e Amsterdam av, 17x24.5x17x94.1, four-story stone front dwell'g. Aithea Schmid to Ella T. Smith, Mt. Vernon, N. Y. *Mt.* \$20,000. Dec. 20. 30,000
- 79th st, n s, 100 w Amsterdam av, 200x100. Agreement modifying agreement restricting buildings. Abby B., Eleanor E. and William T. Bloodgett and Sarah M. Sanford with William H. Harris trustee Susanna V. Hagan. Nov. 14. nom
- 83d st, Nos. 604-612, centre line, as laid down on map by Samuel S. Doughty, distant 148 e centre line Av B as laid down on said map, runs south to n line of land of George Jones, x southeast 127.3 x north 90.7 to s s 83d st, x north 30 to centre 83d st, x west 125; Nos. 604-610, four five-story brk tenem'ts; No. 612, two-story brk stable. Everett P. Wheeler to grantees of Peter Gilsey. All title. Q. C. Confirmation deed. Nov. 23. nom
- 83d st, No. 338, s s, 100 w 1st av, 25x102.2, five-story stone front tenem't. Henry Maas to Anton Ramsperger and Jakobina his wife. *Mt.* \$16,000. Dec. 20. 23,350
- 84th st, Nos. 333 and 341, n s, 200 w 1st av, 40x102.2, one-story brk and stone church. Foreclos. A. Wright Post to William H. Klenke. Dec. 20. 30,000
- Same property. William H. Klenke to George J. Fernschild. C. a. G. *Mt.* \$22,000. Dec. 20. nom
- 85th st, No. 421, n s, 244 e 1st av, 25x102.2, four-story stone front tenem't. John J. Montanus to Minna S. Montanus. 1/2 part. Dec. 19. nom
- 86th st, No. 339, n s, 480 w West End av, 20x100.8, four-story brk dwell'g. William E. D. Stokes to Alice S. wife of William Wiggins. C. a. G. Dec. 17. nom
- 86th st, No. 453, n s, 22 w Av A, 26x80, four-story stone front tenem't. Anton Ramsperger to Theodore A. Cordler. *Mt.* \$7,000. Dec. 20. 16,500
- 89th st, No. 310, s s, 200 e 2d av, 25x100.8, five-story brk tenem't. Charles Koehler to William Schwager. *Mt.* \$11,500. Dec. 19. 20,600
- 89th st, No. 173, n s, 200 e Amsterdam av, 25x100.8, two-story brk stable. Edward W. Bedell to George Legg. Dec. 21. 23,000
- 90th st, Nos. 59 and 61, n s, 249.6 e Columbus av, 51x10.8, two four-story stone front dwell'gs. Walden P. Anderson to Alois L. Ernst. Dec. 20. other consid. and 100
- 94th st, n s, 79.9 e 2d av, 20.3x100.8, vacant. Foreclos. Eugene Durbin to James, Thomas F. and Edward J. Nevins. Dec. 15. 4,300
- 94th st, n s, 79.9 e 2d av, 20.3x100.8. Release judgment. Caroline A. Filley admr. Marcus L. Filley to Ida Tauber. Dec. 20. 30
- Same property. Release judgment. Same to same. Dec. 20. 30
- 95th st, s s, 385 e 3d av, 28.4x100.9, vacant. David H. Toelck to Clarence W. Gaylor. *Mt.* \$19,000. Dec. 19. exch
- 100th st (begins 100th st, s s, 325 w 3d Lexington av) av, runs west 95 to Lexington av, x100.11, vacant. 2,000
- 99th st (begins 99th st, n s, 325 w 3d Lexington av) av, runs west 95 to Lexington av, x100.11, vacant. 2,000
- William Moores to Fredericke Mayer. Dec. 16. 51,000
- Same property. Fredericke Mayer widow to Randolph Guggenheimer. *Mt.* \$46,000. Dec. 19. nom
- 100th st, n s, 100 e Amsterdam av, 245.4x101.1x251.3x100.11, vacant. E. Clifford Potter to Dore Lyon. *Mt.* \$69,000 and tax 1892. Dec. 22. See 118th st. nom
- 101st st, s s, 150 e Madison av, 20x100.11, vacant. Salomon Marx to Randolph Guggenheimer. Dec. 15. nom
- 111st st, s e cor Madison av, 75x100.11, vacant. 93,500
- 101st st, s s, 150 e Madison av, 20x100.11, vacant. Randolph Guggenheimer to Salvatore Panella. Dec. 15. 51,250
- 101st st, n s, 100 w 1st av, 100x100.11, vacant. Thomas Nelson, Brooklyn, to Cornelius Van Cott. *Mt.* \$4,500. Dec. 12. 25,000
- Same property. Cornelius Van Cott to Frieda Hart. *Mt.* \$4,500. Dec. 19. 25,250
- 102d st, Nos. 227-237, n s, 105 w 2d av, 125x100.9, four-story brk silk mills. Louis A. Wagner, Brooklyn, to William Moores. C. a. G. *Mt.* \$40,000. Dec. 15. nom
- 103d st, Nos. 169 and 171, n s, 65 w 3d av, 35x50.11, two four-story brk stores and tenem'ts. Herman Zincke to Mary C. Zincke. *Mt.* \$5,000. Dec. 16. 7,500
- 103d st, No. 308, s s, 139.3 w West End av, 20.2x100.11, three-story brk dwell'g. Foreclos. Daniel F. Martin to William W. Scrugham, Yonkers. Sub. to mechanic's lien \$3,250. Aug. 29. 21,550
- 106th st, n s, 100 e 2d av, 50x100.9, vacant. John Kennedy, Brooklyn, to Alicia Daly. B. & S. Nov. 4. nom
- 166th st, n s, 230 e 2d av, 50x99.11, vacant. 1,000
- 107th st, s s, 250 e 2d av, 50x99.11, vacant. Same to same. B. & S. Nov. 4. nom
- Same property. Release dower. Helena wife of John Kennedy to same. Dec. 10. nom

106th st, n s, 100 e 2d av, 50x100.9. Release dower. Same to same. Dec. 19. nom
 110th st, No. 52, s e cor Madison av, 20x100.11, five-story brk hotel with stores. Myer Hellman to Max Cohen. *Mt.* \$90,000. Dec. 5. 45,000
 113th st, Nos. 419 and 421, n s, 268 w Pleasant av, 50x100.11, two five-story brk tenem'ts with stores. Pietro Altieri to Pasquale Altieri. Dec. 1. 45,000
 114th st, s s, 125 e Lenox av, 100x100.11, vacant. Henry Rothschild to Louis Wirth. *Mt.* \$24,000. Dec. 20. See 134th st. 36,000
 116th st, No. 1, n w cor 5th av, 34.6x100.11, five-story brk flat with stores. Pearl wife of Max Schoenthal to Morris Steinhardt. Oct. 20. other consid. and 100
 116th st, Nos. 302-308, s s, 100 w 8th av, 75x100.11, four five-story brk flats. Jarvis B. Smith to David H. and Regina Tolck. *Mt.* \$56,000. Dec. 19. exch
 118th st, No. 304, s s, 75 e 2d av, 25x50.5, three-story frame dwell'g. Edward Felbel to Lazarus Wolff. *Mt.* \$4,000. March 31, 1886. 5,825
 118th st, No. 358, s s, 143 w Manhattan av, 18x100.11.
 118th st, No. 368, s s, 109 e Morningside av East, 18x100.11.
 Two three-story brk dwell'gs.
 Dore Lyon to E. Clifford Potter. *Mt.* \$19,000 and tax 1893. Dec. 22. See 100th st. nom
 Same property. E. Clifford Potter to Charles F. White. *Mt.* \$19,000. Dec. 22. See Amsterdam av. nom
 123d st, Nos. 144-154, s s, 174.6e 7th av widened, runs south 65.2 x east 0.6 x south 35.9 x east 100 x north 100.11 to st, x west 100.6, six three-story stone front dwell'gs. Harrison T. Slosson, Bedford, N. Y., to John Farrell. Dec. 19. nom
 123d st, No. 162, s s, 118 e 7th av, 14x100.11, four-story stone front dwell'g. William H., Frank R. and Edward or Edwin S. Starr to Charles Guntzer. Dec. 20. nom
 125th st, n s, 179 e 10th av, runs northeast 15.9 x northwest 4.4 x south —, gore, vacant. Catharine A. Cammanp widow and Eliza M. Bailey widow and Margaretta H. Ward widow to Peter J. Algie. Nov. 17. nom
 Same property. William Man trustee under deed by Bessie L. Rodman and trustee under will of said Bessie L. Rodman with consent of Mary S. Fehr, Louise de L. Fredricks, Julia E. and Jacob L. Rodman to same. Nov. 7. 161
 Same property. Lewis G. Morris individ. and as donee of power under will of Emily Morris to same. Oct. 26. 75
 125th st, Nos. 510-514, s s, 125 w Amsterdam av, 75x100.11, three five-story brk flats. Peter Carroll and Thomas R. De Lacey to Joseph M. Acton. Dec. 16. 90,000
 125th st, No. 325, n s, 255 e 3d av, 16.10x99.11, four-story brk store and tenem't. Archibald Phillips, Jr., to Harry C. Phillips. Dec. 21. nom
 130th st, No. 25, n s, 278 e 5th av, 16x99.11, three-story stone front dwell'g. Noah Schwab to Sarah Spencer. *Mt.* \$10,000. Dec. 20. 12,750
 132d st, No. 155, n s, 175 e 7th av, 25x99.11, five-story brk flat. Caroline wife of Christian Haase to Edward P. Haase. *Mt.* \$20,000. Oct. 31. nom
 134th st, No. 74, s s, 160 e Lenox av, 25x99.11, five-story stone front flat. Louis Wirth to Henry Rothschild. *Mt.* \$17,500. Dec. 20. See 114th st. 28,000
 136th st, No. 220, s s, 251.8 w 7th av, 16.8x99.11, three-story brk dwell'g. Thomas C. Van Brunt to Elizabeth A. Moulds. *Mt.* \$10,750. May 2. 16,500
 136th st, begins 138th st, n s, 75 e Lenox av, 139th st, runs east 250 x north 139.10 to 139th st, x west 211.8 x southwest 143.6 x south 86.9 x east 75 x south 24.11 to beginning, vacant. Lorenz Weiber to Steffen Dieckmann. *Mt.* \$27,700. Dec. 19. nom
 142d st, extends from point 100 w Boulevard to point 618 w Boulevard. Agreement restricting buildings. George A. Schieffelin, 200 ft.; Robert I. Hoguet, 72 ft.; George V. Baker, 150 ft.; G. W. H. Zeglio, 48.6 ft.; William McKee, 75 ft., and Philip A. Schindler, 50 ft. with each other. July 1, 1893. nom
 149th st, n s, 350 w 10th av, 50x99.11, vacant. Frederick C. Dexter, Brooklyn, to John Young. *Mt.* \$4,000. Dec. 16. 9,000
 Av D, No. 141, w s, 50 s 10th st, 22x93, four-story brk tenem't with stores. William E. and Rebecca S. Cummings to Benjamin Lichtenstein. Dec. 7. 9,900
 Amsterdam av, No. 492, w s, 27 s 84th st, 25x99, five-story brk tenem't with stores. Charles F. White to E. Clifford Potter. *Mt.* \$21,000. Dec. 22. See 118th st. nom
 Amsterdam av, Nos. 1819 and 1811, e s, 50 s 150th st, 49.11x80, two four-story brk tenements with stores. John Straiton to Johan G. Pfeiffer and Antonia his wife. *Mt.* \$20,000. Dec. 19. 35,325
 Amsterdam av, w s, 74.11 s 152d st, 25x100. Leonora A. wife of Thomas E. Arnold to Boltis Moore, Mount Kisco, N. Y. Q C. Dec. 15. 750
 Amsterdam (10th) av, south cor 209th st, 24.11x100.
 Amsterdam (10th) av, s e s, 74.11 s w 209th st, 25x100.
 Mary A. Powers to Margaret Manney. Dec. 15. nom
 Same property. Margaret Manney to James

B. Powers and Mary A. his wife, tenants by entirety. Dec. 15. nom
 Columbus av, begins Columbus av, s e cor 65th Boulevard, st, runs east 100 x south 25.5 x west 86.11 to e s Boulevard, x northwest 26.2 to Columbus av, x north 2.10, five-story brk store and flat. John Alcott, New York, to Edward Walsh, New York. All mort. Dec. 17. 5,000
 Columbus av, Nos. 420 and 422, n w cor 80th st, 51.2x100, one-story brk stores. Simon Peysor to George Wolfe. All liens. Oct. 28. 70,000
 Edgecombe av, s e cor 146th st, now closed, and 139.10 n 145th st, 30x100, vacant.
 St. Nicholas av, e s, 202.6 n 141st st, 30.5x96.9x30x93, vacant.
 Mary A. Powers to Margaret Manney. Dec. 15. nom
 Same property. Margaret Manney to James B. Powers and Mary A. his wife, tenants by entirety. Dec. 15. nom
 Edgecombe av, e s, 1,226.10 s Highbridge Park, 4x130.8 to Aqueduct lands, x88.4x124.6. Charles F. Johnson to Lina Johnson. $\frac{1}{2}$ part. Dec. 16. 2,000
 Same property. Joseph Hamilton to Mary J. Hamilton. All title. B. & S. Dec. 16. 2,000
 Lexington av, Nos. 1639-1648, e s, 25 n 104th st, 50x70, three five-story stone front flats. Adolph L. Katz to Eli M. Goodman. *Mt.* \$37,500. Oct. 29. 40,000
 Lexington av, No. 149, e s, 83.9 s 30th st, 15x100, four-story stone front dwell'g. Robert B. Lloyd to Martin Burke. Nov. 30. 18,000
 Park av, No. 888, e s, 24.8 n 78th st, 26.1x100x26x100, five-story brk flat. Foreclos. Frederick Smyth to James Affleck and Matthias B. Smith trustees Charles Bartow dec'd. Dec. 14. 28,000
 Same property James Affleck and ano. trustees Charles Barlow to Henry L. Hand, Brooklyn. Dec. 15. 30,300
 Same property. Henry L. Hand, Brooklyn, to Jessie L. wife of Jesse S. Nelson. *Mt.* \$30,000. Dec. 19. 38,000
 Riverside av or Drive, e s, 100 s 108th st, 50x100, vacant. Samuel Colecord to Alonzo B. Hepburn, Canton, N. Y. *Mt.* \$15,000. Dec. 21. See West End av. nom
 St. Nicholas av, No. 400, s e cor 130th st, 18.11x125, three-story brk (stone front) dwell'g with two-story brk stable on rear. Daniel Hoffman to Isaac Marx. Sub. to mort. \$15,000 and right of way. Dec. 13. See 2d av. exch
 St. Nicholas av, Nos. 399 and 401, e s, 360.3 s 133d st, 49x125, two five-story brk flats. Steffen Dieckmann, Hoboken, N. J., to Lorenz Weiber. Dec. 19. nom
 West End av, w s, 25.2 s 97th st, 50.6x100, three three-story brk dwell'gs. Joseph A. Vandewater, Montclair, N. J., to Peter R. J. Coughlin. *Mt.* \$44,000 and mechanic's lien \$863. Dec. 12. nom
 West End av, s e cor 94th st, 62.5 to an old lane, x100x64.9x100, with all title to north half of lane adj premises on s s thereof, vacant. Jacob Lawson, Brooklyn, to Charles G. Judson. C. a. G. Dec. 16. 43,000
 West End av, No. 755, s w cor 102d st, 50.11x100, three-story brk dwell'g, corner lot vacant. Thomas B. McGovern to Frederic de P. Foster. *Mt.* \$27,000. Dec. 12. 17,500
 West End av, No. 252, e s, 62.2 s 77th st, 19x70, four-story brk dwell'g. Frank L. Smith to Robert Sherwood. *Mt.* \$23,000. Dec. 22. nom
 West End av, No. 414, e s, 23.2 s 85th st, 19x80, four-story brk dwell'g. Alonzo B. Hepburn, Canton, N. Y., to Samuel Colecord. *Mt.* \$23,000. Dec. 7. See Riverside av. exch
 2d av, Nos. 411-415, begins 2d av, s w cor 24th 24th st, No. 240, st, 74.1x97.1, three-five story brk tenem'ts with stores on av and one five-story brk tenem't with stores on st. Margaret Mulvany widow to Thomas F. Mulvany. Release and grant. Dec. 13. gift
 2d av, Nos. 895-899, s w cor 48th st, 61.8x69.6, three four-story brk stores and tenem'ts.
 3d av, No. 1256, w s, 52.2 n 72d st, 25x100, five-story brk tenem't with stores.
 Margaret Mulvany widow to Luke J. Mulvany. Release and grant. Dec. 12. gift
 2d av, No. 1919, w s, 26 n 99th st, 25x79, five-story brk tenem't with stores. Jonas Weil and Bernhard Mayer to Bernhard Esinger. *Mt.* \$12,500. Dec. 15. 21,200
 2d av, No. 2308, e s, 80 n 118th st, 20.11x80, three-story brk tenem't. Isaac Marx to Daniel Hoffman. *Mt.* \$8,000. Dec. 13. See St. Nicholas av. exch
 5d av, No. 1925, n e cor 106th st, 25.2x110, one-story frame stores.
 1st av, No. 2066, e s, 25 s 107th st, 30.6x93, four-story brk store and tenem't.
 Mary A. Grogan widow to John Norton. B. & S. $\frac{1}{2}$ part. Dec. 16. See below. nom
 3d av, No. 1945, begins 3d av, n e cor 107th 107th st, No. 201, st, 25x100, three-story frame tenem't with stores on av and three-story frame tenem't with store on st.
 1st av, No. 2063, s e cor 107th st, 20.5x93, four-story brk store and tenem't.
 John Norton to Mary A. Grogan being heirs Patrick Norton. $\frac{1}{2}$ part. Dec. 16. See above. exch
 5th av, e s, 75.5 n 65th st, 25x100, vacant.
 65th st, n s, 100 e 5th av, 25x100.5, vacant.
 John J. Astor to Henry Day et al. trustees for John J. Astor. C. a. G. Dec. 19. nom
 7th av, No. 2255, e s, 50 s 133d st, 24.11x100, five-story brk store and flat. Foreclos. E. T. Oldham to William E. Diller. December 14. 33,100
 7th av, No. 2253, e s, 74.11 s 133d st, 25x100, five-

story brk store and flat. Foreclos. Same to same. Dec. 14. 33,100
 7th av, No. 2257, e s, 25 s 133d st, 25x100, five-story brk store and flat. Foreclos. Same to same. Dec. 14. 33,100
 7th av, Nos. 2271 and 2273, e s, 24.11 s 134th st, runs east 75 x south 47.4 x southwest 4.5 x west 71.5 to av, x north 50, two five-story brk flats with stores. Matthew Coogan to William A. Darling. *Mt.* \$45,000. Dec. 28. nom
 7th av, No. 2305, e s, 44.11 n 135th st, 18x100, three-story stone front dwell'g. Elliott W. Todd to Louis L. Todd. *Mt.* \$12,000. April 10, 1889. 19,500
 9th av, No. 738, e s, 22 s 50th st, 22x80, three-story frame store and tenem't with one-story frame building on rear. Henry Linnemann to George Linnemann. Q. C. All title. Dec. 15. nom
 10th av, No. 393, e s, 49.4 s 33d st, 24.8x56x24.9 x54.2, five-story brk tenem't with stores. Lewis or Louis and Christian Zanger to Marie H. wife of James A. Olwell. Q. C. Nov. 18, 1878. 500
 11th av, No. 633, e s, 75.4 s 47th st, 25x80, four-story brk store and tenem't with one-story frame building on rear. Henry D., John F. and William F. Rottmann, Annie F. Stube, Adaline M. Lubrs, Emma E. Ehlen and Louisa M. Lohmann heirs, &c., John F. Rottmann to Hermann H. Rottmann heir of same. Dec. 17. nom
 13th av, portion of av and bulkhead along outer edge thereof, extending north 202.6 from n s 23d st to s 24th st, with water rights, &c. Clement C. Moore to The Mayor, &c., New York. Q. C. Nov. 15. nom
 13th av, w s, all title in bulkhead extd. 101.3 s from s s 24th st, with water rights, &c. Casimir De R. and Katharine T. Moore to The Mayor, &c., New York. Nov. 19. 50,625
 13th av, rights of wharfage arising from that portion of 13th av and the bulkhead along outer edge of the st and extd. north 101.3 from n s of 23d st, with water rights, &c. Clement C. Moore to The Mayor, &c., New York. Dec. 15. 50,625
 13th av, similar rights to last above, extd. north 202.6 to s s 24th st, water rights, &c. Casimir de R. and Katharine T. Moore to The Mayor, &c., New York. Q. C. Dec. 1. nom
 13th av, all title appertaining to bulkhead, &c., extd. south $\frac{1}{2}$ block towards 23d st. Mary E. Moore to Casimir de R. and Katharine T. Moore. Q. C. Nov. 19. nom
 13th av, w s, all title in bulkhead along w s of av, extd. south to centre line bet 23d and 24th st. Mary E. Moore to Clement C. Moore. Q. C. Nov. 19. nom
 Interior lot, on centre line of block bet 45th and 46th sts, 200 w 1st av, runs west 125 x north 0.5 x east 125 x south 0.5. William Man trustee Martha M. Williams to Thomas Conville Brewing Co. Q. C. Dec. 19. 50
 Same property. Augustus R. Macdonough recvr. Stephen C. Williams and trustee Stephen C. Williams to same. Q. C. Dec. 19. 50

MISCELLANEOUS.

 Appointment of new trustee in place of Alfred Roosevelt dec'd. James A. Roosevelt, with consent of Cornelius Roosevelt, to Alfred Roosevelt. Nov. 19. nom
 All title, being 1-5 part in lands and real estate of grantors in New York, acquired as heirs of John C. Wilson dec'd. James, John C., Mary and Jennie B. Wilson heirs John C. Wilson to Alexander D. Duff. Oct. 21. nom
 Acceptance of provisions in will of William Openhym in lieu of dower and release. Mina Openhym widow to Adolph and Joseph Openhym trustees William Openhym. July 14. nom
 Deed of trust of \$25,000 for jointure in lieu of dower executed before marriage. Edwin B. Strange, Greenburgh, N. Y., and Harriet M. Archer to Albert B. Strange trustee. Nov. 20, 1899. nom

22d and 24th WARDS.

 Butternut st, e s, 104.1 s 165th st, 25.9x92.9x25.3 x101.11. Albert L. and Louis Lowenstein to Martha H. Dove. Q. C. Dec. 6. nom
 Chisholm st, e s, 69.1 n Stebbins av, runs north 22x37 x southeast 26.10 to Stebbins av, x southwest 25 x northwest 22.3 x west 30.1. Denison P. Chesbro, New Rochelle, to Adolf Kouss or Kenas. Nov. 19. 600
 Fort Independence st, w s, south $\frac{1}{2}$ of plot 65 W. O. Giles map, 24th Ward, 25x—x28x193. William S. and Charles W. Opydk to George P. Smith. Dec. 21. 650
 Fort Independence st, w s, north $\frac{1}{2}$ of plot 66 same map, 25x—x27.7x161.11. Same to John White. Dec. 21. 650
 Fort Independence st, w s, north $\frac{1}{2}$ of plot 65 same map, 25x—x23x176.4. Same to Thomas J. Loughlin. Dec. 21. 650
 Potter pl, n s, 350 w Cadiz pl, 50x100. James Shannon to Rachel M. Gilsey. Dec. 12. 1,000
 Rock st, n s, 75 e Cornell pl, 25x100. James F. and Patrick H. Sheridan and James S. Seagrave to Max Wohlgenuth. Nov. 30. 625
 142d st, s s, 231.6 e Alexander av, 75x100. Gilbert O. Wilson, Danbury, Conn., to Russell L. Hall, New Ganaan, Conn. Dec. 17. 17,000
 145th st, n s, 175 e Leggett av, 25x100. Julia Goetting to Herman Ulrich. *Mt.* \$800. Dec. 5. 1,400
 153d st, n s, 100 e Courtlandt av, 25x100. John Schneider the younger to Barbary Schneider. B. & S. C. a. G. *Mt.* \$400. Nov. 22. nom
 165th st, n s, 25 e Stebbins av, 25x113.4. Will-

iam Schultz to Andrew Jackson. Dec. 17. 1,450
 175th st. n s. 135 w Washington av, runs north 5.8 x west 50 x south 5.9 x east —. Release mort. Stephen M. Wright et al. exrs. Christian Metzgar to Mayor, &c., New York. Sept. 30. nom
 184th st. n e s. 78.9 s e Bainbridge av, 34.6 x 71.7 x 25 x 94.4, h s & l s, this description is confused. Jacob B. Korndorfer to Philip Furlong. Mt. \$2,000. Oct. 13. nom
 Alexander av, n e cor 189th st, 20x0.6, being lot 22 on Damage map for opening Alexander av, from Hudson River to 3d av. Release mort. Harlem Savings Bank to Mayor, &c., New York. Nov. 15. nom
 Brook av, n e cor 148th st, 50x100. Mary M. wife of John J. Brierly to Elizabeth wife of Joseph Schaefer. Mt. \$3,000. Dec. 17. 12,500
 Cambrelling av, s e cor Bayard st, 100x100. William McCracken to John McCracken. Dec. 3. 4,000
 Canal av, e s, 125 n 135th st, —x107.11 to Mott Haven Canal. x75x107.11.
 Canal av, e s, 450 n 135th st, runs east 107.10 to Mott Haven Canal, x north 99.6 x west 100 to av, x 1 to bend in av, x south 98.6.
 Railroad av East, e s, 425.7 n 135th st, 59.6 x 78.11x57x95.8.
 Eugene Stone to Louis Smadbeck. Dec. 16. nom
 Canal av, e s, 125 n 135th st, —x107.10 to Mott Haven Canal, x75x107.10.
 Canal av, e s, 450 n 135th st, runs east 107.10 to w s Mott Haven Canal, x north 99.6 x west 100 to av, x south 1 to a bend, x south 98.6.
 Railroad av East, e s, 425.7 n 135th st, 59.6 x 78.10x56.11x95.7.
 John H. Cheever to Eugene Stone. Dec. 16. 30,650
 Canal av, e s, 250 n 135th st, 200x107.10 to Mott Haven Canal. John H. Cheever to Alfred D. Knapp. Dec. 16. 28,800
 Canal av, w s, 481.7 n 135th st, runs west 61.9 x north 68 x east 64.3 to Canal av, x south 9 to bend, x again south 59.4. John H. Cheever to James H. Young and William McLatchie, of Young & McLatchie. Dec. 16. 3,850
 Canal av, e s, 100 n 135th 25x107.11 to Mott Haven Canal. John H. Cheever to William C. Gibson. Dec. 16. 3,600
 Canal av, e s, 250 n 135th st, runs east 107.11 to Mott Haven Canal, x north 299.6 x west 224.8 x south 68 x west 117.1 to Railroad av East, x south 59.6 x east 220.8 to centre Canal av, x south 175 x east 25.
 Canal av, e s, 100 n 135th st, runs east 108 to Mott Haven Canal, x north 100 x west 133 to centre Canal av, x south 100 x east 25, with rights of way.
 Release mort. The Mutual Life Ins. Co., New York, to John H. Cheever. Dec. 14. 25,000
 Same property. Release mort. August Belmont, Walther Lutgen and Oliver H. P. Belmont, of August Belmont & Co., to same. Dec. 2. nom
 Canal av, w s, 425 n 135th st, 56.7x100x56.11x100. John H. Cheever to Thomas L. Reynolds and Frank Yoran. Dec. 16. 4,125
 Courtlandt av, w s, 25 s 148th st, 52.7x94. Charles Schledorn to Anna T. wife of James S. Dale. Dec. 21. 10,100
 Eagle av, w s, 150 s 163d st, 25x125. Lena Knoop to Augusta Mellmann. Aug. 1. nom
 Grand av or Eastchester st, n s, 379.1 w 4th st or Oneida av, 75x159.11x75x158.3. Margaret Manney to James B. Powers and Mary A. his wife, tenants by entirety. Dec. 15. nom
 Same property. James B. Powers to Margaret Manney. Dec. 15. nom
 Jackson av, e s, 136 n 156th st, 18x87.6. Hans H. Schramm and Charles J. Wacker to Alex. Schulz. Dec. 17. 800
 Morris av, w s, 138.8 n 153d st, 17.9x100. August Witt, Lackawaxen, Pa., to Adam Uhl. Nov. 28. 2,175
 Prospect av, s e s, 199 s w Samuel st, 33x150, h & l. Lewis J. Schaefer, Corona, L. I., to Julia F. Chevers, Bridgeton, N. J. Mt. \$5,000. Oct. 6. 6,000
 Tinton av, w s, 100 s 166th st, 50x98. Release mort. Albro J. Newton to Emma wife of and Herbert A. Lee. Oct. 22. nom
 Same property. Emma wife of Herbert A. Lee to Tom Alexander. Sub. to assessm'ts. Dec. 15. 1,900
 Trinity av, No. 1040, lot begins at point 233.8 n of 165th st and 25 w of line bet lots 29 and 30, runs north 18.9 x east 90 x south 18.9 x west 90, with right of way over proposed Trinity av, h & l. Mary M. wife of Charles G. Garrecht to Max Walter. Mt. \$4,500. Dec. 20. broker's commission \$68 and 6,850
 Union av, n e cor Home st, runs north 43 x east 61.7 x northeast 31.6 x south 12 to Home st, x west 105.8. George S. Bell to Herman B. Schneider. Dec. 15. 3,500
 Wales av, e s, 176.7 n Kelly st, 50x78.11x57.11x49.7. Release mort. Hiram R. and Henry Dater substituted trustees Philip Dater to Simon Danzig and Gabriel S. Kutz. Nov. 26. 900
 Wales av, e s, 91.6 n Kelly st, 85x49.7x98.6.
 Beach av, w s, 8.5 s Dawson st, runs northwest 51.9 to Dawson st, x east 49.5 to Beach av, x south 8.5.
 Release mort. Same to same. Dec. 23. nom
 Same property. Simon Danzig and Gabriel S. Kutz to Alexius Edelbrock. Dec. 16. nom
 Wales av, e s, 176.7 n Kelly st, 26x64.11x30.11x49.7. Simon Danzig and Gabriel S. Kutz to Alexius Edelbrock. Dec. 16. 1,200

West Farms road, s e s, lot 41 map of estate of William Crowther, West Farms, 49 6x46 to Bronx River, x46x42. Henry Gugisberg to Caroline Gugisberg. Mt. \$2,000. March 4. 2,800
 Lot 33 map Lexington pl, West Farms; lot 7 map East Tremont. Release mort. Stephen W. Jones to Francis Burke and Catharine his wife. Dec. 17. 200
 Lot 62 on damage map for opening Bergen av from 147th st and Willis av to Brook av. Release mort. Frederick Ryer, Jr., to Mayor, &c., New York. June 30. nom
 Interior lot, begins 64.11 e Wales av, and 202.7 n Kelly st, 35.2x60.3 to party second part, x southwest 69.9. Alexius Edelbrock to Simon Danzig and Gabriel S. Kutz. Nov. 23. nom

LEASEHOLD CONVEYANCES.

Barrow st, No. 46, n s, 215 w Bleecker st, 22.6x 97.6x22x97.4. Assign. lease. By way of collateral security. Eugene Arnold to William L. Flanagan, managing director. 600
 Division st, s s, 21.5 w Pike st, 21.4x53x21.4x 53.8. Assign. lease. Abraham Solomon exr. Sarah Solomon to Charles Johnson. 1/2 part. nom
 Forsyth st, No. 69. Assign. lease. Peter Doelger to Louis Wolff (error). nom
 William st, interior piece, 44.4 n Beaver st and 59 w William st. Agreement to lease space for light and air. Corn Exchange Bank with Robert L. and Walter Cutting exrs. and trustees Robert L. Cutting. Dec. 20.
 5th st, n s, 225 w 1st av, 25x97. Assign. lease. Johanna Behrens to Albert Pflug and Amelia his wife. Mt. \$9,000. 14,000
 21st st, s s, 250 e 9th av, 25x91.11. Mary C. Ogden widow to Jeremiah B. Gruman. 21 years, from Aug. 1, 1892, per year, taxes and 400
 21st st, s s, 275 e 9th av, 25x91.11. William T. Moore to Jeremiah B. Gruman. 21 years, from Aug. 1, 1892, per year taxes and 400
 27th st, No. 213 W. Assign. lease. Ernest A. Weigel to Adolph Jehle. nom
 Same property. Assign. lease. Adolph Jehle to John Stader. nom
 45th st, n s, 280 w 8th av, 18.9x100.5. Henry Day et al. exrs. William Astor to Annie A. wife of James Devlin. 20 years, from May 1, 1892, per year, taxes, &c., and 375
 45th st, n s, 317.6 w 8th av, 18.9x100.5. Same to James Devlin. 20 years, from May 1, 1892, per year, taxes, &c., and 375
 45th st, n s, 298.9 w 8th av, 18.9x100.5. Same to same. 20 years, from May 1, 1892, per year, taxes, &c., and 375
 120th st, No. 96, s e cor 4th av, store floor and cellar. Assign. lease. Albert E. Bissikummer to Edmund McCaffrey. nom
 1st av, No. 2404, n e cor 134d st, 26x75. Assign. lease. William H. Beadleston to Beadleston & Woerz, a corporation. nom
 Same property. Assign. lease. Same to same. nom

west 59.11 x south 30.5 to Hull st, x east 114.4 to Broadway, x northwest 101.11. Alfred J. Pouch to Henry C. Bauer and Learnore Agricola. nom
 Canton st, e s, 67.6 1/2 n Myrtle av, runs east 73.8 1/2 x northwest 68.4 x southwest 61.9 x west 23.7 1/2 to st, x south 20. Kate Dowling to Phoebe wife of George Sutherland. 3,015
 Chauncey st, s s, 97 e Saratoga av, 19x100. John R. Hughes to Marietta Garcia. Mt. \$3,750. 4,800
 Chestnut st, s s, section 66 map South Greenfield, 100x100. Catharine E. Gavin and Sarah F. Crane both formerly Mulvaney heirs William Mulvaney to Mary A. Mulvaney. B. & S. nom
 Clarkson st, s s, 140 w Schenectady av, 40 x100, Flatbush. Henry Both to John Weisbrod and Joseph Benjamin. exch
 Same property. Joseph Benjamin and John Weisbrod to Bertha wife of Levi Kaufmann. 1,700
 Columbia st, e s, 100 n Lorraine st, 75x100.
 Columbia st, e s, 6.9 n Lorraine st, 18.3x110x 25x98.9. }
 Frederick R. and Charles Coudert, New York, to John Andrews. B. & S. 100
 Columbus pl, w s, 93.7 n Atlantic av, 23x105. The Roman Catholic Church of St. Benedict to Thomas J. Allsop. 1,300
 Same property. Thomas J. Allsop to Eliza Allsop his wife. 1,300
 Consolsea st, No. 198, s s, 20.7x—. Henry D. Sedgwick to Franz Jazek. 600
 Cook st, n s, 150 e Graham av, 25x100. Ernst Fiedler to Phillip Becht and Andrew Behrens. Mt. \$3,000. nom
 Covert st, s s, 126 e Central av, 18x100, h & l. Rudolph Reimer and Henry Grasman to George B. Lane. nom
 Covert st, n w s, 74 s w Central av, 18x100. Leopold J. Lippmann to Kittie S. Warner. Mt. \$2,750. nom
 Covert st, n w s, 128 s w Central av, 18x100. Leopold J. Lippmann to Gertrude V. wife of Oscar A. Knapp. Mt. \$2,750. nom
 Covert st, n w s, 110 s w Central av, 18x100. Leopold J. Lippmann to Arthur D. Lamson. Mt. \$3,750. nom
 Crescent st, w s, 189.7 n Fulton av, runs north 40x105. Howard N. Acker to Herbert Lyon. Mt. \$900. nom
 Same property. Herbert Lyon to Howard N. Acker and Albert W. Van Sclen. Mt. \$900. nom
 Cumberland st, e s, 149.3 s Myrtle av, 65.7x100, h s & l s. C. Henry Mangels to Claus D. Doscher. Mt. \$33,000. 4,500
 Dean st, s s, 58 e Nevins st, 20x85. Forecols, John Courtney, Sheriff, to Maximilian Lang. 5,100
 Dean st, s s, bet Schenectady and Troy avs, being lot 21 block 155 assessm't map 24th Ward. Theodore P. Jackson, as Comptroller, to Gerhard Footman. 750
 Dean st, s w s, 125 n w Boerum pl, 50x100. Thomas A. Conolly to Foster L. Backus. Mt. \$4,500. 13,000
 Diamond st, e s, 250 n Nassau av, 50x100. Ellen A. Raynor, of East Orange, (N. J.), to Emma A. Richardson. Sub. to mortg. 9,000
 Degraw st, s s, 450 e Underhill av, 25x195.1 to Parkway, x25.1x193.2. James Shea to Otto Huber. val. consid
 Degraw st, s s, 425 e Underhill av, 25x193.2 to Parkway, x25.1x191.5. James Shea exr. and trustee and Evolinah B. Shea individ. and extrx., &c., Daniel Shea to Otto Huber. val. consid
 Degraw st, n s, 350 e 3d av, 25x100. Michael Boyle to Mary Boyle his wife. nom
 Denyse st, s w s, 240 s e 4th av, 60x100, New Utrecht. Peter Keegan to The Brooklyn City R. Co. 2,800
 Eagle st, s s, 225 w Manhattan av, 26x100. Maurice G. Quinlan to Elspeth M. Twiggs, of New York. Mt. \$2,500. 4,500
 Earl st, n s, 480 w Brooklyn av, 20x100, Flatbush. Edward Egolf to Agostano Buonaguno and Matelena his wife. 250
 Eldert st, s s, 113 w Evergreen av, 18x100, h & l. Margaret Brady to Elizabeth M. McKnight. Mt. \$2,500. 4,500
 Eldert st, s s, 113 w Evergreen av, 18x100. Release mort. Virginia A. Klein to Blanche E. Raymond. 800
 Elton st, w s, 450 s New Lots road, 40x100. Release mort. The Kings County Trust Co. to John G. MacMahon. 198
 Freeman st, n s, 80 w Franklin st, 16.9x75, h & l. Frederick Holthausen and John Kuntz to Lawrence Forbes. 4,100
 Fulton st, s e cor Elizabeth pl, 114.5x119.2 to Doughty st, x106.8 to Elizabeth pl, x north 128.7, h s & l s. Brooklyn Daily Eagle to The Eagle Warehouse and Storage Co. Taxes 1892. 100,000
 Garfield pl, n s, 353 w 7th av, 17x100. Alice Neill to Justus P. Wells. Mt. \$6,250. nom
 Halsey st, No. 817, n s, 137 e Howard av, 19x100, h & l. A. Stewart Walsh to Lucy H. Abbott. Mt. \$4,000. 6,500
 Halsey st, s s, 200 e Patchen av, 108x100. William L. Webb to Reuben C. Raymond. All liens. nom
 Halsey st, n s, 58.4 e Lewis av, 50x100. John C. Griswold to Harvey M. Munsell. Mt. \$18,000. nom
 Hancock st, n w s, 200 s w Central av, 20x100. Jonathan Berlinicke to Johanna Berlinicke. Mt. \$3,000. nom
 Herkimer st, s w cor Stone av, 20x86. Maude L. wife of and Herbert L. Mason, N. Y., to Francis Mitchell. Sub. to mort. \$4,700 and

KINGS COUNTY.

DECEMBER 15, 16, 17, 19, 20, 21.

Bainbridge st, s s, 274.1 e Ralph av, 17.2x100. John Foote to Charles D. Smith. Mt. \$5,700. nom
 Bainbridge st, s e cor Saratoga av, 240x100. Release mort. William Ziegler to Jabez R. Parsons and Thomas A. Watson. \$12,000
 Same property. Thomas A. Watson and Jabez R. Parsons to William H. Chapman. B. & S. Mt. \$12,000. nom
 Baltic st, s s, 348 w Court st, 16.8x99.10. Charles A. Hoff to Nathan Lewis. Mt. \$4,000. nom
 Bergen st, s s, 300 w Buffalo av, 25x127.9. William Clench, of Honolulu, to Mary F. Vaughan, of Chicago, Ill. nom
 Bergen st, s s, 238 e Bond st, 18x100. Annie O. wife of James Taylor to Catherine Burke. Q. C. Correction deed. nom
 Same property. Forecols. John Courtney, Sheriff, to Catharine Burke. 4,285
 Broadway, s w s, 101.11 n w Hull st, runs south-

taxes 1892 and condemnation proceedings
Dep't Buildings. nom
Herkimer st, n s, 280 w Albany av, 20x100, h &
l. John W. Weir to James Cowley. Mt. 2,800
\$1,550.

Maujer st, n s, 150 e Union av, 25x100. H.
Rothman Hagner to Elizabeth wife of Charles
Hetteshelmer. Q. C. nom
McDonough st, s s, 118.6 e Throop av, 18.6x100,
h & l. John Fraser to Catharine A. Sperry. Mt. \$6,000.

x south 25.6 x west 60.3 x north 25. Partition.
Same to Matilda Munro. 4,700
St. Felix st, e s, 200 s Lafayette av, 10x70.
Henry S. Terry to Henrietta E. Terry. nom
Sumpter st, s s, 425 e Ralph av, 25x100. Q. C.
Marr E. wife of George W. Brown to Elc-
anor E. Lex. Mt. \$1,800.

Union av, e s, 25 s Bayard st, 25x100, h & l. Joseph, Alfonso, Angelo, Raffaello and Antonio Deperino to Camillo Papanero. 4,500
 Vernon av, s s, 300.4 e Lewis av, 16.4x100, h & l. John Schultz to Johanna wife of Isaac Horowitz. Mt. \$4,000. 6,250
 Vienna av, n w cor Berriman st, 40x100. William H. Jackson to James G. Horn and Annie M. his wife. 410
 Wytbe av, e s, 91 s Rodney st, 18x50, h & l. Joshua Ingraham et al. to Frederick T. Koerner. 3,100
 3d av, w cor 10th st, centre line, 180x181. John M. O'Neill to John T. Judge. Mt. \$50,000. nom
 3d av, n w s, 25.2 s w 17th st, 25x100. George W. and Henry Rich to Jeremiah Ervin. nom
 3d av, south cor 86th st, 80x100, New Utrecht. George Kidney to Allan Stevenson and Walter Swan. 5,000
 8d av, w s, 29 11 n 13th st, 29.11x70, h & la. Charles F. Fairman to John S. Stiger, New York. Mt. \$9,250. 13,500
 Same property. Mary wife of and Patrick McManus, of New York, to Charles F. Fairman. Mt. \$9,250. 13,000
 4th av, e s, 50.2 n 38th st, 50x100. }
 4th av, w s, 50.2 n 38th st, 25x100. }
 Lorenzo Gale to William H. Miller, Jr. Mt. \$3,400. nom
 4th av, w s, 50.2 s 46th st, 50x100. Frank A. Graham to The Norwegian Luth. Deaconesses Home and Hospital. 3,700
 4th av, s w cor 46th st, 50.2x100. Carl Ullenass et al. as trustees Norwegian Relief Society to The Norwegian Luth. Deaconesses Home and Hospital. Mt. \$6,000. nom
 5th av, s e cor Berkeley pl, 21.6x87.2. Thomas Brown to James McLaren. Mt. \$20,000. nom
 5th av, n e cor 11th st, 20x74, h & l. John Bruen to James Kane. Mt. \$18,000. nom
 6th av, e s, 61 s Lincoln pl, 19.6x83x19.6x—. Foreclos. John Courtney, Sheriff, to Juliette Arden, of New York. Mt. \$8,000. 2,000
 6th av, e s, 41.6 s Lincoln pl, 19.6x83x19.6x—. Foreclos. Same to same. Mt. \$8,000. 2,000
 6th av, e s, 22 s Lincoln pl, 19.6x83x19.6x—. Foreclos. Same to same. Mt. \$8,000. 2,000
 6th av, e s, 80.6 Lincoln pl, 19.10x83x19.10x—. Foreclos. Same to same. Mt. \$8,000. 2,100
 6th av, e s, 92.8 s Berkeley pl, runs east 100 x south 7.9 x west 7.6 x south 9.10 x west 92.6 to av, x north 17.7. Frances H. Skelly to John J. McLean. 1,000
 6th av, e s, 22 s Lincoln pl, 78.4x81x78.4x—. Juliette Arden, of New York, to Rose C. Browning, of Orange, N. J. Mt. \$32,000 and taxes 1892. nom
 7th av, e s, 20.2 s 56th st, runs south 30 x east 89.2 x northeast to point 90 e of 7th av, x west 90 to begining. Walter Cline to Lillian Cline. 350
 7th av, s w cor 57th st, 25.2x100. Ann McWalters to Michael Fitzgerald. 550
 15th av, n w s, 100 n e 75th st, 20x90, New Utrecht. James V. S. Woolley, of New York, to Edward McGuire. 250
 17th av, w s, 375 s 86th st, 75x216.8 to Bay 14th st, New Utrecht. Elizabeth Hirschsprung to Margret Moubray. Mt. \$3,000. nom
 Lot 176 block 9 map 1, 197 lots Flatbush and New Utrecht A. W. Ziegler. Partition. Oscar Frisbie to Michael Dowling. 460
 Lot 395 block 13 map J. Snediker property, 26th Ward. Edward Gallagher to W. A. Clement. 200
 Lot 512 block 25 map 660 lots Cowenhoven farm, New Utrecht. Effingham H. Nichols to Atala Mena. 170
 Lot 27 block G map of May and ano. property, New Utrecht. Samuel Stratton, Lynn, Mass., to John M. Holder. Taxes 1892 and assessments. 45
 Lot 31 block 2 map of 597 lots of W. Ziegler, Gravesend. William Ziegler to Kate A. Ward. 135
 Lot 724 block 22 Jacob Snediker map 26th Ward, Frederick C. Leubuscher to William J. Peterkin. 100
 Interior lot, 60 e Clermont av and 288 s Flushing av, 25x40, with privilege of use of alley way. Sarah wife of and Peter Murphy to Mary wife of Andrew Lipton. Sub. to all liens. 1,000
 Clover road, n s, adj Adrian Vanderveer, 360x 202.4x276.3x218.5, Flatbush. George A. Needham to George C. Jeffery. 7,500
 New Lots road, s e cor Linwood st, 40x85. Daniel C. Mangan to J. Grattan MacMahon. Mt. \$675. 1,650
 Agreement modifying covenant as to property in Flatbush. John Lefferts with Elsie P. Pinney and Charles H. Johnson. nom
 General release, especially as exr. of their guard. Mary A. Farley, Elizabeth Hinken and Matilda Riley to Andrew J. Hulse exr. of Owen Fitzsimmons. 2,250

WESTCHESTER COUNTY.

DECEMBER 13 TO 19—INCLUSIVE.

CORTLANDT.

Cuatt, Eugene to Jas. E. Degnan, lot 40 map Larkin estate, Croton Landing. \$400
 Ripley, Louise S. et al. to Jas. H. Lent, e s Main st, Crugers, 45x93. 375

EASTCHESTER.

Baxter, Ellen F. to Wm. H. Bard, lot 349 e s Beach st, w Mt. Vernon, 97x103.6. 1,000

Carmody, Wm. T. to John Rooney, 2 plots e s White Plains Boulevard. nom
 Rooney, John to Victorine Carmody, same. nom
 Doremus, Lizzie B. to Kate Gundling, part lot 379 e s 7th av, Mt. Vernon, 25x105. 3,800
 Same to Harry V. Morgan, part lots 423 and 424 w s 5th av, Mt. Vernon, 51x105. 2,000
 Fairchild, Ben L. to Lena McCann, lots 99, 101, 103 and 105, Dunham Park. 1,250
 Finney, Clara L. to Lizzie B. Doremus, part lots 423 and 424 w s 5th av, Mt. Vernon, 118 x105. nom
 Geschéid, Alb. F. to The North Mt. Vernon R. R. Co., lot 546 w s 3d av, Central Mt. Vernon, 50x100. 1,500
 Holmes, Mary E. to Hattie H. Hills, s s Elm pl, 85x106. nom
 Jetter, Martin to Veronica Clark, w s 4th av, 75 s Bridge st, 25x100. nom
 Clark, Veronica to Herbert D. Lent, same. nom
 Lucas, Edwin J. to Reinhard Kochmann, lot 121 map Chester Hill, property Forster et al. 1,000
 Miner, Lyman E. to Herbert W. Smith, lots 39 and 31 block 8, Mt. Vernon Heights. 800
 Oakley, Wm. P. to Chas. M. Oakley, n s Lincoln av, 38 e 7th av, 38x87.4. 500
 Patterson, Minnie E. to Daniel W. Whitmore, south 1/2 lots 855 and 859 w s 10th av, Mt. Vernon, each 50x105. 3,325
 Schenck, Howard S. to Jas. Ayer, e s 4th av, 60 n 4th st, 40x105. 8,500
 Steurer, Maria to Chas. Steurer and ano., lot 34 1/2 n w s Greenwich st, west Mt. Vernon, also gore adj. 1,200
 Underhill, Henry M. to Augusta P. Tilley, n s Underhill st, 113 w Wallace st, 57x—. 652
 Young, Margt. to Fred. C. Dexter, lot 82 w s White Plains road, Washingtonville. 1,800

GREENBURGH.

Blackwell, Wilson H. to Henry E. Kingsley, lots 651 and 652, Ardsley. 200
 Bell, Mary to Mich. Donovan, s e cor School and Haman st, 40x120. 600
 Emsford Impt. Co. to Aug. W. Milner, lots 2 and 4 block 1. 5
 Fernwood Park Land Co. to Henry O. Wolfson, lots 30 and 31, sec. 4. 160
 Same to Simon Schwartz, lots 1-4, 28 and 29, sec. 4, lots 13 and 14, sec. 17. 630
 Same to Louis M. Simon and ano., lots 22-28, 52-55, sec. 17. 1,250
 Same to Wm. B. Menhinick, lots 28 and 29, sec. 18. 255
 Same to Meyer J. Wohlgenuth, lots 24-32, sec. 19, lots 50 and 51, sec. 19. 1,388
 Jones, Cyrus P. and ano. to Emma S. Marsily, lots 387, 388, 388 1/2, 388-389, Ardsley Heights. 1,073

HARRISON.

Smadbeck, Louis to John Brown, lot 909, Brentwood plaza. 150
 Same to Annie Daly, lot 1034. 200
 Same to Jacob Thomas, lot 800. 175
 Same to Julia Dunkel, lots 513-516. 1,050

LEWISBORO.

Keeler, Julia A. et al. to Jas. M. Crafts, tract adj Keeler estate and Leroy Benedict, 25 acres. 2,114

MAMARONECK.

Richards, Kath. W. to Chas. E. Wilmot, w s Grove av, 85 n Magnolia av, 75x195. nom

MT. PLEASANT.

Smadbeck, Louis to Grace L. Koebel, lots 443, 444, Sherman Park. 200
 Same to Virginia Anderson, lots 7285 and 7286. 300
 Same to Edw. Anderson, lot 7284. 150
 Same to Aug. Benson, lot 7290. 150
 Same to Edw. B. Brady, lots 6076-6079. nom
 Same to Jas. R. Costello, lots 6507 and 6508. 400
 Same to Amelia Stone, lot 377. 100
 Same to Chas. O. Tobias, lots 691-694. 600
 Same to Chas. T. Hooper, lots 290-293. 400
 Same to Therese Schaaf, lots 7295 and 7296 300
 Same and ano. to Mary J. Manley, lots 930 and 921, Lakehurst. 425

NEW ROCHELLE.

Heminway, Truman to Olivia P. Heminway, w s Clinton av, adj grantees, 1 1/2 acre. nom
 Kelley, Mary A. to Nich. McDonald, s e cor Warren and Union avs, 2 1/2x100. 750
 Le Count, Frances L. to Chas. O. Le Count, n e cor Anderson and Rose sts, 37x100. 1,200
 McLeish, Geo. et al. to Eugene L. Waldo, lot 101, Residence Park. 5,650

PELHAM.

Black, Mary G. W. to Julia C. Van Wagenen, n s Prospect st, 132 e Highland av, 119x150. 5,000
 Sparks, Wm. H. to Harry V. Morgan, lot 359, Pelhamville. nom
 Wheeler, Ward to Adelaide L. Badgley, s e cor Siwanoy and Locust avs, 383x339x265x357. nom

NORTH CASTLE.

Kensico Development Co. to Aug. Waschkan, lots 10 and 11 block 6, Kensico Manor. 200
 Same to Adolf Witt, lots 12 and 13 block 9. 200
 Same to Jas. F. Martin trustee of, lots 8 and 9 block 17. 400

RYE.

Cosgrove, Daniel E. to Leander Horton, e s Centre st, 601 s Westchester av, 50x196. 1,600
 Corning, Anna M. to Matilda C. Luqueer, n s Cold Post road, 2 1/2 acres. 1,600
 Beattys, Permelia to Thos. G. Kitt, e s Highland st, 50x159. 2,800
 Green, Henry F. to Wm. P. Allen, n e Halstead av, 850 e R. R., 50x150. nom
 Same to Wm. F. Kimber, e s Rye Beach av, 132 e R. R. av, 50x171. nom
 Hawkins, Alice to Ellen M. Parker, e s New Broadway, 65x95. 2,000
 Merritt, Jas. S. to John M. Haight, lot 7, s s Orchard st, Sound View Park. 775
 Moore, Delia M. to Alex. Vreeland, n s Railroad av, 150 w Bridge st, 50x—. 700
 Ryan, Wm. to Nellie Warner, lot 28, Hillside Park. 130
 Weeks, Wm. to Clara R. Bull, s e s Oakland av, 174 n e Milton av, 50x150. 500
 Same to same, lot adj above, 50x150. 2,000

SCARSDALE.

North End Lot Co. to Louis X. Kaiser, lots 13, 14 and 15 block 22. 900

WESTCHESTER.

Brown, Eli B. to Margt. J. Johnston, north half lot 125A, Olinville No. 2. 300
 Crouch, Wm. T. to Kate A. Allison, lot 119 s s 6th st, Unionport, 100x216. 200
 Crowell, Steph. K. to Chas. D. Shirmer, lots 60 and part 59, Bronxwood Park. nom
 Delahanty, Thos. T. to Mickel Belotta, lot 62 map New Village, Jerome. 800
 Duchess Land Co. to John Godfrey, lot 439 grantor's map, Benson estate. 70
 Duprie, Arthur to Thos. J. Broderick, lots 220 and 221 map McGraw estate. 705
 Hallock, Amy J. to Annie Troman, lots 412-416, Laconia Park. 2,500
 Levy, Ephraim B. to John J. McGrath, lot 137 grantor's map, Unionport. 275
 Same to George Clappett, lots 98, 134 and 135. 830
 McBride, Wm. to Wm. Byron, lot 93 n s 2d st, Unionport, 105x108. 1,250
 Byron, Wm. to Chas. Whealen, same lot. 1,350
 Owen, Daniel to John D. McCarthy, part lot 726 s s 6th av, Wakefield, 52.6x114. 1,490
 Smadbeck, Louis to Jas. Lynas, lots 64 and 65, Westchester terrace. 500
 Same to Frank Platzer, lots 19-24. 1,850
 Shirmer, Chas. D. to Mary A. Crowell, lot 61, Bronxwood Park. nom
 Thwaite, Thos. to Philip Krause, lot e s Old Boston road, also lots 60-63 map Thwaite's property. 5,000
 Troman, Jos. to Amy J. Hallock, n s 7th av, 50 e 2d st, 27.6x105, Wakefield. 3,700
 Same to same, e s 2d st, 105 n 7th av, 9x105. 200

WHITE PLAINS.

Banks, Wm. L. to Esther H. Barnes, n e cor Hillside av and Spring st, 126x104x140. 2,800
 Harris, Wm. R. to Carrie K. Warren, e s Lexington av, 117 s Fisher av, 50x150. 500
 Oberg, John L. to Robt. Barnes, w s John st, 28x103. 1,455
 Sutton Chas. D. to Wm. S. Sterling, w s Davis av, 49x112. 600
 Sterling, Wm. S. to Susan A. Reynolds, same. 650
 Swift, Fred. Joel to Paul Reinholdt, lot 87 block 4, White Plains Park. 275
 Sweeney, John R. to Mary Rooney, lot 79 e s Cambridge av, Fogg map, 27x117. 850

YONKERS.

Benedict, Alb. C. to Robt. Pye, w s Victor st, 125 n Elm st, 25x125. 825
 Bolger, Annie A. to Florence De Angelis, w s Sunnyside Drive, 820 s Pier st, abt 82x250. 15,300
 Crary, Jesse D. to Angeline Berry, lots 53 and 54, Armour Villa Park. 1,000
 Cochran, Wm. F. to Jas. Heatherington, w s Hawthorne av, 25x75. 5,000
 Columbia Land and Improvement Co. to Edw. Paulding, w s Clunie av, 175 n Reade st, 50x100. 1,000
 Collard, Georgie to Wm. H. Collard, lot 56, Richmond Park. nom
 Embree, Sarah E. to Eve White, lots 13-15 Carlisle pl, map property T. C. Cornell. 1,200
 Lorini, Mario to John C. Campbell, No. 64, s e cor Ludlow st and Livingston av, 1 6-10 acres. 1/4 int. nom
 Same to Edw. J. Maurer, same property. 1/4 int. nom
 Sherwood Land Co. to East Side Land Co., lots 30-63, 77, 78, 80-119, 174-212 and part 213. nom
 Stahlnecker, Frances S. to Wm. A. Butler, w s Fallsdale av, abt 200x210. 37,000
 Ware, Enoch R. trustee of, to Mary E. Rusk, lots 63-64, Richmond Park. 850
 Ward, Fanny M. to Mario Lorini, No. 64, s e cor Ludlow st and Livingston av, 1 6-10 acres. (Corrects error in last issue.) 17,000

MORTGAGES.

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given, and the amount. The general dates used as headings are the date 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.

DECEMBER 16, 17, 19, 20, 21, 22.

Aaron, Louis, Daniel J. O'Brien and Sarsfield P. Lavelle to Oscar Coles, Aiken, S. C. Rivington st, No. 226, n s, 86 e Pitt st, 15x63.7x 14.10x63.9. Dec. 15, due December 16, 1897, 5%. \$9,000

Acton, Joseph M. to THE METROPOLITAN LIFE INS. CO., New York. 125th st, s s, 125 w Amsterdam av, 3 lots, each 95x100.11. 3 mortgs., each \$20,000. Dec. 16, due Feb. 1, 1896, 5%. 60,000

Acton, Joseph M. to Abraham Steers. 125th st, s s, 125 w Amsterdam av, 75x100.11. Dec. 21, due March 1, 1893. 5,000

Aldous, Frederick to THE GERMANIA LIFE INS. CO., New York. 77th st, n s, 375 w Columbus av, 20x102.2. Dec. 20, due Feb. 1, 1896, 5%. 20,000

Same to same. 77th st, n s, 395 w Columbus av, 3 lots, each 19x102.2. 3 mortgs., each \$19,000. Dec. 20, due Feb. 1, 1896, 5%. 57,000

Same to same. 77th st, n s, 452 w Columbus av, 3 lots, each 18x102.2. 3 mortgs., each \$18,000. Dec. 20, due Feb. 1, 1896, 5%. 54,000

Same to same. 77th st, n s, 506 w Columbus av, —102 3x16.6x102.2. Dec. 20, due Feb. 1, 1896, 5%. 19,000

Abraham, Lewis and Lewis Kaufmann mortgagors with Sarah King mortgagee. Extension of mort. Dec. 13. nom

Aymar, William H., East Orange, N. J., to THE NORTH RIVER SAVINGS BANK, New York. 8th av, w s, 35 9 s 25th st, 17.8x62.6. Dec. 2, demand, 4½%. 13,000

Beckmann, Charles to George Ebrat. 8th av, No. 2274. Lease. Dec. 20, demand. 2,500

Balestier, Lillian, wife of John A. to E. Clifford Potter. Manhattan av, n w cor 119th st, 17.7 x82. Sub. to mort. \$12,500. Dec. 15, 1 year. 3,500

Barnes, Hannah E. wife of and Henry B. to THE UNION TRUST CO. of New York. 44th st, No. 5, n s, 167 e 5th av, 27x100.5. Dec. 9, due Jan. 1, 1893, 4½%. 3,000

Barth, John C. to THE NEW YORK SAVINGS BANK. Central Park West, n w cor 103d st, 27.5x100. Dec. 16, due Dec. 1, 1897, 4½%. 36,000

Same to same. Central Park West, s w cor 104th st, 27.5x100. Dec. 16, due Dec. 1, 1897, 4½%. 30,000

Beck, David and Rose to The Montefiore Home for Chronic Invalids. Ludlow st. P. M. Dec. 16, 5 years, 5%. 14,000

Same to Abraham Steers. Same property. P. M. 2d mort. Dec. 16, 1 year. 1,000

Bosch, Abraham and Lewis Coon to Edward C. Fiedler, Little Silver, N. J. Frederick Hart Mosen, New York, Ernestine M. wife of Karl Domizlaff, Hanover, Germany, and Frederick H. Monien. Cortlandt and Washington sts. P. M. Dec. 14, 3 years, 5%. 75,000

Same to George H. Byrd. 48th st, No. 442, s s, 150 e 10th av, 25x100. Dec. 15, 3 years, 5%. gold, 15,000

Bulkley, Harrie to Spencer Aldrich. 53d st, s s, 100 e 11th av, 150x100.5. July 15, demand. 25,000

Barron, Esther E. wife of Martin J. to John M. Ruck. 8th av, w s, 24.11 n 154th st, 50x100. Sub. to mort. \$40,400. Dec. 17, 1 year. 2,600

Bettjemann, Herman to Edwin Baldwin trustee John Hardman. 1st av, s w cor 120th st, 20.5 x68. Dec. 19, due Dec. 1, 1893. 1,000

Bagen, Eugene D. to THE WASHINGTON LIFE INS. CO. 1st av, s w cor 86th st, 29.4x75. Dec. 21, due Dec. 1, 1895, 5%. 30,000

Bagen, Eugene to Samuel Riker. 3d av, e s, 26.1 s 86th st, runs south 50.6 x east 100 x north 76.7 to 86th st, x west 10 x south 26.1 x west 90. Sub. to mort. Dec. 21, 1 year, 5%. 5,000

Bach, Lewis Z. to Henry P. Rogers et al. exrs. Nathaniel P. Rogers. 70th st. P. M. Dec. 14, due Dec. 15, 1897, 5%. 13,300

Bonnerot, Marie R. widow to THE MUTUAL LIFE INS. CO. of New York. 73d st, n s, 259 e Amsterdam av, 20x102.2. Dec. 22, 1 year, 5%. 20,000

Breen, James R. and D. Allison to The New York Realty Co. 70th st, n s, 350 w Amsterdam av. P. M. Dec. 21, 1 year. 10,000

Same to same. 70th st, n s, 468.6 w Amsterdam av. P. M. Dec. 21, 1 year. 10,000

Same to same. 70th st, n s, 466.9 w Amsterdam av. P. M. Dec. 21, 1 year. 10,500

Same to Frederic J. Middlebrook, Brooklyn. Same property. P. M. Dec. 21, 1 year. 22,500

Same to same. 70th st, n s, 408.6 w Amsterdam av. P. M. Dec. 21, 1 year. 22,500

Same to same. 70th st, n s, 350 w Amsterdam av. P. M. Dec. 21, 1 year. 22,500

Brugh, Jane Le B., Hamburg, N. Y., to Norris Morey and Henry W. Sprague, Buffalo, N. Y. Pine st, Nos. 27 and 29, s s, runs south 74.7 x east 35.2 x south 17.10 x east 8.2 x south 5 x east 5.2 x north 94.8 to Pine st, x west 51 to beginning. 3-10 parts. Dec. 19, 1 year. 9,000

Burke, Martin to Robert B. Lloyd, Lexington av. P. M. Nov. 30, due Dec. 22, 1895, 5%. 10,000

Cherouny Printing and Publishing Co. Consent of stockholders to mortgage for 10,000

Chesterman, Rosalie mortgagee with Mordaunt Bodine exr. mortgagee. Extension of mort. Dec. 13. nom

Connor, Thomas D. to Beadleston & Woerz, a corporation. 8th av, No. 2140, e s. Lease. Dec. 16, demand. 2,800

Coffin, George C. exr., &c., Elizabeth F. Cook mortgagee with John R. Platt mortgagee. Extension of reduced mort. at 5%. Sept. 1. nom

Cohn, Louis mortgagor with Marcus A. Brown, Woodbridge, N. J., mortgagee. Extension of mort. Nov. 1. nom

Cohn, Abraham to THE BOWERY SAVINGS BANK. 7th st, No. 40, s s, 144.5 w 2d av, 24.5 x90.10. Dec. 22, 5 years, 4½%. 20,000

Cohn, Michael to James Floy, Elizabeth, N. J. Bleeker st, No. 345, e s, 25.8 s West 10th st, 26.2x36x25.9x39.6. Dec. 22, 1 year. gold, 1,500

Coyle, Michael L. to The F & M Schaefer Brewing Co. 3d av, No. 262, s w cor 113th st. Leasehold. Dec. 13, demand. 2,000

Cunningham, Jane wife of Edward to Leopold Simons. Manhattan av, w s, 91.11 n 116th st, 18x50. Dec. 22, 1 year. 1,000

Coogan, Matthew to Katie J. Amend. 115th st, No. 442, s s, 193.1 w Pleasant av, 24.10x 100.11. Dec. 15, 1 year. 2,000

Campbell, Catharine B. and Maria L. to THE NEW YORK LIFE INS AND TRUST CO Broadway, No. 51, w s, 52.8 s Exchange alley. Dec. 20, 3 years, 4%. See Conveys. 70,000

Cohen, Harris and Abraham to Harris Budener. Allen st, No. 10, e s, 25x87.6; Allen st, e cor Canal st, 25x87.5, being No. 12 Allen stand 62 Canal st. Sub. to mort. \$54,500. Dec. 20, due Jan. 1, 1895. 5,000

Cohen, Max to Myer Hellman. 110th st, Madison av. P. M. Dec. 20, installs. 5,000

Cordler, Theodore A. to Anton Ramsperger. 86th st. P. M. Dec. 20, due July 1, 1894, 5%. 4,500

Daly, Alicia to Michael J. Newman et al, trustees John H. Hughes dec'd. 106th st, n s, 350 w 1st av, 59x100.11; 107th st, s s, 350 w 1st av, 50x100.11. Dec. 20, 3 years, 5%. 6,000

Diller, William E. to THE METROPOLITAN LIFE INS. CO., New York. 7th av, e s, 25 s 133d st. 3 lots. 3 P. M. mortgs., each \$30,000. Dec. 14, due Oct. 1, 1895, 10% payable in 1 year. 99,000

Drakert, Theodore to George Ebrat. 7th av, No. 239. Lease. Dec. 17, demand. 1,400

Dahnke, Henry H. and Charles M. F. to THE BOWERY SAVINGS BANK. Bowery, No. 344, w s, 26.4 s Great Jones st, 26.4x9.8x25x32.10. Dec. 16, 1 year, 4½%. 40,000

Dauphinais, Victoria F. to Thomas C. T. Crain, as Chamberlain of the City of New York. Bedford st, e s, 93.11 s Christopher st, runs south 42.6 x east 50.3 x south 13.5 x east 20.11 x north 23.3 x east 8.9 x north 18.4 x east 0.8½ x north 15.9 x southwest 25.6 x south 8.1 x west 55.6 to beginning. Dec. 16, 1 year, 4½%. 45,000

Same to Julius Lipman. Same property. Sub. to mort. \$45,000. Dec. 16, demand. 16,612

Same to same. Same property. Sub. to mort. \$4,000. Dec. 16, demand. 1,500

Same to John Kehoe. Same property. Dec. 16, 1 year. 1,250

Same to The Zolper Lumber Co., Fort Plain, N. Y. Same property. Sub. to mort. \$63.112. Dec. 16, demand. 3,000

Same to same. Same property. Sub. to mort. \$63.112. Dec. 16, demand. 2,000

Same to William Kerby. Same property. Sub. to mort. \$69.362. Dec. 16, demand. 660

Same to Poulson & Eger. Same property. Sub. to mort. \$57.112. Dec. 16, demand. 1,587

Dessau, Simon to Charles W. Glaser, Philadelphia. Broadway, e s, 70.7 n 8th st, runs north 70.11 x east 50 x — 47 x south 67.10 x west 100.6. Secures indemnity bonds. Dec. 16. 6,000

Dickler, Peter A. and Margaretha his wife to Terence Jacobson. 49th st, n s, 200 w 10th av, 50x100.5. Dec. 17, installs. 2,000

Dreyfus, Julius to THE FARMERS' LOAN AND TRUST CO. Rivington st, No. 107, s s, 58.8 e Ludlow st. P. M. Dec. 16, 3 years, 5%. 26,000

Same to David McClure. Rivington st, No. 109, s s, 84.1 e Ludlow st. P. M. Dec. 16, 3 years, 5%. 26,000

Dry Dock, East Broadway & Battery R. R. Co. Consent of stockholders to mortgage for 1,000,000

Duncan, John P. to John A. Cisco exr. John J. Cisco. Broadway. P. M. Dec. 15, 2 years, 4%. 100,000

Engel, Emma wife of Isaac to Greenwood Cemetery, Brooklyn. 81st st, No. 814, s s, 160 e 2d av, 15x80.6x15.1x79. Dec. 19, due Jan. 1, 1898, 5%. 6,500

Same to same. 81st st, No. 816, s s, 175 e 2d av, 15x82x15.1x80.6. Dec. 19, due Jan. 1, 1898, 5%. 6,500

Same to same. 81st st, No. 812, s s, 145 e 2d av, runs south 77.6 x east 2.3 x south 0.10 to centre of former lane, x east 11.1 x north 79 to st, x west 15. Dec. 19, due Jan. 1, 1898, 5%. 6,500

Einstein, Emanuel to THE BROOKLYN SAVINGS BANK. Park pl, No. 23, n s; Murray st, No. 20, s s, 28.8x150 to Murray st. Dec. 19, 3 years, 4%. See Conveys. 80,000

Fatman, Morris to THE BROOKLYN SAVINGS BANK. Park pl, No. 21, n s, 25x75; Murray st, No. 18, s s, 25x75. Dec. 19, 3 years, 4%. See Conveys. 70,000

Frohmann, David, Hermann and Hugo mortgagors with James H. Bartholomew, East Orange, N. J., mortgagee. Extension of mort. Nov. 28. nom

Fove, James to Peter Doelger. 41st st, No. 124 E. Store lease. Dec. 13, demand. 1,200

Farrell, James P. and Mary E. his wife to Robert A. B. Dayton trustee for Mary M. Martindale. 125th st, s s, 435 w 5th av, 25x99.11. Dec. 16, due Dec. 15, 1897, 5%. gold, 9,000

Fisher, Henry J. to Samson Wallach. 74th st, s s, 250 e 2d av, 25x102.2. Sub. mort. \$11,000. Dec. 16, due Nov. 1, 1893, 5%. 1,000

Same to Denis Shea. Same property. Dec. 16, 3 years, 5%. 11,000

Freund, Bernhard to Herman Freund. 57th st. P. M. Dec. 19, demand. 5,000

Fechau, John J. to Frederic J. Middlebrook, Brooklyn. 89th st, n s, 160 e 2d av, 4 lots, each 25x100.8. 4 mortgs., each \$13,000. Dec. 21, 3 years, 5%. 52,000

Forster, Frederick P. to Eliza L. and James L. Arcularius exrs. Andrew M. Arcularius. Boulevard, w s, 102.2 s 84th st, 93x111.5. Dec. 21, due Jan. 1, 1896, 5%. gold, 11,000

Same to Margery A. Apsley. Same property. Dec. 21, due Jan. 1, 1895. gold, 5,000

Same to Catherine A. Bennet. 84th st, s s, 100 e West End av, 5x134.2x50x132.7. Dec. 21, due Jan. 1, 1895. gold, 4,000

Same to Eliza L. and James L. Arcularius exrs. Andrew M. Arcularius. Same property. Dec. 21, due Jan. 1, 1896, 5%. gold, 13,000

Gerken, Henry to Emily Beach. 113th st, n s, 397 e Lenox av, 18x100.11. Dec. 19, 3 years, 5%. 11,000

Same to Jane M. Aspinwall extr. John L. Aspinwall. 113th st, n s, 343 e Lenox av, 18x 100.11. Dec. 19, 3 years, 5%. 11,000

Same to Caroline King widow. 113th st, n s, 361 e Lenox av, 18x100.11. Dec. 19, 5 years, 5%. 11,000

Same to same. 113th st, n s, 379 e Lenox av, 18x100.11. Dec. 19, 5 years, 5%. 11,000

Same to Susan Alvord widow. 113th st, n s, 325 e Lenox av, 18x100.11. Dec. 19, 5 years, 5%. 11,000

Same to Anna P. Churchill. 113th st, n s, 415 e Lenox av, 18x100.11. Dec. 19, 5 years, 5%. 11,000

Same to same. 113th st, n s, 433 e Lenox av, 16.6x100.11. Dec. 19, 5 years, 5%. 10,000

GERMAN-AMERICAN REAL ESTATE TITLE GUARANTEE CO. mortgagee with Anna Holland mortgagor. Extension of mort. at reduced interest. Dec. 14. nom

Gipp, William to George Ebrat. 1st av, No. 133. Store lease. Dec. 6, demand. 2,200

Goldman, Frank to Hyman Schnitzer. 86th st, s s, 150 e 3d av, 25x100. Dec. 16, 1 year. 1,200

Grosner, Bertha to Ignatz Fischer and Louise his wife. Delancey st. P. M. Dec. 17, due Dec. 19, 1895, 5%. 10,000

Gerhardt, John and Annie his wife to Nellie C. Van Reppen. 38th st, s s, 105 e 3d av, 21 x84; 35th st, s s, 229.6 e 3d av, 21x84. ½ part. Dec. 17, due May 1, 1894. 800

Golden, Bridget to THE EMIGRANT INDUSTRY SAVINGS BANK, New York. 123d st, No. 233, n s, 242.6 w 2d av, 18.9x100.11. Dec. 16, 1 year, 4½%. 3,000

Goldstein, Nathan and Philip to Israel M. Cohen. Broome st, No. 26. P. M. Dec. 15, 1 year. 1,400

Guntzer, Charles to THE EAST RIVER SAVINGS INST. 123d st. P. M. Dec. 20, 1 year, 5%. 8,000

Goelkel, Fredericke widow and devisee of George Goelkel to THE EAST RIVER SAVINGS INST. 3d st, No. 91, n s, 20 w 1st av, 20x48.1. Dec. 21, 1 year, 4½%. 5,000

Hein, Frances widow, mortgagor with Julia A. Kent extr. Ellen Kent mortgagee. Extension of mort. July 15. nom

Hicks, Ratcliffe to THE TITLE GUARANTEE AND TRUST CO. Walker st. P. M. Dec. 22, 3 years, 4½%. 18,000

Hurley, Lizzie J. to Michael J. Newman et al, trustees John H. Hughes dec'd. East Broadway and Montgomery st. P. M. Dec. 22, 3 years, 5%. 6,000

Hagan, Thomas to the trustees of the Leake & Watts Orphan House, New York. 56th st, Nos. 227 and 229, n s, 300 w 2d av, 50x100.5. Dec. 19, due Dec. 15, 1895, 5%. 36,000

Same to Sarah Goodman. Same property. Dec. 20, 1 year. 4,000

Herskovitz, Albert and Ignatz Roth to Herman Goldman and Israel M. Cohen. Lewis st. P. M. Dec. 14, installs. 2,100

Houghton, Edward C. to Elizabeth J. Lynch. 69th st, s s, 180 w Columbus av, 20x100.5. Dec. 15, due Dec. 16, 1895, 5%. 13,500

Halpin, Luke to Jacob Ruppert. 10th av, No. 562. Store lease. Nov. 16, demand. 2,700

Hand, Henry L., Brooklyn, to James Affleck and ano. trustees Charles Barlow. Park av. P. M. Dec. 15, 3 years, 5%. 26,000

Same to Lawrence Pottier. Same property. Dec. 19, due Dec. 15, 1895. 4,000

Happel, Adam mortgagor with Ann E. Walsh, formerly McCaddin, mortgagee. Extension of mort. Nov. 28. nom

Harris, Dora to Emma Phezenmayer and Tilly Stier. West Houston st and Thompson st. P. M. Dec. 15, 10 years or installs, 5%. 148,500

Hennessey, William to Adam Happel. 1st st. P. M. Dec. 19, due Jan. 1, 1898, or installs. 5% 10,000

Howe, Michael to Hosea B. Perkins exr. James P. Perkins. Amsterdam (10th) av, e s, 99.11 s 161st st, 49.10x75 to Kingsbridge road, x61.5 x66.11. Dec. 19, 1 year, 5% 5,000

Harney, Eliza L. to THE MUTUAL LIFE INS. CO. of New York. 39th st, No. 242, s s, 363.1 e 8th av, 17.1x98.9. Dec. 21, 1 year, 5% 5,000

Iselin, Mary P. and ano. trustees Mary M. Gouverneur and Mary M. Gouverneur and ano. trustees Mary P. Iselin and Mary M. Gouverneur et al. trustees of Catharine W. Philippe and Mary M. Gouverneur and Mary P. Iselin trustees Margaret G. Philippe and John H. Iselin exr. Margaret P. Moore and Mary M. Gouverneur, Mary Philippe wife of John H. Iselin and Catharine W. and Margaret G. Philippe individ. to Charles F. Hoffman. William st, Nos. 50, 52 and 54; Pine st, No. 47, being William st, s e cor Pine st, runs south 68.4 x east 42.4 x south 9.3 x east 48.1 x north 73.4 to Pine st, x west 91.2. Dec. 18, due June 16, 1897. 30,000

Jordan, Rosia to Richard Sherlock and ano. trustees for Teresa Shaw. 23d st, No. 434, s s, 350 w 9th av, 24.9x98.9. Dec. 22, due May 1, 1894, 4 1/2 % 3,757

Judson, Charles G. to Jacob Lawson, Brooklyn. West End av, s e cor 94th st. P. M. Dec. 16, demand. 43,000

Same to same. Same property. Sub. to last mort. Dec. 16, demand. 43,000

Judson, Charles G. to THE GERMANIA LIFE INS. CO., New York. 75th st, n s, 100 w West End av, 23x102.2. Dec. 16, 2 years, 6 % and 5% 35,000

Same to same. 75th st, n s, 123 w West End av, 19x102.2. Dec. 16, 2 years, 6 % and 5% 27,000

Same to same. 75th st, n s, 142 w West End av, 18x102.2. Dec. 16, 2 years, 6 % and 5% 26,000

Same to same. 75th st, n s, 160 w West End av, 20x102.2. Dec. 16, 2 years, 6 % and 5% 29,000

Same to same. 75th st, n s, 180 w West End av, 23x102.2. Dec. 16, 2 years, 6 % and 5% 29,000

Kellerhouse, Albert to THE NEW YORK LIFE INS. AND TRUST CO. Howard st, No. 11, s w cor Elm st, 25x70.2. Dec. 14, 3 years, 4 1/2 % 30,000

Kellerhouse, Albert to Edward F. Browning and Meyer L. Sira. Howard st, No. 11, s w cor Elm st, 25x70.2. Dec. 19, 6 months 30,000

Klein, Benedict A. to Laemmlein Buttenwieser. Eldridge st, No. 203, e s, 24x88. Dec. 14, demand. 10,000

Kudlich, H. C. trustee with Louis, George, Ferdinand, Hugo and Henry Linnemann, Caroline Schaefer and Annie Havers. Declaration of trust as to mortgage made by Louis and George Linnemann. Dec. 15, nom

Kaufmann, Leopold to Karrick Riggs. Monroe st. P. M. Dec. 20, due Nov. 1, 1897, 5% 25,000

Kaufmann, Leopold to Charles Griffin et al. trustees Samuel Willets, Caroline W. Frame residuary trustee. Monroe st, No. 97. P. M. Dec. 20, 5 years, 5% 26,000

Same to Charles Griffin et al. trustees Samuel Willets, Edward Willets residuary trustee. Monroe st, No. 99. P. M. Dec. 20, 5 years, 5% 25,000

Klenke, William H. to THE PHILADELPHIA SAVINGS FUND SOCIETY. 84th st. P. M. Dec. 20, due Dec. 15, 1897, 5% 22,000

Kennedy, Jennie V. to Matthew A. Kennedy. Hamilton pl, s e s, 56.11 s 142d st, 16.3x67.7x 15x61.3. Dec. 14, 3 years, 5% 3,000

Korn, Isidore S. and Max S., and Marx and Moses Ottinger to BROOKLYN SAVINGS BANK. 14th st, s s, 425.6 w 6th av, 74.6x103.3. Dec. 22, 1 year, 4 1/2 % 175,000

Lapides, Meyer to Wolf Cohen. Stanton st. P. M. Dec. 21, installs. 9,000

Lese, Louis to Frederick Kotta, Jersey City. Delancey st, Sherick st. P. M. Dec. 15, 2 years, 5% 17,000

Levy, Maurice mortgagor with The Presbyterian Hospital, New York. Extension of mort. Dec. 20, nom

Levy, David to Max Reiss. Columbia st, No. 75 1/2, w s, 60 n Rivington st, 20x49.8. Dec. 16, 2 years. 800

Levy, Meyer to Hyman Schnitzer. Henry st, s s, 23.9 e Clinton st, 23.6x90. Dec. 16, installs. 500

Lindsay, Josiah S. and Amund Johnson to Benjamin F. Cohen. 16th st, n s, 350 w 8th av. P. M. Dec. 17, due Aug. 1, 1893. 11,000

Same to same. Same property. Dec. 17, due Aug. 1, 1893. 18,000

Lloyd, Margaret A. to Louis A. Wagner, Brooklyn. 65th st, n s, 146 w 1st av, 27x100.5. Dec. 19, 1 year. 1,300

Logeling, Guillaume to James McHenry, Philadelphia, Pa. 74th st, s s, 165 w 3d av, 30x 102.2. Dec. 19, 3 years, 5% 15,000

Loughran, Thomas R. heir of Charles Loughran and Maggie his wife to Jacob Meyers. 7th av, Nos. 731-737, and 51st st, No. 155-159 W., being 7th av, n e cor 51st st, runs east 150 x north 100.5 x west 50 x south 25 x west 100 to av, x south 75.5; 129th st, No. 2, s s, 110 w 5th av, 75x99.11; 128th st, No. 135, and Lexington av, No. 2134, being 128th st, n w cor Lexington av, 25x99.11; 118th st, No. 219, n s, 231.3 e 3d av, 18.9x100.5; 118th st, No. 213, n s, 175 e 3d av, 18.9x100.5; 3d av, Nos. 2125-2133, and 116th st, Nos. 201-209, being 3d av, n e cor 116th st, runs east 175 x north 100.11

x west 75 x north 25.5 x west 100 to 3d av, x south 126.4; 8th av, Nos. 2301-2305, w s, 26.11 s 124th st, 74x75; North 3d av, n w cor 172d st, 39.1x69.6x30x59.11; Manhattan st, s w s, 203.4 n w 125th st, 25x81; Manhattan st, s s, 228.4 w 125th st, 25x81; 118th st, No. 217, n s, 212.6 e 8d av, 18.9x100.5. All title including dower of Maggie. Dec. 17, 1 year. 3,500

Linnemann, Louis and George to Herman C. Kudlich as trustee. 9th av, e s, 22 s 50th st, 22x80. Dec. 15, demand. 4,000

Legg, George to Edward W. Bedell. 89th st. P. M. Dec. 21, 2 years, 4 1/2 % 11,000

Lotz, John B. to THE IRVING SAVINGS INST., New York. Bedford st, No. 25, w s, 19.9x75 x19.11x75. Dec. 19, 1 year, 5% 1,500

Mack, Egbert B., Chicago, Ill., to Helen Adams, Scarsdale, N. Y. 58th st, No. 129, n s, 107 w Lexington av, 16.6x100.5. Dec. 16, 3 years, 5% 12,000

Mandel, Hannah widow to Bernard and Bertha Veit exrs. and trustees Felix Veit. 11th st, No. 231, n s, 237 w 2d av, 25.6x100. Dec. 20, 5 years, 5% 16,000

Matter, John to THE FRANKLIN SAVINGS BANK. 44th st, n s, 300 e 11th av, 25x100.5. Dec. 20, 1 year, 5% 10,000

Mainzer, Bernhard to Leopold M. Whitehead et al. exrs. Meyer Whitehead. 24th st, n s, 140 e 8th av, runs north 98.3 x east 30.1 x south 10 x west 10.1 x north 88.2 to st, x west 20. Dec. 20, 3 years, 4 1/2 % gold, 10,000

Mayer, Fredericke to William Moores. 100th st. P. M. Dec. 16, due Dec. 22, 1895, 5% 46,000

Montross, Henrietta M. to Archer V. Pancoast trustee for Minnie A. Pancoast. 130th st, s s, 282.6 w 7th av, 17.6x99.11. Dec. 22, 3 years, 5% 10,000

Moulds, Elizabeth A. to Thomas C. Van Brunt. 136th st. P. M. Sub. mort. \$10,750. May 2, installs. 4,750

Muhler, Henry to THE MUTUAL LIFE INS. CO., New York. Lenox av, w s, 24.11 n 137th st, 75x75. Dec. 22, 1 year, 5% 10,000

Musgrave, Fanny E. wife of and Thomas B. to THE TITLE GUARANTEE AND TRUST CO. 5th av, e s, 65.5 n 44th st, 30x100. Dec. 15, due Dec. 22, 1893, 4% 10,000

Morrison, James and Charles E. Mott to Elizabetha Schwarzwaldler. 52d st. P. M. Dec. 20, due Dec. 1, 1897, 5% 20,000

Same to Thekla Rohs. Same property. P. M. Sub. to last mort. Dec. 20, due Dec. 1, 1895, 5% 5,000

Monatsberger, Fritz to George Ehret. 2d av, No. 1708. Store lease. Nov. 21, demand, 1,500

Mitchell, Francis to Helen A. Smith. 114th st, n e cor Park av, 18x100.11. Dec. 15, 1 year, 5% 2,000

Murray, James and Robert Hill to Bell B. Gurnee and ano. exrs. Azuba F. Barney. 52d st, n s, 375 e 11th av, 25x100.5. Dec. 21, 3 years, 5% gold, 15,000

Myers, Lewis to Max Danziger. 97th st, s s, 100 e 3d av, 31x100.11. Dec. 16, 1 month, 5,000

McCaffrey, Bernard to Bernheimer & Schmid. 35th st, No. 559 W. Saloon lease. Dec. 19, note, demand. 2,500

McCaffrey, Edmund to Jacob Ruppert. 120th st, No. 96, s e cor 4th av. Store lease. Nov. 26, demand. 1,000

McCaffrey, Mary C., Philadelphia, Pa., mortgagor with Richard S. Ely mortgagor. Extension of mort. Nov. 16, nom

McCormack, Lincoln to Thomas S. Ormiston. 8th av, n w cor 52d st, 23.5x80. June 5, 1891, demand, 5% 35,000

Meerland, Michael to Peter Doelger. 11th av, No. 794. Store lease. Dec. 19, demand, 500

Same to same. 5th av, n e cor 96th st, 25.9x 100. Lease. Dec. 19, demand. 1,000

Same to same. 3d av, No. 1751, n e cor 97th st. Store lease. Dec. 19, demand. 1,000

McIlroy, William to Ernst Ordemann. Amsterdam av, No. 720, n w cor 95th st, No. 201, 25.8x86. Contract with agreement that amount paid on same shall be a lien in favor of party second part to secure faithful performance of contract. Dec. 19. 48,750

McReynolds, Anthony to Emilie J. Murray. 132d st, No. 127, n s, 276 w Lenox av, 16x 99.11. Dec. 13, 3 years, 5% gold, 8,000

Nevins, James, Thomas F. and Edward J. to Catharine I. Ireland, Boston, Mass. 94th st. P. M. Dec. 15, 3 years, 5% gold, 3,000

Niebuhr, Henry P. to Charlotte B. Logan. 144th st, n s, 84 w Amsterdam av, 116x99.11; 142d st, s s, 125 e Lenox av, 50x99.11. Nov. 1, 1 year. gold, 8,000

Niebuhr, Henry P. to Charlotte B. Logan, Yonkers, N. Y. 144th st, n s, 84 w Amsterdam av, 7 lots, together in size, 116x99.11. 7 mortg., each \$2,000. Oct. 1, 1 year. gold, 14,000

Newman, Jacob and Henry Schoen to Conrad Heberer and Ernestina his wife. 5th st. P. M. Sub. to mort. \$15,000. Dec. 1, 6 years, 5% 6,000

Norris, John G. to Max L. Rau. 45th st. P. M. All title. Dec. 22, 3 years, 5% 18,000

Same to Albert H. Lowman, Brooklyn. 45th st, s s, 120 e 6th av, 20x100.5. Dec. 22, 3 years, 5% 5,000

Same to Meyer L. Sira. Same property. Dec. 22, 2 years or installs, 5% 5,600

O'Neill, Henry to James A. Roosevelt et al. trustees in the United States of America for THE GUARDIAN FIRE AND LIFE ASSUR. CO. of London, Eng. 125th st, n s, 75 w Lenox av, 50x99.11. Dec. 20, 5 years, 4% gold, 35,000

Same to same. 125th st, n s, 125 w Lenox av, 50x99.11. Dec. 20, 5 years, 4% gold, 35,000

Same to Edwin M. Baker and ano. exrs. Jane

W. Baker. 125th st, n s, 75 w Lenox av, 100 x99.11, sub. to mortg. \$70,000; 8th av, n e cor 129th st, 99.11x100, sub. to mortg. \$65,000. Dec. 20, 1 year, 6 % and 5% 29,000

Olivia, Louis and Cynthia Lagonmarsino to Andrew Muzzio. Elizabeth st, No. 230, e s, 04.4 n Prince st, 20x90, 4x20x91.1. Dec. 15, 2 years, 5% 1,000

Panella, Salvatore to Randolph Guggenheimer. 101st st. P. M. Dec. 15, due July 1, 1893. 51,250

Same to same. Same property. Building loan. Dec. 15, due July 1, 1893. 57,500

Pfeiffer, Johan G. and Antonia his wife to Herbert B. Turner. Englewood, N. J. Amsterdam av, e s, 50 s 150th st. P. M. Dec. 19, 2 years, 5% 9,000

Same to Rosewell G. Rolston, Babylon, L. I. Amsterdam av, e s, 75 s 150th st. P. M. Dec. 19, 2 years, 5% 9,000

Ramsperger, Anton mortgagor with Hannah Hellmann mortgagee. Extension of mort. Dec. 21, nom

Rosendorff, Louis J. to John H. Burt. Forsyth st, No. 176, e s, 25x100. Dec. 16, 2 years. 7,000

Ryan, Emma L. wife of and Matthew A. to George H. Toop. 88th st, s s, 82.3 w 4th av, runs west 65.8 x south 53.7 x east 3.10 x south 47.1 x east 61.10 x north 100.8 to beginning; 91st st, s s, 200 e 2d av, 50x100.8. Dec. 9, 6 months. 2,000

Rankin, John to Edward N. Teller and ano. trustees Thomas Suffern dec'd. 15th st, n s, 227.2 w 7th av, 15.2x103.1. Dec. 10, 3 years, 5% gold, 16,000

Same to same. 15th st, n s, 242.4 w 7th av, 25x 103.1. Dec. 10, 3 years, 5% 26,000

Racer, Auguste to Marx and Nancy Reiss trustees Moses Hochsten. 3d av, e s, 63 n 22d st, 21x75. Dec. 19, 5 years, 5% 4,000

Rising, Mary F. wife of Henry W. to Charles A. Bristed. 73th st. P. M. Dec. 14, due Dec. 19, 1895, 4 1/2 % 22,000

Rohrig, William F., Mt. Vernon, N. Y., to THE GERMAN SAVINGS BANK, New York. 45th st, s s, 130 e 3d av, 25x100.4. Dec. 17, due Dec. 19, 1893. 23,000

Ruff, Charles to Jacob Cooper and ano. trustees. 7th st. P. M. Dec. 6, 1 year, 5% 12,000

Robinson, Thomas J. to R. Cummings. 136th st, s s, 75 e Grand Boulevard, 25x99.11. Sub. to mort. Dec. 20, 1 year. 2,000

Rosenberg, Aaron to Lewis B. Atterbury. Suffolk st, No. 78, e s, 151.4 s Delancey st, 25.6x 100. Dec. 21, 3 years, 5% 27,000

Same to John Stemme. Same property. Sub. to mort. \$27,000. Dec. 21, installs. 4,000

Roth, Isaac to Michael Fay and William Sta-com. 10th st. P. M. Dec. 1, 1 year. 3,500

Rubenstein, Bertha wife of Rudolph to THE TITLE GUARANTEE AND TRUST CO. 51st st, No. 421, n s, 202.4 e 1st av, 16.8x100.5. Dec. 21, 3 years, 4 1/2 % 5,000

Schoen, Louis to Aaron Weisberger. 6th st. P. M. Dec. 15, installs. 900

Stubenbord, Ernestine and Conrad to THE GERMAN SAVINGS BANK, New York. 35th st. P. M. Dec. 15, 1 year. 3,000

Salter, Eva A. wife of and A. Oldrim to Eliza Dean. 16th st, s s, 100 e 9th av, 25x76x25.1x 78.4. Dec. 15, 5 years, 5% 12,000

Schmid, William H. to Peter Buhl. 82d st, s s, 156.6 w Av A, 25x102.2. Dec. 18, due June 19, 1894. 2,000

Scrugham, William W., Yonkers, N. Y., to Warren B. Smith. 103d st. P. M. Aug. 29, due Dec. 17, 1893. gold, 16,000

Seagrist, Francis W., Jr., to D. Stuart Dodge, Simsbury, Conn. 140th st, n s, 90 w Boulevard, 35x199.10 to 141st st. Dec. 19, due Sept. 21, 1893. 3,500

Stein, Henry B. to Jennie Herrman. 60th st, s e cor Lexington av, 21.6x100.5, sub. to mortg. \$40,000; 60th st, s w cor Lexington av, 22.6x100.5, sub. to mort. \$29,500. Dec. 19, 1 year or installs. 10,500

Stich, John to Matilda Grabfelder. 37th st, No. 327, n s, 325 W. 8th av, 25x98.9. Dec. 19, 5 years, 5% 10,000

Stevens, John W. to Ferdinand Kurzman. 8th av, No. 2197, w s, 50 s 119th st, 25x80. Sub. to mortg. \$16,000. Dec. 20, due July 1, 1893. 6,500

Same to same. 8th av, No. 2201, s w cor 119th st, No. 300 w 119th st, 25x80. Sub. to mortg. \$31,500. Dec. 20, due July 1, 1893. 4,500

Same to same. 8th av, No. 2199, w s, 25 s 119th st, 25x80. Sub. to mort. \$18,000. Dec. 20, due July 1, 1893. 4,500

Same to same. 8th av, No. 2195, w s, 75 s 119th st, 25x80. Sub. to mortg. \$18,000. Dec. 20, due July 1, 1893. 4,500

Same to BOWERY SAVINGS BANK. 8th av, No. 2197, w s, 50 s 119th st, 25x80. Dec. 20, 3 years, 4 1/2 % 16,000

Same to R. B. Douglass & Co. 8th av, No. 2197, w s, 50 s 119th st, 25x80. Sub. to mortg. \$22,500. Dec. 20, due July 1, 1893. 2,537

Same to same. 8th av, No. 2199, w s, 25 s 119th st, 25x80. Sub. to mortg. \$22,500. Dec. 20, due July 1, 1893. 2,500

Same to Jacob A. Geissenhainer and ano. trustees Henry Elsworth dec'd. 8th av, No. 2195, w s, 75 s 119th st, 25x80. Dec. 20, 3 years, 5% 18,000

Same to same. 8th av, No. 2199, w s, 25 s 119th st, 25x80. Dec. 20, 3 years, 5% 18,000

Same to Robinson Gill. 119th st, No. 302, s s, 80 w 8th av, 20x100. Sub. mort. \$18,500. Dec. 20, demand. 2,150

Same to same. 8th av, No. 2201, s w cor 119th st, being No. 300 West 119th st, 25x80. Sub. mortg. \$36,000. Dec. 20, due July 1, 1893. 3,000

Same to Frederic G. Moore. 8th av, No. 2195, w s, 75 s 119th st, 25x80. Dec. 20, due July 1, 1893. 2,000

Same to James Rogers. 8th av, s w cor 119th st, 100x100. Sub. mortis. \$184,214. Dec. 20, demand. 1,900

Same to Marston Watson et al. exrs., &c., John Burke. 8th av, No. 2201, s w cor 119th st, being No. 300 West 119th st, 25x80. Dec. 19, due Dec. 20, 1895, 5%. gold, 31,500

Same to same. 119th st, No. 302, s s, 80 w 8th av, 20x100. Dec. 19, due Dec. 20, 1895, 5%. 18,500

Same as owner of 8th av, Nos. 2195-2201 and No. 302 West 119th st with Ferdinand Kurzman, second mortgagee. Agreement that party of 2d part shall collect rents as collateral security with power to disburse same in interest of mortgagees and all concerned. Dec. 20. nom

Stader, Joseph to Jacob Ruppert. 27th st, No. 213 W. Lease. Nov. 23, demand. 1,000

Stroub, Dennis to Joseph J. O'Donohue. Division at Nos. 71 and 71½, s s, 25x half block. ¼ part. Dec. 13, due Jan. 1, 1894. 1,000

Silberstein, Davis to Abrahams & Schwarz. Stanton st, No. 236, n s, 30 w Willett st, 20x 5 x 4. Sub. to mort. \$10,500. Dec. 22, installs. 4,000

Smith, Edwin S. to Edward W. Jackson. 11th st, No. 355, n s, 88 w Washington st, 22x93.2. Dec. 21, 1 year. 1,500

Thurston, Charles S. mortgagor with THE UNITED STATES LIFE INS. CO. Extension of mort. Dec. 21. nom

Thomas Conville Brewing Co., New York, to George E. Hyatt, Brooklyn. 46th st, s s, 180 w 1st av, 145x100.5. Dec. 20, 1 year. 60,000

Tinker, Henry C. to James McHenry, Philadelphia, Pa. 57th st, No. 48, s s, 251 e Madison av, 24x100.5. Dec. 20, 3 years, 4½%. 30,000

Same to same. Leonard st, No. 22, s s, 149.7 w West Broadway. P. M. Dec. 20, 2 years, 4½%. 15,000

Tolck, David H. and Regina to Clarence W. Gaylor. 116th st, s s, 100 w 8th av, 75x 100.11. Dec. 19, due Jan. 30, 1893. 7,000

Tarente, Angelo and Marie to Francis Bolting. Oak st, No. 43, s s, 17.4x50.7x17.1x51.1. Secures rents. Dec. 16. 2,600

The Harlem Turn Verien to George Ehret. 124th st, n s, 140 e 3d av, 83x100.11. Dec. 21, due Dec. 22, 1893, 5%. 32,271

Same to THE HARLEM SAVINGS BANK. Same property. Dec. 21, 3 years, 5%. 25,000

Toulin, Julia, New Brunswick, N. J., to THE NEW YORK LIFE INS. AND TRUST CO. 2d av, e s, 31.8 s 19th st, 21.8x100. Dec. 19, 3 years, 4½%. 16,500

Vandewater, James F. to Peter R. J. Coughlin. West End av, w s, 75.8 s 97th st, 50x 100. Dec. 19, demand. 1,000

Van Cott, Cornelius to Thomas Nelson, Brooklyn. 101st st. P. M. Dec. 12, 1 year, 5%. 13,320

Wagner, Frank X. to Martin Lanhenau, Brooklyn. 109th st, No. 247, n s, 80 w 2d av, 20x 100.11x20.3x100.11. Dec. 1, 2 years. 1,000

Waldschmitt, Franz to THE BOWERY SAVINGS BANK. 7th st, No. 42, s s, 120 w 2d av, 24.5x 90.10. Dec. 22, 5 years, 4½%. 20,000

Weissler, Peter to George Ehret. Greenwich st, No. 483, n w cor Vestry st. Lease. Dec. 21, demand. 1,500

Welch, John D. to Magdalene M. Craft. 3d av, No. 966, w s, 25 s 58th st, 25x95. Dec. 22, 3 years, 4½%. 15,000

Wolf, Pauline wife of and Max to Celestine Preterre. 72d st, No. 120, s s, 200 w Lexington av, 18.9x102.3. Dec. 20, due May 1, 1897, 4%. 12,000

Wolf, Louis to George Ehret. Forsyth st, No. 60. Lease. Oct. 34, demand. 700

Weinstein, Jacob and Johanna wife of Marcus Nassowitz to Simon Bing, Jr. Christie st. P. M. Dec. 15, due Oct. 1, 1893, 5%. 10,000

Same to same. Same property. Building loan. Dec. 15, due Oct. 1, 1893. 5,000

Wiggins, Alice S. wife of William to William E. D. Stokes. 86th st. P. M. Dec. 17, 7 years, 4%. 20,000

Same to same. Same property. P. M. 2d mort. Dec. 17, installs, 5%. 21,500

Waideck, Conrad to THE MUTUAL RESERVE FUND LIFE ASSOC. 46th st, n s, 100 w 7th av, 25x98.9. Dec. 15, due Jan. 1, 1896, 5%. 25,000

Warner, Charles St. J. to Frederic R. and Charles Countert exrs. Edward Stern. 146th st, s s, 175 e Amsterdam av, 25x99.11. Sub. to mort. \$3,000; 1st av, w s, 50.5 n 119th st, 50.5x100. Sub. to mort. \$18,000. Dec. 17, 1 year. 3,000

Wilner, Esther to Gustav A. Kerker. Stanton st. P. M. Sub. to mort. \$10,000. Dec. 15, 5 years, 5%. 7,000

Watkins, Joseph and Charles to Charles L. Jacobus et al. exrs. Lyman A. Jacobus. 154th st, s s, 183.4 w St. Nicholas av, 18.9x 99.11. Dec. 20, 3 years, 5%. 14,000

Same to John C. Merritt, Jr., and ano. exrs. John C. Merritt. 154th st, s s, 208.1 w St. Nicholas av, 18.9x99.11. Dec. 20, 3 years, 5%. 14,000

Same to John Damon and Kate L. his wife, Brooklyn. 154th st, s s, 151.10 w St. Nicholas av, 18.9x99.11. Dec. 20, 3 years, 5%. 14,000

Same to Samuel P. Dunn et al. trustees Jacob Travis. 154th st, ss, 170.7 w St. Nicholas av, 18.9x99.11. Dec. 20, 3 years, 5%. 14,000

Weiber, Lorenz to Steffen Dieckmann, Hoboken, N. J. St. Nicholas av, Nos. 399 and 401, 2 lots. 2 P. M. mortis., each \$97,000. Dec. 19, 3 years, 5%. 54,000

Wilcox, Marie H. wife of and Thomas H. to

Mary L. wife of Henry J. Barbey. Oliver st, No. 68, e s, 106.6 s Oak st, 26.4x100.2x25.3x 99.8. Dec. 20, due Aug. 29, 1894, 5% gold, 3,000

Same to same. Oliver st, No. 68, e s, 80.2 s Oak st, 26.4x99.8x25.3x99.5. Dec. 20, due Sept. 19, 1894, 5% gold, 3,000

Wisemann, Jacob to Peter Doelger. Broadway, No. 1852, n e cor 36th st. Store lease. Dec. 17, demand. 2,500

Witner, Joseph to Leopold Leysersohn. Rivington st. P. M. Dec. 20, due Jan. 1, 1896, 5%. 15,000

Watt, Grace to Joseph F. Stier. Lenox av, n w cor 143d st, 99.11x— to point 100 e 7th av. Dec. 9, 3 years, 5%. 25,000

Wertheim, Herman, Brooklyn, to Ida M. George. Columbia st, w s, 100 n Rivington st, 25x100. Dec. 21, 5 years, 5%. 26,000

Wick, Pelagius to THE NEW YORK SAVINGS BANK. 83d st, s s, 148 e East End av, 25x 83.8x25.3x80.3. Dec. 7, due Dec. 1, 1897, 4½%. 12,000

Wirth, Louis to Henry Rothschild. 114th st, s s, 125 e Lenox av, 100x100.11. Sub. to mort. \$24,000. Building loan. Dec. 20, 1 year, 5%. 25,000

Young, John to Frederick C. Dexter, Brooklyn. 149th st, No. 350 W. P. M. Dec. 16, due July 1, 1893. 1,000

Yost, Mattie B. to Charles E. Larned. 49th st. P. M. Dec. 16, installs. 20,000

Zincke, Mary C. to Herman Zincke. 103d st. P. M. Dec. 16, 3 years. 1,000

22d and 24th WARDS.

Amundson, John A. to Clinton H. Smith. Southern Boulevard. P. M. Dec. 14, due June 15, 1894, 5%. 2,000

Bane, Timothy F. to Bernheimer & Schmid. Lincoln av, No. 163. Saloon lease. Dec. 15, note, demand. 2,000

Barry, James to Russell A. Purdy guard. of John A. Purdy. 184th st, n s, 78.6 w Washington av, 25x100. Dec. 14, 1 year. 300

Burke, Francis and Catharine his wife to Wilson Defendorf exr. and trustee George Defendorf. Lot 33 map of Lexington pl at Williamsbridge Depot, West Farms, 24th Ward; lot 7 map of East Tremont, West Farms, 24th Ward. Dec. 17, due Dec. 19, 1895, 5%. 3,500

Carmiencke, Sarah to Isabella G. Francis, Bridgehampton, L. I. Perry av, w s, 225 s Scott av, 50x100, 24th Ward. Dec. 19, 2 years. gold, 600

Corsari, Mary to Henry Stender and Karolina his wife. Tinton av, w s, 50 n 152d st, 25x 100.2x19x100; Tinton av, w s, 75 n 152d st, 25 x96.5x19x100.2. Dec. 17, 1 year, 5%. 2,000

Dowe, Martha H. wife of and Albert L. to The Model Building and Loan Assoc. of Mott Haven. Walton av, e s, 104 s 165th st, 25.9x 92.9x25.3x101.11. Dec. 12, installs, 5%. 2,250

Dale, Anna T. to Charles Schledorn. Courtlandt av. P. M. Dec. 21. 3 months, 5%. 10,000

Ebling, William H., Jr., to THE HARLEM SAVINGS BANK. Cauldwell av, n w cor Cedar st, 50x100. Dec. 21, 1 year, 5%. 9,000

Foley, Annie F. wife of and John R. to John A. Wood. Monroe av, e s, 101.3 s Orchard st, runs east 25.5 x east 35.3 x east 41 x south 31.3 x west 90 to Monroe av, x north 24.6. June 22, due June 18, 1893, without int. 1,000

Gent, Michael and Adolphine his wife to Caroline H. Hayward widow, Jersey City, N. J. East 6th st, s w s, 312.5 s e Morse av, 75x125. 23d Ward. Dec. 20, 5 years, 5%. 4,500

Gibson, William C. to John H. Cheever. Canal av. P. M. Dec. 16, 3 years, 5%. 2,520

Hall, Russell L., New Canaan, Conn., to HARLEM SAVINGS BANK. 142d st. P. M. Dec. 17, 1 year, 5%. 7,000

Hughes, Louis to Russellanna Purdy guard. John A. Purdy. Ryer av, e s, 163.10 n 184th st, 25x99.6x25x100.4. Dec. 16, 3 years. 2,200

Holden, Timothy N. to New York and Suburban Co-operative Building and Loan Assoc. 3d av, w s, 162.2 s 178th st, 54.1x114.5x54x—. Dec. 17, installs, 5%. 2,500

Hildreth, J. Homer to Jane Smith. Fulton av, No. 1203, s e s, 151 s w 168th st, 16.8x109. Dec. 15, 5 years, 5%. 3,000

Higginson, Ella W. to HARLEM SAVINGS BANK. Valentine av, n s, 25 e Garfield st, 50x100. Dec. 21, 1 year, 5%. 1,000

Ketchum, Angelica S. wife of and Edgar to Lydia S. Rapelye, Ovid, N. Y. Jerome or Central av, w s, at n e cor land formerly of Catharine S. Du Bois, 2 acres. Dec. 16, 3 years, 5%. 15,000

Knapp, Alfred D. to John H. Cheever. Canal av. P. M. Dec. 16, 3 years, 5%. 20,000

Krug, George to George Ehret. Willis av, No. 205, n w cor 136th st. Saloon lease. Dec. 14, demand. 3,000

McClintock, Anna L. to James Doyle. Division st, w s, lot same as described in Lib. 135, p. 180, Westchester Co., Register's office, 50 x100x50x—. Dec. 16, 1 year. 487

McCracken, John to Lucy R. wife of John E. Comfort. Cambrelling av, Bayard st. P. M. Dec. 3, 3 years, 5%. 1,000

McQuade, Anthony to Gustav Lange. 135th st, n s, 450 e Willis av, 100x100. Sub. to mort. \$1,200. Dec. 22, 1 year. 42,000

Ogden, Charles D. to Nathan A. Chedsey. 159th st, n e s, 172 n Courtlandt av, 25x100. Dec. 19, 3 years, 5%. 12,000

Rasmussen, Hans O. and Fretz Godfredtsen to Elbert Bailey. 144th st, s s, 111.6 w Willis av, 20x100. Dec. 19, 5 years. 6,000

Reynolds, Thomas L. and Frank Yorlan to John H. Cheever. Canal av. P. M. Dec. 16, 3 years, 5%. 2,887

Russell, Dane D. and Anne B. his wife, Eastchester, N. Y., to Adeline C. Arnold. Willis av, w s, 19 s 140th st, 20x66. Sub. to mort. \$1,500. Dec. 1, 1 year, 5%. 1,000

Schmidt, Elizabeth J. to George Ehret. Willis av, No. 444. Lease. Nov. 19, demand. 1,200

Scheider, Herman B. to George S. Bell. Union av, n e cor Home st, runs north along av 43 x east 61.7 x northeast 31.6 x south 12 to st, x west 105.8 to beginning. Dec. 15, 3 years or installs. 3,000

Schulz, Alex. to Hans H. Schramm and Charles J. Wacker. Jackson av, 23d Ward. P. M. Dec. 17, 2 years, 5%. 200

Shea, Margaret S. to Bernheimer & Schmid. Willis av, No. 206. Saloon lease. Dec. 16, note, demand. 3,500

Stone, Eugene to John H. Cheever. Canal av, e s, 125 n 135th st, 3 lots. 3 P. M. mortis., each \$2,500. Dec. 16, 3 years, 5%. 7,506

Same to same. Canal av, e s, 475 n 135th st. P. M. Dec. 16, 3 years, 5%. 2,502

Same to same. Canal av, e s, 525 n 135th st. P. M. Dec. 16, 3 years, 5%. 2,502

Same to same. Canal av, e s, 500 n 135th st. P. M. Dec. 16, 3 years, 5%. 2,502

Same to same. Canal av, e s, 450 n 135th st. P. M. Dec. 16, 3 years, 5%. 2,502

Same to same. Railroad av, e s, 455.5 n 135th st. P. M. Dec. 16, 3 years, 5%. 1,312

Same to same. Railroad av, e s, 465.3 n 135th st. P. M. Dec. 16, 3 years, 5%. 1,312

Same to same. Railroad av, e s, 425.7 n 135th st. P. M. Dec. 16, 3 years, 5%. 1,312

The First Congregational Church of Morrisaria to Ella R. wife of Addison F. Andrews. Washington av, n w s, 142.10 n e 165th st, 50 x200. Dec. 17, 1 year, 5%. 3,000

Tiffany, Henry D. to Charles B. Perry and ano. trustees Mary P. Tucker. 167th st, centre line; Hoe st, centre line; West Farms road, s e s; Southern Boulevard, w s, 230x 340.1x415.6x684.7, contains 2 724-1,000 acres exclusive of 2 178-1,000 acres. Dec. 16, 1 year. 14,000

Young, James H. and William McLatchie, of Young & McLatchie, to John H. Cheever. Canal av. P. M. Dec. 16, 3 years, 5%. 2,695

KINGS COUNTY.

DECEMBER 15, 16, 17, 19, 20, 21.

Abbott, Lucy H. to A. Stewart Walsh. Halroy st, n s, 137 e Howard av. P. M. Dec. 14, installs. \$1,950

Allan, John T. and Nathaniel Proskey to The Title Guarantee and Trust Co. Carroll st, n s, 494.8 e 8th av, 75x190. Dec. 17, demand. 48,000

Allsop, Eliza wife of and Thomas J. to Louis T. Duryea exr. Wright Duryea. Atlantic av, n w cor Columbus pl. P. M. Dec. 6, due Nov. 1, 1893. 1,000

Archer, Maria wife of and George E. to Frederick W. Hesser. Sullivan st, s s, 80 w Dwight st, 20x100. Dec. 15, 1 year. 750

Atwater, Samuel J. to Albert V. B. Voorbees. 78th st, n e s, 400 w 19th av, 60x100, New Utrecht. Dec. 17, 3 years. 3,500

Axelrod, Davis to Artlissa V. wife of and Miles Geatron. Stone av, w s, 175 s Liberty av, 25 x100. Dec. 15, 1 year. 500

Ayres, William H. to Phinny Ayres. Hull st. P. M. Dec. 9, due Dec. 15, 1893. 2,000

Barnaby, Frank A. with The Title Guarantee and Trust Co. mortgagees. Agreement as to priority of mortis. made by Thomas Sexton. Dec. 13. nom

Bauer, Henry C. and Leonora Agricola to Alfred J. Pouch. Broadway, s w s, 101.11 n w Hull st. Dec. 15, 3 years, 5%. See Conveys. 8,500

Baumann, Bernhardt mortgagor with Henry Sahfeld. Extension of mort. Dec. 14. nom

Beers, Nathan T. to Elise Imbause. Prospect pl. P. M. Dec. 15, 1 year, 5%. 3,000

Bell, Frank J. to George A. Vogel, Saybrook, Conn. 3d av, e s, 136 s Pacific st, 14x100. Dec. 14, 3 years. 1,500

Bertram, Christina wife of and Arthur to The Joseph Fallert Brewing Co. (Lim.) Melrose st, s s, 225 e Bremen st, 25x100.1. Dec. 19, demand, 5%. 700

Betts, Thomas J. to Emeline Bishop. Gates av, s e s, 100 s w Bushwick av, 25x80.1. Dec. 15, 1 year, 5%. 1,500

Bidamann, Rebecca I. to Caroline N. Francis. Belmont av, s s, 40 w Atkins av, 20x90. Dec. 17, 5 years. 1,200

Blake, John F. to Louisa W. Taylor, Boston, Mass. Montauk av, e s, 85 s Sutter av, runs east 80 x south 5 x east 20 x south 20 x west 100 to av, x north 25. Dec. 14, 3 years. 2,000

Bliss, Archibald M. to Theodore A. Havemeyer. Myrtle av, s w cor Lewis av, 200x200. Dec. 20, 1 year. 23,374

Boreher, Louis and Catharina his wife to The German Savings Bank, Brooklyn. Throop av, n w cor Gwinnett st, 30x78. Nov. 9, due Dec. 1, 1893, 5%. 3,000

Boice, Hewitt and Caroline his wife to The Brooklyn Savings Bank. De Kalb av, n s, 200 e Throop av, 25x100. Dec. 9, 1 year, 5%. 2,500

Bonert, Louis to The Title Guarantee and Trust Co. 6th av, s e cor 5th st, 20.4x87.10. Dec. 16, 3 years, 5%. 9,500

Same to same. 6th av, e s, 20.4 s 5th st, 4 lots, together 79.1x87.10x78.9x87.10. 4 mortis., each \$6,000. Dec. 16, 3 years, 5%. 24,000

Buchanan, Duncan to Henrietta Cohn. Lincoln pl, No. 107, n s, 190 e 6th av, 20x138x20x 137.3. Dec. 17, 3 years, 5%. 5,000

Brady, Alice T. and Annie M. to The South Brooklyn Savings Inst. Grand av, w s, 100 n Lafayette av, 18x100. Dec. 14, 3 years, 5% 500

Brown, George R. to Robert F. Rhodes. De Kalb av, s s, 66 w South Elliott pl, 21x89.8. Dec. 15, installs, 5% 3,000

Same to same. De Kalb av, s s, 87 w South Elliott pl, 21x90.4x21x89.8. Dec. 15, installs, 5% 2,500

Same to The Title Guarantee and Trust Co. Herkimer st, s s, 660 w Nostrand av, 20x92.9. Dec. 17, demand. 10,000

Brown, Paul S. to Mary Gray. Tompkins pl, w s, 170 n Degraw st, 20x112.6. Dec. 16, due March 16, 1894. 1,000

Buonagurio, Agostano to Edward Egolf. Earl st. P. M. Dec. 16, 3 years. 150

Burke, Catharine wife of and Patrick C. to The Title Guarantee and Trust Co. Bergen st. P. M. Dec. 20, 3 years, 5% 3,000

Burlando, Emanuel to William E. and F. G. Tefft exrs. Alma G. Tefft. 2d st, s s, 300 w Hoyt st, 20x90. Dec. 8, due Jan. 1, 1893, 5% 2,500

Same to same. 2d st, s s, 340 w Hoyt st, —x90 x20x90. Dec. 8, due Jan. 1, 1893, 5% 2,500

Burroughs, Horace F. to The Title Guarantee and Trust Co. Madison st. P. M. Dec. 12, demand. 3,750

Byrne, Ellen to George Duncan. 19th st, n s, 391.8 w 5th av, 16.8x100. Dec. 20, 1 year. 350

Cameron, Allan and Letitia to Charles Engert. Humboldt st. P. M. Dec. 16, 5 years, installs, 5% 1,500

Carr, John to The Equitable Co-operative Building and Loan Assoc. Smith st, n e cor 5th st. P. M. Dec. 15, installs. 6,500

Caulfield, James A. to Timothy G. Sellow. Weirfield st. P. M. Dec. 19, 1 year, 5% 25,500

Chapman, William H. to William Ziegler. Bainbridge st, Saratoga av. P. M. Dec. 15, 3 years, 5% 12,000

Same to Jabez R. Parsons and Thomas A. Watson. Same property. 2d mort. Dec. 15, 1 year, 5% 3,500

Clum, Bernard to Paul W. Ledoux. Patchen av. P. M. Dec. 15, 1 year. 4,000

Chinnoek, Elizabeth L. wife of and George H. to Charles D. Rust. Adelphi st, No. 163, e s, 124 s Myrtle av, 25x123.10. Dec. 14, 6 months. 1,000

Coffin, Phebe M. to Benjamin J. Warner. Rochester av. P. M. Dec. 15, 3 years, 5% 2,000

Conboy, John to The Title Guarantee and Trust Co. Bedford av, e s, 79.9 n e North 9th st, 20.3x80. Dec. 20, 2 years, 5% 800

Cook, Mary to William H. Dill. Middagh st, s s, 159.1 w Henry st, 20.3x100.9x15.10x10. Dec. 21, due Jan. 1, 1896. 500

Cowley, James to John R. Wood. Herkimer st. P. M. Dec. 15, 3 years. 500

Craig, John L. to Daniel C. Lake. 48th st, s w s, 320 n w 5th av, 20x100.2. Dec. 15, 3 years, 5% 2,500

Cross, Joseph to The Bushwick Savings Bank. Ainslie st, n s, 100 w Humboldt st, 21.9x75. Dec. 14, due Dec. 1, 1893, 5% 2,000

Curtis, Marquis D. to George W. Chauncey. Gates av. P. M. Dec. 12, demand. 9,380

Curry, Sarah to The East New York Co-operative Savings and Building Loan Assoc. Bergen st, n s, 200.6 w Buffalo av, 16.6x100. Dec. 14, installs, 5 1-5 % 2,400

Deetien, Charles A. H. to Catharine Vander-voer, Flatbush. 16th av, e s, 175 s Bath av, 93.10x217 to Bay 13th st, x78.11x216.8, New Utrecht. Dec. 15, 3 years, 5% 4,000

De Groot, George N. to Ferdinand L. Wyckoff. Canarsie road, e s, lots 1-5 map Conklin, Barnardus, Hendrickson & Remsen, 186.4x 103.8x165.10x106.7, Canarsie. Nov. 1, 1 year, 5% 700

Demarest, Ida R. wife of and Henry S. to Mary L. wife of Howard J. Smith. Grant av. P. M. Oct. 29, installs. 3,325

Dempsey, Patrick to Garret P. Cowenhoven. 24th av, n w s, 500 s w Benson av, 60x96.8. Bensonhurst. Dec. 17, 1 year. 2,000

Same to James D. Lynch. Same property. 2d mort. Dec. 17, demand, 5% 715

d'Homergue, Inez J. wife of Louis C. to Michael McGrath and George Burns, of The Brooklyn Slate Mantle Co. Putnam av, n s, 120 e Broadway, 20x100. Dec. 15, due Jan. 1, 1895. 980

Dillon, Maria to The Title Guarantee and Trust Co. Columbia st, n e cor Grinnell st, 25x100. Dec. 19, 3 years. 500

Donohue, Thomas to Frank M. Stephens, Sayre, Pa. 74th st, New Utrecht. P. M. Dec. 8, due Dec. 15, 1897. 500

Dooley, Henry W. to Lucy and Jane Casamajor. 10th st, s s, 320.1 e 8th av, 18.6x100. Dec. 16, due Nov. 19, 1895, or installs, 5% 7,000

Downey, James to Julia M. Wood. Hoyt st, e s, 20 n Pacific st, 20x75. Dec. 14, 3 years, 5% 3,000

Drake, John J. to William Matthews. Clarkson av, n s, 175.7 w Irving pl. P. M. Dec. 12, 3 years, 5% 1,500

Dugro, Philip to Charles Engert. Humboldt st. P. M. Dec. 19, 5 years, 5% 800

Erickson, Charles A. to William R. Bennett. 96th st, s s, 275 w Marine av, 50x100, New Utrecht. Dec. 20, 1 year. 5,000

Fassnacht, Sarah to Margaret Weir. Bainbridge st, s s, 164 w Ralph av, 36x91.10 to Brooklyn and Jamaica plank road, x—x—, Brooklyn; East New York av, s s, 114.6 w Kingston av, 60x100, Flatbush. Feb. 29, 2 years, 5% 7,000

Feltman, Charles to Noah Tabbetts. Van Voorhis st, n s, 100 e Central av, 50x100. Dec. 14, demand. 1,200

Ferguson, William, Flatbush, L. I., to Thomas P. Nevins. East 8th st, Flatbush. P. M. Dec. 1, 3 years, 5% 1,500

Same to Joseph Wechsler. Same property. P. M. Sub. to last mort. Dec. 1, 3 years or installs. 1,000

Firth, Anna R. wife of Christopher C. to Clementina Sheirs. 14th st, n e s, 236.11 n w 9th av, 18.5x100. Nov. 30, due Jan. 1, 1896, 5% 5,000

Fitzgerald, Edward C. M. to Emilie Huber. Hubbard st, n w s, lots 1-5 map of lots at Mill road and Hubbard st, of C. Godfrey Gunther, Gravesend Beach, 99.8x137.6x144.5x 129.2. Dec. 16, 5 years, 5% 3,000

Footo, John to William Kerby. Bainbridge st, s s, 463.9 e Ralph av, 17.3x100. Sub. to mort. on this and adj property \$12,000. Dec. 16, demand. 1,600

Same to Alfred Brumme. Bainbridge st, s s, 498.3 e Ralph av, 17.3x100. Sub. to mort. on this and adj property \$7,500. Dec. 15, due March 27, 1893. 1,250

Same to Charles M. Marsh, Morris Plains, N. J. Bainbridge st, s s, 463.9 e Ralph av. 86.3 x100. Sub. to mort. \$22,500. Dec. 14, demand. 7,500

Same to Sarah C. Savage trustees Elibu Chauncey. Bainbridge st, s s, 515.6 e Ralph av, 2 lots, each 17.3x100. 2 mort., each \$4,500. Dec. 1, 3 years, 5% 9,000

Same to Eliza P. Toole. Bainbridge st, s s, 463.9 e Ralph av, 3 lots, each 17.3x100. 3 mort., each \$4,500. Dec. 1, 3 years, 5% 13,500

Ford, Mary J., Elizabeth, Anna, Margaret and Richard heirs Bridget Ford to Cornelia B. Remsen. Wyckoff st, n s, 110 e Hoyt st, 20x 100. Dec. 3, due Dec. 26, 1893, 5% 300

Fordinsky, Hannah wife of and Harris to Josephine D. Powers. Stone av, w s, 66 n Blake av, 23x100. Dec. 20, 5 years. 2,000

Same to Charles S. Taber, Hempstead, L. I. Same property. Dec. 20, installs. 200

Furgeson, Cornelius, Jr. to Christopher Prince and ano. exrs. Sarah B. Prince. Bath av, s w cor Bay 29th st, runs west 147.6 x south 96.8 x east 40 x south 96.8 to 22d av, x east 93.11 to Bath av, x north 193.9. Dec. 17, 3 years, 5% 2,500

Ganiard, Myron A. to The Blythebourne Impt. Co. 58th st, s w s, 173.1 e Cowenhoven lane, 40x100 2, New Utrecht. Aug. 31, 4 years. 455

Garcia, Morietta to John R. Hughes. Chauncey st. P. M. Nov. 18, due June 15, 1893, 5% 550

Gentleman, Mary E. to The Williamsburgh Savings Bank. Moffat st, n w s, 400 n e Central av, 5 lots, each 20x100. 5 mort., each \$2,300. Dec. 16, 1 year, 5% 11,500

Gibbons, Louisa L. to Robert L. Moores. Quin-ey st, n s, 145 w Ralph av, 2 lots, each 20x 100. 2 mort., each \$1,500. Dec. 15, due Jan. 1, 1894. 3,000

Gibson, Francis and Josephine his wife to Caroline Strauss extrs. Joseph H. Strauss. Carroll st, s s, 22.3 w Bond st, 22.3x62.6. Dec. 15, 1 year. 300

Giel, Nicolaus to George Niebling. Stagg st. P. M. Dec. 15, installs, 5% 3,000

Giedhill, John to William Matthews. Clarkson av, n w cor Irving pl, Flatbush. P. M. Dec. 12, 3 years, 5% 6,660

Golding, Kate to The Daily News Building, Savings and Loan Assoc. Benson av, n e s, 160.2 n w De Bruyens lane, 50x200, New Utrecht. Dec. 17, installs. 1,800

Gough, Thomas mortgagor with John W. Freckelton et al. exrs. John W. Freckelton mortgagors. Extension of mort. Dec. 7, nom

Gramm, Hermann to George Hewlett, Great Neck, L. I. North 2d st. P. M. Dec. 12, due Dec. 16, 1897. 2,500

Griffen, Ella wife of and James H. to Hoik D. Campbell. 78th st, New Utrecht. P. M. Dec. 20, 3 years. gold, 1,250

Griffiths, Butler to The Hamilton Trust Co. Prospect st, s s, 50.10 w Jay st, 26x75. Dec. 14, 1 year, 5% 2,500

Gubner, Douglas to Jacob L. Van Pelt. Lots 10-18 map 90 lots Edward Egolf, New Utrecht. Dec. 13, due May 1, 1896. 1,500

Guttman, Adolf and Harry J. Weinberg to Henry C. Bauer. Evergreen av. P. M. Dec. 1, 5 years. 3,100

Hadley, William W. to The Greenpoint Savings Bank, Brooklyn. Jewell st, w s, 170 s Norman av, 25x100. Dec. 17, 1 year, 5% 2,500

Hamilton, Mary C. to James D. Lynch. 83d st, n e s, 280 s e 23d av, 120x100, Gravesend. Nov. 15, due Nov. 19, 1893, 5% 2,500

Hanlon, Margaret G. wife of and Patrick B. to The Title Guarantee and Trust Co. Prospect av, s s, 178.6 w 5th av, 21.6x80.2. Dec. 21, 3 years, 5% 5,500

Hastings, Chauncey J. to The Title Guarantee and Title Co. Fulton st, s s, 60 e Stone av, 20x100. Dec. 16, 3 years, 5% 3,000

Hawkins, William to Jane V. H. Scrantem. 14th st, s s, 349.1 e 8th av, 18.5x100. Dec. 15, 3 years, 5% 3,500

Henken, Mary formerly Ernst to Charlotte O. Comstock. 14th st, s e cor 6th av, 25.4x74. Dec. 21, due April 8, 1893, 5% 6,000

Hill, Mary C. wife of Robert to Samuel Ayres. Jefferson av. P. M. Dec. 15, installs, 5% 1,500

Hillen, James and Mary his wife to Mary J. R. N. Strang, Long Island City. Kent av, e s, 337 s Myrtle av, 25x204.2x25x204. Dec. 12, 5 years, 5% 2,250

Hogan, John to Alfred Sims. Greene st, s s, 175 w Oakland st, 25x100. Dec. 17, 1 year, 5% 500

Hollister, Sebastian T. to Otto E. Reimer. Schenck av, e s, 309 n Arlington av, 22x100. Dec. 15, due Dec. 1, 1894. 700

Holmes, Anna C. wife of and John A. to Almira Roraback, Hudson, N. Y. 7th av, n e cor 39th st, 26x100. Dec. 28, due May 1, 1893. 250

Horn, James G. to Howard O. Wood. Vienna av, n s, extends from Berriman st to Shep-herd av, 200x100. Dec. 16, due Dec. 18, 1893. 100

Hummel, Christiana wife of John G. to Robert B. Miller. Woodbine st, s e s, 275 n e Central av, 25x100. Dec. 14, 1 year, 5% 1,200

Hyatt, Elizabeth A. L. wife of and Thaddeus to The Mutual Life Ins. Co., New York. 8th av, n e cor 14th st, 100x97.10; 9th av, w s, extends from 14th to 13th st, 200x137.10. Dec. * 14, due Dec. 16, 1893, 5% 16,000

Jazek, Franz to George W. Sammis. Counsel-yea st. P. M. Dec. 5, 3 years. 600

Jeffery, George C. to George A. Needham. Clove road, n s, Flatbush. P. M. Dec. 17, installs, 5% 6,250

Jones, Marianna M. to Cyrus and Fannie R. M. Hitchcock, Poughkeepsie, N. Y. Pacific st, s s, 260 e Franklin av, 20x120. Dec. 1, 3 years, 5% 9,000

Same to same. Pacific st, s s, 280 e Franklin av, 20x120. Dec. 1, 3 years, 5% 8,000

Jones, Julia to Franklin Allen. Kosciuskost. P. M. Dec. 16, due Dec. 24, 1897, 5% 1,000

Johnson, Albert F. to John A. Bennett. Elm-wood av, n s, 100 w East 3d st, runs north 65 x west to Bay Ridge & Manhattan Beach R. R., x southwest to av, x240. Nov. 30, 2 years. 800

Johanson, Sven to The Nassau Co-operative Building and Loan Assoc. Schenck av, w s, 300 n Blake av, 25x100. July 3, installs. 250

Joslin, Frank C. to The Mutual Life Ins. Co., New York. Clermont av, e s, 173.4 s De Kalb av, 19.6x100. Dec. 13, due Dec. 16, 1893, 5% 5,000

Kabrs, Henry H. to John Brommer et al. exrs. Frederick Bing. Utica av, w s, 20.2 n Dean st, 17.5x75. Dec. 16, 3 years, 5% 2,000

Kaplan, Nathan and George C. Jeffery to Mel-vin Brown. Brooklyn av and Crown st. P. M. Dec. 12, due Dec. 19, 1895. 1,725

Kearney, James, New York, to Hugo S. Mack. Lafayette av, s e cor Jefferson st, 200x100, New Utrecht. Oct. 15, 1 year, 5% 1,000

Keller, George B. to Oliver Harriman, Jr., New York. 84th st, n e s, 300 n w 22d av, 60 x100, hs & ls, New Utrecht. Oct. 1, 5 years. 3,000

Kenny, Mark E. to Henry B. Lyons. 16th st. P. M. Dec. 15, 3 years, 5% 4,000

Kettenring, Valentine to The Williamsburgh Savings Bank. Evergreen av, s w s, 86.8 s e Van Voorhis st, 16.8x80. Dec. 20, 1 year, 5% 1,400

King, Katharine A. to Levi N. Smith et al. exrs. Samuel Smith. South Oxford st, e s, 316 n Lafayette av, 22x100. Dec. 16, demand. 2,500

Kleine, Virginia A. with William E. Valentine both mortgagors. Similar agreement. Dec. 19, nom

Kleine, Virginia A. with Avery T. Brown and ano. trustees Caroline I. Satchell both mort- gagees. Agreement as to priority of mort., made by Calvin W. Raymond. Dec. 19, nom

Koch, Paul to The Title Guarantee and Trust Co. Irving av, east cor Grove st, runs north- east 430 to Manhattan Beach Railroad Co.'s land, x southeast 200 to Linden st, x south- west 234.6 to Myrtle av, x west 278.6 to Irving av, x northwest 1.7; Myrtle av, east cor Linden st, runs northeast 175 to Manhat- tan Beach R. R. Co.'s land, x southeast 90.8 x southwest 87.10 to av, x west 124.8. Dec. 21, 3 months. 12,000

Kohlmann, Peter, Jr., and Mary A. his wife to William F. Corwith. Oakland st. P. M. Dec. 16, 2 years. 700

Kolyer, Richard to The Nassau Co-operative Building and Loan Assoc. Logan st. P. M. Dec. 12, installs. 3,000

Kleine, John H. to Elizabeth L. Goodnow and Isabella L. Dean, New York. Van Voorhis st. P. M. Nov. 30, due Dec. 8, 1895, installs, 5% 24,000

Knapp, Gertrude V. wife of Oscar A. to Leo- pold J. Lippmann. Covert st. P. M. Dec. 15, installs. 1,250

Koerner, Frederick T. to John C. Carl, Sau- gerties, L. I. Wythe av. P. M. Nov. 1, 3 years, 5% 3,200

Kolle, John to The Germania Savings Bank, Kings Co. Prospect av, n e s, 199.7 s e 5th av, 75x171.6x75.1x165.3. Dec. 17, 1 year, 5% gold, 50,000

Kouwenhoven, Garret S. to Ida Antonides and ano. trustees John Antonides. Kings high- way, leading from Fla lands to New Lots adj land of William W. Kouwenhoven, 26 acres, 3 roads, Flatlands. Dec. 9, 3 years, 5% 1,500

Labdon, Mary M. to The Williamsburgh Sav- ings Bank. Vernon av, s s, 155 w Tompkins av, 20x100. Dec. 21, 1 year, 5% 3,000

Landau, Samuel to Isaac Sonanes. Williamson av, w s, 150 s Duryea av, 50x100. Dec. 19, installs. 277

Lane, George B. to The Williamsburgh Sav- ings Bank. Covert st, s s, 126 e Central av, 18x100. Dec. 20, 1 year, 5% 2,000

Same to Paul W. Ledoux. Same property. Sub. to last mort. Dec. 20, 1 year. 500

Lang, Jane E. wife of and Maximilian to The South Brooklyn Savings Inst. Cumberland st, w s, 187.9 s De Kalb av, 20x100. Dec. 15, 1 year, 4 1/2 % 5,000

Lang, Anton to The Williamsburgh Savings Bank. Lafayette av, n s, 47 w Stuyvesant av, runs north 75 x west 3 x north 37.3 x south 92 to av, x east 23. Dec. 16, 1 year, 5 % 7,000

Lang, Maximilian to Title Guarantee and Trust Co. Dean st. P. M. Dec. 15, 3 years, 5 % 3,500

Leavens, Mary C. mortgagor with David P. Butcher mortgagee. Extension of mort Nov. 30. nom

Lehmann, Mathilde wife of John to Dorothea Miller widow, Rutherford, N. J. Fulton st, s s, 76.7 e Elton st, 25.6x110.9x35x105.8. Dec. 17, 5 years. 5,000

Lester, Harry and Alexander Andersen to Frank A. Barnaby, Samuel E. Fingarr and Charles E. Burwell. 6th st, n e s, 97.10 s e 4th av, 100x100. Sub. to mort. \$20,006. Dec. 20. 4,252

Same to Josiah O. Ward and ano. exrs. George F. Ward. 6th st, n e s, 137.10 s e 4th av. 3 lots, each 20x100, errors 3 morts., each \$4,500. Dec. 20, 3 years, 5 % 13,500

Levin, Barnett and Max Gittelsohn to Gertrude R. Sackett et al. exrs. Guernsey Sackett. Osborn st, w s, 100 s Eastern Parkway, 16.8x100. Dec. 1, 3 years. 2,200

Same to John Scott, Northport, L. I. Osborn st, w s, 116 s Eastern Parkway, 16.8x100. Dec. 1, 3 years. 2,500

Lenham, William to William Matthews. Clarkson av, Flatbush. P. M. Dec. 12, 3 years, 5 % 1,861

Liftchild, Helen M., George and Julia A. wife of James Liftchild to Title Guarantee and Trust Co. Fulton st, n w cor Elderts lane, runs west along Fulton st to line 50 w Grant av, x north to north line of land conveyed to Liftchild by Stegman, x east along same to lane, x south —. Dec. 15, 2 years. 6,000

Littlefield, Frederick M. to Edward Burns. 14th st, n s, 322.10 e 3d av, 125x100. Oct. 26, 1 year. 10,000

Loskovitz, Lipman to Morris Margolin. Watkins st. P. M. Dec. 15, installs. 845

Lusch, Charles F. to James, John H. Hanan and John F. Edwards. of Hanan & Son. St. Marks av, n s, 436 w Carlton av, 21x131. Dec. 21, 1 year. 1,500

Mackrell, Allan T. to Anna C. Hull. 57th st. P. M. Dec. 15, due Nov. 1, 1895, 5 % 970

Madden, Margaretta wife of and Luke to George E. Libbey. Jefferson av, No. 170, s s, 160 w Nostrand av, 20x100. Dec. 29, note. 500

Maguire, John H. to Julia W. Latimer. Van Siclen av, w s, 175 n Liberty av, 20x100. Dec. 19, 3 years. gold, 4,300

Same to same. Van Siclen av, w s, 195 n Liberty av, 20x100. Dec. 19, 3 years. gold, 4,300

Maus, Martin to Emigrant Industrial Savings Bank. Fulton st, No. 65, n e s, 91.10 s e Rockwell pl, 2 1/2x10.1x21.8x northwest 2.1x southwest 78.4. Dec. 16, 1 year, 4 1/2 % 6,000

Mayer, John to Jacob Hoffman Brewing Co. Driggs av, s w cor Kingsland av, 20x95. Sub. to mort. \$5,000. Dec. 9, demand. 3,400

McCormick, John S. to Benjamin Albertson, Jamaica, L. I., exr. Mary E. Waldron. 32d st, s s, 150 e 3d av, 16.8x100.2. Dec. 16, due Jan. 1, 1896, 5 % 2,500

Same to Samuel Titus exr. Phebe W. Titus. 32d st, s s, 176.8 e 3d av, 16.8x100.2. Dec. 16, due Jan. 1, 1896, 5 % 2,500

Same to George W. Eastman, Roslyn. 32d st, s s, 193.4 e 3d av, 4 lots, each 16.8x100.2. 4 morts., each \$2,300. Dec. 16, due Jan. 1, 1896, 5 % 9,200

McCuecheon, Frank to Jacob Ruppert Wiltoughby st, No. 3. Lease. Dec. 17, demand. 5,000

McGarry, Bridget to William F. Corwith. Huron st, s s, 175 w Oakland st, 25x100. Dec. 14, 3 years. 1,000

McGrath, Michael and George Burns to Charles Engert. Humboldt st. P. M. Dec. 19, 5 years, 5 % 800

McKinnon, Donald to James M. Parker. Herkimer st, n s, 63 e Stone av, 16x80. Dec. 14, 1 year. 20

McKnight, Elizabeth M. to Margaret Brady. Eldert st. P. M. Dec. 19, installs. 1,000

McLerney, Dorinda to James Murphy. Grand st, n w cor Union av, 25x75; Union av, w s, 75 n Grand st, 25x75; Union av, w s, 100 n Grand st, 25x81 4x29 8x97.4. Dec. 19, 1 year, 5 % 1,000

McNeca, Leonard to The Brooklyn Savings Bank. Dean st, n s, 146.4 w Utica av, 17.10x107.2. Dec. 6, due Dec. 15, 1893, 5 % 1,400

McQuade, Josephina M. to John T. Masterson. North 6th st, s s, 150 w Robling st, 28x100. Oct. 8, 2 years, 5 % 2,000

Menahan, John to The Williamsburgh Savings Bank. Putnam av, n w s, 340 n e Bushwick av, 25x100. Dec. 21, 1 year, 5 % 2,750

Same to same. Putnam av, n w s, 365 n e Bushwick av, 5 lots, each 20x100. 3 morts., each \$3,200. Dec. 21, 1 year, 5 % 9,600

Miller, William M. to Sarah A. Baum. Grant av, w s, 115.5 n Atlantic av, 25x125. Dec. 1, 3 years. 2,200

Same to Elizabeth P. Child, Litchfield, Conn. Grant av, w s, 140.5 n Atlantic av, 25x125. Dec. 1, 3 years. 2,200

Miller, Mary E. wife of George M. to James W. McFermott et al. exrs. Ellen M. Murray. 4th av, east cor 12th st, 19.6x80. Dec. 19, due Jan. 1, 1896, 5 % 9,500

Same to Ida R. Tripp. 4th av, s e s, 19.6 n e 12th st, 19.6x80. Dec. 19, due Jan. 1, 1896, 5 % 7,000

Miller, Jacob to Ida R. Pearson. Nichols av, n e cor Atlantic av. P. M. Dec. 1, 1 year. 4,000

Mowlen, James to Henry Rudloff. Clarkson av, s s, 170.4 w Ocean av. P. M. Dec. 1, 3 years, 5 % 2,000

Same to Henry D. Lott. Crooke av, n s, 187.11 w Ocean av, runs north 125 x east 116 to Brooklyn & Brighton Beach R. R., x southwest along same 143.6 x south 15.7 to av, x west 25. Dec. 1, 3 years, 5 % 2,500

Mossbrugger, Barnabas to Philip Christmann. Bartlett st, s e s, 125 n e Harrison av, runs northeast 25 x southeast 56.10 x south 43 x west — x north 28.10 x northwest 49.9. Nov. 15, 5 years, 5 % 1,600

Mulvihill, James F. to The Bedford Co-operative Building Loan Assoc. Oakland st, w s, 100 s East New York av, runs southwest 46 x north 100 to East New York av, x southwest 46 x south 141.6 x east 81 x north 76. Dec. 13, installs. 400

Neely, Robert S. to Richard Goodwin. Albany av, e s, extends from Park pl to Butler st, 25.7x80. Nov. 12, demand. 2,000

Nolan, Mary E. wife of and Thomas M. to Augusta A. Roby. Dean st, n s, 325 e Underhill av, 50x100. Dec. 19, demand. 14,500

Niemitz, Henry to South Brooklyn Savings Inst. 7th av, n w cor Union st, 50x95. Oct. 31, 1 year, 4 1/2 % 35,000

Oechslin, Julian to Frederick W. Kalfur. Tompkins av. P. M. Dec. 17, 1 year. 3,000

Oechslin, Julian to Jennie H. Pierson. 13th st, n s, 97.10 w 7th av. P. M. Dec. 17, due Jan. 3, 1896. 4,500

Same to Stephen B. Pettit. North 6th st, n s, 125 e 6th st, 25x100. Dec. 16, due Dec. 1, 1895, 5 % 2,500

Same to Stephen B. Pettit. Park av, n w cor Sandford st, 20.6x97.9. Dec. 16, due Dec. 1, 1895, 5 % 5,000

Same to Benjamin A. Sands, New York. 13th st. P. M. Dec. 16, 3 years, 5 % 6,000

Oechstlin, Julian, Glendale, L. I., to Stephen B. Pettit, Brooklyn. Tompkins av, e s, 65.6 s Macon st, 19.10x100. Sub. to morts. \$6,500. Dec. 17, due Dec. 1, 1895, 5 % 5,000

O'Donoghue, Sarah G. to The East New York Co-operative Savings and Loan Assoc. Smith av, lot 784 block X map A of East New York lots, 25x100. Dec. 15, installs, 5 1-5 % 600

Passanero, Camillo and Maria his wife to Joseph Deperino. Union av, No. 316. P. M. Dec. 15, 3 years, 5 % 3,000

Pearson, Robert A. to Anna A. and Adeline Garrison. Macon st, s w cor Ralph av. P. M. Dec. 15, 5 years, 5 % 20,000

Pender, Joseph to Catharine Acker. Frost at, No. 182, s s, 150 w Humboldt st, 25x142x—x185.9. Dec. 15, due Jan. 2, 1894, 5 % 1,000

Peters, Babetta wife of and Karl to L. H. Hurst. McDougal st, s s, 150 e Saratoga av, 100x100. Sub. to mort. \$5,500. Dec. 21, 1 year. 175

Peterson, Charles G. to William H. Peters. 11th st, n e, 204.4 w 9th av, 19x100. Dec. 16, 3 years, 5 % 6,000

Same to same. 11th st, n s, 223.4 w 9th av, 2 lots, together 36.6x100. 2 morts., each \$4,500. Dec. 16, 3 years, 5 % 9,000

Phelan, Frank to The Henry McShane Mfg. Co., Baltimore, Md. Atlantic av, n s, 80.6 e Hopkinson av, 34x88; Hopkinson av, e s, 37 n Atlantic av, 17x80.6. Sub. to morts. \$9,000. Dec. 5. 2,900

Porth, John to Manly R. Hubbs, Comac, L. I. East New York av, s s, 105.7 w Williams av, 26.5x91.5x25x99.11; Atlantic av, n s, 103.8 w Williams av, 26.1x94x25x101.5. Dec. 20, 5 years, 5 % 10,000

Raymond, Calvin W. to William E. Valentine, Queens, L. I. Schaeffer st, n s, 231.3 w Evergreen av, 18.9x100. Dec. 19, due Jan. 1, 1896, 5 % gold, 2,750

Same to Avery T. Brown and ano. trustees Caroline L. Satchell. Schaeffer st, n s, 212.6 w Evergreen av, 18.9x100. Dec. 19, due Jan. 1, 1896, 5 % 2,750

Same to same. Schaeffer st, n s, 193.9 w Evergreen av, 18.9x100. Dec. 19, due Jan. 1, 1896, 5 % 2,750

Regan, James A. to John F. Foley. McDonough st, s s, 95 w Lewis av, 20x100; Fulton av, n s, 80 e Clason av, 20x91. Dec. 21, due Mar. 21, 1893. 350

Red, David C. to Louisa A. Crane. Fulton av, n s, 186.10 e Rockaway av, 20x82.7x20.1x 80.4. Dec. 10, installs. 1,000

Remsen, Mary E. wife of and Timothy A. to David W. Binns et al. exrs. James and Elizabeth Binns. Prospect pl, s s, 225 e Grand av, 20x131. Dec. 19, 1 year, 5 % 6,000

Rich, Marietta to Lydia A. Howe. Van Buren st, n s, 236.6 e Sumner av, 19.6x100. Nov. 25, 3 years. 5,000

Richter, Tobias, John and Frederick to The Emigrant Indust. Savings Bank. Clason av, Nos. 649 and 651, south cor Dean st, 50x88. Dec. 20, 1 year, 4 1/2 % 13,000

Rushmore, Merwin to John Rhodes. 17th st, n e s, 75 s e 5th av, 24.6x50.2. Dec. 10, 3 years, 5 % 5,000

Sargeant, Samuel and Mary E. and Sarah A. Volk to Abraham Meserole trustee for Evelina A. Meserole. South 8th st, s s, 123.7 e Driggs st, 21.5x—x21.5x—. Dec. 13, due Jan. 1, 1896, 5 % 2,500

Sammis, Joel E. to Margaret Tormay. Lexington av, n s, 225 w Tompkins av, 20.10x100. Dec. 15, installs, 5 % 1,500

Sass, Ernest, New York, to Martin J. Meagher, New York. 50th st, n s, 300 w 5th av, 100x100.2. Sub. to mort. \$1,067. Dec. 17, due June 17, 1894, 5 % 1,482

Sauer, H. Julius to John Krapp. Driggs av and North 1st st. P. M. Dec. 15, 5 years, 5 % 5,000

Schmidt, August A. to Justus Voehl. Oak st, s s, 389 e Franklin st, runs east 28 x south 7 x south 48.4 x west 43.4 x north 65.3. Dec. 15, 2 years, 5 % 1,000

Schmidt, August A. and Annie his wife to The Greenpoint Savings Bank, Brooklyn. Van Cott av, Driggs av, Leonard st. P. M. Dec. 20, 1 year, 5 1/2 % 4,500

Same to Jane wife of John Dingledine. Same property. 2d mort. Dec. 20, due April 1, 1895. 1,000

Schmidt, Theodore and William H. Stryker to Albert E. Spencer. Richmond st. P. M. Dec. 19, 3 years, 5 % 1,700

Schoen, Marcus and David Moskowitz to Lucy A. B. Sterling. Park av, n s, 401.8 w Broadway, 60x100. Sub. to morts. \$7,000. Dec. 15, installs. 3,400

Same to The Williamsburgh Savings Bank. Same property. 2 morts, each \$3,500. Dec. 15, 1 year, 5 % 7,000

Salter, Charles to William Matthews. Clarkson av. P. M. Dec. 12, 3 years 5 % 2,628

Scholtz, Michael to Rudolph Kunzer. Greene av, n w s, 150 s w Hamburg av, 25x100. Dec. 19, due Jan. 2, 1895, 5 % 1,000

Schumann, William and Mary L. to John Klein. East 3d st, w s, 199.11 s Greenwood av, 25x100. Flatbush. Dec. 16, 2 years. 1,350

Sellers, John H. to Thomas B. Jackson, Jr., and Otto Reimer. Nichols av, e s, 235.9 n Atlantic av, 50x125. Sub. to morts. \$1,750. Dec. 5, due Dec. 1, 1893. 320

Sellers, John H. to Coe F. Howard, Newtown, N. Y. Nichols av, e s, 335.9 n Atlantic av, 25x125. Dec. 1, 3 years. 1,600

Same to Louisa P. Langworthy, Alfred Centre, N. Y. Nichols av, e s, 360.9 n Atlantic av, 25x125. Dec. 1, 3 years. 1,700

Same to Mary L. Akerly. Nichols av, e s, 310.9 n Atlantic av, 25x125. Dec. 1, 3 years. 1,600

Same to Katie wife of John M. Stearns. Nichols av, e s, 285.9 n Atlantic av, 25x125. Dec. 1, 3 years. 1,600

Singer, Otto and William Mogk to The Williamsburgh Savings Bank. Greene av, s e s, 100 n e Central av, 4 lots, each 27.6x100. 4 morts., each \$4,000. Dec. 20, 1 year, 5 % 16,000

Simon, Semche to Morris Simon. Osborn st, n e cor Glenmore av, 50x100. Dec. 5, installs. 1,500

Smith, Abbie C. to Gottfried Furck, New York. Hancock st, n s, 84 w Lewis av, 18x100. Dec. 16, due Jan. 1, 1895, 5 % 6,000

Smith, Elizabeth T. wife of and John C. to John C. Schenck. Jerome st, e s, 175 s Arlington av, 37.6x95. May 6, 3 years. 3,200

Sperry, Catharine A. wife of and Stillman F. to James L. Truslow and ano. exrs. Gilbert Potter. Wythe av, w s, 78.6 n Broadway, 19.6x66. Dec. 15, due Jan. 1, 1896, 5 % 3,500

Same to John Fraser. McDonough st. P. M. Dec. 17, due Jan. 1, 1894, 5 % 500

Stevenson, Allan and Walter Swan to George Kidney, Bay Ridge, L. I. 3d av and 86th st, New Utrecht. P. M. Dec. 19, 3 years, 5 % 3,500

Straub, George to The Williamsburgh Savings Bank. Gates av, n w s, 150 s w Knickerbocker av, 350x100. Dec. 16, 1 year, 5 % 9,500

Stringham, Edward B. to Frederick H. Trowbridge. 12th st, n s, 87.7 w 4th av, 18.2x80. Dec. 16, 1 year. 200

Srither, Annie E. M. to William H. Bulmer. Midwood st. P. M. Dec. 20, due May 1, 1893, 5 % 350

Stiger, John S., New York, to Virena D. Fitch. 3d av. P. M. Dec. 15, due Jan. 1, 1893. 800

Sugarman, Martin to Caspar Lucke. St. Marks av. P. M. Dec. 20, installs. 1,600

Sutbergil, Phoebe wife of George to Kate Dowling. Canton st. P. M. Dec. 17, 5 years, 5 % 2,500

Swan, Margaret to Albert V. B. Voorhees. Lots Nos. 380-383 and 390-391 map A. W. Parker property, Bath Beach. Dec. 16, 3 years. 900

Taylor, Jane, Oyster Bay, to George Olsen. Putnam av, west cor Knickerbocker av, 80x100. Dec. 17, note. 75

Taylor, Noble A. to Alfred Ogden. Pacific st. P. M. Nov. 16, demand. 5,000

Same to same. Same property. Building loan. Nov. 16, demand. 9,600

Taylor, Arthur to Henry Albers and ano. exrs. Margaret E. Glimmann. Macon st, s s, 120 e Stuyvesant av, 20x100. Dec. 20, 3 years, 5 % 4,000

Tienken, John, Flatbush, to John H. Morris. Myrtle av, n w cor Bridge st, 21x75. All title. Nov. 23, 3 years. 3,000

The Brooklyn Turn Verein to Emilie Huber. Atlantic av, n s, 50 e Hoyt st, 50x90. Dec. 15, 1 year, 5 % 20,000

The Eagle Warehouse and Storage Co. to The Brooklyn Daily Eagle. Fulton st and Elizabeth pl. P. M. Dec. 14, 3 years, 5 % 70,000

The East Congregational Church, Brooklyn, to Henry H. Bowman trustee Francis A. Ray dec'd. Tompkins av, n e cor Kosciusko st, 60x100. Dec. 16, 3 years, 5 % 5,000

The Norwegian Lutheran Deaconesses Home and Hospital to Frank A. Graham. 4th av. P. M. Dec. 15, 5 years, 5%. 2,700
 Travers, Patrick to Frank B. Underhill. 1st st. P. M. Dec. 10, due Jan. 10, 1895, 5%. 1,300
 Travis, Mary F. to Elizabeth T. Ives. Montgomery pl, s w s, 345.10 n w 9th av, 21x100. Dec. 15, 3 years, 5%. gold, 13,000
 Tyler, Frank H. to Ferdinand L. Wyckoff. Pacific st. P. M. Dec. 13, due May 1, 1896, 5%. 7,500
 Uzzo, Mariangiolas wife of and Michael to Elbe D. Cordts. Jackson st. P. M. Dec. 15, due Dec. 16, 1900, 5%. 2,350
 Valentini, William E., Freeport, L. I., to Charles D. Smith. Clason av, e s, 47 s Bergen st, 28x95.7. Sub. to two morts. Dec. 14, 1 year. 1,000
 Vath, Katharina widow to The Kings County Trust Co. guard. Henry P. and Katharine Journey. Fulton st, n s 50 w Ralph av, 25 x100. Dec. 21, 1 year, 5%. 3,000
 Viemeister, Sophie C. to Walter F. Clayton. Macon st. P. M. Dec. 20, 3 months. 1,000
 Von Basse, Peter N. to Robert H. Howard and Childs H. Childs, of Howard & Childs South 3d st, n e s, 145 s e Kent av, 25x75. Sub. to mort. \$6,500. Dec. 19, 1 year. 600
 Webb, William L. to Bernard Levino Halsey st, s s, 200 e Patchen av, 168x100. Dec. 16, demand. 1,500
 Same to Michael F. Gleason. Prescott pl, e s, 167 s Herkimer st, 45.10x90. Dec. 17, 3 months. 615
 Weisbar, Magdalena mortgagor with Richard J. Godwin. Extension of mort. Dec. 15. nom
 Weiss, Jacob to Theodore Schrefersdecker. Humboldt st, No. 44, e s, 75 n Jackson st, 25x100. Dec. 19, due April 2, 1898, 5%. 2,500
 Welwood, Mary A. wife of and Thomas A. to Mary Rose et al. exrs. Thomas J. Rose. Lincoln av, e s, 250 n Adams av, 21x100. Dec. 17, 3 years. gold, 1,250
 Same to same. Lincoln av, e s, 230 n Adams av, 20x100. Dec. 17, 3 years. 1,450
 Willbrand, Mary C. to Stephen C. (?) Halstead exr. David Collier. Union st, n s, 379.6 w 6th av, 18.9x95. Dec. 7, 1 year. 500
 Wilkes, George S. to Stephen B. Sturges. 1st pl, s s, 124.6 w Court st, runs west 75.6 x south 206.10 to 2d pl, x east 75 x north 135.5 x east 0.6 x north 133.5. Dec. 15, demand. 4,000
 Wilson, Robert B. to James M. Waterbury and ano. exrs. Lawrence Waterbury. Flushing av. P. M. Nov. 21, due Dec. 14, 1895, 5%. 900
 Wood, Agnes wife of and John to The Brooklyn Savings Bank. Livingston st, s s, 104.11 e Nevins st, 20x101.6. Dec. 16, 1 year, 5%. 5,000
 Wurz, Augusta B. formerly Friedrichs to John Steitz. Varet st. P. M. Dec. 14, 3 years, 1,000
 Zeh, Philip to Charles A. Willard. 5th av, n w cor 23d st, 100x175. Dec. 19, installs. 1,145
 Zweig, Elizabeth to John H. Rowland. Liberty av, n s, 75 w Smith av, 25x100. Dec. 20, 3 years. 2,500

MORTGAGES -- ASSIGNMENTS.

NEW YORK CITY.

DECEMBER 16 TO 23—INCLUSIVE.

Ahrens, John exr. Gesche Meyer to Margaret Garms extrx. Gesche Meyer. nom
 Aidhous, Frederick to Anthony Smyth. \$1,500
 Budlong, Julia M. extrx. and trustee William Menck to Frederick C. Liude and ano. exrs. and trustees Samuel Marcoso. 15,000
 Brugh, Jane Le B., Hamburg, N. Y., to Henry M. Watson, Buffalo, N. Y. 5,000
 Breese, Augusta E. extrx. and trustee Augustine H. Lawrence to Union Trust Co., New York, guard. of estates Honore and Dagmar Van Zandt. 7,550
 Blair, Agnes to Abijah and Charles Weston, of A. Weston & Son. 3,500
 Burns, Edward to Frederick M. Littlefield. nom
 Birkhead, James, Jr., and ano. trustees Hugh Birkhead to Ella B. Morris. 3,350
 Brown, Marcus A., Woodbridge, N. J., to Wilbur F. and Marcus A. Brown trustees Alexander Brown dec'd. 5,500
 Butler, Jacob D. to Horace Iogersoll. 6,000
 Berger, Morris to Leopold Haas. nom
 Browning, Edward F. to James W. Ketcham. nom
 Bond and Mortgage Guarantee Co. to Ellenville Savings Bank. 10,000
 Cruger, Eugene G. to S. Van Rensselaer Cruger and ano. trustees. 3 assigns. nom
 Cohn, Sigmund to Karolina Giengack. 2,531
 Chichester, Theodore, Brooklyn, to Phillips and Lloyd Phoenix exrs. Stephen W. Phoenix. 8,310
 Cohen, Israel M. to Herman Goldman. 1,050
 Cohn, Sigmund to Magdalena Calmbacher. 5,000
 Camp, Hugh N. and Daniel E. Seybel to Joseph M. Dyckman trustee of Hannah Fulton. 10,250
 Same to Jane Stammers, Brooklyn. 930
 Same to Annie T. Florence. 7,890
 Cheever, John H. to August Belmont, Walter Luttgen and Oliver H. P. Belmont, of August Belmont & Co. Assignment of 14 morts. 49,557
 Cohn, Sigmund to Joseph Wunsch. 1,000
 Caponigri, Pasquale to Herman Frank. nom
 Cohen, Wolf to Sigmund Cohn. 9,000
 Denman, William M., Mount Vernon, N. Y., and Arthur R. Denman, Newark, N. J., to Deborah J. Shipman, Ocean Grove, N. J. 4,000

Eden, John H. to Amanda Bussing. 1,050
 Efinger, Bernhard to Jonas Weil and Bernhard Mayer. 5,115
 Fischer, Ignatz and Louise to Louis Fischer. nom
 Formel, Julius Z., Saratoga Springs, N. Y., to Edward Woods. nom
 Farrell, Thomas F. to Honora McN. Farrell. nom
 Fay, Michael and William Stacom to Elias Jacobs. 9,135
 Frank, Herman to East Side Bank. nom
 Fitch, Ashbel P. guard. Walter D. Wheeler to Walter D. Wheeler. 4,000
 German-American Real Estate Title Guarantee Co. to Alfred W. Law trustee Nancy P. Wheelock. 3,000
 Gray, George, Wilmington, Del., to The Equitable Guarantee and Trust Co trustee for Annie R. Du Pont, formerly Zinn. 3 assigns. nom
 Guilford, Mary M. extrx. John Guilford to Mary M. Guilford. 25,000
 Grant, S. Hastings trustee William C. Martin to Leila R. Martin and John E. Pine Co. trustees William C. Martin. nom
 Hutz, n, Adele (Marquise de Portes), to The Ophan Asylum Soc., New York. 22,500
 Hutton, Adele Marquise de Portes to Julia D. de Foreste. 22,500
 Jacob, William H. and Reuben Skinner to Robert Jacob. nom
 Jacob, William H. to Elizabeth P. Skinner. nom
 Johnson, George F. to John C. Graff. 4,900
 Kirkland, Henry S. exr. Honora E. Hooker to Josephine Kirkland. 7,000
 Kimball, Alonzo to Randolph W. Townsend. 16,207
 Kropf, Adam to Henry Kropf. 1,500
 Keteam, James W. to Alfred R. E. Lawton, Newbury D. New Rochelle, N. Y., to Harriet Smith extrx. William M. Smith. 7,000
 Livingston, Juliet M. formerly Morris admrs. Ella B. Morris to Augusta M. de Peyster and Juliet M. Livingston. 3,250
 Lawson, Robert to Marcus M. Marks. 25,000
 Lowenfeld, Pincus to Jacob Levy. 2,500
 Levy, Jacob and Max S. Meyer to Louis Lese. 5,056
 Lyon, Dore to E. Clifford Potter. nom
 MacKeller, Thomas to Theodore Ebeling. 791
 Middlebrook, Frederic J., Brooklyn, to Louis P. Mahler. 3,000
 Same to same. 2,000
 Same to Susan C. Herriman et al. e. rs. John Herriman. 30,067
 Middlebrook, Frederic J., Brooklyn, to John M. Bowers exr. Franklin Osgood. 14,039
 Same to Gouverneur Kortwright trustee. 6,044
 Same to John W. B. Smyth and ano. exrs. and trustees Patrick C. Jackman. 10,028
 Miller, Jacob to Adolph Pawel. 6,000
 Murray, William H. to Charles M. Perry. 2,000
 Morris, Lewis G. to James M. Bailey et al. exrs. Nathaniel P. Bailey. 2,039
 Nash, William A., Brooklyn, to Seymour P. Kurzman. 10,000
 O'Connor, Jane M. to David Thomson et al. exrs. James Thomson. 2,360
 Oelbermann, Emil to Title Guarantee and Trust Co. 64,500
 Pierce, James F., Superintendent of Insurance State New York, to George C. Magounet al. trustees in United States of Sun Ins. Office, London, Eng. 3 assigns. nom
 Payne, Thomas P. to Abraham Kaufmann. 2,500
 Perry, Charles B. and ano. trustees Mary P. Tucker to Richard W. Stevenson trustee Susan J. Hone. 1,100
 Same to S. Louise and Kate S. Stevenson. 1,000
 Randell, Charles H. exr. Betsey A. Randell to Mary L. Randell guard. Mattie A. Randell. 2,000
 Robert, Henry to George Gerlach. 4,000
 Roe, Louisa A. and Robert J. and John M. Kyle to Alfred Roe. 2,735
 Sullivan, Arthur T. to Phebe S. Sullivan, Cleveland, O. 37,750
 Sire, Meyer L. to Edward F. Browning. 3,500
 Sire, Meyer L. to Edward F. Browning. 5,600
 Schoen, Henry to Conrad and Ernestina Heberer. nom
 Smith, Clifton H. to George P., James M. and Alba M. Ide and Frank B. Twining. 2,000
 Schoenthal, Max to Morris Steinhart. nom
 Sachs, Pauline to Louis and Samuel Sachs. 40,000
 Skae, Alice, Washington, D. C., to United States Trust Co., New York. nom
 Stein, Barbara wife of Charles A. formerly Straus to Callman Boue. 3,000
 Stevens, Eleonora individ. and with others trustees Barlow Stevens to Victoria Simpson. 18,000
 The Equitable Guarantee and Trust Co. trustee Annie R. Zinn formerly Rogers to George Gray, Wilmington, Del. 3 assigns. nom
 The New York Realty Co. to B. Anna R. Seymour. 2 assigns., each \$4,753. 9,506
 The trustees of the Corporation of the United Brethren's Church, New York, to David V. Zeller. 3,150
 The Importers' and Traders' Nat. Bank, New York, to Peter Donald. 100
 The Title Guarantee and Trust Co. to Jonas B. Kissam. 30,000
 Title Guarantee and Trust Co. to The Hudson City Savings Inst. 14,000
 Same to Elizabeth McC. Bech trustee Edward Bech dec'd. 15,000
 The Farmers' Loan and Trust Co. trustees for Estelle D. Fowers to Stephen Merrihew. 12,000

Wallace, Walter W. and Georgia F. to The Passaic Trust and Safe Deposit Co. nom
 Welcker, John to William Hall's Sons. 937
 Wright, Samuel O., Rockville Centre, L. I., to Joseph Thomson et al. exrs. Reuben Ross. 5,000

KINGS COUNTY.

DECEMBER 15 TO 21—INCLUSIVE.

Ayres, Phiney to Herbert M. Moore. \$1,800
 Austin, John C. to Carrie E. Austin. nom
 Abrens, John exr. Gesche Meyer to Margaret Garms extrx. Gesche Meyer. nom
 Birkbeck, Jane M. guard. Mabel Birkbeck to The Title Guarantee and Trust Co. 10,000
 Berckmeyer, Albert and Charlotte to The Brooklyn Slate Mantle Co. nom
 Bishop, Emeline to Samuel M. Meeker. 1,500
 Bonert, Louis to George C. Cranford. 2,700
 Brouwer, Theophilus A. trustee Charlotte A. Suydam to Charles A. Vermilye. 4,025
 Brouwer, Theophilus A. to Henry Suydam. 2,502
 Britton, Emily M. to Ann P. Britton. 400
 Butcher, David F. to Thomas G. Ritch trustee for Sadie M. Sturges. 1,000
 Bigelow, May W. extrx. Nancy P. Wheelock to Alfred W. Law trustee Nancy P. Wheelock. 5,500
 Bond and Mortgage Guarantee Co. to The Kings Co. Trust Co. guard. of Henry P. and Katharine Journey. 14,000
 Cary, Isaac H. trustee Maria M. Hastings to Eliza C. Farham. nom
 Cornell, Russell R. to Lucy B. Sterling. 1,500
 Campbell, Hoik D. to Samuel I. Campbell, New Utrecht, L. I. 1,250
 Coney Island & Brooklyn R. R. to Edward T. Hunt exr. and trustee Thomas Hunt. Assign. 3 morts. 7,559
 Davison, Emeline, Rockville Centre, to Edward T. Thurston, same place. 500
 Same to Mary W. Baldwin, of Baldwins, L. I. 5,000
 Drake, Charles and ano. trustees Joseph F. Drake to Sarah E. Fisher. 3,604
 Dufrey, Joseph P. to William A. Kissam, Little Neck, L. I. 1,500
 Eisemann, Ernest J. to Anna Schneider. 300
 Enright, Catharine to Bridget Gleason. nom
 Gallagher, Felix to William M. Hewlett, Mineola, L. I. 450
 Godfrey, Phebe A. to Julia Young. 1,750
 Granger, Elibu J. and Joseph A. Shoudy attys in fact of and George T. Pentecost to Susan W. Talmage. 4,000
 Hardy, Garret L., John H. Voorhees, Martin N. Payne and William S. Wandel, of Hardy, Voorhees & Co., to John M. Wenzel & Co. 2,000
 Henry McShane Mfg. Co. to Janet and James Pirnie. consid. omitted
 Hoe, Alfred C. late guard. of Eliza Lindo to William G. Woodworth succeeding as guard. to above. nom
 Same to same. nom
 Hoernemann, Bertha to Lena Fodebush. 400
 Hayn, John F. and Frank Day to P. Balandine & Sons. 2,000
 Horowitz, Johanna to John Schutz. 2,300
 Jarvis, Lucretia to Aurelia Lindo guard. Eliza Lindo. 5,000
 Jones, Walter and Eliz. exrs. David S. Jones to Walter Jones. nom
 Kings County Trust Co. to Adolph Sussman. 210
 Kalfur, Wilhelm to Artlissa V. wife of Miles Gearon. 3,000
 Kennedy, Ellen to Kate Kennedy. nom
 Kennedy, Kate to Michael F. Lyons. 750
 Levy, Philip to The Kings County Trust Co. nom
 Liffchild, Eghert S. to The American Surety Co. nom
 Lyons, Henry B. to John Kouwenhoven. 4,000
 Luquer, Nicholas, Washington, D. C., to Sarah Luquer. 3,000
 Martense, Adrian V. to Elizabeth V. B. Tutus, Flatbush. 450
 McElhinney, James to William M. Gibeon. 1,085
 Mangels, C. Henry to Harry C. Hallenbeck. 2,150
 McLaughlin, Rose to William McLaughlin. nom
 Moores, Robert L. to The Bradley & Currier Co. (Lim) 3,000
 Pfortner, John to Bernard Cruse. 1,286
 Reise, Edward C. to The Broadway Bank of Brooklyn. nom
 Rust, Charles D. to William G. Bowdoin. 300
 Sauborn, Augusta L. to Elizabeth A. Halllock. 2,750
 Sands, Benjamin A. to Robert H. Coleman trustee Anne C. Rogers. 3,003
 Scott, Rufus L. to Henry C. Needham. 736
 Smith, Charles D. to Charles H. Ryan, Z. b. Mayhew and Joseph C. Simpson, of Simpson, Clapp & Co. nom
 Spencer, Edward L. to Rope & Co. nom
 Sterwin, Williams Co. to Francis D. Carley. nom
 Smith, Mary L. to Thomas Read. 3,355
 South Brooklyn Savings Inst. to P. Balandine & Sons. consid. omitted
 Schnitzer, Hyman to Sender Jarmulowsky. 2,000
 Snedeker, John D. and ano. exrs. Francis A. Ernst to Catharine E. L. Duryee. 5,028
 Spaulding, Charles F. and Alice E. White admrs. Thomas Stratton to Charles F. Spaulding. 37,300
 Sebenck, Julia A. trustee Susan Posten and Julia A. Schenck to Kate L. Fryer guard. 1,500

Table listing names and amounts, including Spaulding, Charles F. to Robert Brown, Tappan, John B. C., Glen Cove, L. I., to Eliza C. Tappan, Glen Cove.

Table listing names and amounts, including Brown, Samuel J.—Bank of Metropolis, Byk, Morris—Dr Jaeger's Sanitary Woolen System Co., Borneman, Herman—Ewald Momm.

Table listing names and amounts, including Geffen, George F.—Frederick Lochfeld, Groning, Paul C.—Cassidy & Son Mfg Co., Goodman, Henry J.—A C Haynes.

JUDGMENTS.

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

NEW YORK CITY.

Table listing judgments in New York City, including Dec. 17 Albrocht, Balthazer—Annie D Lindermann, exr., \$150 85, 20 Aspinwall, Lloyd—W L McLane, 211 00.

Table listing judgments in New York City, including 23 Brown, Samuel J.—Bank of Metropolis, 502 17, 23 Byk, Morris—Dr Jaeger's Sanitary Woolen System Co., 365 00.

Table listing judgments in New York City, including 19 Geffen, George F.—Frederick Lochfeld, 153 63, 19 Groning, Paul C.—Cassidy & Son Mfg Co., 378 23.

Table of names and amounts, including Davidson, Arnold-H Harney, Dynah, Hannah-H B Schermann & Sons, Dewald, Charles-A Stern, Dryfusse, or Sigmund-Miller & Dreiffuss, Dodge, Harry E, the exr of-Mary L Van Slooten, Ellis, Uriah-J Jamer, Emmons, Stephen A-J W Buckley, Foster, William, admr Michael Duffy, Jr, dec'd-W J Osborne, Finch, Lewis R-A S Landfield & Son, Frazay, Guy S-F W Grambart, Flynn, Rosie-W Baum, Graham, James F-E P Gleason Mfg Co, Gregory, Guy S-J M Christianson, Geffen, George F-F Lochfelin, Gierke, Eliza, Herman, J C Meister, Grening, Paul C-Cassidy & Son Mfg Co, Gibbins, Mary E-A P Gibbins, Gottschalk, Columbus-C D Rust, Go Iner, Erwin G-John Morton, Grening, Paul C-A Wittmann, Hillen, George-Mary S Martin and ano, exts, Hull, Henry I-T Harden, Harvey, Ephraim-Chelsea Jute Mills, Hartmann, Frederick-Miller & Gaus, Hart, Henry C-I G Mertz, Jacobsen, Adolph J-The R Rothschild's Sons Co, Koch, George-Nichols Gas Fixture Mfg Co, Keefe, Mary-M Daly, Klunz, Henry-M Schoelling, Klee, Minnie E-D S Lucas, Kalbfleisch, Albert M-H B Kirk, Kriete, Martin-G Menzer, Klinebub, George-W Schaefer, Krey, Philip-R Vom Hofe, Kasai, John-J H Havens, Kay, Squire B-J R Fisher, Kelly, John-J Ferris, Kelly, George W-P P Meagher, Lewis, Edward-A E Dietz, Ludlow, Margaret T-Agnes Gilmar-tin, Lewis, Leroy F-R W Hawksworth, Lucas, William A-B Fischer & Co, Lincoln, Charles L-C A Wicks, Lounsbury, Albert-R Plant, Mullins, John W-H Herrmann, Moorehouse, Florence-United Dress Beef Co, Mardon, Henry C-Emily Gompert, May, Jacob-J McGarry, Marchawski, Albert-C Moser & Co, Marks, Maria-A Nash, McGlone, Daniel-Tucker Electrical Construction Co, Murphy, Samuel-E Fitzgerald, Malone, Bernard J-B A Hegeman, ext, Meller, Christian H-R Rothschild's Sons Co, Melvin, Andrew, S Valentine, Melvin, Robert E, Neuburger, Jacob S-The Robert S Gould Co, Newton, Stephen S-J H Bates, Nass, Henry-J C Meister, Neil, Isaac H-J E Nichols, Norris, Allison V B-Gold & Nicoll, Ochs, George-Dannat & Pell, Overton, William B-J W Fiske, O'Neil, John M-CA Klots, Olsan, Martin W-J J Janeway, O'Dwyer, John R-RC Williams, Puitzer, Joseph-H H Snow, Pigot, Michael A-H B Kirk, Preston, Charles W-First Nat Bank of Ambler, Palmer, Warren B-J F Murray, Pius, Gustav-A Gotthelb, Peck, Frank H-Henry McShane Mfg Co, Ray, George W-J Cohn, Ruthers, Ernest-United Dress Beef Co, Reilly, Hugh, Riehl, John, C E Ring, Riehl, George, Rathlein, John-A G Beckstein, Rolker, Frederick-D B Duncan, Ross, Eva-M Wier, Ronton, George W-Buras & Barclay Co, Rich, Albert E-Ada Palmedo, Richard, Grego-W Bowen, Reilly, Patrick-W J Boyhan, Riechartz, John F-Crosey & Mitchell, Shapiro, Lazer-W H Frank Brewing Co, Schaffer, Edwin C-S N Garrison, Stahl, Anton-Otto Huber Brewery, Saifried, Maria-India Wharf Brew-ing Co, Sexton, Allen M-Sarah M Wilson, Smith, Susan-F Aufmann, Sulzbach, Jac B-D B Duncan, Smith, John E-Fitzgerald, Schraibels, Amelia, J Kreuter, Schraibels, George E, Sherry, Annie-P Neville & Son, Stauder, Catharine-C Goeckler, Schomberger, Alexander-Miller & Gaus, The exr, &c, William Bontrup, dec'd -H C Ditmas, Thornton, Philip-R G Thomas

Table of names and amounts, including The admr of Michael Duffy, Jr, dec'd -W J Osborn, The admr of Gustav Duden, dec'd-Manhattan Railway Co, Tucker, Harrison A-A McLean, The Brooklyn City R R Co-J Norris, Thau, Adolph K-G Miller, Turner, William C-Gold & Nicoll, The Cobb Co-W E Barton, Turner, Samuel E-M O Robinson, Taylor, Martin-M F Kirk, The Pennsylvania Railroad Co-F J MacNaughton, The exr, &c, of Harry E Dodge, dec'd -Mary L Van Slooten, Vrooman, Mrs E H, Mary Wisdom Van Olinda, Charles, White, Josiah J-G C Wood, Woolf, Coleman-G F Lydston, Wolf, George-C Moser & Co, Whaley, Washington A-W J C Mil-ler, Waite, Robert N-A Hinsman, Wiswall, George M-Shepard & Morse Lumber Co, The same-South Brauch Lum-ber Co, Wemage, Oscar-D B Duncan, Warren, James-A Hofman, Wood, John-Susan E McLean, Wickham, Daniel H, M O Robinson, Wickham, George S, Wilkes, Daniel W-W R Potts et al, exrs, Wheeler, Charles H, exr, &c, Harry E Dodge, dec'd-Mary L Van Slooten, Zuydel, Hugo-G Wenzler

SATISFIED JUDGMENTS.

NEW YORK.

December 17 to 23-Inclusive.

Table of names and amounts, including Arnoux, William H-Patrick Cassidy, Aterbury, H D, by guard-Lawrence Drake, Anderson, Walden P-Ferdinand Kurzman, Appel, Jacob-J H Von Glahn, Bradley, Winant V P-H J Braker, Bliss, Hattie W-C G Martin, Black, James D, by guard-Lawrence Drake, Budener, Harris-Hyman Rapperport, Blumenthal, Gustave-Bernard Schmidt, Blumenthal, Albert, Bainbridge, John G-F E Blackwell, Bennett, Jonathan-W H Cherry, assignee, Camp, Fletcher W, as admr of Mary E Camp, dec'd-W F Smith, Same-same, Same-same, Same-J W Smith, Same-same, Bennett, Jonathan-J Stark, assignee, Bonnerot, Marie R-E Lavanaux, Clark, Francis A-Ridgewood Re-Distilling Co, Cole, William L-National Broadway Bank, New York, 1889, Cobes, Jennie-People State N Y, Cane, Michael, Sarah Cain, Same-same, Coen, Edward P-Joseph Freiberg, Same-Isidor Hirsch, Same-Herman Weiller, Cooper, tephana A-H P Cooper & Co, Draae, Mary H, by guard-Lawrence Drake, Eisele, Louis-Stephen Kimnick, Fanshaw, Henry E-A B Purry, Same-Q W Wellington, Forman, Louis O-Herman Weiller, Friedmann, Adolph-D M Kellogg, Ford, Walter J-P Altieri, Gastaldi, John-Marino Rettaglieta, Garson, Isaac H-Hiram Howard, Harrington, Alexander W-M L Pike, Hudson River Boot and Shoe Mfg Co-F Bla-menthal, Same-same, Same-same, Kellard, Mary M-E P Hatch, Kohn, Julius A-Charles Schneider, Kilpatrick, Walter F, Murray Hill Bank, Kilpatrick, Frank J, Kilpatrick, James, Kilpatrick, Walter F, F A Palmer, Kilpatrick, Frank J, Kilpatrick, Frank J, Kilpatrick, Frank J, Kelly, John W-W H Cherry, assignee, Kelly, John W-J Stark, assignee, Kilpatrick, Walter F, Nat Broadway Bank, Kilpatrick, Frank J, N Y, King, James S-E H Annidown, King, James S, King, Elizabeth, same, Kelly, Patrick-G W Poucher, Same-same, Same-Felix Pfeiffer, Leaycraft, Charles R-I Rodenhiser, Lee, Ambrose-A A Hill, Lang, Caroline-Annie G E Lerch, by Winnie, Lang, Philip, Graun, admr, Lackman, Adolph G-Bank of North America, 1884, Lackman, Dedarick H-same, Meyer, Louis, Meyer, Maurice, Bessie Loucheim, Meyer, Michael, Morelli, Felix-Marino Rettaglieta, Meyer, Sigmund T-Bradley & Currier Co, Meyer, Arthur L, Manhattan Elevated R R Co-W T Doyle, by guard, McClintock, Annie L-Geo Hollister et al, Macy, Francis H, Jr-F E Blackwell, Middleton, Charles N, Middleton, George W, A D Beeken

Table of names and amounts, including Mathews, William J, H D Hannen, McLeod, Robert H, McLeod, David-J H Devoe, Mculloch, George S-I Rodenhiser, New York Elevated R R Co and M S Korn, The Manhattan R R Co, North Side Publishing Co-W N Collins, Ormsby, George-Louisa Eldridge, Potter, Daniel C-G B Blake Mfg Co, Rothenberg, Gustav-Bernard Schmidt, Ruffin, Louis, Ruffin, Amelia, Matthew Cosgrove, Rannon, Rudolph-E C Hazard, Same-same, Reichenstein, Rudolph-People State N Y, 1889, Roll, George-Jacob Oppenheimer, Rooney, Patrick-Sarah Cain, Same-same, Rasmussen, Fritz, of H O Rasmussen & Co-A Phillips, Jr, Roosevelt, Samuel M-F & M Schaefer B Co, Schentzki, John-People State N Y, Schlonsky, Moses-Charles E Knapp, Sherman, Roger M-William Ottman, Smith, Mary H, by guard-Lawrence Drake, Samilson, Harris-People State N Y, Stiger, John S-F R M Leaman, Schuyler, M Roosevelt-F & M Schaefer B Co, Strange, Theodore A-W H Cherry, assignee, Strange, Theodore A-J Stark, assignee, Smitz, Edwin S and Agnes M-Jennie Brown, Sweeney, Charles D, Sweeney, John H, D J McGowan, Sweeney, Daniel, Tufts, Lewis C-Murray Hill Bank, Teven, Mary-P Sheridan, The Manhattan R R Co and The Metropolitan Elevated R R Co-B M Martin, Same-John Sizer, Tufts, Lewis C-Murray Hill Bank, Same-F A Palmer, Same-Nat Broadway Bank, N Y, The Farmers' Loan and Trust Co, as commit-tee Caroline Dobbin-Matilda White, Tinker, Henry C-Alfred Beinbauer, Turner, Benton-A P Cooke, Vose, Richard-W L Stone, Jr, Wirth, William-F B Thurber et al, Wagoner, August P, admr-Joseph Kuffner, Welwood, Thomas A, Jr-C H Clark, Weston, Rensselaer-Alfred Beinbauer

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

KINGS COUNTY.

Dec. 16 to 22-Inclusive.

Table of names and amounts, including Bliss, Archibald M-G H Engeman, Edelmutz, Meyer-I Hegarty, Ford, James-B F Jayne, Galigan, Michael-Louise Zimmerman, Henry, John C-B Homans, Hartmann, Christian-F C Boehmer, Krueger, Adolph-E Bergmann, Larkin, Patrick-D Jones Co, Mackintosh, James-F Wied, Mason, John G-C Tilyou, Mosenbauer, Henry-A Rauch, O'Neil, Patrick-People of the State of N Y, Peed, Charles N-F T Prankard, Pittinger, James H-G T Cone, Reilly, John F-B F Jayne, Rosenstock, Meyer-J Hegarty, Rich, Henry, Rich, George W, J F Nichols, Rich, William H-A Schwablosky, Schultz, Louis-G C Walters, The Atlantic Av R R Co-F L Johnson, Same-same, Same-same, The Broadway & Seventh Av R R Co-J C Morrison, Same-same, The Knickerbocker Ice Co-J Kane, Teven, Mary-P Sheridan, Welwood, Thomas A, Jr-C H Clark, Williams, Edgar S-J McCarren, Wykes, De Witt C-J E Minor, assignee, Williams, Edgar D-H C Webb, Williams, M P-Budweiser B Co, Wingart, Charles W-Louise Zimmermann, Watson, James H-G T Cone

MECHANICS' LIENS.

NEW YORK CITY.

Table of names and amounts, including Dec. Amsterdam av, w s, 25.5 s 62d st, 25x100, William Heinrichs agt Diedrich W Rohde, owner, and Edward R Poerschke, contractor, Eighty-fourth st, No. 31, n s, 450 w Central Park West, 20x102.2, Otto Schwarz agt A. G. Crosey, owner, and M. E. Gallagher, contractor, Hamilton st, Nos. 84 and 86, s s, 301 w Market st, 49.3x100, Philip Alexander agt Isabella Satenstein, owner, and Michael J. Moriarty, contractor, Intervale av, w s, 291 s 107th st, 25x100, Wesley A. Brown agt John Dunford, owner, and John Walsh, contractor, Twenty-ninth st, Nos. 32-39, n s, 8 w Broadway, 85.4 front x irreg, in rear, x 100 on w s, x irreg, on e s, John Breen agt George Green and George J. Kraus, owner, and George J. Kraus, contractor, Lenox av, e s, whole block bet 119th and 114th sts, x 125 deep, Martin & Co. agt Mary E. McGuckin, owner and contractor, Eighth av, w s, 25 n 154th st, 50x100, Holbrook Bros. agt Esther E. Barron, owner and contractor, by agent Martin Barron, One Hundred and Forty-ninth st, n s, 100 w Mott av, 105x100, Bradley & Currier Co. (Lim.) agt Jane Van Cleve, owner and contractor

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.

Table of conveyances in Essex County, listing names, addresses, and amounts. Includes entries for Abbett, Leon et al exrs - C A Roper, West Orange \$ 950; Allen, Caroline guard - G N Allen, Richmond st. 2,500; Allen, J N - C Allen, Richmond st. 1; Ashton, John - R C Ringham, South Orange. 50; Auld, Thomas - E M Wilmut, Rose st. 1; Bacon, B R - F Cooper, South Orange. 1,000; Ball, Charles - E Cadmus, Bloomfield. 700; Beach, J C et al - A J King, Bloomfield. 4,000; Becker, W J - W Herzogen, Clifton. 225; Berry, J J - K L Kearns, Johnson st. 1; Blackburn, Patrick - G Spottiswoode, Orange. 500; Bove, R - Rae - Polar Construction Co, River st. 3,375; Boyd, Johnston - J Gray, Mt Prospect av. 2,400; Breckenridge, J H - O P R - Inhard, Clifton. 300; Brennan, Lizzie - C R Christy sole trustee, Montclair. 1,600; Brundage, A D - E F Farrington, Montclair. 1; Fuhrer, J F - A Galm, w s Quitman st 25x100. 3,300; Caffrey, Jennie - J F Connelly, Smith st. 1; Canfield, F W - A Kraup, Clifton. 250; Same - C A L Thrall, Clifton. 600; Clapp, A B - F W Parker, East Orange. 1,024; Clark, Jacob - Real Estate Associates of Newark, South Orange. 14,235; Cogan, R E - C A Miller, Clifton av. 1; Same - J C Eiselet et al, Bergen st. 3,150; Condit, R M - G K Harrison, West Orange. 1,100; Condit, R M - H W Williams et al, West Orange. 1,200; Conitt, E M - A T Spear, West Orange. 500; Connelly, Mary A - J Caffey, Smith st. 1; Cook, H P - T Runge, e s Union st, 223 s Lafayette st 52x135. 7,000; Cook, H J - H P Cook, e s Union st 220 s Lafayette st, 61x116. 10,000; Cuoco, Conzelta - Polar Construction Co, River st. 1125; Same et al - same, River st. 1,125; Davis, Harriet - I R Denman Broad st. 1; Davis, B H - F Briden, Wakeman av. 800; Devine, Arthur - G Walz, Clifton. 150; Same - J Clark, South Orange. 14,225; Denman, I R - H Davis, East Orange. 1; Same - same, East Orange. 1; Doremus, H W - J Osmann, Newark. 1; D'ew, G R - J Lonergan, Milburn. 805; Durver, E H special master, Montclair. 1,500; Karl, W H - F W Ward, Orange. 1; Efinger, Wm - T Ryan, Berkeley av. 400; Erickson, John - R Henry, East Orange. 1; Essex and Hudson Land Improvement Co - J J Tuling, Hamburg pl. 1; Farrington, E F - L Brundage, Montclair. 1; Fee, Gilbert - G H Saunders, Wright st. 700; Field, J W - L E Larcher, West Orange. 1; Foster, G W - J E Garabant, Central av. 300; Frink, J A F et al - J H Kase, North 5th st. 1; Fuller, L C - C A Youngs, Orange. 1; Geoffrey, E A - S Heams, Parker st. 175; Gifford, J A surviving exr - A Z Gengung, e s Broad st adj J Allen Osann 126 n Rector st 34x130x158x43x214x74. 20,000; Gonzales, V A - E G Pierson, East Orange. 1; Gray, John - M Boyd, Mt Prospect av. 2,400; Halsey, Isaac - E R Halsey, Jr, South Orange. 1,333; Same - I W Halsey, South Orange. 1; Harris, Max - A J Kouski, Baldwin st. 175; Harper, Joseph - P Buchanan, 18th av. 1,650; Henry, James - J Erickson, East Orange. 1; Hitchcock, Abram - A E Botticher, Mt Pleasant av. 1; Holmes, Samuel - C D Thompson, Montclair. 1,000; Holmes, E M - B Splan, Milburn. 600; Holley, Jacob - W Kastner, South Orange. 400; Huukele, Gustave - C R Garabraut, Court st. 1; Keyler, J A - S E Holt, Montclair. 850; Krim, Samuel - M Krim w s Broome st 475 s Montgomery st 25x100. 6,700; Krorr, Florida - B Back, South 11th st. 400; Langstroth, A T - E Conrad et al, Parkhurst st. 1,100; Larchar, E S - J W Field, West Orange. 1; Le Massena, Andrew, Jr - City of Newark, Pennsylvania. 304; Lewisohn, Julius - L Lewishon, Newark. 1; Liebstein, Mary - J Henning, Broad st. 1; Loeb, Matilda - I Fried, Springfield av. 500; Magee, Patrick et al heirs - B Magee, Tichenor st. 1; Marsh, E special master - M Walz, Badger av. 1,400; McDonough, Patrick - J Koehler, Jr, Parker st. 150; Melvaine, J H - G E Melvaine, East Orange. 1; Melvaine, E T - J H Melvaine, East Orange. 1; McNeil, Norman - F W Miller, Caldwell. 200; Miller, C A - S M Cogan, Clifton av. 1; Mitchell, A P et al - L M Dym, East Orange. 1,300; Mutual Life Ins Co of New York - J Elliott, Orange. 2,225; Munn, J L exr - E M Holmes, Milburn. 656; Newark B and L Assoc - M Ressler, Boyd st. 3,200; Ohr, Emma - J Steiner, Garden st. 1; O'Neill, C M E - Church of the Sacred Heart, East Orange. 3,500; Osborne, P E - E McNaughton, Belleville av. 1; Patterson, W D - T A Cox, Parker st. 700; Same - S A A Cox, Parker st. 700; Same - J M Cox, Parker st. 700; Patterson, F H - W C Kitcher, East Orange. 17,000; Paul, Chitus - H Unger et al, Miller st. 125; Peddie, S A - Peddie Memorial Baptist Church, Broad st. 1,800; Porter, Lousa exr - B Reeve, Av K. 150; Price, C Z - E D Gardner et al, Elliot st. 1; Radel, Andrew - J A McKenna, South 15th st. 1,800; Rankin, H W - C F Rehmann, n s South Orange av, 231 e Howard st 31x95. 3,400; Peloubet, J A - W S Spalding, Bloomfield. 150; Robinson, A R - W Parkinson, West Orange. 3,400; Roe, J M - S E Browe, Clifton. 680; Sattler, Robert - J Lederer, South 17th st. 970; Satterthwaite, J F - A Butler Franklin. 1,800; Schoonmaker, H M - G Weiss, Delancey st. 1; Simpson, B E - D F Minahan, Orange. 37,000; Speth, A F - J J Tuling, Kossuth st. 1,000; Sweeney, Bridget - House of the Good Shepherd, Bank st. 1,700; Teelme, J J - C Schwarz, Hamburg pl. 3,000; Trivett, H R - T M Reilly, Norfolk st. 1; Ure, W A - House of the Good Shepherd, 3 tracts e s South 8th st. 7,250; Van Winkle, S E - E S Osborne, Bloomfield. 3,700; Ward, M H - J Robinson, 23 st. 800; Ward, F W - F Sponer, Orange. 909;

Table of conveyances in Essex County, listing names, addresses, and amounts. Includes entries for Weatherby, Harry et al - W A Lambert, Franklin. 500; Watson, H B - E D Gardner, Elliott st. 1; Welker, Margaret - L M Stuber, Ashton st. 400; Wessbecher, Herman - C Wessbecher, Houston st. 100; Whiteley, Watson - M Rantusha, West Orange. 500; Wilkinson, George et al - B Farley, e s Bloomfield and Mt Prospect avs 36x108. 3,375; Wilson, L M - M Haurahan, Elm st. 1; Young, Bertram - F Manda, Milburn. 1,300;

MORTGAGES.

Table of mortgages in Essex County, listing names, addresses, and amounts. Includes entries for Ackerman, W M - C Bierman, Belleville. 360; Ahlborn, Henry - F J Wilson, Verona. 2,000; Axtell, W D - Mutual Benefit Life Ins Co, Congress st. 1,500; Benisch, Regina - W Mendel, N J R Rav. 2,000; Brangs, P H - R W Pryor, North 9th st. 5,000; Burnham, A E - F C Ward, Montclair. 150; Cadmus, Egbert - Bloomfield B and L Assoc, Bloomfield. 600; Chichey, Mike - Security B and L Assoc, n w cor 5th av and 3rd st. 4,000; Clark, Jacob - A Devine, South Orange. 6,500; Clark, Duncan - Fraternal B and L Assoc, Chambers st. 109; Connolly, Mary - E C Harris trustee, Belleville. 600; Cook, J W - J W Pinkham, Montclair. 3,800; Cook, H P - H J Cook, Commercial st. 8,000; Davis, Harry - R W Pryor, East Orange. 3,500; De Vore, G D - H A Rindell, Bloomfield. 2,000; Donnelly, Kate - N Feick, Vincent st. 600; Doty, F P - C Butner, Orange. 2,000; Dress, M A - J A M Balbach, South 8th st. 100; Eckert, Andrea - J Barkhorn, Springfield av. 607; Elliott, Johanna - Mutua Life Ins Co of N Y, Orange. 1,775; Eli Teeter Land and Improvement Co - P Hasserger, Franklin. 15,000; Erhart, Julius - D A Gaddis, South 18th st. 600; Farley, M E - A Areson, Montclair. 1,000; Farley, Bridger - G Wilkerson et al, Bloomfield av. 1,875; Gengung, A Z - J A Gifford exr, Broad st. 15,000; Gengenbach, J G - C A Feick, Walnut st. 200; Habich, F J - A Hupfel, Newark st. 600; Harberle, J G - Mt Pleasant Cemetery Co, William st. 500; Halsey, E R, Jr - I Halsey, South Orange. 1,333; Hauraban, Mary - American Ins Co, Elm st. 2,250; Harrison, G K - W E Wilde, West Orange. 1,200; Hartman, Jac B - L Katz, Bergen st. 1,000; Hensler, Amelia - Dime Savings Inst, n e cor Darcy and Aloys sts. 450; Helbig, Louis - Half Dime Savings Bank, Orange. 3,500; Holmes, Samuel - Howard Savings Inst, Montclair. 10,000; Howlett, F J - A B De Camp, Verona. 1,500; Hughes, James - R W Pryor, Aqueduct st. 800; Hughes, William - Bloomfield Savings Inst, Montclair. 4,000; Ilgen, B F - H J Moriarty, Montclair. 370; King, H F - Howard B and L Assoc, South 10th st. 5,000; Knodel, J J - G A Richards, Adam st. 900; Larchar, L E - M S Whitney, West Orange. 5,000; Leadbeater, Louise - F C Ward et al, Montclair. 375; Lighthipe, C A - Mutual Benefit Life Ins Co, Orange. 3,000; Lockwood, C N - W Prower, Garside st. 500; Lotus, W H - American Ins Co, Montclair. 250; McAuley, Catherine - J S Chance, Orange. 100; McCarthy, John - J W Shanley, Sussex av. 3,200; McDowell, A M - Mutual Life Ins Co of New York, Bloomfield. 2,500; McLagan, J F - Howard B and L Assoc, Sumner av. 3,000; Meffert, M P - Franklin Savings Inst, Clifton av. 4,000; Mills, C E - Dime Savings Inst, Sheffield st. 2,500; Miller, F W - P Pierson, Caldwell. 125; Morgan, A T - P J Tichenor, West Orange. 5,000; Neidinger, J M et al - J B Breg, Quitman st. 1,500; Osborne, E S - T R Williams, Bloomfield. 2,000; O'Connell, M V - J T Davett et al, Franklin st. 190; Parker, P W - J Cadmus, Parker st. 500; Peloubet, F W - Franklin Savings Inst, East Orange. 4,200; Perkins, John - Eli Teeter Land and Impt Co, Franklin. 275; Peters, J A - M Sigler, Bloomfield. 600; Ressler, Moritz - Newark B and L Assoc, Boyd st. 3,200; Reilly, J J - G A Richards, Schalk st. 475; Reichard, O P - H T Tichenor et al, Clifton. 135; Richardson, E M - E M Colie trustee, East Orange. 3,178; Robinson, A R - W Parkinson, Orange. 900; Robinson, E E - Orange Memorial Hospital, Orange. 1,800; Same - W Pierson, Orange. 1,800; Romanyak, John - I W Dawson, Madison st. 700; Roslyn, J R - M E Burger et al, East Orange. 900; Runge, Toni - H P Cook, Main st. 5,000; Samuel, Caroline - C Tremmell, South Canal st. 7,000; Schaefer, A C - C Porter, Chatham st. 1,100; Schuler, Joseph - H C Klemm, Clifton. 300; Schupp, F J - German Savings Bank, Barbara st. 700; Sears, C D - Howard Savings Inst, Orange road. 8,000; Sigler, Isaac - A T Van Gieson, Montclair. 2,500; Smith, Edwin - M Straus, Oxford st. 2,500; Splan, Rose - P A Smith, Milburn. 300; Tsiema, August - S E Parkhurst et al, Peshine av. 1,400; Van Doren, Almira et al - J H Baldwin trustee, Warren st. 1,200; Walz, Marie - Reliable B and L Assoc, Badger av. 1,300; Williams, H W et al - E M Condit, West Orange. 600; Winter, G H - O McCabe, Bloomfield av. 2,650; Wuesthoff, M S - Mutual Life Ins Co of New York, Ferry st. 600; Ziegele, A B - C Trench, Westcott st. 1,500;

CHATTEL MORTGAGES.

Table of chattel mortgages in Essex County, listing names, addresses, and amounts. Includes entries for Andrews, W H - F P Archer, furniture. 103; Beard, E N - C Spear, furniture. 36; Blum, George - G Kohn, horse. 45; Braun, Frank - F Lisewski, saloon. 637; Byrnes, John - M Collaton, saloon. 350; Clark, M, Harry - D A Hall, furniture. 450; Coons, C W - F G Smith, piano. 125; Damon, E F - Lyons & Sons Brewing Co, furniture. 264; Dam, Wendelin - Emerald & Phoenix Brewing Co, N Y, saloon. 573; Diglio, Joseph et al - F R Allen, household goods. 1,200; Durning, D J - P H Neville, saloon. 630; Earl, Annie - C Spear, furniture. 54; Freeman, W A, Jr - Newark City Ice Co, miles, wagons, &c. 1,567; Gelb, Lutz - F F Archer, wagons, &c. 103; Goe, F A - C E Copeland et al, one chair. 900; Same - G D Goe, furniture. 1,300; Same - C Ginosco, furniture. 1,200;

BILLS OF SALE.

Table of bills of sale in Essex County, listing names, addresses, and amounts. Includes entries for Brinkmann, S. 904 Flushing av. M F Lindhorn, Bakery Fixtures. 300; Bruckner, G. 278 Flushing av. G Schweizer, Horse and Wagon. 275; Brunjes, J. 371 Warren. G L Von Deylen, Grocery Fixtures. 1,324; Deutsch, G H. 497 5th av. A Freytag, Grocery Fixtures. 1,500; Davidovitz, W. 217 Smith. S Weiss, Shoe business. 400; Dwyer, T. Catharine Dwyer, Machinery. nom; Ergenzogler, G. 53 3d av. J N Classen, Butcher Fixtures. 800; Freitag, G. 161 Feigel. G Bruckner, Horse and Wagon. 260; Freitag, Justina wife of G. 78 Humboldt. Barbara Schebler, Butcher Business. 375; Gimpel H. Bristol st, near Eastern Parkway. Bertha Gimpel, Milk Business. 1,500; Gimpel, J H. Bristol st, near Eastern Parkway. Bertha Gimpel, Milk Business. 1,500; Haims, E. 54 Leonard. L Solovay, Butcher Fixtures. 60; Hardman, Sophia. Folsom pl and Linwood st. J H Hardman, Grocery Fixtures. nom; Horowitz, Fanny. 828 De Kalb av. Isaac Horowitz, Tailor Fixtures. 190; Koehler, Sophia extrx Martin Koehler. 570 Wiloughby av. H Burford, Baker Fixtures. 300; Lucas, A W. 80 Vernon av. H J Lucas, Horses, Carriages, &c. nom; Meyer, G. 234 1/2 Atlantic av. Lizzie McE Meyer, Undertaker Fixtures. nom; Martin, W and L. 33 Rock. H Wesner, Soda Water business. 900; Myers, P D. 351 Graham av. H C Saffen, Tools and Fixtures. 200; Peck, G. C P Race. Rights in Play Under the Lion's Paw. 1,925; Spinnelli, D. 7 S Front. Theresa Spinnelli, Saloon Fixtures. 1,200; Solberg, A. 573 Hicks. C Bernsteld, Grocery Fixtures. 280;

Table listing names and amounts, including Gilson, F C—E Smith, stock of bluestone, &c., 2,000; Grom, Henry—C Trefz, saloon, 904; Johnson, H W—F P Archer, furniture, 36; etc.

Table listing names and amounts, including Wood, James M and J H by special guard—L Connin, 450; Zerrrenner, Adolph—J J Mulvaney, Bayonne, nom; Mortgages section starting with Abbe, Walter—The Howard Savings Inst, Kearney, 1 year, 2,300; etc.

Table listing names and amounts, including Vasel, T C—The William Peter Brewing Co, saloon and lease, 2,500; Waterton, J E—D Steele, furniture, 739; Wertheim, Barbara—D Steele, furniture, 535

BILLS OF SALE.

Table listing names and amounts under Bills of Sale, including Faerber, Frederick, Hoboken—Meyer & Wilson, 2 wagons, 3 cows, 1 horse, nom; Heal, E K—B Meyer, 2 horses, 370; etc.

JUDGMENTS.

Table listing names and amounts under Judgments, including Barry, Edward—S Liebman's Sons, 270; Beck, G E—J W blenberger, 250; Combes, J R—D Reardon, 590; etc.

Table listing names and amounts under Judgments, including Boylon, Wm et al—A Rowe, 820; Cummings, Bernard—J N Duffy, 1,245; Kraemer, August—E P Backus, 202; etc.

HUDSON COUNTY.

CONVEYANCES.

Large table listing conveyances with names and amounts, including Blakman, F H—J Frazer, Kearney, nom; Bonynge, W F—H W Brown, \$5,500; Board, J M—O Frommel, Hoboken, 175; Bower, Henrietta B—E Sargent, Harrison, 2,300; etc.

Table listing names and amounts under Judgments, including Connin, Lawrence—W G Burnstead, 1 year, 300; Ewitsch, Frank—F C Hansen, Union, 6 years, 2,700; etc.

Table listing names and amounts under Judgments, including Luxton, Susan—Henriette Jentz, 1 year, 1,000; Mackie, Mary J—The Howard Savings Inst, Kearney, 1 year, 1,000; etc.

CHATTEL MORTGAGES.

Table listing chattel mortgages with names and amounts, including Abel, Mary—Jordan & Moriarty, furniture, 59; Bobb, Herman, Union—D Bernes, saloon, 650; Barry, John, Bayonne—Henry Thoesen & Bro, furniture, 519; etc.

BUILDING MATERIAL MARKET.

BRICKS.—Not many pronounced features have developed on the market for Common Bricks during the week, but such as they were proved cheerful, and values are a shade better again. The advance appears to have been most pronounced on the low grades, with many operators now claiming \$5.50 as an inside figure, while admitting that it must be something extra fine to sell above \$5.75 @ 5 7/8 g, and making no pretension for anything above \$6 per M. Arrivals were somewhat larer than had been calculated upon, nearly every tow bringing forward several barges in excess of original estimate, but the actual quantity coming upon sale was not extensive as a great many of the cargoes were covered and put aside for chances later on. The more decided touch of winter this week and the appearance of ice on the upper Hudson brings the limit of further shipments pretty close down to the Ray, and it is simlly a question of temperature how long the latter locality will be available as a source of supply. In view of the latter fact and the increase of cost there is more interest shown in Jersey product, but inquiry thus far seems to be of only tentative character, and valuations suggested at about \$5 @ \$5.50 are simply nominal. Pales even find some improvement in den and, and while the old range of valuation is repeated, it is much better supported.

GLASS.—The market is quiet locally for all kinds of stock, and presents nothing of a very important character for the time being. Reports at hand however, indicate the continuation of an excellent country trade, and the latest advices from Pittsburgh stated that the factories were all unusually busy for the season of the year, and many of them backward in the execution of booked contracts. Upon such a foundation prices naturally stand with more or less decided firmness, and while manufacturers are averse to putting up cost at the moment, there is some talk of an advance on domestic within a few weeks. Plate glass has been dull and without any special trial of late but the indications are that values continue more or less irregular.

LATH.—Receivers appear to be just a little grumpy over recent results and the market evidently has disappointed them. It seemed to be simply another edition of the old story of "didn't know there were so many float" and "unexpected" arrivals just at a time when buyers had hoped to have an opportunity to stand off, and the disposition of the unsold receipts was not an easy matter. About \$2.75 is the quotation named, but in a manner to indicate that some holders would be very glad to accept it, and the position is the least bit nominal at the close. Advices from the Eastward hint pretty broadly that round wood stock will be cut freely.

LIME.—No changes of any importance have come into notice, and the market has a stupid sort of tone. As before advised the production is low and the shipments unimportant, with only a few struggling cargoes understood to be coming down the coast, making a reasonably good supporting feature from points of supply; but demand is not contributing much to the market at the moment, and the chances are thought to be against any special measure of interest among buyers until after the turn of the year. Former prices are quoted.

LUMBER.—Actual consumers are affording very little in the way of new custom at the moment, and are getting about their last receipts on contracts, making a generally slow yard movement. Negotiation on first-hand parcels, however, continues better than expected, and in one way or another we hear of considerable figuring in such forms as indicate more anxiety on the part of buyers than was thought likely at this late juncture. Sellers meet the development in a somewhat indifferent manner, as the local display of interest and the strong accounts from pretty much all sources of supply afford basis for confidence and increase the impression that spring trade will open in most excellent shape, and probably at better rates than can be obtained now even for the most attractive goods.

Eastern Spruce is dull owing, however, as much to moderate amounts available as anything else. There are quite a number of specials upon which buyers would like to obtain bids, but agents abstain from taking any great amount of trouble about sending the specifications forward, knowing that the views of manufacturers are too high to hope for success in closing business just now. Random offering covering an ordinary assortment would meet with prompt sale.

tion no doubt and command a good rate, but there is practically an absence of test for want of supply. Yard prices are well sustained.

Hemlock is valued about as before and has a firmer tone than early in the season, with some of the recent advices from manufacturers indicating that they feel much confidence in the opening of the spring trade. The demand from many sections has, it is said, kept up to fuller volume than might have been anticipated and supplies are working into reduced and manageable condition.

White Pine retains generally good conditions, and reports are of a most cheerful character. Agents who are now on the market find themselves subject to constant attention from buyers who are desirous of negotiating for early delivery next season, but not much business results, as there is just now considerable uncertainty as to where stock can be found and how much of it, and sellers feel that it is dangerous to commit themselves to any fixed price, even at an advanced level of valuation. The export trade is looked upon as in a favorable condition, with tendency to improve if anything.

Yellow Pine makes no great gain on the local market. There has in one way or another been some effort to overcome the competition through which exceedingly low rates still have to be accepted in order to secure custom, but buyers do not appear to lose much advantage, and about old figures are still quoted. There is, however, a fair run of f. o. b. orders for shipment from the south, and good prospect for further increase of the export trade.

Carolina Pine meets with steady and pretty full sale to both local custom and such points as can readily be reached at this season of the year, the market retaining cheerful features generally. It is said that on account of free consumption many yard accumulations have run pretty low and replenishment must be in order soon. Prices are firm.

Hardwoods are doing very well and for desirable stock there is already negotiation over car lots that was not expected to develop until after the turn of the year, while on prices full figures are shown. Oak, poplar, cherry, ash and birch are all mentioned as within the line of present deals, with some call for walnut, and a slight increase of attention given cypress. There is an intention to push the latter wood next season in quite decided manner. Mahogany is also doing well and finds increasing attention from interior custom.

GENERAL LUMBER NOTES.

THE WEST.

The Northwest *ru Lumberman* reports as follows:

Reports from the different markets of the country continue to have a cheerful tone. The year is closing without a single note of alarm about the future. The state of northern markets is all that the most inveterate grumbler could desire. Stocks at the mills have been practically sold out and at good prices, and yet buyers clamor for more. In the south an improving condition prevails. In the cotton States the higher prices that have been obtained for that staple this season has inspired the people with bright anticipations for the future, which has stimulated the march of improvement. Added to the increased requirement is a growing demand in the northern States, which is bound to swell to still greater proportions as the lack of northern pine shall become more pronounced by the steady diminution of stocks during the winter. There is going to be an opportunity for shipping a larger percentage of common grade lumber to northern markets than ever before, while the better grades will find increased sale at improving prices. It begins to look as if the southern manufacturers had seen their hardest times, and from now onward their condition will steadily improve. The coming year a large amount of car building will be necessary, since the roads are all short of cars, while traffic is increasing. A united effort should be made by southern manufacturers to induce the railway companies to increase their facilities for transporting lumber and for a reduction of rates, so that producers can take full advantage of the immense market that is opening out in the north. This result would be beneficial to the railways as well as to the mill operators. A combined movement in this direction could but be conducive to the end sought.

The season has closed, no loads having been sold on the market this week, and no boats having been sent out for cargoes, except a few stragglers chartered by the yard dealers to bring in belated stock. The commission men are trying to earn their board and cigar money by bringing in lumber, stingles and lath by rail, and they are moving considerable stuff in that way from middle Wisconsin, Lake Superior points and Western Michigan.

In poplar, the call for firsts and seconds is as eager as at any portion of the year. Dealers are searching everywhere for lumber good enough to make wagon box boards, and the supply is decidedly inadequate to the demand. In Western Tennessee and Kentucky, whence a large portion of local dealers derive their stocks, everything now being purchased is taken up green from the saw. Dry lumber good enough to supply the market demand has been exhausted. In order to provide for their future trade dealers send men to the mills who buy lumber to be sawed, take care of and pile it, log run, as it comes from the mill. In this way only can they secure a sufficient amount of good lumber for their trade.

The Mississippi Valley *Lumberman* as follows:

The lumber trade at all points, north, south and west, is steadily growing lighter and is nearing its yearly minimum. A series of blizzards throughout

the southwest have served to slacken trade to a notable extent. It is the custom of the yards throughout Iowa and some other States to run stocks as low as possible at the end of the year for the benefit of the assessor who does his work at that date. These factors as well as the general year's settling of business and balancing of books all combine to produce the looked for diminution of trade. At Minneapolis it is generally believed that more lumber will be found in pile when the invoices are complete than there was last year, but the excess will not be large. The expectation of a good winter trade is general, and is now influencing the movement of dealers. Several firms are complacently doing nothing except to hold their prices stiff and invoice their stock. This is not to infer that the dealers who are selling lumber are cutting prices however.

CANADA.

The *Monetary Times* has the following:

The activity of the summer and fall season has now given place to comparative quietude; the holidays coming on will give the trade a rest. The past season has witnessed a good shipping trade for export to the United States, the Americans having been free buyers all over the list. The feature of the season in Ontario has been the demand for mill culls, as a consequence of the reduction under the McKinley tariff of duty upon them going into the United States, from \$2 to \$1 per thousand feet. This American demand for culls has come opportunely to absorb what would otherwise have been an excessive stock of coarse lumber, especially in Toronto and other Ontario places where the building demand has fallen off compared with former years. But during the summer, as well as now, the inquiry for best goods from the States has been good.

The quantity of timber measured and culled at Quebec during the past three seasons shows an increase this year over 1891, but it falls considerably short of 1890. The figures, in cubic feet, for the three years are as follows:

	1890.	1891.	1892.
Wasey white pine....	5,062,772	1,730,609	2,738,825
White pine.....	3,694,742	1,072,062	2,378,825
Red pine.....	324,707	41,681	393,701
Oak.....	1,227,982	673,506	915,913
Elm.....	611,882	488,731	776,843
Ash.....	142,450	101,160	198,806
Birch and maple.....	191,033	133,997	425,797

BRAZIL.

The *Rio News* reports:

Pitch Pine.—Receipts oil and the market is still firm at \$65000—70000 per doz.

White Pine.—The Mynt, from Port Blakely, with about 950,000 feet has arrived, but we have no particulars. New York boards are still quoted at 205—210 rs. per foot, and steady.

Spruce Pine.—The Medusa, referred to in our last report, brought 746,687 feet, which were sold on private terms. Brokers quote at 62000—64000 per doz. firm.

Swedish Pine.—Receipts have been 913 doz. per Adele & Louise, from Wisby, sold on private terms, and 98 doz. per Gogla, from Westerwick, on order. Quotations are nominal.

MISCELLANEOUS.



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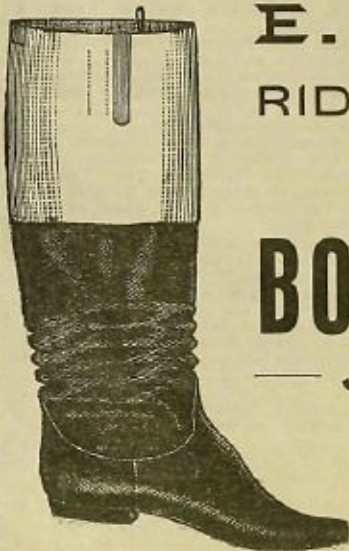
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NAILS.—Very little change has taken place in the general situation since our last. From regular sources there was about an average demand for ordinary invoices against trade wants, and some of the trade were working in more or less business for export, but all calls have been readily and promptly met and sellers appeared satisfied to obtain former rates. We quote Cut at \$1.80@1.75 per keg for car lots and \$1.80@1.35 per keg for parcels from store for iron, and add 3c. per keg for steel; Wire, \$1.50@1.60 at mills, and \$1.75@1.80 from store.

PAINTS, OILS, ETC.—In all essential particulars the market remains just about the same as last week, except, possibly, showing a somewhat reduced run of business. That, however, is just about what might have been calculated upon, and the chances are that the movement will run smaller still for the coming fortnight, as operators incline to stand off until the new year fairly opens. Manufacturers, importers and the large jobbers, however, have allowed accumulations to run low in anticipation of just such a contingency and hence find no difficulty in carrying supplies, while upon prices, there are, at the moment, no radical changes to advise. Certain irregularities, however, are occasionally referred to, and there is said to be some cutting on white lead in anticipation of an official reduction after the first of the year. Corroders' rates stand as follows: Lead in oil in kegs and dry lead in kegs in lots of less than 500 lbs., 7½c. net; in lots of 500 lbs. to 5 tons at one purchase, 7c.; 5 tons to 12 tons, one purchase, 6½c.; 12 tons and over, one purchase, 6¼c.; kegs. Lead in oil in 25 lb. tin pails, add 1c.; in 35 and 50 lb. tin pails, and ¼c.; 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 shows no variation of decided nature, the demand sustaining about a seasonable average, and prices being well held in place. We quote on general range at 46@47c. for Western, 47@48c. for City from domestic seed, and 57@58c. for do. from Calcutta seed. Spirits Turpentine has shaded slightly on cost of large parcels and the market remains in a dull position, buyers as a rule refusing to invest beyond the natural wants of the moment. We quote at 30¼@32c. per gallon, according to quality, quantity, delivery, etc.

TAR AND PITCH.—A slow trade and a more or less stupid market reported. The quantity of stock offering is not large enough to become obtrusive, but sufficient apparently for all present wants, and sellers make no objection to accepting 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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