

REAL ESTATE RECORD AND BUILDERS' GUIDE.

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UNTIL the results of the government bond issue are seen, not merely the amount of bonds subscribed for, because it is hardly probable that the financial institutions of the country would care to face the consequences of a failure of the offer and that therefore the issue will be over-subscribed, but its permanent influence on the gold reserve, there will be no return to good feeling and confidence. So much is made of the importance of increasing the reserve that it will be a great disappointment and be reflected injuriously on the prices of securities and on general business if a large part of the gold received for the bonds does not stay with the Treasury. It will take time to ascertain whether this is to be the case or not. Undue stress is laid on the fact that a small parcel of gold was purchased this week at a price indicating a small premium; as a matter of fact gold has passed to and fro between this country and Europe for several years at an apparent loss to the shipper. If the recent case is taken as putting a premium on gold, then there has been a premium on the metal since 1890, commencing with what went to Europe in anticipation of the Baring failure. As affecting the gold situation it is a remarkable fact that the cancellation of gold certificates is going on at a somewhat rapid rate, and that the present amount of gold certificates in the Treasury and in circulation is only one-half what it was at the beginning of 1893. The call for bids for the bonds and the subsequent discussion thereon, have created a very uneasy feeling which will not be easily removed. On the subscription being announced, an attempt will no doubt be made to rally the stock market, but the success of that attempt will be moderate, if any. The reduction in the Burlington dividend, while a proper and conservative course, has directed attention to other roads that have not made any change, as a result of the poor business of the past year and a half, and reading between the lines of official statements in regard to them, it is easy to see that unless business improves very materially, of which there is only a small prospect, there will be further reductions in the rates of distributed profits, if not entire suspension for a short time. It may be said that these changes, being light and but temporary in their character, ought not to affect prices as much as they do, but the fact to be considered is, that they do so affect them.

THE general advance in government securities in Europe followed the initiative set by the governments of France and Russia in supporting their issues in the Paris market on the death of the late Czar of Russia, and is partly due to the assumption that his successor will continue the policy which secured the peace of Europe for fifteen years, an assumption that may turn out correct but has as yet no logical basis. The French government did even more than actively support its Rentes, it threatened operators with section 419 of the Penal Code which punishes with from one to twelve months imprisonment and fines of from \$100 to \$2,000 combinations or coalitions to influence the prices of merchandise or public securities. Prices of these securities can only stand where they do until this illegitimate support is withdrawn. British trade returns for October are satisfactory as indicating that an end has come to the declining tendency apparent for some months past. Imports increased 0.9 per cent, and exports 5.3 per cent, compared with October, 1893. Another favorable feature of the returns is the increase in the exports of coal, yarns and tin plate. As the Rhenish-Westphalian steel rail-makers are complaining of the pressure of English competition, the presumption is allowed that future returns will show an expansion of the iron trade in that direction. The Berlin Bourse has refused to suspend operations on time in Russian roubles, the trade between the two countries requiring that merchants shall be kept apprised of the

value of the Russian paper in which settlements are made. In Austria and Hungary prices are inflated to a point that threatens collapse. Recent changes in the Spanish ministry are indicative of tariff reforms in the line of freer trade. The settlement of affairs in Australia and New Zealand drags. In the latter country the Government is hesitating in its policy of backing up the banks finding the position involves more responsibility than was first thought would be the case. New South Wales has a deficiency of \$10,000,000, the revenues of Victoria are declining and the departures from the colony exceed the arrivals, while Western Australia seems determined to increase its unhappiness by the adoption of a system of government loans to farmers. The response of Japan to our government's offer of mediation confirms what we have said about the position of Japan and the probable duration of the war, which is now the exact measure of China's obstinacy. That country never yet yielded until the enemy was at her capital and there seems to be no reason to believe that she has changed, or that she will sue for terms until the Japanese are knocking at the gates of Peking. Crossing an enemy's country with inferior or practically no transportation is slow work even if there is no opposition and consequently it looks very much as if the war will be carried over until well into next year.

IRON-MASTERS in Great Britain are giving a great deal of thought to the condition of the trade by which they exist, and a great deal of information is being poured out to ascertain whether or not the supremacy that was once so easily hers cannot be regained. It must be extremely galling to the local manufacturers to see the iron-work of several very important buildings in London and of some larger undertakings in the Provinces, as has been the case lately, come from Belgium and other countries on the Continent. It is said one German firm alone exported to Great Britain 30,000 tons of joists last year. A committee of iron-workers, appointed to investigate the question, have reported that the decline in the British iron trade is due (1) to the lower range of wages paid on the Continent; (2) to the command of cheaper freight, both by land and by sea; and (3) to the higher profits made in the protected home markets, enabling German manufacturers to sell surplus produce in outside markets at a low profit, or at no profit at all. Much of this discussion is addressed at the British workman. At the same time there comes to hand a report from the United States vice-commercial agent at Hamburg, on the condition of the working classes in Germany, which appears to be one of unadulterated misery. He says: "Frugality and industry can hardly be expected to accomplish any miracle greater than that of enabling a thrifty workman to keep out of debt." If the improvement of the iron trade in Great Britain requires that the working people shall make sacrifices that will bring them to the condition of the German workman, it is not surprising that they regard the condition of the trade and the complaints of the employer with equal indifference. It is hard to see how any industry subjected to such competition as this can be expected to thrive, notwithstanding any concessions the work-people make. The real point of difficulty is not in the wages or freights paid, but in the leverage the protective policy seems to give to the German in seeking foreign markets. If the falling off in the British iron trade survives the dull times, it is not unlikely, considering the important part that trade has in the general national prosperity, that a modification in the free trade policy of Great Britain will be agitated for and obtained, at any rate in lines that are so seriously handicapped by the difference between the policies at home and abroad, as the iron trade apparently is.

THE recommendation of the National Strike Commission that a permanent commission be appointed to decide differences between two parties, with power to the Federal Courts to compel only one of those parties to obey the decisions of the Commission after summary hearing, is not very promising of much assistance in settling the dispute between labor and capital. Of course this recommendation is too absurd to ever find embodiment in the laws. The whole of the discussion that has followed the strike of last June has been most unsatisfactory so far as its influence toward lessening or ending wage disputes is concerned. The first utterances appeared in the *North American Review* and came from the General who commanded the troops in Chicago, a railroad manager and a labor leader. The first was sure the army was equal to putting down any disturbance; the second knew that the railroads were right and incidentally charged that there was a wholesale and organized conspiracy on the part of the railroad employes for the destruction of railroad property, and the labor leader said the striking railroad hands had displayed a great deal of chivalry, which rivalry, however, he had previously advised the members of his own union not to imitate. Neither these opinions or the report of the Commission have any practical value, and the ques-

tion stands exactly where it did before they were heard of. Nothing has occurred to impugn the position taken by the Pullman Company that the employer was the best judge of whom he should employ and the amount of wages he could afford to pay, the workman having the privilege of declining the terms offered him if they did not suit him. The right of the workmen to combine for mutual protection and assistance has not been in the least sense invaded. In fact the matter resolves itself into one wholly for settlement between the parties to the dispute themselves, all outside interference proving to be more mischievous than helpful, this would particularly apply to any commission with powers such as Mr. Carroll Wright and his associates propose to give it. If what is indefinitely known as the dispute between labor and capital is an evil, as it undoubtedly is, it is in the nature of a family quarrel and apparently must work out its own cure.

How to Reorganize the Exchange.

THE movement on foot to reorganize the Real Estate Exchange should not be allowed to fail or fall short of the completest success. In a sense, the future of that institution is involved in the step, but even more than that is concerned, viz., no little of the standing and reputation of the real estate profession itself.

There can be no doubt whatever that the existence of the Exchange has lent a certain amount of "tone" to the position of the broker, agent and auctioneer. It has given real estate a public position among the "great affairs" of the city. It may be said by some that real estate does not need any factitious support, that the importance of the business to the community and the character of those who pursue it are the real elements of its good standing. All this is true enough; but it is not entirely true. The real estate business would lose something of its dignity if the public centre, which the Exchange has been for years, were by any chance to cease to be. As a matter of good policy, no broker in this city can afford to see the Exchange pass out of existence or fall into an entirely subordinate position among the mercantile institutions of the metropolis.

But here we are in this position: The directors of the Exchange, themselves, declare that their institution is, in a measure, inefficient, and does not obtain, as it should obtain, a general active support from brokers and others. A species of reorganization is declared to be desirable, and all this must be regarded as somewhat of a confession of failure. Under these conditions, to fail now in the reorganization will be to fail in a very public and complete manner. As we have said, neither the Exchange nor the profession can afford to allow this to come to pass.

A committee has been at work for some time on the problem, and their recommendations are published in full in another column of this paper. To be critical at this juncture would be unfriendly, and no one concerned in the welfare of real estate should show the least hostility to any well meaning effort to resuscitate the Exchange. At the same time if success is to be insured we must see clear and think straight. It will never do to formulate an insufficient plan, rely upon it and then find it end with failure.

The proposed reorganization scheme is in many respects an excellent measure; but the fatal defect of it is, in our judgment, that it is insufficient to [rehabilitate the Exchange and *make it a working part of the real estate business of the metropolis*. A registered board of brokers (which even those who suggest it frankly confess is not likely to be an immediate success), the opening of a board-room where members can write letters and receive clients, and some slight betterments in the Bureau of Information are improvements and enlargements not enough in themselves to actually centre real estate in Liberty street.

An Exchange is defined in the dictionary as "a place where merchants meet for the transaction of business." This definition exactly suits such institutions as the Stock Exchange, Produce Exchange and one or two others, but we doubt whether in this sense an Exchange for real estate is realizable. The conditions governing buying and selling and bartering of real estate do not favor and certainly do not render almost imperatives, as is the case with stocks and bonds, the concentration of operators within a narrow space at given hours. The predominant business relationship of a real estate broker is with his clients, not with other brokers. These clients either as buyers or sellers are scattered about the city, and the broker who should try to do his business by frequenting an Exchange would soon be distanced by others who don't. To offer these men a meeting room, a place where they can find stationery and files of newspapers or anything of that sort is to offer them something that is only a chance requirement. Brokers are seldom in need of a place in which to loiter away their time or talk with a client. The latter duty they would rather perform in the privacy of their own office or in that of their client's office. As to the registered board of brokers theoretically it may be a good thing, it might work satisfactorily, but the question here is: will it resuscitate

the Exchange? Certainly it cannot make the Exchange an Exchange in the sense the dictionary gives to the word.

Well then, it may be asked, if the Exchange cannot be strictly an Exchange what can it be? The answer is: An association of the real estate brokers, agents, auctioneers, land-owners, etc., of the metropolis. But, when people associate it is for some common and indubitable benefit to be obtained by each and all. Now, taking a rough glance at the matter, What are the benefits for which real estate men would be likely to form a strong, active, central association?

We will put to one side at once, "elevation of the profession," and considerations of that kind. They are undoubtedly powerful, but we have seen that in past they were not sufficient to create a working institution.

"Mutual protection" would influence undoubtedly a certain proportion of real estate men to combine, but we doubt very much whether the leading brokers and agents—those who are well established and have a steady clientele—feel that they are in any very great need of any protection, further than that which the law and their own business sagacity furnish them. The leading brokers, of course, would probably join with any representative body of their fellows, but an association that existed merely for the services it rendered to second rate or third-rate men would scarcely cut a great figure in real estate affairs.

Petty utilities, such as a room to receive clients in, files of newspapers, messenger service, etc., may, of course, be dismissed from consideration as inefficient to the degree necessary.

There are, however, certain important functions which an association might perform that would render it an important adjunct and assistance in the business affairs of everyone interested in real estate. We allude to certain services *tending to facilitate and cheapen the transfer of real estate*. Roughly, what are these services? To begin at the beginning: before property is bought, and sometimes before a would-be purchaser can make an offer for it, information upon many particulars is needed. To supply all this, a well equipped and thoroughly organized bureau of information should exist. It should, of course, be a bureau of full information, not a bureau of partial information. Second, when terms between a buyer and a seller are agreed upon, there is the matter of searches to be settled and other precautionary measures now controlled by lawyers and people who are primarily in no way interested in the welfare of real estate—these are parties who stand on the highway, as it were, and demand toll of all traders and dealers in real property. Clearly, here is a direction in which an association could be of immense importance to the real estate profession.

Beyond the foregoing there are smaller utilities in the same direction which an association might furnish its members, such as tax and assessment notices, facilities for the payment of taxes, etc. We might add, too, to the list, the general but important service of actively protecting real estate against political rascality and official ignorance.

An association on these lines would, of course, be co-operative in spirit. It should exist for the purpose of enabling its members to transact their business at the least possible cost. Its facilities, its cheaper services, and its assured protection should be given freely to the customers of all its members, so that under these circumstances it would be unprofitable for a broker to stay out of the association. It would not be to the interest of clients to deal with brokers who were not members of the Exchange. All the steps of a real estate transaction would thus be carried on within the Real Estate Exchange and by means of its machinery. A broker sells, let us suppose, a piece of property; the searching and guaranteeing and all the other necessary acts for the proper and safe transference of title is done at the Exchange at a cost not based upon high dividends or the expenses of a fashionable domestic establishment. Under these conditions the brokers would run the real estate business. They would have the whole machinery under their own control and could see that it was managed so as to make real estate easily and quickly transferable, which would, of course, be to their personal benefit. The entire profession would be interested in increasing and improving the general facilities.

It seems to us that an association of this kind, run entirely upon the co-operative system not for profit, but *solely for the purpose of facilitating and cheapening and securing the transfer of real estate, and the protection of the general real estate interests*, would really centralize the real estate business and obtain the support of all real estate men. The public, too, would be beneficiaries of the scheme.

The foregoing, of course, is advanced only as a very rough plan, merely an offhand suggestion, to indicate the lines upon which the management of the Real Estate Exchange must move if the Exchange is to be what it was intended to be. A scheme of this kind would, of course, raise opposition in certain quarters, but private interest ought not to be allowed to cut a great figure in a matter of this kind. Our plan, too, might need capital, but the investment would pay brokers—not, of course,

in the shape of dividends, but in the form of cheap and efficient services rendered to themselves and their clients.

It will be seen by everybody at once that were the Exchange organized upon the basis of rendering valuable, nay indispensable, service to its members, it would be easy afterward to make effective rules to govern trade methods, etc. But the first thing that must be done is to make membership in the Exchange so very valuable *in dollars and cents* that no broker could afford to be independent of it. Then, having combined the brokers of the city, members could readily enact for themselves rules about commissions, single representation or any other matter of common interest. Private interests and narrow interests could then be forced to yield to the general and larger interests. Governing an institution like the Stock Exchange, there are undoubtedly many regulations in force that are not entirely to the interests of some individuals, but those individuals cannot get along without the Exchange, they cannot be ostracized from their profession, and consequently they have to submit.

In the foregoing we have scarcely commenced to sketch out the usefulness of an Exchange constituted upon the lines indicated. With all brokers and agents in co-operation it would be easy to establish a department for protection against those pernicious dead-beats who rent or build, or in a hundred ways and under scores of disguises exploit real estate. Nearly all the great trades have their protective associations. Only in real estate, in which the sharper is most rampant, is he allowed a free field.

Our advice to the directors of the Exchange is: Recognize that petty improvements can avail but little in reorganizing the Exchange. The Exchange must be reformed upon a broad plan that will make it *imperative for all brokers, agents and others to join it and be active members of it.*

Do all you can to simplify real estate transactions and reduce the number of middlemen concerned in the passage of property from one hand to another. The Purchaser, Seller, Broker and the Machinery of the Exchange include all the parties that should be necessary. How many deals fall through because of the avarice and pettifoggery of those who are really unnecessary outsiders?

Protect your members against all sharp practices, and dishonest persons.

Protect the public. Let the people feel that behind every member of the Exchange is the reputation and standing of the Exchange itself.

The first thing, however, is to catch your members. This can only be done by giving them indispensable services upon better terms than any one else.

THOSE who are proposing to give a military character to the police system of the city—the suggestion that it should have an army officer for its head if adopted would soon be followed by a military system—should first be sure by inquiry that such a step would promise improvement. The idea of these gentlemen seems to be that a military man would be unaccustomed and superior to what are known as political methods and that therefore the Police Department with a military head would be managed without respect to parties and elections. But people who are acquainted with public life in Washington will not acquit either naval or military men of political convictions or of the practice of wire pulling. It may be taken as an assured fact that where the distribution of promotions and honors are not distinctly provided for by law, they are distributed in response to appeals to the party sympathies of the distributors. What are chiefly wanted at the head of the police are capability to organize and supervise accompanied by honor, and these can be found in civil as well as military life. It may be that the best man can be found in the army, but the authorities should not bind their choice to that source and thereby run the risk of losing the services of better men who may come forward from other services. It should be borne in mind, too, that the military and police services are very different in character, so different indeed that ability in one would almost imply unsuitability for the other. The military police abroad have not been the most successful. It is essential that a police force to be efficient should be in closer touch with the populace than a system based upon military rules will allow. The failure of the London police to discover the perpetrators of so many awful crimes in the past twenty years is said to be due to the policy of a late Chief Commissioner, a military man, to militarize the force and the greatest scandal ever known to Scotland yard, and which sent three of the ablest and highest officers of the detective force into penal servitude, occurred during his administration. The coming city administration have before them, in their enthusiasm, a splendid opportunity for making mistakes, and they will do well to make haste slowly, especially in adopting a scheme for the reorganization of the Police Department. The city will not be satisfied with an inefficient force, however honest, any more than with an efficient one, however dishonest.

A Plan for Revivication.

THE BOARD OF DIRECTORS OF THE REAL ESTATE EXCHANGE ADOPTS THE COMMITTEE'S REPORT TO EXTEND THE SCOPE OF USEFULNESS OF THE EXCHANGE.

The special meeting of the Board of Directors of the Real Estate Exchange, held on Tuesday last, was the most important that has been held for a long time, in that it received and adopted the report of the Committee appointed at the ordinary meeting held on November 7th, to consider the advisability of enlarging the scope of usefulness of the Exchange for the benefit of its members. There were present at this meeting the following directors: Messrs. Douglas Robinson, chairman; H. H. Cammann, E. A. Cruikshank, William M. Cruikshank, George De Forrest Barton, C. W. Luyster, J. Romaine Brown, Frank Yoran, Samuel F. Jayne and C. L. Clarkson. The Committee's report is as follows:

The Committee appointed by you at the last meeting of the Board to consider the advisability of enlarging the scope of usefulness of the Exchange, with a hope of benefiting its broker members, beg to report, that, after careful consideration, they have come to the conclusion that the Exchange ought to make every effort to be of the greatest possible assistance to the brokers and agents by giving them the opportunity of more closely allying themselves with the Exchange, and we think of no better way than by instituting a Board of Registered Brokers, which we propose to recommend to you, and by giving such a Board the opportunity of enjoying fuller advantages than have hitherto been accorded to the members of the Exchange. We think that, at first it may be difficult to make such a Board of Brokers as large or influential as we are convinced it would grow to be at no distant day, but we do most emphatically believe that, if supported generally by the more influential members of the Exchange, and as the benefits of such an organization are more and more apparent, the enrollment of all reputable brokers and agents in the Board under Exchange rules, is a foregone conclusion.

Owners of property would be induced from self-interest, if nothing else, to deal only with members of this Board, as members of this Board would be strong enough, if deemed advisable by the Brokers' Committee, to refuse to do business or divide commissions with brokers not members of the Board, if their methods of transacting business were not in accord with the regulations (which may be adopted by the Committee of the Brokers' Board). Such non-members would then be at a disadvantage, as property on their books for sale or rental would not have as open a market, and buyers and owners would appreciate this fact at once.

Why should this plan be unpopular and impossible, or, in other words, why should it not work out satisfactorily? We must all admit that our business, or rather the customs in vogue among some of the brokers, need reforming. We cannot change the old order unless we make these customs impossible between brokers. Customers (owners and buyers of property) must be made to feel by the Brokers' Board that members cannot do business with them if they treat any member unfairly; if we enforce this they will be compelled to deal with brokers not members of the Board, whose customs are not in accord with the regulations of the Committee of the Brokers' Board, and will, as we have shown before, have a narrower market and consequently be at a disadvantage. We feel certain that one or two object-lessons on this point would be sufficient.

All this is not visionary, we believe it is practical and the result obtainable. How the much-to-be-desired result can be arrived at unless through the Exchange and an exclusive Board, with stringent rules binding all members, we fail to see. The larger the membership among reputable brokers of standing the more effective our organization and the more far reaching its influence, bringing benefits to the brokers and owners alike.

Why should such a Board, exclusive if you will, work any disadvantage to any one? Any reputable broker or agent can become a member of the Exchange—annual, if he prefers, at \$30 per annum—he then becomes eligible for membership in this Board of Registered Brokers, no such broker or agent need feel excluded, the less experienced and unknown in the business, the more the advantage to be gained by becoming a member of such a board, as he thereby would have a standing among his fellow brokers and in the real estate world. We would suggest a Board of Registered Brokers, fee not to exceed \$25 (or sufficient to cover actual expenses of the office, etc.) per annum, and for this fee the Exchange to provide the Board a room to be called the Brokers' Room, open from 10 A. M. to 4 P. M., an attendant in charge, whose duty it shall be to attend to messages, notes, etc., for members, and have charge of the room. Another room to be provided where brokers can meet their customers—no one but members being admitted into the Brokers' Room proper. Members to be allowed the privilege of private letter boxes free of charge. Letters, notes, etc., can be addressed to them at the Exchange, or left with the attendant for them. Brokers' Room to be provided with stationery, writing materials, tables and maps for use of the members. Reports of any matters of interest to brokers to be posted daily in a conspicuous place in the room.

We propose, if possible, to inaugurate the exclusive control of property over owner's signatures until such control is revoked by the owner; also to have an appraisement committee who will furnish reliable appraisements at a moderate cost.

We would also suggest that there shall be a standing committee for the legal prosecution of brokers' and agents' claims for commissions against delinquent owners of property upon the payment of a moderate fee to be hereinafter specified.

We advise making the Brokers' Room an important feature and as attractive and necessary to all its members as possible. Daily papers on file, financial reports, etc.

We would suggest, as far as is possible, making rules to bind the

members together, to respect each others rights in the sale and rental of property and the recognition of each other in the sale, so as to make impossible the old principal of offering the property first and then getting the authority afterwards. Refusal by the members of the Board to do business with such a broker, if an outsider, and a consequent expulsion or a fine, if a member, would soon cure the evil. A report of such an offense, properly proven to the satisfaction of the Brokers' Committee, would be binding on all members.

Candidates for admission to the Board to be proposed and seconded and approved by the Brokers' Committee. And after such approval to be voted on by the Board of Directors of the Exchange. Expulsion for cause to take same course.

We would suggest representation in Board of Directors of at least three members to represent the Board of Registered Brokers, and that a Brokers' Committee be elected by vote of the members of the Brokers' Board, and appointed by the Directors to attend to the interests of this Board, to consist of seven members of which the Brokers' Directors on Board shall be three of the seven.

We would advise the enlargement in usefulness of the Information Bureau, making it possible for members to obtain, for a moderate fee, information as to restrictions relating to property and other important facts so necessary in the real estate brokerage business; and also to make arrangements for the registration of property, and for a moderate fee, to furnish all tax and assessment bills. The Board, if possible, to establish a list of defaulting tenants; such information could be given to the Brokers' Committee, to be confidential, any member to have the privilege of securing sufficient information to guide him in dealing with the proposed tenant, the Committee in no case to be required to give details or source of information. If such a record was kept it would soon become very important to agents, saving them much trouble and owners of buildings loss of rent.

In closing we hope you will deem, as we do, that the proposed changes and improvements, are as important to the Exchange and its members as we consider them.

Respectfully submitted,

DOUGLAS ROBINSON, }
J. ROMAIN BROWN, } Committee.
FRANK YORAN, }

Dated Nov. 16, 1894.

The vote upon the adoption of the foregoing report was unanimous it was stated, the three absent members, Messrs. Richard V. Harnett, George R. Read and Horace S. Ely having previously approved it.

The following draft of the annual report to the stockholders of the Exchange was also adopted, and its distribution among the stockholders ordered: At the conclusion of one of the worst years through which the commercial community has passed since this Exchange was formed, the Directors are able to meet the stockholders with a report and balance sheet, showing that the Exchange has paid all expenses during the past year, that the building has been renovated at a cost of \$3,461.76 and that there remains over and above all expenses a net balance of \$10,050.10.

Your Directors are satisfied with this result and trust that you will feel as they do.

An important outcome of the recent election, to stockholders and members of the Exchange, is the passage of the rapid transit act. For the past ten years this Exchange has repeatedly urged the importance of rapid transit to the growth of the City of New York, and while it has never committed itself to any particular scheme, all the various plans which have been suggested at one time or another have been ventilated before committees of this Exchange, and much has been done to prepare the public mind for the result which has now been so happily attained.

Your Directors have so felt the importance of enlarging the scope of usefulness of the Exchange, with a view of benefiting the brokers and agents, that they appointed a committee to consider this matter in all its details and have to-day adopted the report of the committee.

Your Directors wish to express their opinion on this important subject hoping that the new Board might not only be of the same opinion, but also enlarge, if they deem best, the scope of the proposed plan. We think that it is to the interests of the Exchange, and by this we mean its stockholders, to err if necessary, on the side of liberality towards members and to endeavor as far as possible to give members generally and to any organization starting under its auspices, as many privileges as possible free of charge, or at least at a minimum fee to provide only for actual expenses of providing the privileges, and without direct profit to the stockholders. We believe that the Exchange and the stockholders will indirectly reap far more than the fees imposed. With this view in mind, our plan provides for a Board of Registered Brokers and Agents, to be governed by a committee of seven; this committee to be elected by a vote of members of the Board of Brokers, three of this committee being Directors of the Exchange, who shall represent the Board of Brokers on the Board of Directors of the Exchange. This committee to draw up rules and regulations for the general government of the Board of Brokers (to be ratified by the Directors of the Exchange), and to have general management of the affairs of the Board of Brokers. Any reputable broker or agent, member of the Exchange, to be eligible to election to this Board, after he has been duly proposed and seconded, and approved by the Brokers' Committee.

It is not proposed to charge members a larger annual registration fee than sufficient in the aggregate to cover rent of rooms and other expenses of the Board; these fees, of course, to be over and above annual dues to the Exchange (\$30) for annual members, stock members only paying registration fee in case they become members of the Board of Registered Brokers. The Exchange to provide for this annual fee, a brokers' room, customers' room, free letter boxes, stationery, maps, daily papers, financial reports, etc.

The Board of Registered Brokers, we believe, will become an im-

portant body under the general scheme as proposed by our committee, if supported by our members, and we trust they will aid the new Board of Directors in carrying out this important step. We feel convinced, if this is done, that before the next annual report a change for the better in the methods of transacting the brokerage business will be felt, not only by the brokers but also by customers doing business through their offices.

We recommend the enlargement of the scope of the Information Bureau, so that members cannot only obtain, more expeditiously than at present, the information now given in regard to transfers, but also other facts so important in the brokerage and agency business, such as restrictions affecting property, etc. Only a fee sufficient to cover actual running expenses of Bureau be charged, no profit to be made by the Exchange. We hope a plan may be adopted whereby, for a moderate fee, all tax and assessment bills can be delivered to owners or agents registering property with the bureau for this purpose.

There are other improvements which will probably suggest themselves to the new Board of Directors.

We feel that the Exchange, through its Directors who represent the stockholders, must adopt a progressive, energetic, as well as a liberal policy, striving to benefit its members in every way in its power, making itself more and more necessary to them, and with the end in view of making this Exchange the centre of the real estate business in the United States.

We would recommend increasing, if found necessary, the efficiency of present departments as well as the creation of new bureaus. Our principle being to minimize as far as possible, all fees to members, over and above annual dues.

In closing we beg to impress on you the importance of upholding the new Board of Directors in this new movement by your cordial indorsement and support of our report and recommendations, feeling sure that if this is done, the plan must be a success, and that the Exchange will enter upon a new era of usefulness never before equalled in its history.

Upon the recommendation of the Finance Committee a dividend of 1½ per cent on the \$500,000 stock outstanding was declared and \$2,000 was set apart to reduce the mortgage indebtedness.

Two rules of the Exchange, which have been found objectionable, especially by auctioneers, were rescinded.

"No. 21. No member of the Exchange shall become, or if a member remain a member of any other association, or organization or corporation in the City of New York formed for or carrying on the business of publicly offering real estate for auction, and any member violating this rule shall forfeit his membership in the Exchange.

"No. 22. No auctioneer being a member of the Exchange shall directly or indirectly, through a partner, clerk or otherwise, advertise offer for sale at auction, or conduct any sale of real estate or leasehold property in the City of New York at any place other than the Real Estate Exchange and Auction Room, Limited, (except a sale had under a decree of a court of competent jurisdiction), without the formal permission of the Board of Directors of this Association, after application therefor first had and obtained. Any member violating this rule shall be liable to a forfeiture of his membership and all rights in any stand occupied by him and to either or both of said penalties."

Mr. Douglas Robinson stated subsequent to the meeting that the Special Committee had been continued to prepare a preliminary plan to give effect to the report as adopted by the Board of Directors, but that the registered brokers are to appoint their own committee by vote upon which will devolve the work of making permanent regulations and perfecting the details for carrying on business; that the Directors of the Real Estate Exchange had now done all they could do by adopting the recommendations of the committee, and were willing to do everything in their power to aid, but that the success of the plan would now depend upon the brokers and agents.

Mr. Richard V. Harnett said the report embodied his views. He was heartily in sympathy with the movement and endorsed the recommendations.

Mr. E. A. Cruikshank referring to the report said: "Whatever additional advantages can be offered by the Exchange will no doubt redound to the advantage of all. The larger the number of members and the more powerful the Exchange becomes, the more serviceable it will be to each individual belonging to it. While I have not gone so thoroughly as I might have desired into all the matters contained in the report, there is no question in my mind but what it is to the interest of the Exchange on one side and all brokers on the other to join forces and assist in making a headquarters where all information in regard to real estate can be obtained promptly and readily; where a large field will be opened for the sale or rental of property by reaching a number of brokers at the same time and having them all feel a common interest in such rental or sale; in having a central organization by which all brokers can be protected and feel safe in widely advertising the property in their charge to prospective buyers or their representatives, which at present it is not always safe to do, as they may lose both the commission and the credit of the sale."

The following opinions were gathered before the publication of the report; they serve in a measure to show the general feeling of uptown brokers toward the Exchange:

Mr. W. Stabler, of Stabler & Smith, said: "The Exchange does not offer anything we need. I do not know in what respect it could be improved unless it went into something that would help the agents. The Real Estate Brokers' and Owners' Association in Harlem attempted something it could not carry out and as a consequence is practically dead. It tried to enforce the rule that there should be no free renting, which was impossible to enforce. It also attempted to

establish a bureau of information on the character and responsibility of tenants, but that amounted to nothing. It would have been very useful if done properly. Another organization is doing it for a small monthly fee and very successfully. Now there is a great number of 'dead beats' who rent houses, stores and offices, and it seems to me that the Exchange would increase its value to its members if it afforded information about these undesirable people. It is not possible, I am sure, to concentrate the real estate business, except the auction business, at the Exchange. It is not susceptible of being concentrated for the reason that everybody buys and sells real estate. A man who wants to buy a dwelling is not going down to the Real Estate Exchange to buy it; he wants to see it. I think the Exchange could increase its value and importance by holding regular meetings for the discussion of questions relating to real estate and the material advancement of the city. That is what makes the success of our West End Association, which leaves matters of pure business alone and devotes itself only to advancing the material interests of this portion of the town. It looks after the streets, the garbage question, street railways and such matters. It was the request of the West End Association that started the Columbus Avenue Cable Line. If the Real Estate Exchange would make itself for the city what the West End Association is for this part, I feel sure that it would grow in importance and value to its members and in influence with the community."

Mr. Frank L. Fisher: "The Exchange could do a great service by getting rid of the curbstone contingent that throngs about its doors. I have heard many complaints of these men. Only the other day a friend of mine was complaining that no two men could go into the Exchange to talk business without being followed by one or other of these men, who try to overhear what is being said so that they can go around and offer the property. I do not know how it can be done, but it would be a good thing to do if possible. The only thing I find useful is the Information Bureau, which might be increased in efficiency. The suggestion in regard to restrictions is a good one; brokers would be very glad to avail themselves of reliable information under that head, for instance whether restrictions really exist and whether they were put on before the mortgage, etc. At present the broker's information on this point is not always definite, and if the Exchange supplied it it would save trouble and facilitate business. There was a time when brokers generally advertised themselves as members of the Real Estate Exchange, in the same way that Wall street men advertise themselves as members of the New York Stock Exchange, but they are getting fewer. I would look with pleasure on anything which would revive the feeling that was back of this announcement. I would like to see membership recognized as conveying some honor or personal credit that would recommend the possessor to the public. As it is no one cares particularly about being a regular member of the Exchange. Membership of the New York Stock Exchange implies a certain amount of capital and that the broker may be relied upon to do business on a proper basis. I would like a membership of the Real Estate Exchange to carry similar significance. As to the business of the members I do not think it could be done on the Exchange to any large extent. The circumstances surrounding real estate are so different from anything else dealt in upon the Exchange."

Mr. F. Zittel: "I would be very glad to do anything that would tend to increase the value and importance of the Exchange, but I really do not see how it can be done. There would I think be no difficulty with brokers who are members of the Exchange, it is with the many who are not members of the Exchange with whom the difficulty would arise. Anybody can become a real estate broker, and as a consequence there are a great many men who will do anything to obtain a commission or a fraction of a commission. I have often thought that it would be a good thing if brokers were licensed and had had to pay a license fee of \$200 or \$250 a year, that would keep out the worst element, but I fear there are too many obstacles in the way to get a law passed for that purpose. One of the first things to be done is to bring about the consolidation of the two auction rooms. There is not business enough for two and they are only cutting each others throats. One of the great obstacles to the reform of the Exchange is the jealousy among the brokers themselves, and another, the way in which owners do their business now. When I began business twenty-six years ago, an owner would put his property into the hands of one reputable broker to whom he would refer all others who applied to him about it. They could then work amicably together. Morgan, Raynor, Moller and others did their business this way. Now the owner gives the property to all the brokers and thereby increases the rivalry among them. If the public could be induced to go back to the old way of doing business, it would help to elevate real estate brokerage, but I suppose this, too, is impossible. I do not complain of competition. I like a fair stand-up fight, it is the underhand ways I complain of. It has happened to me that when I have spent money in advertising a property that men from other offices watch about it to get hold of the people who came in response to my advertising, in order to sell them other properties. In one case some of our clients were followed onto the elevated railroad, and during an afternoon's shopping to their homes, where next day they received offers by letter. This being the state of things, I confess I do not see how the business is to be improved."

The Tenement House Inquiry.

Public hearings were begun this week by the Commission appointed by Gov. Flower last spring to inquire into the conditions surrounding tenement house life in New York City. The Commission consists of Richard Watson Gilder, chairman; George B. Post, Roger Foster, William d'H. Washington, Dr. Cyrus Edson, John P. Schuchman and Sol Moses. It has already made a preliminary personal inquiry into

the subject, and the public hearings will close its work preliminary to making up its report. These are held in the new Criminal Court building and will be continued semi-weekly, or oftener if necessary, for the next few weeks.

The Department of Buildings.

FURTHER TALKS ON THE DEPARTMENT AND THE BUILDING LAW.

Our offer to the building trade to come forward and put the many complaints that are in circulation of blackmailing by officials of the Department of Buildings in more tangible shape than they are now in, does not meet with a large measure of response, at any rate not with the response of actual proof. Even if the charges are true this is not to be wondered at, because the people who paid the money received something in return and are not going to run the risk of the work being overhauled by talking about it. Builders who know of this, and though they are hurt by favors being granted to others that they do not themselves receive, are loth to say anything that would involve them in a quarrel with either the Department or with other members of the trade. This latter position is illustrated by our reporter's experience with the firm mentioned in the paragraph next following. Causes of complaint against the Department will more probably come out through people outside of the building trades than through those in it. If there are no causes of complaint the trade has succeeded in doing what was always hitherto considered impossible, *i. e.*, raise smoke without the aid of fire. For instance, while one of the gentlemen, whose remarks are given below, was talking, a friend of his who happened to be in his office said: "Well, Mr. —, how do you account for this? There was a high board fence on the north side of 55th street between 8th avenue and Broadway, some rafters were run off from it and a shed built at the back, finally a hole was cut in the fence and the place turned into a blacksmith's shop. This was clearly in defiance of the law against erecting frame buildings in the city. I went myself to Mr. Brady and complained of this violation of the law, but the thing stands there to this day." "You ought to have gone further then and complained to the Board of Examiners," said the builder, but the friend did not know that there was any appeal to the Board, and having failed in his application to the superintendent did not go any further.

Some builders do admit that gratuities are bestowed upon inspectors in order to secure their good will, but deny that it is blackmail they are paying. In principle it is precisely blackmail and nothing else. Their explanation is that the opportunities for varying construction of the building law and the impossibility of carrying into practice, with strict fidelity, the theory of the building as embodied in the plans gives the inspector a very large field to be disagreeable in, and the builder to guard against this makes the inspector a present to soften his austerity so that "violations" will not be put upon his building too frequently or for trivial faults, and he be compelled to spend several valuable hours of an only too short business day at the department in getting them removed. The complaint of the inspector will be based upon facts. He may see some loam which the contractor has delivered instead of sand, and although it may lie in the street rejected by the builder as not according to contract, the latter cannot deny that it was on his work when before the department, or say that the inspector has exceeded his duty in reporting it. He must make the best explanation he can and take a wiggling if the department chose to bestow one in order to get the violation removed. A hundred similar things might be cited. Yet, while the builder has the excuse of expediency or policy to plead in mitigation of his offense in making money gifts to the inspector, the system is discreditible on both sides. This is a case in which it is neither blessed to give or to receive. The builder would in fact not give unless he knew that it was expected of him, and his failure to do so would be followed by unpleasant circumstances. This system can only have grown up under corruption, and the sooner an end is put to it the better. It must be borne in mind that this present giving to secure favors or to avoid annoyance is not made up of a few widely spread cases, but according to the statements of the several builders and to general report, is a system by which inspectors receive a considerable revenue in the course of the year and in the total must amount to not a few thousands of dollars. In the end of course, the buying public pays the bribe in the cost of the building. This system is surely the result of a vicious policy and cannot be too soon ended. Under a proper administration of the Building Department and with inspectors as honest and competent as they ought to be, the builder would neither be required to purchase indulgence or have to spend his time at the Building Department explaining away small errors or mishaps. The inspector would on discovering any one of these notify the builder of his infraction of the law or regulations and give him a minimum of reasonable time in which to alter it. If on his next visit the offense remained unremedied then he would refer the matter to his superiors for their action. It is reasonable to suppose that with uncorrupted inspectors violations of the law would be much fewer than they are, and the builders required to spend no more time at the Department than they do now. The gain in reputation to the Department and to the building trade would be inestimable.

The results of interviewing the members of a certain firm showed how difficult it is to bring the complaints against the Department of Buildings down to a matter of record, notwithstanding that the trade is full of them. The firm in question has built a great deal on the West Side; it has several members, two of whom were first spoken to separately and a number finally collectively. The first seen said: "I think all the departments ought to be overhauled, and that pretty radically and pretty quick, the Building Department included. We never had any trouble with the Department,

in fact have only had one violation laid on us, and that was by an inspector so drunk that he could not see his way across the beams, but you go round to the job on —th street and see my partners; they are there all the time and can tell you more than I can." Outside the job a second member of this firm was found, who also declared his firm had never had any trouble with the Department. While, however, declaring that the Department was all right, he said: "If we wanted to make trouble we could do it," referring to some infractions of the building law on the part of others, and further: "You can do very little unless you pay for it." When pushed for details on these points he declined to give them, and preferred that the head of the firm should do the rest of the talking. The latter gentleman, a very polite and politic gentleman, had nothing but pleasant things to say of the Department of Buildings and the building law, and gave the impression that he wished the RECORD AND GUIDE to convey the compliments and respects of his firm to the Superintendent and the inspectors.

Mr. John Casey said: "I find the Department a very good one. It has an excellent Board of Examiners, and Mr. Brady is just the right man for the position; he is young, active and knows the building business thoroughly. We were very much put about at the time when our plans had to be approved both by the Building Department and the Health Board, and the regulations of one department clashed with those of the other. Since these matters were brought under one head and especially since Mr. Brady was made superintendent, they have worked smoothly and pleasantly and the plans are put through much more quickly. As to this talk about the inspectors looking for money, all I can say is, they never asked me for a dollar nor have I paid a dollar to any of them, and I have done as much building as any man on the west side. The inspectors I have met have been invariably mechanics and competent at the same time. I think there is room for improvement here and I believe that if Mr. Brady had his option in hiring men we would have a better class of inspectors. They ought to be men so competent, intelligent and honest that some discretion could be allowed them in settling points of difference and allowing variations that do not interfere with the stability and strength of the building. At the same time I would insist upon having trained practical mechanics. I remember the men who were sent out by the Board of Health under the old arrangement—graduates of Columbia College—bright, smart young fellows who had, however, no knowledge but what they got from books and who would get into arguments with builders and [their employes for the purpose of trying to discover if there was anything wrong. A practical mechanic can see for himself whether a thing is right or not. Regarding the building law, I think that can be improved. For instance, it requires the first floor to be fire-proof in the case of tenements and apartment houses in order to protect the building against fires occurring in basements. As a matter of fact, it is very rarely indeed that a fire occurs in the basement. In cases where there are stores on the ground floor it seems to me that it would be preferable to make the second floor fire-proof as that has to carry the weight of the partitions and as fires that occur in these buildings generally break out in the stores because of the inflammable matter that is always kept in them. The change would cost more money, but it would let the builder get along quicker with his work. He is often delayed by the want of the iron beams for the ground floor, which he would not be if he was allowed to use wood for that floor and iron for the floor above, because he would have so much more work to do before the iron would be required."

Mr. C. W. Luyster, referring to the reports of bribe taking by officials of the Building Department, said: "When I started in the building business I determined never to pay a man a dollar, and I have been in that business thirty-two years and never have given a man a dollar. The inspectors are not competent men, but I believe they are as good as Mr. Brady can get for the salaries he is able to pay. I do not think Mr. Brady should be held responsible for the character of the inspectors. I do not think he has anything to do with the appointment or removal of any one of them. Tammany Hall is at the bottom of it all, and responsible for the condition of things that exists. If the inspectors are not paid properly of course they will bleed the builders. There have been superintendents whom I did not consider honest, but I do consider Mr. Brady a competent and honest man. A man who wants to do good work need not pay inspectors. If he is asked to do it and appeal to the Superintendent or the Board of Examiners he will be protected. Builders who do pay the inspectors are very foolish, and as guilty as the inspectors themselves. The Board of Examiners is made up of men fully competent for the positions they hold, and any case carried before them will, I am sure, be dealt with on its merits." Regarding the building law, he said: "The improvements I would suggest would be in the line of greater stringency. Walls in some instances should be thicker and the timber stronger, more care should be exercised in the placing of flues, foundation pier and walls should be stronger and thicker. No matter what is the span of the house, a man can choose his own timber and can put in either 8, 9, 10 or 12-inch. If he puts in 9-inch that is passed as good construction. In some cases 9-inch is put in where only 12-inch is really good construction. I hold that the builder ought to be compelled to put in timber of a certain thickness, according to the weight that has to be carried. A law similar to that which applies to store houses ought to be made for private houses. Regarding the fire-proofing of the lower floors of flat houses, I am in favor of that, and if there is any danger from fires in stores, in cases where the ground floor contains stores, the second floor ought to be fire-proof also. I would not take away the fire-proofing from the first floor, believing that this is particularly a case where it is better to err on the safe side."

Mr. J. B. Gillies, to whom the same questions were put as to other

builders, replied: "I think the case was put fully and fairly by Mr. Buek in your columns. The Building Department like a good many other departments is about twenty years behind the age. As to the talk about money being paid to the inspectors that is, I believe, all heresy; even the talk is less than I ever heard before, certainly there is not so much of it as there was three years ago. Regarding the inspectors, every one I have met in this district I consider competent. I have talked with them frequently and have received from them views and suggestions which have been helpful to me. No doubt a great deal could be suggested for the alteration of the building law, but what one man would want another would not. There are no doubt differing opinions as to the thickness of walls and the heft of timber, but I do not trouble about them. I consider what are required as safe, and that is all I want to consider. I am content to pay for what my neighbor pays for; if he paid for less than I did of course I should immediately become dissatisfied. Mr. Brady and I are political enemies, but I think he is as honest and competent a superintendent as we have ever had excepting none. What trouble there is between the department and the building trades arises in my opinion from the exercise of discretionary power in the construction of the law, and I do not know how we are to make laws affecting a subject so complicated as buildings under which such differences will not arise."

Mr. P. Gallagher, when questioned said he had not come into sufficient contact with the Department of Buildings to enable him to say anything of the character of the Department or its officials. He believed there was a great deal in the building law that might be improved but did not care to go on record as expressing positive opinions without first studying the law carefully. "One point, however, occurs to me," he said, "and that is in some cases the meaning of the law is not clear where it might easily be made so. For instance, bearing walls are called for of a certain thickness up to a certain height. It sometimes occurs that parts of the wall, where, for example we put in a zig-zag, have nothing to carry and yet we may be required to make these parts as thick as the others, yet what is the use of it? There is another matter that I would like to refer to and that is the police regulations for the use of the streets. There is no builder to-day in Manhattan Island who can erect a decent dog-house on the street and live within the regulations. Consequently, builders are constantly being summoned to court and fined, to say nothing of their loss of time and money in various ways, for doing that which they must do in order to carry on their business. There are certain liberties that a builder is absolutely obliged to take; it would be much better to allow him those liberties and thereby give the officials less chance to levy blackmail."

Mr. A. J. Robinson, of Robinson & Wallace, had too small an acquaintance with the Department to give any opinion of its working. He had met with incompetence on the part of inspectors, but the character of his firm's work was such that they troubled them very little. "I am, however," continued Mr. Robinson, "in favor of the inspectors being appointed by competitive examination. The higher the character of the inspector and the more competent he is the better the good builders will like it. There is so much talk of blackmail being levied by the Department employes that I assume there is some truth in it. If people pay blackmail it must be for some consideration, otherwise I can see no reason why they should pay it, nor do I see why a great deal of work done in the city is passed by the inspectors unless they are paid to pass it. One thing I am quite sure of and that is that no man who is doing good honest work need pay blackmail. Your question relating to the building law takes in a very large subject, on which I would have to prepare myself before speaking at length upon it. There is one point I can refer to, and that is the requirements for the thickness of walls. These requirements are based on safety with the worst class of work. Consequently the honest builder has to suffer for the doings of the scallawag. A 12-inch wall could be carried up much higher with perfect safety [than is now allowed, if the work is proved up properly. There are many cases in which, because the regulation height is exceeded by a few feet that a 16-foot wall has to be put into the basement, the extra width in the lower part of the wall being totally unnecessary for safety, providing the work is done properly. I had a case of this kind in the extension to a dwelling house I built, where we went only three or four feet above the allowed limit for a 12-inch wall. With provisions for more rigid inspection I think the law relating to dwelling house walls can be altered with advantage to builders and owners and without any injury whatever to the public. This opinion does not apply to walls of less than 12 inches in thickness."

The Lumber Dealers' Association.

The voluntary association of lumber dealers, which has existed for some time, has taken permanent form by the incorporation of the National Wholesale Lumber Dealers' Association, with the following officers: President, J. W. Robinson, of Robinson Brothers Lumber Company, North Tonawanda, N. Y.; first vice-president, Robert H. Jenks, of Cleveland, Ohio; second vice-president, E. M. Price, of Price & Hart, New York; Treasurer, A. C. Tuxbury, of the W. H. Sawyer Lumber Company, North Tonawanda, N. Y. The membership is made up of from 150 to 160 of the most prominent wholesale dealers of the Middle and Eastern States, who represent a capital estimated at \$30,000,000 and a business at \$75,000,000 a year. The objects of the association are mainly the mutual protection of the members and the dissemination of useful information. A bureau of information has been established at No. 18 Broadway under the superintendence of the secretary of the association, Mr. H. M. Clark,

Rapid Transit.

THE AWAKENING OF THE MANHATTAN ELEVATED RAILROAD COMPANY—MR. STARIN'S IDEA FOR AN UNDERGROUND ROAD.

The vote for municipal rapid transit has already borne good fruit in awakening the owners of existing facilities to a sense of the danger they are running in ignoring the needs of this great and growing population. The Manhattan Elevated Company has made a number of changes for the increase of its service which will no doubt help the situation much, but are by no means as comprehensive or as extensive as it calls for. These changes are intended to relieve the points where the jam is now greatest. On the 6th avenue lines extra trains are now running between 104th street and the Battery and the number run on the upper part of the road between 5.30 and 6.30 P. M. has been doubled to relieve the shopping districts. Extra trains make no stop between Franklin street and 14th street. North of 59th street trains now run on three-minute headway instead of six-minute headway as heretofore. Transfers are issued at the Battery to allow travelers to cross from one side of the city to the other without extra charge, so that any one desiring to do so can ride from 155th street on the West Side to 135th street on the East Side for five cents. But for an obscuration of vision peculiar to monopolies, these changes would have been made long since, but being made they should be thankfully received as a measure of immediate relief. The results will show how far the Commission and the public can rely on the elevated roads to carry traffic and what part they can play in a comprehensive plan of rapid transit. It is a great pity for its own sake that the Manhattan Elevated Railroad Company did not assert itself earlier by giving the public the largest benefit of its resources.

The Rapid Transit Commission is still considering the plans and suggestions for routes which have been presented to it. At last Tuesday's meeting Mr. Henry R. Beekman resigned the office of counsel to the Commission, and Parsons, Shepard & Ogden, and Tracy, Boardman & Platt were appointed counsel at such compensation as should from time to time be determined upon. The latest suggestion on routes comes from Mr. Starin, who favors an underground, electric, standard gauge, four-track road running the entire length of the city on the general lines adopted by the last commission. If it should be decided that there should be a four-track west side line and a four-track east side line above 14th street, a single four-track line below that point would be inadequate, and the east side line should be continued down Elm street. His idea of routes in this event was for the west side, Broadway, if available for a four-track road, and if not a parallel street west of it, to the city limits, and for the east side, Elm street to beyond the Harlem river. He thought the road should be planned to carry freight, mails and express matters as well as passengers, and to act as a vast receiving station for the business of all the great trunk lines of the country entering New York. The double-deck plan was out of the question; a broad road on one level and of ample height was essential.

Trade Notes.

The New York Illuminator Company, of No. 2,741 8th avenue, has met with surprising success in the manufacture and sale of their light producing patented appliance called "Illuminators." The demand for such an article has long been felt by property owners and occupants of dark stores and lofts. As we have already explained in our columns, the device in question was invented by Mr. Edward Westermayr, a practical builder of New York City, and is now in general use in flats, stores, lofts, etc. The device is constructed on the principle of reflection and by means of corrugated silvered glass, the daylight is reflected and diffused into any room, otherwise totally dark. It can readily be adjusted to any window frame, and being made of the best wrought iron in the most thorough workman-like manner, is practically indestructible. Inspection can be had at the company's warerooms above stated. Considering the saving of gas and electric light the prices are sufficiently reasonable. There are now about 1,000 of these "Illuminators" in use in New York City, and agencies are being established to supply the constantly growing demand from out of town customers.

The Pennsylvania Enamelled Brick Company was incorporated on November 19, under the laws of Pennsylvania, with a paid up capital of \$100,000. The officers are James L. Rankine, president; Arthur E. Barnes, vice-president and general manager, and Wm. F. Burden, secretary and treasurer. The main offices of the company are at No. 287 4th avenue, United Charities Building, New York City, and the works at Oaks, Pa. The Pennsylvania Enamelled Brick Company succeed to the business formerly carried on by the Griffen Enamelled Brick Co.

The work of reconstructing the Hoffman House, after plans by Architects John B. Snooks & Sons, has been most carefully done by the contractors, notably the marble work by Dimond's Marble Works, of No. 248 West 42d street. This old established and reliable house are workers and dealers in marble and onyx, and are agents for Pennsylvania slate quarries. The proprietor is Mr. John H. Dimond, and he makes it a point to fill orders promptly and satisfactorily. His telephone is No. 1910 38th street.

TIFFANY "FAVRILE" GLASS.

Mr. A. E. W. Painter, one of the iron kings of Pennsylvania, and a man of large influence, is about to erect a memorial window in St. Paul's Church, Troy, Rev. Dr. Enos, pastor. This church has been recently entirely reconstructed and filled with many works of art by the money which was given by the most prominent citizens of

Troy, especially those connected with the stove industries—the Warrens, Tillinghasts, etc. Mr. Painter's memorial was designed by that very clever artist, Mr. J. A. Holzer, and is made very largely of "Tiffany Favrite Glass," an entirely new departure in glass work, the great artistic merits of which are undoubted. The window is extremely large and represents St. John on the Island of Patmos writing the Apocalypse, surrounded by a host of angels, etc.

VENETIAN GLASS MOSAICS FOR MANTLE FACINGS.

The demand for well-executed and attractive tile and fireplace work by the public generally, makes it needful for builders now to give a far greater degree of careful attention to the selection of materials for such purposes than ever before. The truth of this is demonstrated in many of the first-class private houses recently completed. One of the details especially noticeable is the introduction of Venetian glass mosaic for mantle facings. This material is susceptible of the most beautiful color combinations and artistic ornamentation. The firm of Davis, Reid & Alexander, No. 18 East 15th street, New York City, have made a special feature of this work, examples of which, together with tile and fireplace work, executed by them, may be seen in Messrs. Walker & Lawson's four houses on Riverside Drive and 103d street; Mr. James Livingston's nine houses on West 88th street; Mr. A. G. Nason's five houses on West 79th street; Messrs. W. W. and T. M. Hall's eleven houses on West 79th street, and Mr. E. Kilpatrick's five houses on West 68th street. Among the many contracts for tiling which this firm have recently secured may be mentioned the floors of the new wing of the American Museum of Natural History; the Presbyterian Building, corner 20th street and 5th avenue; private residences of Mr. C. T. Yerkes, 5th avenue and 68th street; Mrs. W. B. Ogden, Madison avenue and 39th street, and Mr. Emery, East 68th street. A visit to their show rooms will doubtless prove advantageous to any intending purchasers.

Personal.

Alderman-elect John P. Windolph, the well-known real estate and insurance broker, has removed his office from No. 62 to 60 Liberty street. At the new address Mr. Windolph has more room and better facilities.

Werner & Windolph is the name of a new firm of architects, with offices at No. 60 Liberty street. Mr. Werner was formerly with R. C. Fisher & Co. and Hugo Kafka, and Mr. Windolph (who is a son of Alderman-elect John P. Windolph) was formerly with Architect George B. Post. Both are bright young men, and already have plans in preparation for a number of new houses.

Questions and Answers.

Correspondents who do not find answers to their communications in this paper must please refer to future issues.

To the Editor of THE RECORD AND GUIDE:

Will you kindly answer the following: A party holding a lease of premises for 12 years, still having 4½ years to run, desires to sublet for balance of term as a restaurant licensed to sell liquors. A clause in the lease reads as follows: "And shall not be used for the sale of liquors or for any illegitimate purpose;" no penalty is inserted in the agreement. Would the transfer vitiate the case?

Answer.—The transfer of itself does not vitiate the case. It, however, gives the landlord an opportunity to make trouble. He may not desire to do so. But he may obtain an injunction preventing the carrying on of the sale of liquors or any "illegitimate business."—LAW EDITOR.

LANDLORD AND TENANT.

To the Editor of THE RECORD AND GUIDE:

You will oblige me by answering the following question. W. A. and H. R. make a lease for a grocery store on February 2, 1892, from May 1, 1892, for one year, by a written agreement. On May 1, 1893, the landlord, W. A., indorses on the lease. "this lease is hereby renewed for one year, viz., from May 1, 1893. W. A.," on March 3, 1894, W. A., the landlord, endorses again. "this lease is hereby renewed for one year from May 1, 1894. W. A." Now the tenant, H. R., wants to move out because the landlord has let the store adjoining to another grocery store. Now can the landlord hold the tenant for damages sustained, etc., as the tenant never signed the agreement or extension of lease.

Answer.—W. A., the landlord, can oblige the tenant to pay the rent until May 1, 1895. H. R. having occupied the premises after May 1, 1894, the holding becomes one for a year. It is not necessary to sustain the landlord in such action that H. R. should have signed the extension of the lease.—LAW EDITOR.

ASSESSMENTS.

To the Editor of THE RECORD AND GUIDE:

Kindly answer in your next issue, (1) if there is a law governing the assessed valuation of property; and (2) if so, what is the percentage on a building recently completed?

Answer.—Yes. In New York City the Deputy Tax Commissioners and in Brooklyn the Board of Assessors are required by law to value property for the purposes of assessment at what it would bring at a fair sale. The ways at which they arrive at this fair value are sometimes past finding out. Prominent brokers tell us that in New York they guess what the property would bring at a forced sale and place the valuation at 50 per cent of that; that in Brooklyn they guess at what the property would bring at a fair sale and fix the valuation at 70 per cent of that. (2) Is a question impossible to answer?—LAW EDITOR.

The Change in Fifth Avenue.

A CHANCE TO SECURE SPACIOUS WELL-LIT STORES AND LOFTS SUITED TO HIGH-CLASS BUSINESS.

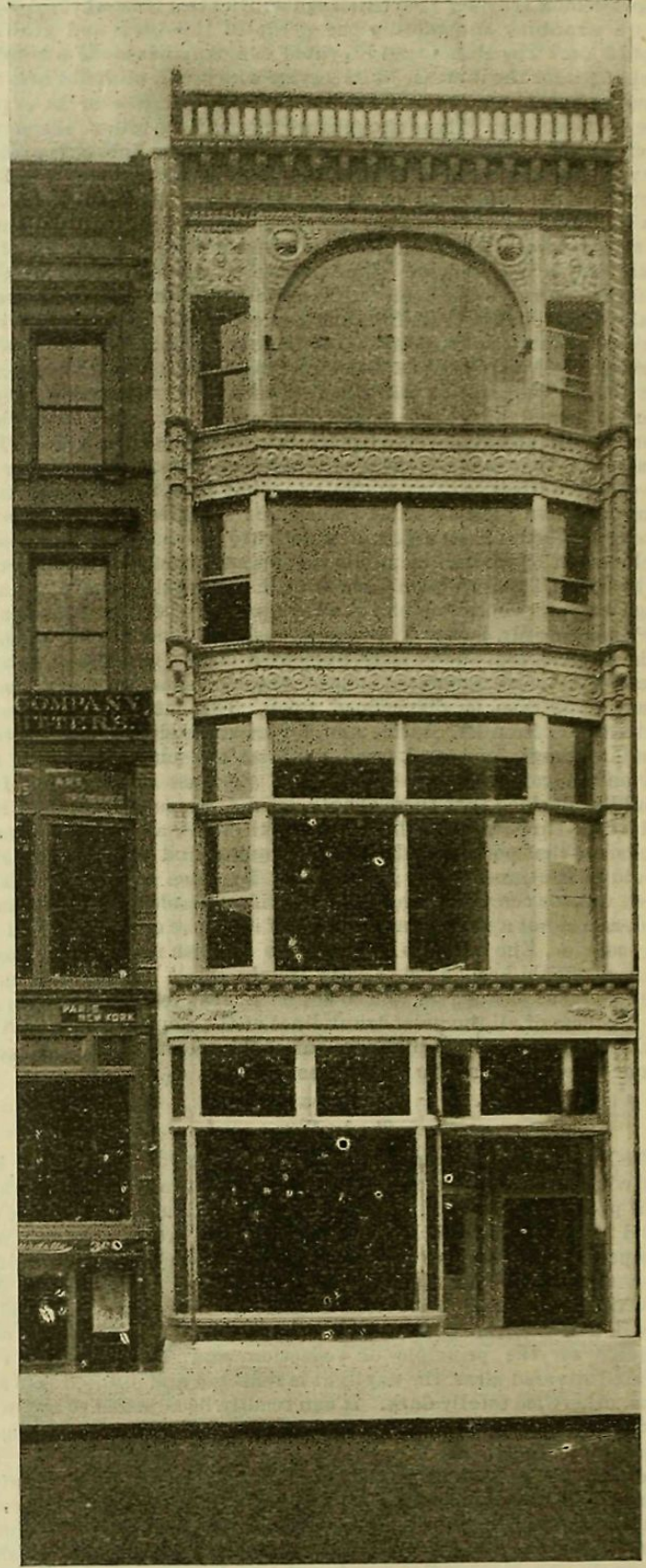
No one who walks upon Fifth avenue below the Park can be indifferent to the transformation that is going on there. What was once a strictly residence street, is fast becoming a strictly business street except in a few spots where large investments have been made in club and residence sites and buildings, and which stay because it would not pay to move them. These exceptions, however, give value to the thoroughfare because they will always stand as representing the best in the way of domestic architecture, and are indications that fashion and fortune still does and always will cling to Fifth avenue. As a consequence, the business that has taken position there, and that is still to come is of the very highest class of retail business supplemented by fashionable hotels. A glance at the windows and at the names over the doors will give ample testimony to the fact that the tradesmen who have secured premises on Fifth avenue up to now, are those who minister to the taste of the wealthiest people in the city; they are jewellers, decorators, dealers in pictures and objects of virtu, high-class milliners and tailors, etc. In fact, Fifth avenue promises in a few years to outrival Regent street or Piccadilly as a swell shopping place, and it is thither that the families of the millionaires of the south and west will direct their steps when they come to New York City on their periodical shopping visits, to supplement the patronage which the wealth of the city itself bestows upon it.

Nothing comes except for cause. The cause which has brought about the change in the uses of Fifth avenue property is the need for a quarter wherein the goods offered for sale shall be all first-class and in which the traffic shall be limited, so that shopping shall be more easy and pleasant than that of Broadway, for instance, which, since the advent of the cable car, has become crowded to the point of congestion, and in which there is no restriction of the business carried on or consistency in the grade of goods offered. Hotel, theatre, saloon and store crowd upon one another in Broadway, while from Fifth avenue such as are objectionable are eliminated. On Broadway the cheap and dear goods are cheek by cheek, the former being naturally more abundant than the latter, but on Fifth avenue the dealer in inferior wares has no place. Consequently, on the latter thoroughfare there is an altogether better tone; less sensation and bustle and more taste and evidence of fortune. The withdrawal of the better class tradesmen from Broadway and other localities to Fifth avenue has compelled extensive structural alterations in the buildings on that thoroughfare. In some cases old houses have been adapted over into stores and in others the old buildings have been torn down, but in either case, although the preference has naturally been given to the entirely new ones, there has been no lack of tenants for any. There is, too, an evident demand for more, which demand will grow with the filling up of the buildings, because that will naturally be the best kind of evidence of the value of the thoroughfare for business purposes.

Right where this movement is most pronounced Mr. C. E. Harrell has erected a handsome four-story and basement business building, No. 306 Fifth avenue, near 31st street, which is now open to inspection for renting purposes. This building is especially adapted to the effective display of goods because it has been constructed with the view to making spacious, well-lit floors. The front is entirely of glass, bayed to the top, and the rear looks upon an open court between it and the corresponding building on Broadway. The width is 25 feet. The basement has a depth of 130 feet as it runs clear out to the curb, the stores are of 100 feet, and the three lofts about each 87 feet. As previously stated all the fronts are open. The lofts are reached by an entrance, independent from the store, through a hallway laid in mosaic tiling. Lavatories and the other conveniences that go with them are to be found on every floor. The building is heated with steam and wired for electric light and piped for gas. The plumbing is open and the best of its kind. An electric elevator affords quick communication with the different floors from the hallway and can be used from the store as well.

In addition to their other points of suitability in construction, conveniences and arrangements, this building is located right in the line of traffic that comes from the Holland House on the south and the Waldorf on the north, from which it is only a block and a half

distant. The new Astor Hotel, which is to be built along side the Waldorf, will be just as near, and increase the tide of first-class travel on the avenue. The desirability of this building for any high-class business is unquestioned.—*Communicated.*



New Store Building.

NO. 306 FIFTH AVENUE, NEAR THIRTY-FIRST STREET.

C. E. HARRELL, No. 151 Fifth Avenue, Owner.

COVENANT TO REPAIR.

To the Editor of THE RECORD AND GUIDE:

Will you please answer the following query in your next issue and oblige: Under an "Agreement to let," which contains the following printed clause among others: "Party of second part (tenant) will keep the plumbing work, pipes, glass and premises generally in repair," is it incumbent on the tenant to look after the roofs and outside of premises as well as the inside? or is it the owner's duty? Tenant claims that he is not bound to look after the outside repairs,

Answer.—It is the tenant's duty. See RECORD AND GUIDE October 20, 1894, page 547.—LAW EDITOR.

A PLUMBER'S BILL.

To the Editor of THE RECORD AND GUIDE:

We would like your advice to the following case: E and C are two plumbers, doing business in Brooklyn. Some sixty or ninety days ago they contracted with S, builder (agent for M S, his wife), to do all plumbing as per plans and specifications, also according to "sanitary rules," in five houses. After making irregular payments S leaves a balance of \$725 due E and C, which he refuses to make good, they having the work completed, except making the "water connection," which they are ready to do at any time; but, as stated above,

S refuses to settle. What we want to get at is, can he be compelled, through legal proceedings, to come to terms (E and C also have the signature of M S, owner, on their contract), or is it a loss? Can it be procured in any way? By giving this a space in your next issue, with your opinion, you will confer a great favor.

Answer.—It should not be a loss. Legal proceedings should bring the money. File a mechanic's lien and foreclose same, or sue for the amount due.—LAW EDITOR.

BROKER'S COMMISSION.

To the Editor of THE RECORD AND GUIDE:

Will you kindly answer the following in your next issue: Is Broker A entitled to his commission if his client fails to take title and forfeits his contract money, which contract money amounts to four times the amount of commission, broker having received half commission on signing contract, and gave receipt that other half was to be paid on passing title, which he naturally supposed would be passed?

Answer.—A broker has earned his commission when he has procured a responsible customer, ready and willing to make the purchase. So A was entitled to his full commission in this case when the contract was signed, but it seems that he only demanded one-half and agreed that he should receive no more if the contract was

not carried out. He can recover no more notwithstanding that he "naturally supposed" that the title would be passed.—LAW EDITOR.

Real Estate Market.

Unpleasant as the admission must be, it is now conceded by many of the most observant brokers that the fall market has failed to realize expectations. There exists at present apparently uncontrovertible evidence of its having yielded to untoward influences and relapsed into the quiescent state that characterized the business of the summer months. There is, no doubt, plenty of money seeking investment in real estate, but although the asking prices for improved property anywhere north of Houston street are believed to have reached the lowest possible notch, actual investors are growing scarcer. Few transactions are being closed, and yet every broker of any pretensions has for weeks been able to and can now tell of sales of consequence under way in which the principals are held aloof by trivial disagreements regarding values that would ordinarily be considered immaterial where a sale and purchase were involved. In the up-town districts would-be buyers are plentiful enough, but beyond monopolizing the time and attention of the brokers they are successful only in failing to accomplish anything. The perversity of many of these prospective purchasers was never more consistent. They are perhaps no more desirous of buying cheaply than have been their predecessors for a year or more, but their fancy runs toward the acquisition of parcels of a specified description in neighborhoods where they do not exist. The seeker for a three-story house wants one in a locality in which are only four-story dwellings, and if induced to make an offer for one of the latter will almost invariably name a price based on his idea of three-story values, so to speak. The would-be flat buyer persists in an endeavor to make a \$30,000 investment where lots alone are quoted at not less than \$15,000. Under such circumstances it is not to be wondered at that brokers have become discouraged, and are not now inclined to look for any improvement in business before next spring.

The inactive condition of the sales market is almost distressing to West Side builders and operators. According to a catalogue issued by a Columbus avenue broker in September there are now, after allowing for purchases made since that time, over 500 new and unoccupied dwellings offered for sale between 68th and 104th streets. They range in value from \$13,500 for a small brick house on 70th street, west of West End avenue, to \$120,000 for a corner mansion on Riverside Drive. If \$30,000 is taken as the average price, and that figure is probably too low, the aggregate value of the houses at present on the market must be fully \$15,000,000. And yet there are builders whose operations now under way, or about to be begun, will, when completed, add largely to the number of unsold houses. With some of these builders the speculation will result in immediate profit, as they are preparing to meet an urgent demand that already exists in special localities. With others the inducement to continue building is probably the same as that felt by a man who has gotten under too great a headway when running on ice, fearing if he should stop he would fall. It certainly looks as if a let up in West Side house building would have a beneficial effect on next year's market, in view of the fact that there is little likelihood of that section of the city being selected for an operation similar to that of the so-called Southack syndicate.

The following are the comparative tables for New York Conveyances, Mortgages and Projected Buildings for the corresponding weeks of 1893 and 1894.

CONVEYANCES.

	1893.	1894.
	Nov 17 to 23, inc.	Nov 16 to 22, inc.
Total number.....	221	240
Amount involved.....	\$2,935,430	\$2,288,124
Number nominal.....	98	128
Total number 23d and 24th Wards.....	37	38
Amount involved.....	\$141,260	\$141,945
Number nominal.....	10	17

MORTGAGES.

	1893.	1894.
Total number.....	211	238
Amount involved.....	\$2,220,651	\$2,319,318
Number over 5 per cent.....	112	113
Amount involved.....	\$694,333	\$561,764
Number at 5 per cent.....	92	92
Amount involved.....	\$1,464,218	\$987,467
Number at less than 5 per cent.....	7	33
Amount involved.....	\$62,000	\$770,087
Number of above to Banks, Trust and Insurance Companies.....	21	30
Amount involved.....	\$252,192	\$672,000

PROJECTED BUILDINGS.

	1893.	1894.
	Nov. 18 to 24, inc.	Nov. 17 to 23, inc.
Number of buildings.....	39	56
Estimated cost.....	\$787,425	\$963,175

A limited number of unattractive realty parcels, located this side of the Harlem River, were disposed of at auction in the Broadway Salesroom this week. Extensive offerings of 23d Ward property on Wednesday and of Brooklyn lots on Thursday atoned, however, to some extent, for the paucity of the sales of city parcels of average description and value. An executor's sale on Tuesday of property owned by the estate of the deceased operator, Myer Finn, did not result satisfactorily, the three most valuable of the parcels offered being bought in for the estate. With one exception, however, that of a house on Great Jones street, none of the small assortment cata-

logued was considered specially worthy of competing for, particularly when it became apparent that each parcel was protected by bidders representing the executor. The two properties sold brought about their full value. A sale by James L. Wells on Wednesday of North Side lots proved satisfactory to the owners. Of the eighty lots shown on the auctioneer's map buyers were secured for forty at from \$750 to \$1,500 each. By far the most interesting as well as successful of the week's sales was one of Brooklyn property held by Peter F. Meyer & Co. on Thursday, under the direction of the executors and trustees of the estate of Henry A. Kent. It comprised the entire blocks bounded by 3d and 4th avenues, 59th and 60th streets, 4th and 5th avenues, 60th and 61st streets, and the block front on the south side of 61st street, between 4th and 5th avenues, in all 159 lots. Buyers were numerous, the bidding was prompt and spirited and the lots were all sold, realizing a total of \$112,350 or an average of \$707 each.

On the same day Richard V. Harnett & Co. sold at the Real Estate Exchange, by order of the executor of the estate of Clinton Gilbert, the lots, with old dwellings, Nos. 730-736 Greenwich street and Nos. 128 and 130 Perry street, to Morris Steinhardt, the building loan specialist, for \$60,500. The corner will doubtless be improved in the near future. No. 25 Waverley place, on the northwest corner of Greene street, offered by the same auctioneers, was withdrawn on a bid of \$116,000.

On Tuesday John N. Golding withdrew the plot 50x100, with buildings, on the south side of 68th street, 275 feet east of West End avenue, announced to have been offered at assignee's sale. On Wednesday B. L. Kennelly adjourned, until December 3d, the sale of No. 148 West 82d street, and W. W. Fogg until December 12th the sale of a gore lot on the southwest corner of 7th avenue and 117th street.

The Change of Grade Damage Commission, Twenty-third and Twenty-fourth Wards, on the 16th inst. allowed 49 claims, aggregating \$101,150, to owners of property on East 144th, 146th, 148th, 149th and 169th streets and on Vanderbilt avenue.

THE MONROE STREET COLLAPSE.

The Coroner's jury yesterday exonerated the architect and all others connected with the erection of the building at No. 72 Monroe street, which collapsed on the 10th ult., killing and injuring a number of people.

An instructive lesson is taught by two of the recent sales on 18th street. Horace S. Ely & Co., representing a client, secured about \$55,000 for the dwelling and full lot No. 27 West 18th street. The owner of the adjoining property, No 29 West, which in every respect is identical with No. 27, dealt direct with the purchasing agents of the buyers. He secured for his house only \$43,000. The moral is that it is wise in real estate transactions for owners to always intrust their interests to the management of a reputable broker or brokerage firm.

The contractors in charge of the construction of the new St. Luke's Hospital have met with the usual delays that seem to attend the building of all large public structures, and instead of having the buildings ready for delivery on January 1, as agreed, will hardly have them completed and in shape for occupancy by the first of July next. John D. Rockefeller, or whoever may be the purchaser or purchasers of the old hospital grounds on 5th avenue, 54th and 55th streets, will, therefore, not be called upon by the trustees to take title before the latter date and probably not until two months later. Their identity will consequently continue to remain unknown for some time to come.

There is a windfall coming for the Real Estate Exchange, provided there shall be no postponement of a sale to be held by Richard V. Harnett & Co. on Monday next. Over 3,200 Western mortgages and 175 parcels of land, variously located in States west of the Mississippi, held as collateral by the New York Security and Trust Co., as trustee, for loans to the Equitable Mortgage Co. of Kansas City, Mo., which has defaulted in their payment, will be sold by order of the Supreme Court of New York beginning at 10.30 o'clock A. M. Every mortgage and parcel will be disposed of separately, with the result that the Exchange will receive in fees something over \$3,500. A knock-down fee of one dollar will be the charge for each of the sales of mortgages and two dollars for each parcel of real estate disposed of.

The Buffalo Real Estate Exchange has added a renting bureau to its other features. A membership fee of ten dollars is charged, and ten per cent of agents' commissions on rentals must be paid by members to the Exchange. A circular sent out calls attention to the following advantages, which it claims the new bureau possesses:

"Owners will have the greatest and surest means of renting their property.

"Applicants for accommodations will be enabled to find at the bureau and also at the offices of members complete lists of the best business and residence property for rent in the city.

"The bureau and its members by this system of interchange will find their facilities for renting vastly improved and a corresponding increase in revenue." A record of delinquent tenants, the circular states, will also be kept at the bureau for the information of members of the Exchange, who are requested to furnish the bureau with the names of all those who have defaulted in the payment of rents.

How the last mentioned feature will work in Buffalo remains to be seen. A similar "black list" was proposed for the New York Real Estate Exchange some years ago, but on the eve of its adoption

being authorized by the directors it was discovered that the Exchange would probably make itself liable for damages should any be claimed by persons whose names appeared on the list. The scheme was therefore abandoned.

On Tuesday next, November 27, 1894, at noon, Richard V. Harnett & Co. will sell at auction, in the auction room of the Real Estate Exchange, No. 59 Liberty street, the five-story brick tenements, No. 420 West 39th street and No. 453 West 46th street. The first contains two and the second one store.

On Tuesday next, November 27, 1894, at noon, in the Real Estate Exchange auction room, No. 59 Liberty street, No. 42 West 94th street, a three-story and basement brownstone dwelling, with one-story extension, on lot 16.9x100x8 $\frac{1}{2}$, situated about midway between Central Park and the elevated railroad, will be sold by auction. Richard V. Harnett & Co. are the auctioneers.

On Tuesday next, November 27, 1894, at 12 o'clock noon, Richard V. Harnett & Co. will sell at auction, in the Real Estate Exchange and auction room, No. 59 Liberty street, the three-story and basement, high stoop, brownstone dwelling and lot, 19x47x100.5, No. 244 East 49th street, situated between 2d and 3d avenues and near the 50th street station of the 2d avenue elevated railroad.

On Tuesday next, November 27, 1894, at noon, Richard V. Harnett & Co. will sell at auction, sale being absolute, at the Real Estate Exchange and auction room, No. 59 Liberty street, a valuable piece of property at Mamaroneck, Westchester County, New York. This property consists of a very fine plot of ground, containing 11.492 acres, with a three-story and cellar frame residence, stable and out-buildings thereon. The property is familiar to people acquainted with Mamaroneck, as it is known as the Constantine place. Buyers of out-of-town parcels should obtain maps, etc., at the office of the auctioneer, Nos. 71 and 73 Liberty street.

On Tuesday next, November 27, 1894, at 12 o'clock noon, Richard V. Harnett & Co. will offer at auction, in the Real Estate Exchange auction room, No. 59 Liberty street, No. 532 West 45th street, a five-story brick double tenement and lot, 24.6x60x100.5, situated between 10th and 11th avenues.

On Tuesday next, November 27th, 1894, at noon, Richard V. Harnett & Co. will offer at auction, in the Real Estate Exchange auction room, No. 59 Liberty street, several parcels of residence property situated in New York and Brooklyn, and with which buyers will do well to acquaint themselves in advance of the sale. The property in this city consists of two three-story and basement, high stoop, brownstone dwellings, and lots Nos. 46 and 48 East 87th street, on the south side of the block and only about sixty-two feet east of Madison avenue. The Brooklyn houses are No. 144 Clinton avenue and No. 128 Willoughby avenue, the first being a two-story and mansard roof frame dwelling on a very large lot, and the second a four-story and basement, mansard roof, brownstone dwelling on lot 17x100.

Special Notice.

Messrs. Gordon, Roberts & Co., experienced and reliable insurance brokers, have opened well-equipped offices in the Wallace Building, Nos. 56 and 58 Pine street. They continue their up-town office at No. 59 West 42d street. Both offices are supplied with telephones. Messrs. Gordon, Roberts & Co. place insurance for many of the largest owners of realty, as well as for numerous real estate brokers who realize the advantages specialists in the insurance business are able to secure for customers.

Gossip of the Week.

SOUTH OF 59TH STREET.

Reliable information apparently is at last obtainable regarding at least some of the sales in the block on 18th and 19th streets, between 5th and 6th avenues. The report published in the *Evening Post* on Wednesday that Siegel, Cooper & Co., of Chicago, are interested in the purchases and purpose erecting a large retail establishment seems to be substantially correct, although it still lacks positive confirmation. A reporter from THE RECORD AND GUIDE saw G. Siegel, of Siegel Bros. & Co., this city, on Thursday, in reference to the report, but could only obtain from him the non-committal statement that he was not in a position to either deny or confirm it. He admitted, however, that the law firm of Rose & Putzel was the legal representative of his firm and also of Siegel, Cooper & Co. That admission supplies a connecting link, the discovery of which was necessary to enable the verification of the report. Mr. Putzel is the son-in-law of one of the Messrs. Siegel, and it has been known for some time that he represented the buyers for whom F. Southack & Co. were purchasing. Title has been taken recently to Nos. 33, 39 and 47 West 18th street and No. 50 West 19th street in the name of George Wetterer, a clerk in the office of Rose & Putzel, who is undoubtedly a dummy for the real owners. It is remarked that a firm of such little prominence in the legal or commercial world would not be intrusted with the consummation of a transaction of such great importance by capitalists other than those connected with one member of the firm by family ties. The Southack and Siegel denials must be received with caution, as they have in every instance been expressed in language that leaves a loophole when it will become necessary to call attention to it. Siegel, Cooper & Co., not as a firm,

but as individuals associated with Siegel Bros., and backed by Mr. Leiter, formerly of the Chicago firm of Marshall Field & Co., are, so far as indications go, the buyers of a large portion of the block. Judging by the transfers to Wetterer, they have contracted to buy a frontage of 300 feet on 18th street, Nos. 33-57 West, 100 feet east of 6th avenue, and Nos 38-56 West 19th street, forming a plot 250x92, and adjoining the Astor property, 92x150 feet, on the Sixth avenue corner. The latter parcel they have secured a lease of, but are still without the Tonnele corner, 92x100, on Sixth avenue and 18th street. The latter, it is said, cannot be secured on any terms. Be that as it may, they appear to have purchased a site amply large enough for their purpose, and may have secured as well several of the 18th and 19th streets parcels east of it. We have it from a trustworthy source that none of Siegel, Cooper & Co.'s capital is to be used in acquiring the property. With the aid of the New York firm, arrangements have been made with a prominent banking house to advance all of the necessary capital, so that Henry Siegel's statement made in Chicago, on Thursday, that his firm is not making the purchases, may be said to be technically correct. The bank is fully secured, however, for all loans made or to be made in connection with the project. The identity of the buyers of other portions of the block is still enveloped in doubt. The establishment of a mammoth retail store, between 18th and 19th streets, will settle the future of 6th avenue, up to 23d street, for many years and lend additional stability to its value as a shopping centre. Below 16th and in and around 14th street, the avenue has of late shown indications of deteriorating. Business is poor, rents are tumbling, and were it not for Macy's, practically all trade would leave that portion of the avenue. The Wyckoff properties, on the northeast corner of 14th street, will serve to illustrate the point. The corner, once considered one of the most desirable below 23d street, has been vacant for many months notwithstanding that the buildings have been offered at greatly reduced rents. They are no longer in demand. It is so with most of the other corner properties not only on 14th street but on 15th and 16th streets as well. No tenants except temporary ones can be secured for them. Unverifiable rumors are sure to be numerous regarding the Siegel, Cooper & Co. transaction until the details are given out from an authoritative source, and among those in circulation just now is one to the effect that there is not an absolute certainty that the big deal will eventually be consummated. A United Press dispatch from Chicago yesterday reported that Henry Siegel had authorized the statement that the deal had fallen through so far as his firm was concerned.

Arthur R. Parsons has sold in connection with Berry & Glen, for Edmund W. Wylie, the five-story brick store, 25x100, No. 123 Bowery, east side, about 50 feet south of Grand street, to Gunn & Grant, who give in exchange a large farm at Shewsbury, New Jersey. The amount involved is about \$185,000.

E. H. Ludlow & Co. have sold for John H. Inman to John V. Dablgren his former residence, No. 20 West 56th street, for about \$75,000. Mr. Inman had occupied this house as his home for about twenty years until last winter, when he moved into his new residence, No. 874 5th avenue.

Charles Martin has sold for James A. O'Gorman the five-story brick tenement, 25x87x100.5, No. 531 West 45th street, to Philip Westenfelder, Jr., of Saddle River, N. J., for \$18,500.

Fred. A. Carll has negotiated a trade for Mrs. Rosina Vollhart with Henry Meinken, the former giving the two five-story stone front flats, on full lots, Nos. 340 and 342 West 59th street, in exchange for Nos. 13 and 15 Jones street, two five-story brick flats on lots 25x100 each. The amount involved in the trade is about \$150,000.

Charles S. Kohler & Bro. have sold for Philip Braender the five-story apartment house, on plot 51x60, Nos. 78 and 80 Christopher street, for \$55,000.

H. V. Mead & Co. have sold for the estate of A. Sperry the four-story brick dwelling, on lot 22x98.9, No. 455 West 35th street, and for William H. Farron the three-story dwelling, lot 16.8x98.9, No. 233 West 21st street.

Hiram Merritt has sold for Mrs. R. A. Barry the four-story stone front English basement dwelling, 20x50x103.3, No. 223 East 13th street.

S. B. Rogers has sold for James Rozell his three-story dwelling, 17.10x55x98.9, No. 238 West 38th street, for \$19,000, the value of property taken in exchange.

L. J. Phillips & Co. have sold for Marx Rothschild the five-story brick business building, on lot 37.6x100, Nos. 71 and 73 Greene street, to the estate of Josiah Belden for \$125,000.

The property reported sold last week to Marie Ghiglione for \$45,000 was Nos. 232 and 234 Elizabeth street, east side, between Prince and Houston streets, not 332 and 334 as stated by the broker. The highest number in that street is 304.

The three-story brick building, 20x27.4x28.1, No. 9 Fletcher street, has been sold by J. M. Kernochan for \$8,100 to Mrs. Peter Board, owner of No. 125 Maiden lane, which it adjoins in the rear.

Riker & Son have sold for William Dowd his four-story stone front residence on lot 22x100.5, No. 30 West 52d street, to Gilbert M. Plympton for \$55,500.

Henry L. Clinton has sold the five-story brick single flat, on lot 15x100.5, No. 367 West 48th street, to G. Nicholas, for about \$26,500.

NORTH OF 59TH STREET.

John F. Doyle & Sons have sold conjointly with Lalor & Beringer to Clement March the two five-story brick flats with stores, Nos. 1155 and 1157 3d avenue, east side, about 50 north of 67th street, on lots 25x100 each.

Richard P. Lydon has sold to Nettie Cohen, wife of Hermann

Cohen, of the New York Stock Exchange, the four-story stone front dwelling, No. 82 West 68th street, for \$35,000.

F. Zittel has sold for Thomas J. Brennan the four-story stone front dwelling, 20x60x102.2, No. 18 West 70th street, to William Campbell for \$40,000. The buyer, it will be remembered, recently sold his present residence, No. 36 West 18th street, for \$42,500.

James G. Gardiner has sold the four-story stone front dwelling, on lot 21x100.5, No. 5 East 53d street, to William S. Pyle for \$50,000 an advance of \$2,000 on the price paid by the seller on November 1.

L. J. Phillips & Co. have sold for Peter B. Sweeny his plot of seven lots, 175x100.8, on the north side of 87th street, 100 feet east of Riverside Drive, to Builders W. W. & T. M. Hall, who will erect a row of three-and-a-half-story houses, upon which work will begin at an early date. Mr. Sweeny purchased the lots, together with the adjoining 100-foot plot fronting on the Drive, for \$50,000, in December, 1886, but did not record the deed until February of last year. The Messrs. Hall will pay about \$85,000 for the seven lots.

The same firm has sold for Leopold Eidlitz to Builder George W. Ruddell the plot, 100x100.8, on the south side of 87th street, 100 feet east of Riverside Drive, which is also to be improved at once. The price reported is about \$50,000.

Charles S. Kohler & Bro. have sold for a Mrs. Knapp the plot, 54.8 x 100.11, on the north side of 100th street, 345.4 east of Amsterdam avenue, and the plot, 67.9x100.11, adjoining in the rear on 101st street, beginning 357.3 east of same avenue, for \$45,000.

Builder John Kehoe has sold the three-story stone front dwelling, No. 316 West 71st street, 18x55x102.2, to Bernhard Heller for about \$26,000.

M. E. Hewitt & Co. have sold for Paulina G. Hill the two single five-story stone front flats, on plot 37.6x100.11, Nos. 109 and 111 West 103d street, to Hugo Rosendorf for about \$45,000.

J. E. Briggs has sold with Andress & Mitchell, the plot 125x99.11, on the south side of 137th street, 150 feet west of Lenox avenue, for Sonn Bros., at about \$45,000, to a builder, for immediate improvement. Messrs. Sonn Bros. recently took title to the property for an expressed consideration of \$40,000.

Frank L. Fisher has sold for Eugene A. Marvin the four and three-story dwelling, 16x56x85, No. 591 West End avenue, between 93d and 94th streets, to Henry Clausen, son of the brewer, for about \$26,000.

Thomas K. Lemon has purchased the two lots, 50.5x100, on the northwest corner of 8th avenue and 114th street, for improvement by the erection of five-story flats.

R. Pehlemann has sold for Patrick Pendergast the five-story double flat, 32x90.6x102.2, No. 153 West 84th street, to Herman Kloninger, for \$53,000.

M. Bargebuhr & Son have sold for E. Frank the five-story flat, on lot 25x100.11, No. 307 West 118th street, to a Mr. Gosenheimer, of Sing Sing, for \$25,500.

Builder John Casey has sold the last two of his row of sixteen new four-story stone front dwellings on 88th street, between Central Park West and Columbus avenue, No. 39 West, 21x60x100.8, to a Mr. Simpson for about \$42,000, and No. 43 West, 20x65x100.8, to M. Kahn for about \$38,000.

John F. Pentz, of Brooklyn, has sold the four-story stone front dwelling, 25x90x102.2, No. 12 West 77th street, for about \$75,000. The seller acquired the house through a trade consummated last month, giving in exchange the tenements, Nos. 215 to 221 West 40th street. Title was taken, however, in the name of Edward K. James, of Brooklyn.

S. H. Stone has sold for Mrs. C. Berg the two four-story stone front single flats on lots 16.9x100.11 each, Nos. 171 and 173 East 108th street, to Joseph W. Tyner for Mrs. Alexander, a client, for \$25,000.

Picken & Lilly have sold for Builder William Picken the three-story brick dwelling, 17x50x100.11, No. 71 West 113th street, to H. Adler for \$16,000, and the similar dwelling and lot No. 75 West 113th street, to G. F. King at the same figure. They are the third and fourth houses of the row just completed, sold by Mr. Picken within a month.

P. J. Cuskley has sold for Nicholas G. Geraty the five-story stone front flat on lot 25x102.2, No. 163 East 72d street.

Fred A. Carll has sold for William Hilgers the five-story flat 25x85x100.11, No. 53 West 104th street, to George Buckman for \$37,500.

A plot of seven lots on the north side of 113th street, between Madison and 5th avenues, has been sold for about \$63,000. The buyer will erect seven five-story three-family flats, with four rooms and bath to each suite.

The southwest corner of Amsterdam avenue and 81st street, recently reported sold to S. B. Steinmann, for about \$95,000, was conveyed on Monday to Charles H. Fancher. Mr. Steinmann claims that his contract has been violated, and on the following day filed a lis pendens against the property in a suit to compel specific performance. He states that he is absolutely certain to gain possession of the lots.

The consideration given for the three private stables, Nos. 204 to 208 West 68th street, reported sold last week by W. W. & T. M. Hall for about \$66,000 was the vacant plot, 102.2x100, on the southwest corner of Amsterdam avenue and 80th street, as was shown by the conveyances filed on Monday. This is the third time within a year or two that the plot has been the basis of a trade. The lots were again transferred on Wednesday, to Noble & Gauss who are having plans drawn for four five-story flats to be erected on it.

LEASES.

Fred A. Carll has leased for Builder Alexander Moore to Henry Willis, of the Union League Stables, a five-story and basement table, 50x100, as yet unbuilt, on the plot of same size, Nos. 231 to

235 West 40th street. The old buildings are now being demolished preparatory to the erection of the stable which is to be completed by the first of May next. The term of the lease is twenty years, at \$6,000 per annum

News of the Building Trade.

FLATS.—One Hundred and Forty-seventh street, southwest corner Brook avenue, five-story speckled brick and brownstone front stores and apartments, 25x80; estimated cost, \$25,000. Condition—plans completed. Owner and builder, Nicholas Cotter, No. 203 West 81st street; architect, John C. Burne, No. 101 West 42d street. The specifications include electric bells, speaking tubes, inside blinds, dumb-waiters, concrete, pine and hardwood floors, tiling, skylights, plate glass, structural iron work, bath and laundry fittings, ranges and sanitary plumbing.

Fifth avenue, southwest corner 114th street, and West 114th street, south side. John C. Burne, No. 101 West 42d street, is the architect for four five-story apartment houses to be erected for Capt. Thomas McManus, No. 124 East 72d street. The corner building 38.6x96, will front on Fifth avenue, and will have stores on first story. The three buildings facing 114th street, and adjoining corner house, will be 27x88 each. The specifications call for fronts of brownstone, speckled or buff brick, and brownstone trimming, tin roofing, inside blinds, concrete, pine and hardwood floors, electric bells, speaking tubes, plate and stained glass, iron-work, interior marble-work, decorations, bath and laundry fittings, electric wiring and fixtures, dumb-waiters, skylights, tiling, ranges, open plumbing-work, and mahogany and quartered oak finish. Estimated total cost, \$138,000. Address the architect.

One Hundred and Second street, north side, 95 east of Manhattan avenue, four five-story and basement brick and brownstone front single flats, two 19x88, and two 18.6x88; estimated cost, \$17,000 each. Condition—plans under way; no contracts let. Owner, John Yule, No. 140 Manhattan avenue; architect, George F. Pelham, No. 503 5th avenue. The specifications include tin roofing, inside blinds, electric bells, speaking-tubes, concrete and pine floors, tiling, iron-work, bath and laundry fittings, dumb-waiters, steam heating, gas lighting, wood mantles, open nickel-plated plumbing, fire escapes, ranges, skylights and whitewood and hardwood finish. Address the owner.

Eighth avenue, northwest corner 114th street, two five-story pressed brick and brownstone front stores and flats; corner building, 25.5x96; adjoining building on avenue, 25x88; estimated cost, \$40,000 and \$22,000, respectively. Condition—plans under way; no contracts let. Owner, Thomas K. Lemon, No. 626 Columbus avenue; architects, Neville & Bagge, No. 217 West 125th street. The specifications call for tin roofing, inside blinds, interior marble work, cabinet trim, concrete, pine and hardwood floors, tiling, electric bells, speaking tubes, bath and laundry fittings, iron-work, galvanized iron cornices, plate glass, dumb-waiters, steam heating, gas fixtures, wood mantles, ranges, skylights, and sanitary plumbing. Address the architects.

DWELLINGS.—Vyse street, 275 south of Jennings street, two two-story stone and frame dwellings, 20x42 each; estimated total cost, \$8,000. Condition—plans completed; no contracts let. Owner and builder, Robert Pickens, No. 1247 Clover street, West Farms; architect, W. C. Dickerson, 149th street and 3d avenue. The specifications include tin roofing, electric bells, wood mantles, gas fixtures, concrete and pine floors, ranges and plumbing.

Bathgate avenue, east side, 159 south of 179th street, two two-story frame dwellings, 18x32 each; total cost, \$5,000. Condition—excavating. Owner, Caroline A. Blair, Honeywell avenue; architect, Wm. H. Hopkins; builder, T. J. Blair, 3d avenue, near Tremont avenue. The specifications call for tin roofing, hot-air heating, concrete and pine floors, whitewood finish, wood mantles, ranges, gas fixtures and plumbing. Address the builder.

MERCANTILE.—Broadway, southeast corner Leonard street. The New York Life Insurance Company is about to carry out the plans for improving the front of its building on above plot. McKim, Mead & White, No. 160 5th avenue, are the supervising architects.

Broadway, west side, Nos. 733 and 735, ten-story brick and stone store and office building, on plot 54x100; estimated cost, \$250,000. Condition—plans under way; no contracts let. Owner, Leo Schlesinger, No. 129 Crosby street; architects, Buchman & Deisler, No. 11 East 59th street. The specifications will include steam heating, passenger, freight and sidewalk elevators, electric wiring, structural and architectural iron-work, fire-proof material, concrete, pine and hardwood floors, terra cotta, interior marble-work, tiling, wood carving, combination gas and electric fixtures, skylights, sidewalk lights, iron guards, plate glass and sanitary plumbing. Address the owner.

Leonard street, northeast corner Benson street.—Jaffray & Co., Broadway and Leonard street, whose building on above site was recently burned, have engaged experts to investigate the extent of the damage. When a report is submitted, the firm will take immediate action and will reconstruct the present structure or erect an entirely new building.

STABLE.—Fortieth street, Nos. 231 to 235 West, five-story and basement brick stable, 50x100. Owners and builders, Alexander Moore & Son, No. 552 West 52d street. The specifications will call for modern stable fittings.

DETAILS OF PLANS FILED.

DWELLING.—Anthony avenue, west side, 50 south of Mt. Hope place, two-story frame dwelling, 34x45; cost, \$10,000. Owner, Edward F. Hurd, Mt. Hope place; architect, Charles S. Clark, No. 719 Tremont avenue. The specifications include inside blinds, con-

crete, pine and hardwood floors, tin roofing, plumbing, gas fixtures, wood mantles, a range and bath and laundry tubs.

FLATS.—Ninety-seventh street, south side, 200 feet west of Central Park West. Builder David Richey, of No. 146 West 82d street, is having three lots excavated preparatory to erecting two five-story brick and brownstone flats, each 37.6x90 feet, from plans by Architect G. A. Schellenger, of 128 Broadway, at a cost of about \$125,000 for the lots and buildings. They will be arranged for two families per floor and contain every modern improvement, including steam heat, open plumbing, electric bells, hardwood trim, etc. Mr. Richey intends that these shall be model flats, and their construction will receive his experienced personal supervision. No contracts have yet been let, except that for excavating. Plan No. 1369.

METROPOLITAN DISTRICT AROUND NEW YORK CITY.

DWELLINGS.—Englewood, N. J.—Werner & Windolph, of No. 60 Liberty street, New York, have the plans for a two-story and attic frame dwelling, about 30x40, to be erected on Liberty road, for M. C. Mayer at a cost of \$5,000. The house will be heated by hot air, and contains all modern improvements. The main stairway will be of California redwood, and the mantles of hardwood. Parcel in tubs are specified.

Jersey City, N. J.—George W. Von Aux, No. 206 Ogden avenue, has prepared plans for a two-story and attic frame dwelling, to be built for W. Wollenshlager. Hot air heating, pine and hardwood floors, bath and laundry tubs, plumbing, a range and gas fixtures are specified. Cost, \$4,500.

Summit, N. J.—Child & de Goll, No. 62 New street, New York, have prepared plans for a two-story and attic dwelling to be erected for Mrs. J. F. Howe. Hot-air heating, pine and hardwood floors, bath and laundry fittings, inside blinds, a range and plumbing are specified.

Hoboken, N. J.—John Gerrey will build three two-story frame dwellings after plans by William H. Lorch. Cost, \$7,500.

New Canaan, Conn.—W. E. Bradley has had plans prepared by A. M. Paddock, of South Norwalk, for a two-story and attic frame dwelling, to have hot-water heating, pine and hardwood floors, inside blinds, bath and laundry fittings, plumbing, a range, and whitewood and hardwood finish.

Bridgeport, Conn.—Joseph Northrup, No. 328 Main street, has plans for a three-story brick dwelling to be erected for J. T. Owens. Hot-water heating, concrete, pine and hardwood floors, inside blinds, bath and laundry fittings, and plumbing are specified. Cost, \$10,000.

CLUB-HOUSE.—New Brunswick, N. J.—The Young Men's Catholic Literary Association will erect a club-house to cost about \$18,000. Plans are under way.

EDUCATIONAL.—Englewood, N. J.—Architect Turner, No. 62 Cedar street, New York, has prepared plans for a stone and frame Sunday school building to be erected for St. Paul's Episcopal Church. Cost, \$5,000.

Newark, N. J.—The Board of Trustees of the Newark Academy has resolved to build a two-story and basement brick addition, about 60x65, to the Academy building.

MANUFACTURING.—Newark, N. J.—The Heinz Lithographic and Printing Company, No. 193 Halsey street, will erect a five-story brick factory and power house from plans by A. B. Heyne, No. 810 Broad street. The specifications include composition roofing, 75 horse-power boiler, 60 horse-power engine, steam pumps, pulleys, shafting, belting, elevator, fire-proof material, iron-work and electric wiring. Estimated cost, \$20,000.

Jersey City, N. J.—Hugh Roberts, No. 76 Montgomery street, has completed plans for a three-story brick sheet metal works, to be erected at a cost of \$20,000, for Cooper & Wade.

CHURCH.—Elizabeth, N. J.—August Howe, No. 83 Nassau street, New York, is the architect for a buff brick and brownstone chapel and a parsonage, to be erected for St. John's Episcopal Church. The buildings will cost \$35,000 and have hot-water heating, iron-work, church furniture, stained glass, concrete and hardwood floors and hardwood finish.

BEYOND THE METROPOLITAN DISTRICT.

CHURCHES.—Buffalo, N. Y.—The congregation of the Lafayette Presbyterian Church will erect a new edifice from plans drawn by Lansing & Béierl, No. 371 Pearl street. Estimated cost, \$150,000.

Waterbury, Conn.—J. A. Jackson, of this place, has completed drawings for a \$5,000 frame church to be built for the Lithuanian Catholic congregation. Hot-air heating, pine, concrete and hardwood flooring, stained glass, and church furniture are specified.

North Adams, Mass.—M. Hubbard of this city has drawn plans for a Baptist church to be erected here at a cost of \$30,000.

Philadelphia, Pa.—Hazelhurst & Huckel, Drexel Building, have made preliminary sketches for a church, to be erected at Broad street and Montgomery avenue, for the Universalist Congregation of the Messiah.

Shamokin, Pa.—C. W. Bolton, 1,510 Chestnut street, Philadelphia has plans under way for a brick and stone church to be built here for the Evangelical congregation.

HOTELS.—Niagara Falls, N. Y.—August Esenwein, No. 516 Pearl street, Buffalo, has prepared drawings for a brick and stone addition, 50x100, to the Hotel International. Cost, \$40,000.

Athol, Mass.—Lucien Lord has had plans prepared for a brick and stone hotel, to be built here at a cost of \$45,000.

Washington, D. C.—A. P. Clark, Jr., No. 604 F street, has completed plans for an addition to the Hotel Belvidere. Cost, \$10,000.

Baltimore, Md.—The trustees of the Womans' College will erect a four-story and basement brick boarding home, to cost about \$75,000. No contracts let.

New Bedford, Mass.—Nathan C. Smith will erect a hotel to have all modern improvements. No architect has been retained as yet.

New Haven, Conn.—Dudley Donnelly, of New London, has completed plans for a large addition to Garde's Hotel, at this place.

PUBLIC BUILDINGS.—Clinton, Ontario, Can.—The Committee of the House of Refuge of Huron County will receive sealed bids until November 30, for the erection of a house of refuge at this place.

Lynn, Mass.—Plans have been drawn for a three-story brick almshouse to be erected for the city. Cost, \$35,000.

Middletown, Conn.—The State Legislature will be petitioned to make an appropriation for the erection here of a hospital for the State insane. Henry Woodward, of this place, can give details.

Providence, R. I.—The State Building Commission has selected a site for the new State buildings to be erected here. A State House, a Normal school, an armory and a number of smaller buildings will be erected. The estimated cost of land and buildings is \$4,000,000.

Hartford, Conn.—The Fire Commissioners have had plans prepared for two new fire houses to be erected here. Estimates are being received.

MANUFACTURING.—North Adams, Mass.—Rice & McMillan, of this place, will increase the capacity of their plant by the erection of a new building.

Syracuse, N. Y.—The Syracuse Portland Cement Co. will erect a large cement plant to be equipped with modern machinery.

Lebanon, Pa.—The Lebanon Industrial Works will erect a four-story brick manufacturing building at this place.

Cleveland, Ohio.—The Crescent Sheet and Tin Plate Co., recently formed, is having plans and specifications prepared for a large plant to be constructed at an estimated cost of \$160,000. J. A. Matthews and M. C. Brewer are interested.

DWELLINGS.—Greenwich, Conn.—Frederick G. Smith, of this place, is the architect for a two-story and attic frame dwelling to be erected for William Talbot. Estimated cost, \$3,000. The same architect has plans for a two-story and attic frame dwelling to be erected for E. B. Schofield. Cost, \$6,000.

Washington, D. C.—E. Woltz, Atlantic building, has plans for ten three-story brick dwellings to be built for T. Cabell and W. H. Dougherty. Cost, \$50,000.

Bridgeport, Conn.—T. A. Burgess has had plans drawn by W. T. Banks, No. 403 Main street, for a two-story and attic frame dwelling, to have hot air heating and conveniences. Cost, \$5,000.

EDUCATIONAL.—Philadelphia, Pa.—Joseph D. Austin, No. 713 Filbert street, is drawing plans for two public school buildings to be erected in the 36th section.

Portland, Me.—The trustees of the Walker Estate, Mayor Baxter, chairman, will erect a school for the deaf in this city. Estimated cost, \$50,000. The trustees will have plans drawn for a \$50,000 addition to the public library building.

THEATRES.—Erie, Pa.—A. Hoehler, of Cleveland, Ohio, has drawn preliminary plans for a new brick, stone and iron fire-proof theatre to be built in this city.

Boston, Mass.—D. Kelley, 209 Washington street, has completed plans for a fire-proof theatre building to be erected on Harrison street for John Stetson. Estimates are now being received by the owner.

Savannah, Ga.—H. Greenwald, of New Orleans, La., has had plans drawn by Frank Cox, of the same city, for a \$70,000 theatre, 70x180, to be erected here.

Philadelphia, Pa.—Frank M. Day & Bro., No. 925 Chestnut street, have drawn preliminary plans for the re-construction of Horticultural Hall on Broad street. The new structure will be fire proof and have steam and electric plants.

UNITED STATES GOVERNMENT WORK.

PLUMBING, ETC.—St. Albans, Vt.—Charles E. Kemper, Acting Supervising Architect, Washington, D. C., will receive bids until 2 o'clock, P. M., November 30, for furnishing the labor and materials required for the interior finish, plumbing and approaches for the United States Custom House and Post-Office buildings at this place.

MACHINERY.—Watertown, Mass.—Major J. W. Reilly, Ordnance Department, Watertown Arsenal, invites sealed proposals, until 12 o'clock, M., November 30, for furnishing one horizontal boring, drilling and milling machine, one five-ton jib crane, and one 6,000 pound steam hammer.

ELECTRICAL.—Washington, D. C.—Wm. H. Sims, acting secretary, Department of the Interior, will receive sealed bids until 3½ o'clock P. M., December 18, for the construction of a telephone exchange system for the department.

IRON LATHING AND GRATINGS.—Washington, D. C.—Bernard R. Green, superintendent, Library of Congress, invites sealed proposals until 2 o'clock P. M., November 27, for furnishing and placing the iron furring and lathing required for the ceilings and partitions, and for the iron gratings and tile lights required for the areas of the library building.

BUILDING AND PLUMBING.—Plattsburg, N. Y.—Capt. Geo. E. Pond, A. Q. M., U. S. Army, will receive sealed proposals, in triplicate, until 2 o'clock P. M., December 10, for enlarging and plumbing the quartermaster's stable and for constructing a wagon shed and coral fence at Plattsburg Barracks.

SALES OF THE WEEK.

The following are the sales for the week ending November 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 NEW YORK REAL ESTATE SALESROOM.)

- PETER F. MEYER & CO. Front st, No 293, s w cor Roosevelt st, 32.11x63.4x28.10x64.4, 6-sty brk store and loft building. Mandelbaum & Levine. (Executor's sale) \$26,000

JOHN N. GOLDING.

- Greenwich st, No 694, w s, abt 65 s 10th st, 25x100, 2-sty frame store and dwelling with 2-sty brk building on rear. Isidor Herz. (Amt due \$11,444) 10,100

RICHARD V. HARNETT & CO.

- 94th st, s s, 275 w West End av, 25x71x25 x71.8, all right, title and int. J E Weed. (Partition sale) 3,000
- 93d st, s w cor West End av, 6.1x18.7x6.2x 18.8, vacant. Same. (Partition sale) 2,225

SMYTH & RYAN.

- *Boulevard, n w cor 144th st, 49.11x100, vacant. Enos Wilder. (Amt due \$15,473) 16,500

WILLIAM KENNELLY.

- *135th st, No 42, s s, 310 e Lenox av, 25x 99.11, 5-sty stone front flat. American Savings Bank. (Amt due \$21,262) 22,000
- *135th st, No 44, s s, 285 e Lenox av, 25 x99.11, 5-sty stone front flat. Sarah E Eakin extr. (Amt due \$21,178) 21,000

D. PHOENIX INGRAHAM & CO.

- 24th st, No 333, n s, 225 w 1st av, 25x 98.9, 4-sty brk tenem't on rear of lot. W C Lester. (Amt due \$7,656) 10,100

JAMES BLEECKER & SON.

- 166th st, n s, 150 e Amsterdam av, 25x 100, vacant. Gustave Neuman. (Amt due \$2,398) 3,125

JAMES L. WELLS.

- Bremer av, n w cor Union st, 25.2x112.8, vacant. Nelson Smith, Jr. (Partition sale) 1,475
- Bremer av, adj above, 13.6x11.6x112.7x25 x abt 115, vacant. Same. (Partition sale) 1,250
- Nelson av, n e cor Union st, 25.1x abt 112.8, vacant. M Gorman. (Partition sale) 1,250
- Nelson av, adj above, 25.1 x abt 112.7, vacant. Same. (Partition sale) 900
- Vyse st, e s, 175 s Jennings st, 50x100, this and following parcels all vacant. Wm Schutt. 2,150
- Vyse st, e s, 225 s Jennings st, 25x100. E Baird. 1,075
- Vyse st, e s, 250 s Jennings st, 20x100. Robert Pickens. 2,400
- Vyse st, e s, 50 n Jennings st, 25x100. T S Connor. 925
- Vyse st, e s, 225 n Jennings st, 25x100. Wm Schutt. 775
- Vyse st, e s, 275 n Jennings st, 25x100. C Peiser. 770
- Vyse st, adj above, 25x100. F Rittman. 750
- Vyse st, adj above, 25x100. Robert Pickens. 750
- Vyse st, adj above, 25x100. Wm Schutt. 800
- Vyse st, e s, 400 n Jennings st, 25x100. Mary Gingras. 800
- Vyse st, adj above, 25x100. Thomas Lucas. 800
- Vyse st, n e cor 172d st, 50x100. A Monahan. 2,150
- Vyse st, w s, 75 s 172d st, 25x100. C Peiser. 800
- Vyse st, adj above, 25x100. Mary Connor. 800
- Vyse st, w s, 175 s 172d st, 50x100. H McCreery. 1,600
- Vyse st, w s, 300 s 172d st, 50x100. Wm McDonnell. 1,670
- Vyse st, adj above, 25x100. A Wilson. 860
- Vyse st, adj above, 25x100. C Larsen. 880
- Hoe st, e s, 125 n Jennings st, 50x100. Wm J Fagan. 1,900
- Hoe st, e s, 250 n Jennings st, 25x100. T P Flurig. 825
- Hoe st, e s, 150 s 172d st, 50x100. J McCome. 1,650
- Hoe st, adj above, 50x100. Wm Schutt. 1,700
- Hoe st, w s, 25 s Jennings st, 25x100. Peter Murphy. 975
- Hoe st, w s, 100 s Jennings st, 25x100. Chas Stevens. 975
- Hoe st, w s, 300 s Jennings st, 25x100. K Pollak. 900
- Hoe st, w s, 100 n Jennings st, 25x100. J Lucas. 975
- Hoe st, w s, 125 n Jennings st, 25x100. C N Aitken. 875
- Hoe st, w s, 200 n Jennings st, 50x100. P J Toy. 1,660
- Hoe st, adj above, 25x100. Wm Schutt. 825
- Hoe st, w s, 275 n Jennings st, 50x100. P Lenihan. 1,650
- Southern Boulevard, e s, 50 n Jennings st, Mary Connor. 1,500

(AT THE REAL ESTATE EXCHANGE SALESROOM.)

RICHARD V. HARNETT & CO.

- Greenwich st, Nos 730-736, s w cor, and No 128 Perry st, 92.5x101.2x61.4x71.2, four 3-sty and one 2-sty brk dwell'g. Perry st, No 130, adj above, 21x77.2x22.1 x85.2, 2-sty brk dwell'g. Morris Steinhardt. (Executor's sale) 60,500
- Total 292,590
- Corresponding week, 1893. 450,409

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 the 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.

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

- Allen st, No 108, e s, 80 s Delancey st, 24.9 x87.6, 5-sty brk tenem't with stores. Bernard Shlanowsky to Isaac Shlanowsky. Mt. \$19,000. Nov 22.
- Attorney st, No 17, w s, 78.10 s Grand st, 21.3x20.2x21.3x20, 3-sty brk tenem't. Herman Herschbein, Brooklyn, to Harris Blankstein and Joseph Goldfarb. Nov 20.
- Bleecker st, No 345, e s, 25.8 s 10th st, 26.2x36x25.9x39.6, 3-sty brk and frame store and tenem't. Michael Cohn to Hattie E Kohner. Mt. \$8,500. Nov 12. \$15,500
- Broad st, No 51, e s, 80.4 n Beaver st, 28x 57.5x27x61.2, 4-sty brk store. Mary F wife of and Russell C Root, Tarrytown, N Y, to Joseph A Harper. 1-5 part. Oct 30. 10,000
- Broadway } begins Broadway, Nos 11th st, No 67 E } 801-807, n w cor 11th st, runs w 221.9 x n 103.3 x e 31.7 x e 45 x s 75.4 x e 100 to Broadway, w s 76.6, 5-sty iron front store. James McCreery to William Johnston. All liens. B & S. Nov 7. nom
- Broadway, No 840, s e cor 13th st, runs s 24.6 x n e 86.1 to 13th st, w 91.1, gore, 3-sty brk store. Maria T wife of Thomas Sinnott, Mt Vernon, N Y, to Mary J De Bussy, Ann E, Matilda, Josephine and Frances C Waters all heirs Charles Waters. 1-6 part. Sub to morts and dower of Maria T Waters. Nov 16. 12,000
- Central Park West, No 463, w s, 25.11 n 106th st, 32x100, 5-sty brk flat. Chas S Osborn to John Osborn, Son & Co. Mt. \$43,500. Nov 15. nom
- Charles st, Nos 80 and 82, s s, 174.11 e Bleecker st, 50x95, two 5-sty stone front flats. Foreclos. Peter L Halpin to Paul G Decker. Mt. \$46,000. Nov 22. 20,000
- Coenties slip, No 31, w s, 36.6 n South st, 27.6x45.
- Coenties slip, No 23, w s, 57 s Front st, 27x45. Two 4-sty brk stores. Edwd H Chamberlin to Clara A Chandler. All title as only son of Mary E Chamberlin who was sister of Austin C Chandler dec'd. B & S. Nov 18. 150
- Coenties slip, No 31, w s, 36.6 n South st, 27.6x45.
- Coenties slip, No 23, w s, 57 s Front st, 27x45. Hewitt Chandler, Middleboro, Mass, to Clara A Chandler widow, undivided part. Nov 15. 300
- Delancey st, No 38, n s, 25 e Forsyth st, 25 x45, 4-sty frame store and tenem't. Hyman Israel to Henry C Tinker. Oct 31. 11,250
- Dominick st, No 31, n s, 140.11 w Varick st, 19x75, 3-sty brk tenem't. Lola Drinkwater to Louise Golden. Nov 16. 9,500
- Essex st, No 12, e s, 144.6 s Hester st, 18.9 x100x19x100, 5-sty brk store and tenem't with 5-sty brk tenem't on rear. Albert Hastorf to Sophie Hastorf. Nov 16. nom
- Forsyth st, No 147, w s, abt 173 n Delancey st, 24x100, 3-sty brk store and tenem't with 4-sty brk tenem't on rear, new 5-sty brk tenem't projected. Elias and Irving I Kempner to Chester F Sparling. Oct 15. 19,500
- Franklin st, No 77, s s, 233.11 e Church st, 18.9x75.8x20.6x75.9, 4-sty stone front store. Roman Catholic Orphan Asylum to Joseph Tuckerman, Newport, R. I. C a G. Nov 19. 55,000
- Goerck st, No 115, w s, 18 s Stanton st, 17.10x50, 3-sty brk store and tenem't. Jacob Roth to John Weiss. Q C. Nov 21. 300
- Grand st, No 265, s s, abt 50 w Forsyth st, 25x75.1x24.11x75.1, 4-sty brk store. John N Bertrand to Ludivine A Bertrand. 1/2 part. Oct 24. nom
- Grand st, No 279, s s, 80 e Forsyth st, 20x 70, 3-sty brk store. Foreclos. Jerome Buck to The State Bank. Nov 20. 50,000
- Grand st, No 594, n s, 25.9 e Mangin st, 25.9x75, 5-sty brk tenem't with stores.

- Alfd P Tostevin, Brooklyn, to Margt A Tostevin. 1/8 part. Nov 21. 900
- Harrison st, No 52, n s, 115 e West st, 20x 75. Release mort. Wm C Renwick et al trustees Wm R Renwick to Frances E Woodbury. Nov 17. 10,833
- Henry st, No 297, n s, 120 e Scammel st, 24 x77.3x24x77.7. James Clifford agt John P Conroy trustee, &c. Judgment of Supreme Court amending trust deed by giving trustee power to mortgage and by striking out power to dispose by will. Nov 17.
- Hudson st, No 559, w s, 84.11 n Perry st, runs w 31.10 x s 0.9 x w 40 x w 9.7 x n 24.5 x e 27.3 x s 11.7 x e 50.9 to st, x s 18.6, 3-sty brk store and tenem't. Jenny Nelson to Esther and Henriette Stern. Mt. \$9,500. Nov 14. 14,500
- John st, No 83, n s, 41.3 w Gold st, 27.1x 103x28.1x100.8, 4-sty brk store. Edwd F Keating, Brooklyn, to John G Floyd, Mastic, L. I. Mt. \$55,000. Nov 21. 68,000
- Kingsbridge road, w s, adj s s of W Libbeyes property, being 880.4 n of first angle on w s of said road n of 187th st, 3 121-1,000 acres, vacant. William Libbey to Jonas M Libbey. Nov 14. nom
- Lewis st, No 112, e s, 175 n Stanton st, 25x 100, 5-sty brk tenem't. Israel Jacobowitz to Nathan Jacobowitz. 1/2 part. Nov 15. (Corrects omission in last issue.) 1,000
- Lewis st, No 107, w s, 140 n Stanton st, 20 x100, 5-sty brk store and tenem't with 3-sty brk tenem't on rear. Foreclos. Louis B Hasbrouck to Jonas Weil and Bernhard Mayer. Nov 15. 16,500
- Mercer st, No 246, s e cor 3d st, 25x100, 6-sty brk store. Henry Rothschild to Samuel and Henry Corn. Mt. \$100,000. Nov 15. See Madison av. 140,000
- Montgomery st, No 26, w s, 87 s Henry st, 25x92, 3-sty brk tenem't with 4-sty brk tenem't on rear. Leopold Kaufmann to Helena Baumann, Brooklyn. Mt. \$18,000. Nov 16. nom
- Norfolk st, No 30, e s, abt 175 n Hester st, 25x100, 4-sty brk tenem't with store and 6-sty brk building on rear. Joseph H Tooker to Joseph Friedman. All title. Q C. Nov 10. (Corrects error as to buildings in last issue.) nom
- Spring st, Nos 114 and 116, s s, abt 68 w Mercer st, 29x76.2 and 3-sty frame stores. Orleanor N Stewart and Howard Nelson, of Monsey, N Y, and Sallie M Aylsworth, Brooklyn, to Henry and Samuel Corn. Nov 16. 40,000
- Stanton st, s s, 23.9 e Sheriff st, runs s 47.11 x e 0.2 1/2 x s w 27.4 x e 2.11 x n 75 to st, w 1.3. Ann P Hilliard, Jersey City, to Marks Kirshbaum. Q C. Oct 4. nom
- Stanton st, No 257 } begins Stanton Sheriff st, Nos 98 and 98 1/2 } st, s e cor Sheriff st, runs e 23.9 x s 47.11 x e 0.2 1/2 x s 27.4 x w 22.1 to Sheriff st, x n 75. No 257, 3-sty brk store and tenem't; Nos 98 and 98 1/2, 3 and 4-sty brk buildings. Benj D Daumont, Jersey City, to Marks Kirshbaum. April 14. nom
- St Nicholas pl, w s, 24.11 n 152d st, runs n 150 x w 77.1 x s 22 x e 2.4 x s 43 x e 2.5 x s 21 x e 2.5 x s 22 x e 2.5 x s 17 x e 2.4 x s 25 x e 64.2, vacant. Colin Melville to Jacob & Skinner Realty Co, a corporation. Mt. \$100,000. Nov 18. nom
- Vesey st, No 45, s s, 175.1 w Church st, 25x 81.5x24.9x81.5, 6-sty brk store. Charles Lesinsky to Ida B Cook. Mt. \$25,000. Nov 14. nom
- 3d st, No 97, n s, 20 w 1st av, 20x48.1, 3-sty brk tenem't. Emma Fink wife of Adolph nee Goelkel, Henry and Ida Goelkel heirs Friedricke Goelkel to Chas A Kohl. Mt. \$5,000. Nov 16. 9,200
- 4th st, No 327, e s, 44 s Janest, 22x55, 3-sty brk and frame tenem't. James Curry exrs, &c, John Roland to James Roland. Nov 14. 9,500
- 10th st, n s, 47.6 e Av A, 0.4x109.4. Release mechanic's lien. Casper Strobel to Lucas, Serena, Jacob B and Max B Toch, Clara Weinberg and Bella B Mayer. Nov 17. nom
- 11th st, Nos 314 and 316, s s, abt 125 e 2d av, 38.8x94.10, two 5-sty brk flats. Pauline wife of Joseph Rimoldi, West Hoboken, N J, to Felice Tocci. Q C and C a G. Mt. \$46,000. Nov 22. nom
- 13th st, No 217, n s, 410.6 w 2d av, 16.6x 103.3, 4-sty stone front dwell'g. Wm L Sommer to Lina A Praetorius. All liens. Nov 16. nom
- 15th st, No 148, s s, 205 e 7th av, 20x100, 3-sty brk dwell'g. Mary A Ulman widow to Helen A wife of Richd J Thompson. B & S. Nov 15. nom
- 15th st, No 154, s s, 145 e 7th av, 20x103.3, 3-sty brk dwell'g. Helen A wife of Richd J Thompson to Mary A Ulman. B & S. Nov 15. nom
- 15th st, No 222, s s, 300 e 7th av, 25x 103.3, 3-sty brk dwell'g. Wm J Brophy, Cath C wife of and Thos F Delaney and Isabella A Sheehy to John Leslie. Nov 12. 19,500
- 16th st, No 429 } begins 16th st, 17th st, Nos 428 and 430 } n s, abt 350.1 w 9th av, runs n 184 to s s 17th st at point 350 w 9th av, w 50 x s 92 x e 25 x s 92 to 16th st, x e 25; No 428, 5-sty brk tenem't with stores and 2-sty soap factory on rear; No 430, 5-sty brk soap factory; No 429, 5-sty brk tenem't with stores. James O West to John and

- Louis Tekulsky. *Mt.* \$25,000. Nov 12. 45,000
- 18th st, No 147, n s, 180 w 3d av, 18.10x92, 3-sty brk dwell'g. Paula Wolfsohn to Alice Muller. *Mt.* \$12,000. Nov 20. 21,000
- 18th st, Nos 352 and 354, s s, 150 e 9th av, 50x92, two 5-sty stone front flats. William Cumming, Jr. Brooklyn, and Robert Ferguson to Joseph Cabus. *Mt.* \$53,500. Nov 20. nom
- 18th st, No 33, n s, 510 w 5th av, 25x92, 4-sty stone front dwell'g. Gustav Cimioti, Verona, N J, to William Wetterer. *Mt.* \$30,000. Nov 22. nom
- 19th st, No 52, s s, 210 e 6th av, 25x92, 3-sty brk building. Albert L Thompson to William Wetterer. Nov 9. nom
- 19th st, Nos 121 and 123, n s, 253.8 w 6th av, 41.4x92; No 121, 4-sty brk store and tenem't with 4-sty brk tenem't on rear; No 123, 3-sty brk store and tenem't with 4-sty brk tenem't on rear. James Saxton to Mary A Saxton. Nov 20. gift
- 24th st, No 271, n s, 100 e 8th av, 20x79, 3-sty brk club-house. Samuel Marksville to Pierce Marksville. 1/4 part. B & S. Sept 7, 1893. 2,000
- 25th st, No 114, s s, 204.2 w Lexington av, 20.10x98.9, 5-sty stone front flat. *Mt.* 1/3 of \$2,500.
- 25th st, No 116, s s, 183.4 w Lexington av, 20.10x98.9, 5-sty stone front flat. *Mt.* 1/3 of \$10,000.
- Wm H Smith, Cherry Hill, N J, to Charlotte E Trope. 1/3 part. Nov 1. nom
- Same property. Same to Mary L Hernandez. 1/3 part. Sub as above. Nov 1. nom
- 26th st, s s, 100 e 11th av, 100x98.9, 1-sty brk and frame buildings. James E Andrews to Abner B, Priscilla and Annie M Mills, Rye, N Y, Emma L wife of Chas T Jackson, North Long Branch, N J, Ella M wife of Benj De F Curtiss, New York, and Mary A wife of Clarence Ewen, Walla Walla, Wash. 1/2 part and all title. *Mt.* \$4,000. July 26. nom
- 26th st, s s, 200 e 11th av, 100x98.9, portion of 1-sty brk iron foundry. Abner B, Priscilla and Annie M Mills, Rye, N Y, Emma L wife of Chas T Jackson, North Long Branch, N J, Ella M wife of Benj De F Curtiss, Mary A wife of Clarence Ewen, Walla Walla, Wash, to James E Andrews. 1/2 part. Sub to mort \$4,000. July 26. nom
- 27th st, No 308, s s, 100 w 8th av, 18.8x 74.9, 3-sty brk dwell'g. Emilia A de la Rúa y Angarica to Homer H Penneck. Nov 17. nom
- Same property. Homer H Penneck to Isaac Mannheimer. *Mt.* \$8,000. Nov 19. nom
- 27th st, No 19, n s, 95 w Madison av, 25x 98.9, 3-sty brk stable. John O'Brien to Mary A R O'Brien. Q C. Nov 13, 1893. nom
- Same property. Mary A R O'Brien to Emma R L Baronne Scilliere. Q C. Nov 23, 1893. nom
- 27th st, No 335, n s, 379.2 e 2d av, 20.10x 98.9, 4-sty brk store and tenem't with 3-sty brk building on rear. Marcella M wife of and Isaac V Mettler to James H White. *Mt.* \$9,000. Nov 13. 14,000
- 29th st, No 404, s s, 75 e 1st av, 25x74.1, 5-sty brk tenem't. Mary E wife of John C Graul to Maria A Hofsess. *Mt.* \$10,300. Nov 15. nom
- Same property. Peter Hofsess to Mary E Graul. *Mt.* \$10,300. Nov 15. nom
- 30th st, No 147, n s, 140 w 3d av, 26.8x 98.9, 5-sty brk flat. L Napoleon Levy to Frank A Green, Brooklyn. Nov 15. 55,000
- Same property. Frank A Green, Brooklyn, to Thos K Egbert and Wm H Williams. *Mt.* \$38,000. Nov 15. 55,000
- 32d st, Nos 207 and 209 W. }
32d st, Nos 211-215 W. }
- Agreement cancelling restrictions concerning excavation and providing for building of dividing wall. Mary L Ritter with Lubomir R Mestaniz. Oct 26. nom
- 32d st, No 467, n s, 180.1 e 10th av, runs e 19.11 x n 49 x w 12.9 x n 51.7 x w 7.9 x s 43.6 x e 5 x s 55.3, 5-sty brk tenem't. Margaret Maloney to Thomas Maloney. *Mt.* \$6,500. Sept 18, 1890. 3,000
- 34th st, No 467, n s, 20.10 e 10th av, 20.10x 74.1, 4-sty brk dwell'g. Henry T Smith to James W Ketcham. Nov 15. nom
- 34th st, No 206, s s, 100 w 7th av, runs s 98.9 x w 10.3 x n 99 to st, x e 18.2, 3-sty brk dwell'g. Ellen J wife of Francis W F Brandt formerly Oakley to Horace W Chipman. *Mt.* \$8,000. Nov 22. val consid and 1,000
- 35th st, No 321, n s, 256.3 e 2d av, 18.9x 98.9, 4-sty brk tenem't. Andreas K Kolb to Margaretta Kolb his wife. *Mt.* \$4,000. Nov 21. nom
- 36th st, No 234, s s, 420 e 8th av, 20x98.9, 4-sty brk dwell'g. Judith Hecht to John A Wilson. March 9. nom
- Same property. John A Wilson to Louise, Pauline and Mary Hecht. March 9. nom
- 38th st, No 329, n s, 400 e 9th av, 25x98.9, 5-sty brk tenem't with stores. Lewis Heyman and ano exrs and trustees Saml L Isaacs, Sarah Asch and Edwd A Isaacs individ and exrs, &c, Simon A Asch, Edgar, Leonard, Maud, Howard and Irene Asch by Wm T Houston guard, Saml A Isaacs individ, Ella wife of Herman Schumann, Walter L Isaacs, Flora and Clifford M Isaacs by Leonard Bronner guard to Benjamin Stern. Nov 17. 22,000
- 39th st, No 228, s s, 489.7 e 8th av, 20.7x 98.9, 4-sty stone front dwell'g. }
29th st, No 49, n s, 69.8 e 6th av, 30.4x24.8 }
x 30.4x24.8, 3-sty brk dwell'g. }
Josephine M Cone, Larchmont, N Y, to Josephine Cone. *Mt.* \$17,000. Nov 21. 34,000
- 40th st, Nos 233 and 235, n s, 416.8 w 7th av, 33.4x98.9, two 4-sty brk dwell'gs. Catherine Dowling and Emma Reilly children of John Mullins to Alexander Moore. Nov 20. 21,500
- 42d st, No 213, n s, 200 w 7th av, 20x100.4, 5-sty stone front dwell'g. Pauline Isaacs to Lewis Heyman and ano exrs, &c, Saml L Isaacs. Nov 15. 10,000
- 44th st, No 316, s s, 200 w 8th av, 25x 100.4, 5-sty brk tenem't. Lewis Heyman and ano exrs Saml L Isaacs to Frank Whalen. Nov 19. 30,000
- 46th st, No 161, n s, 100 w 3d av, 16.8x 100.5, 5-sty stone front dwell'g. John H Henshaw to Eliza J wife of Robert Ritchie. *Mt.* \$7,500. Nov 17. See 116th st. 100
- 47th st, No 164, s s, 137.6 e 7th av, 18.9x 100.4, 4-sty stone front dwell'g. Contract. Edmund Y Jacobus with Sarah A Walker. Oct 25. 23,200
- 49th st, Nos 339 and 341, n s, 200 e 9th av, 50x100.5, two 5-sty brk tenem'ts, stores in No 341. Tillie Lesser and Isaac Siegel to John McKelvey. 2/3 parts. *Mt.* 2/3 of \$38,500. Nov 21. 31,333
- Same property. Tillie Lesser extrx, &c, Louis Siegel to same. 1/3 part. *Mt.* 1/3 of \$38,500. Nov 21. 15,667
- Same property. Tillie Lesser and Isaac Siegel to same. Q C. Nov 21. nom
- 51st st, Nos 340 and 342 W. Certificate of payment for party wall. Jacob A Zimmermann to Annette Shannon. Nov 21. 487
- 52d st, No 521, n s, 275 w 10th av, 25x 100.5, 5-sty brk tenem't. }
52d st, No 523, n s, 300 w 10th av, 25x }
100.5, 5-sty brk tenem't. }
- 9th av, Nos 855-861 } begins 9th av, }
56th st, Nos 402 and 404 } s e cor 56th }
st, runs w 125 x s 100.7 x e 25.2 x n 3.3 }
x e 100 to av, x n 100.5, four 6-sty brk }
stores and tenem'ts on av and one 6-sty }
brk flat on st. }
- 59th st, No 210, s s, 175 w 7th av, 25x 100.5, 4-sty stone front dwell'g. Julia D wife of Theodore Haviland and daughter of Susan J Dannat to John J Jones and ano trustees David Jones. All title arising from death of Susan J Dannat. Q C. Aug 18. nom
- Same property. David J Dannat son of Susan J Dannat to same. Q C as above. Sept 16. nom
- Same property. Wm T Dannat son of Susan J Dannat to same. All title as above. Oct 2. nom
- Same property. Mary C Starr daughter of Susan J Dannat to same. Q C. Aug 18. nom
- 53d st, No 5, n s, 146 e 5th av, 21x100.5, 4-sty stone front dwell'g. James G Gardiner to Wm S Pyle. Q C. All liens. Nov 5. nom
- 57th st, No 128, s s, 67.6 w Lexington av, 22.6x25.5, 4-sty stone front dwell'g. Oscar H Hall and ano exrs and trustees Louisa Kellett to Frank and Charles Peck and Carrie A Peck as she is extrx and trustee will Asa C Peck dec'd. Oct 29. nom
- 58th st, No 325, n s, 256 e 2d av, 23.6x 100.5, 5-sty stone front flat. Morris Deutsch to Thos J McLaughlin. *Mt.* \$11,000. Nov 15. 20,250
- Same property. Thos J McLaughlin to Ann Phillips. *Mt.* \$11,000. Nov 19. 23,000
- 60th st, No 140 } begins 60th st, }
Lexington av, Nos 753-763 } s e cor }
Lexington av, 21.6x100.5, 5-sty brk and stone }
flat with stores on st and 5-sty brk flat }
with stores on av. Martin L Strauss to }
Louis Flanders. All liens. Nov 15. 85,000
- 60th st, No 247, n s, 150 w West End av, 25 x100.5, 4-sty brk tenem't with stores. Jacob Lawson to Thomas Dooner. C a G. *Mt.* \$6,500. Nov 15. nom
- 61st st, Nos 227 and 229, n s, 350 e 11th av, 50x100.5, two 5-sty brk tenem'ts. Ida F Gregory to W N Wolfe. *Mt.* \$41,000. Nov 16. 479
- 63d st, n s, 102 w Av A, 75x63. Release mort. The Bowery Savings Bank to The N Y Homeopathic Medical College and Hospital. Oct 24. 5,000
- 64th st, Nos 414-418, s s, 231 e 1st av, 75.5 x100.5, three 5-sty brk tenem'ts, stores in No 416. James O West to John S and Louis Tekulsky. *Mt.* \$30,000. Nov 12. 45,000
- 65th st, No 14, s s, 240 e 5th av, 22x100.5, 4-sty stone front dwell'g. John D Middleton et al exrs and trustees Reuben S Middleton to Geo G Williams. Nov 19. 49,000
- Same property. Mary Middleton widow to same. Q C. Nov 19. nom
- Same property. Geo G Williams to Clara J Keech. B & S. *Mt.* \$20,000. Nov 20. val consid
- 68th st, Nos 204-208, s s, 100 w Amsterdam av, 75x100.5, three 2-sty brk stables. Wm W Hall to Wm F Robson. Nov 17. See Amsterdam av. nom
- Same property. Wm F Robson to Chas H Parsons. *Mt.* \$36,000. Nov 17. nom
- 68th st, Nos 307 and 309, n s, 150 w 11th av, 50x100.5, two 5-sty brk tenem'ts. Mary wife of Patk H McManus to Henry Spies. *Mt.* \$24,000. Nov 20. nom
- 72d st, n s, 548 e Av A, 25x64.4, error. 5-sty brk tenem't with stores. Howard E and Harry M Van Orden, Brooklyn, to Henry Ottenberg. *Mt.* \$12,500. Nov 15. nom
- 72d st, n s, 573 e Av A, 25x64.4, 5-sty brk tenem't with stores. Same to Simon Ottenberg. *Mt.* \$12,500. Nov 15. nom
- 72d st, n s, 598 e Av A, 25x64.4, 5-sty brk tenem't with stores. Same to Herman Ottenberg. *Mt.* \$12,500. Nov 15. nom
- 76th st, No 315, n s, 189 w West End av, 20x102.2, 4-sty brk dwell'g. Wm H Jacob, New Rochelle, to Almira Grier. *Mt.* \$25,000. Nov 20. nom
- Same property. Lawrence Jacob to Wm H Jacob. Nov 19. nom
- 76th st, No 507, n s, 148 e Av A, 25x69.7x 25.4x73.10, 1-sty frame buildings. Foreclos. Thomas McAdam to Nathan Hutkoff. Nov 15. 4,000
- 76th st, No 303, n s, 63 w West End av, runs n 36 x w 5.4 x n 13.7 x w 5.10 x n 21.6 x w 14.8 x s 76.1 to 76th st. x e 23, 4-sty brk dwell'g. Thos F Murray to John B Roach, of Chester, Pa. *Mt.* \$26,000. Nov 19. nom
- 78th st, s s, 214 w West End av, 18x102.2, 4 1/2-sty brk and stone dwell'g. Release mort. John A C Gray to Robert Wallace. Nov 17. nom
- Same property. Release mort. Morris Steinhart to same. Nov 19. 20,000
- Same property. Release mort. Same to same. Nov 19. nom
- Same property. Robert Wallace to Sarah A Belden. Nov 17. val consid and 100
- 80th st, No 121, n s, 144 w Columbus av, 18x102.2, 4-sty brk dwell'g. Chas S Osborn to Laura Osborn, Brooklyn. *Mt.* \$19,000. Nov 16. nom
- 82d st, n s, 110 e 5th av, 50x102.2, 1-sty frame building and vacant. Caroline W Astor extrx Archibald B Schermerhorn to Benj I H Trask. Nov 20. val consid and 1,000
- 84th st, No 118, s s, 325 w Columbus av, 25x102.2, 5-sty stone front flat. Eugene C Potter to John Surin, Brooklyn. *Mt.* \$20,000. Nov 19. 30,500
- 86th st, No 112, s s, 125 w 9th av, 20x 102.2, intending to convey all title in said premises as is included in Old Stilwells lane, being a strip 7 ft wide of the extreme south of premises, 4-sty stone front dwell'g. Herman G Conrad to Clark W Dunlop. *Mt.* \$20,000. June 26, 1888. nom
- Same property. Eliza C wife of Clark W Dunlop to Herman G Conrad. *Mt.* \$20,000. June 26, 1888. nom
- 87th st, No 150, s e cor Lexington av, 35.2 x100.8, 5-sty brk flat with stores. Simon Adler and Henry S Herrman to John B Doerr. *Mt.* \$55,000. Nov 5. nom
- Same property. Declaration correcting clerical error in deed as to date. Matilda Michaelis to Simon Adler and Henry S Herrman. Nov 12. nom
- 88th st, No 115, n s, 209.11 e 4th av, 25.7 x100.8, 5-sty stone front flat. Foreclos. Hugh R Garden to Joseph Wittner and Emanuel Glauber. *Mt.* \$20,000. Nov 21. 23,000
- 88th st, No 72, s e cor Columbus av, 45x 100.8, 5-sty brk flat with stores. Frank Tilford to Christopher R Roberts, Oakdale, L I. *Mt.* \$82,500. Nov 14. nom
- 89th st, Nos 119 and 121, n s, 450 e Amsterdam av, 50x100.8, two 2-sty brk stables. Chas A Goff to Edward Judson. B & S. Nov 3. nom
- 90th st, No 182, s s, 80 e 10th av, 20x 100.8, foundation for 5-sty brk flat. Pierre L Ronalds to Danl S McElroy. *Mt.* \$7,000. Nov 5. Exch for No 308 Macon st, Brooklyn, and 450
- 90th st, No 322, s s, 250 w West End av, 50 x101.5, 3-sty brk dwell'g with 2-sty brk stable on rear. Chas H Phelps to Annie B Phelps his wife. *Mt.* \$50,000. Nov 20. nom
- 90th st, No 218, s s, 285 e 3d av, 25x100.8, 4-sty stone front parsonage. Wm J O Kelly to Roman Catholic Church of Our Lady of Good Counsel. *Mt.* \$10,000. Nov 12. nom
- 91st st, No 52, s s, 464 w 8th av, 18x100.8, 4-sty brk dwell'g. John E Taintor to Mary H Taintor his wife. *Mt.* \$20,500. Nov 7. 30,000
- 92d st, No 106, s s, 55 e 4th av, 17x80, 3-sty stone front dwell'g. Frank E Stephens to Susan A Martin widow. *Mt.* \$13,500 and taxes for 1895. Nov 17. nom
- 95th st, No 65, n s, 150 w Park av, 25x 100.8, 5-sty stone front flat. Release mort. Max Cohn to Nicholas J Reville and Theresa his wife. Nov 15. 3,000
- Same property. Nicholas J Reville to Charlotte, Jennie and Addie G Lambrecht. *Mt.* \$17,500. Nov 1. nom
- 96th st, Nos 115 and 117, n s, 262.6 w 9th av, 62.6x100, two 5-sty brk flats. Salomon Hexter to Jeanette W Hexter. B & S. Nov 13. nom
- 96th st, No 132, s s, 350 w Columbus av, 25 x100.8, 5-sty stone front flat. Joseph A Hoffmann to John P Levins and David F Hannigan. *Mt.* \$26,000. Nov 15. 31,000
- 97th st, s s, 225 w Central Park West, 25x 100.11, vacant, 5-sty flat projected. John B Holland to same. Nov 17. 18,500

97th st, s s, 200 w 8th av, 25x100.11, vacant, 5-sty brk and stone flat projected. Joseph Holland to David Richey. Nov 19. 13,500

97th st, s s, 250 w 8th av or Central Park West, 25x100.11, vacant, 5-sty flat projected. Joseph Holland and ano exrs Leila Mauri to same. Nov 19. 13,500

99th st, No 19, n s, 225 w 8th av, 25x100.11, 3-sty brk store and dwell'g. Annie G wife of Chas J McManus to Christian Abele. Nov 19. 10,250

Same property. Ann McManus to same. Q C. Nov 20. nom

101st st, No 152, s s, 277 e Amsterdam av, 26x100.11, 5-sty brk flat. Philip Braender to Catharine Wigand. Mt. \$16,500. Nov 14. nom

101st st, No 150, s s, 303 e Amsterdam av, 25x100.11, 5-sty brk flat. Philip Braender to Wm J Rodenbach. Mt. \$16,000. Nov 14. nom

101st st, s s, 100 e 2d av, 225x100.11, vacant. Foreclos. Edwd D O'Brien to Philip Ebling. Nov 15. 25,000

102d st, No 171, n s, abt 183.6 w 3d av, 27x101x26x101, 5-sty stone front flat. 112th st, No 9, n s, 150 e 5th av, 25x100.11, 5-sty brk flat.

Johanna wife of Felix Levy to Jacob Schwed and ano exrs Johanna Voos. ¹/₂ part. B & S. Aug 1. exch

102d st, No 207, n s, 130 e 3d av, 25x100.11, 5-sty brk tenem't. Moses Rosenblatt to Chas A Schmitz. Mt. \$14,750. Nov 20. See 109th st. 20,000

102d st, No 171, n s, 183.6 w 3d av, 27x101x26x101, 5-sty stone front flat. 112th st, No 9, n s, 150 e 5th av, 25x100.11, 5-sty brk flat.

102d st, Nos 173 and 175, n s, abt 129.6 w 3d av, 54x101.9x54x101.7, two 5-sty stone front flats.

Felix Levy to Johanna Levy. ¹/₂ part. Aug 1. gift

102d st, Nos 173 and 175, n s, abt 129.6 w 3d av, 54x101.9x54x101.7. Emma M Voos to same. Q C. Aug 1. nom

Same property. Jacob Schwed and ano exrs Johanna Voos to same. ¹/₂ part. Aug 1. exch

102d st, s s, 175 e 2d av, 50x100.11, vacant. Foreclos. Thomas Darlington to Ann Tyson, Bergenfield, N.J. Mt. \$8,500. Nov 15. 500

104th st, No 114, s s, 170 w Columbus av, 27.6x100.11, 5-sty stone front flat. Joseph K E Poynton to Joseph Murphy, Jr. Mt. \$23,000. Nov 15. See Decatur av. nom

105th st, Nos 216 and 218, s s, 150 w Amsterdam av, 50x100.11, 2-sty frame school, new flats projected. Wm P Dixon to Frederick Hack. Mt. \$12,000. Nov 17. 18,000

107th st, s s, 100 e Madison av, 150x100.11, vacant. Leopoldin Griesmeyer to Theodore Von Ganther. Q C. Nov 17. liens and nom

109th st, No 315, n s, 186.4 e 2d av, 14.8x100.11, 2-sty stone front dwell'g. Chas A Schmitz to Amelia wife of Moses Rosenblatt. Mt. \$4,000. Nov 20. See 102d st. 7,800

111th st, No 75, n s, 171 w 4th av, 16x100.11, 3-sty stone front dwell'g. Ernestine Lichtenstein to Ann E O Sullivan. Mt. \$7,000. Oct 15. 10,500

111th st, No 219, n s, 235 e 3d av, 25x100.11, 3-sty brk tenem't. Herman Masemann to Jacob H Westheimer, Nathan Lemlein and Katharina Schmitt. Nov 15. See 129th st. 10,000

113th st, No 122, s s, 254.7 e 4th av, 17.1x100.10, 3-sty frame dwell'g. Louisa wife of Benjamin Waldron to Robt A Davis. Mt. \$6,000 and tax 1894. Nov 15. exch

114th st, No 217, n s, 260 e 3d av, 25x100.11, 5-sty stone front flat. John Brodbeck, Brooklyn, to Friederich Eisele and Francis Hillenbrand. Mt. \$19,000. Nov 15. 23,600

115th st, No 209, n s, 134 e 3d av, 18x100.11, 3-sty stone front dwell'g. Henry Weiss to Herman Anspacher. Mt. \$7,000. Nov 13. val consid

116th st, No 368, s s, 175 w Manhattan av, 25x100.11, 5-sty brk flat. Eliza J Ritchie to John H Henshaw. Mt. \$21,000. Nov 17. See 46th st. 30,000

116th st, Nos 71 and 73, n s, 50 e Madison av, 60x100, all right to strip 0.10 wide on n s of above, two 5-sty brk flats. Foreclos. Jerome Buck to Simon Arendt. Mt. \$42,000. Oct 20. 3,000

117th st, No 336, s s, 175 w 1st av, 50x100.11, 5-sty brk tenem't. James Saxton to Cath R Saxton. Nov 20. gift

118th st, No 306, s s, 125 w 8th av, 25x100.11, 5-sty brk flat. Henry J Garner to Joseph Brucker and Louisa his wife. Mt. \$18,000. Nov 19. 25,250

118th st, s s, 150 w 8th av, 25x100.11. Release mort. James F Bragg to Henry J Garner. Nov 15. 500

119th st, No 154, s s, 117 e 7th av, 18x100.11, 3-sty stone front dwell'g. Foreclos. Chas W West to John R Strong, Cambridge, Mass. Nov 16. 16,000

119th st, No 156, s s, 100 e 7th av, 17x100.11, 3-sty stone front dwell'g. Foreclos. Same to Clarence Warden, Bath, Me. Nov 16. 16,000

122d st, Nos 444 and 446, s s, 100 w Av A, 50x100, two 5-sty brk tenem'ts. Bernard Shlanowsky to Isaac Shlanowsky. Mt. \$30,000. Nov 22. val consid

123d st, No 243, n s, 300 e 8th av, 16.8x100.11, 3-sty stone front dwell'g. Foreclos. Jose E Pidgeon to Edward C Prescott. Nov 8. 11,500

124th st, Nos 235-241, n s, 325 w 7th av, 100x100.11, four 5-sty brk flats. Helen R Russell extrx Archibald Russell and trustee for Anna R Morris to Wm M Wilson. Nov 12. 13,250

129th st, No 107, n s, 75 w Lenox av, 25x99.11, 5-sty brk flat. Jacob H Westheimer, Nathan Lemlein and Katharina Schmitt to Herman Masemann. Nov 15. See 111th st. 30,000

133d st, No 140, s s, 350 e 7th av, 25x99.11, 4-sty stone front flat. Foreclos. Sidney J Cowen to Frank X Sadlier. Mt. \$15,000. Nov 22. 4,350

135th st, No 182, s s, 150 e 7th av, 25x99.11, 5-sty stone front flat. Foreclos. F R Coudert, Jr, ref to Geo B Heath. Mt. \$22,000. June 4. 4,150

135th st, No 180, s s, 175 e 7th av, 25x99.11, 5-sty stone front flat. Foreclos. Same to same. Mt. \$22,000. June 4. 4,100

140th st, n s, 150 w Amsterdam av, 75x99.11, vacant. Terence F Maguire to John H Bronson, New Jersey. Mt. \$17,000 and tax 1894. Nov 15. nom

140th st, n s, 225 w Amsterdam av, 25x99.11, vacant. Jacob D Butler to Thomas Loughran. Nov 19. nom

142d st, No 204, s s, 91.9 w 7th av, 16.8x99.11, 3-sty stone front dwell'g. Agnes wife of Lawrence Kelly to Henry G Peters. Mt. \$8,500. Nov 21. nom

149th st, Nos 527-537, n s, 300 w Amsterdam av, 100x99.11, six 3-sty stone front dwell'gs. Richd W Hawkes to Phebe A Kendall. All liens. B & S. Nov 10. nom

149th st, n s, 250 e Grand Boulevard, 16.8x99.11, 3-sty brk dwell'g. Foreclos. Jacob Washburn to Enoch C Bell. Nov 14. 1,500

159th st, s s, 275 w 10th av, 25x99.11. Release dower. Elizabeth Jennings widow to Elizabeth Roberts. Oct 17. nom

162d st, n s, 318.6 e Amsterdam av, 20x112.6, 3-sty stone front dwell'g. Joseph and Charles Watkins to Wm W Watkins. Mt. \$6,000. Nov 20. nom

162d st, n s, 338.6 e Amsterdam av, 18.6x112.6, 3-sty stone front dwell'g. Wm W, Joseph and Charles Watkins to Alexander Cameron and Jennie his wife. Mt. \$10,000. Nov 20. nom

173d st, n s, 95 e Audubon av, 18.9x100, 3-sty frame dwell'g. Edwd K Milligan to Marion P Milligan. Mt. \$5,500. Nov 22. 8,500

175th st, No 600, s w cor 11th av, 25x65, 1-sty frame building. James G Tyler to David Stewart. Mt. \$2,500. Nov 13. nom

Av A, No 1076, or es, 17.1 n 58th st, 16.8 Sutton pl, No 3 } x75, 3-sty stone front dwell'g. Thos G Hojer to Theo W Reinbrecht. Mt. \$5,000. Nov 20. 8,900

Av D, No 9, w s, 94.3 n 2d st, 23.10x93, 5-sty brk tenem't. Henriette and Esther Stern to Abraham Nelson. Mt. \$28,000. Nov 15. 35,000

Amsterdam av, No 347, e s, 77.2 n 76th st, 25x100, 2-sty brk stable. Jacob & Skinner Realty Co to Frank Tilford. Mt. \$17,000. Nov 19. nom

Amsterdam av, No 346, w s, 76.7 n 76th st, 25.6x90, 3-sty brk stable. Same to same. Mt. \$16,000. Nov 19. nom

Amsterdam av, s w cor 80th st, 102.2x100. Wm W Hall to James Noble and Frederick Gauss. Mt. \$66,000. Nov 19. nom

Amsterdam av, s w cor 80th st, 102.2x100, vacant. Annie F wife of Chas H Parsons to Wm W Hall, B & S. Mt. \$66,000. Nov 17. See 68th st. nom

Amsterdam av, Nos 428-434, s w cor 81st st, 102.2x99.11, 7-sty brk unfinished flat with stores. Geo A Denig to Chas H Fancher, Yonkers, N Y. Mt. \$67,500. Nov 19. nom

Amsterdam av, s w cor 185th st, 79.11x100, vacant. Douglas Robinson extr Douglas Robinson to Fannie M Robinson, of Henderson Home, Warren, N Y. ¹/₂ part. Mt. ¹/₂ of \$25,000. Oct 31. 27,500

Columbus (9th) av, No 376, s w cor 78th st, 25.8x105.5x25.8x106.3, 5-sty brk store and flat. Fred C Bliss to William Noble. Mt. \$40,000. Jan 31, 1887. Re-recorded. exch

Lexington av, No 87, e s, 59.3 n 26th st, 19.9x80, 3-sty brk dwell'g. Peter Hofsess to Maria A Hofsess. Mt. \$14,500. Nov 15. nom

Madison av, No 280 } begins Madison av, s 40th st, No 20 E } w cor 40th st, 27x120, 4-sty brk dwell'g. Belle Ketchum widow, Mary W Ketchum widow and George and Eliz C Ketchum heirs Miller Ketchum to Catharine Donovan. Q C. All title. Aug 14. nom

Madison av, s w cor 90th st, runs s 100.8 x w 11.1 x s 0.0¹/₂ x w 76.8 x n 100.8¹/₂ to st, x e 87.9, 1-sty frame buildings and vacant. Samuel and Henry Corn to Henry Rothschild. Mt. \$40,000. Nov 14. See Mercer st. 80,000

Madison av, Nos 1996-2004, w s, 20.4 n 127th st, runs w 35 x n 97.7 x w 25 x n 19.11 x e 60 to av, x s 99.6, five 4-sty brk dwell'gs. Frank H Parsons, Brooklyn, to Ellen wife of Edward Morton. C a G. All liens. Nov 21. 100,000

Madison av, No 1996, w s, 20.4 n 127th st, 19.10x35. Ellen wife of Edward Morton to John N Smith, Brooklyn. Mt. \$10,000 and taxes for 1894. Nov 21. nom

Madison av, No 1998, w s, 40.2 n 127th st, 20x35. Same to same. Mt. \$10,000 and taxes for 1894. Nov 21. nom

Madison av, No 2000, w s, 60.2 n 127th st, 19.10x35. Same to same. Mt. \$10,000 and taxes for 1894. Nov 21. nom

Madison av, No 2002, w s, 80 n 127th st, 19.11x35. Same to same. Mt. \$10,000 and taxes for 1894. Nov 21. nom

Madison av, No 2004, w s, 99.11 n 127th st, 19.11x60. Same to same. Mt. \$13,000 and taxes for 1894. Nov 21. nom

Park av, No 1686, w s, 75.11 n 118th st, 25x90, 5-sty brk flat with stores. Frank H Schliep, Brooklyn, to Wm C Martin. Mt. \$17,300. Nov 16. nom

Riverside av or Drive, No 62, e s, 45.8 n 78th st, 21.3x69.4x21x72.10, 4-sty brk dwell'g. Christopher R Robert, Oakdale, L I, to Chas D Folsom, Brooklyn. Nov 14. nom

Same property. Chas D Folsom, Brooklyn, to Jacob & Skinner Realty Co, a corporation. Mt. \$24,000. Nov 15. nom

Riverside av } begins Riverside av or Drive, 102d st } s e cor 102d st, 102.11x172.11x100.11x153, vacant. John D Jones to David S Brown. Nov 17. 100,000

St Nicholas av, No 175, s w cor 119th st, 32.3x95.1x27.6x78.3, 5-sty brk store and flat. Philip Braender to Margt C McCaffrey. Mt. \$28,000. Nov 12. nom

St Nicholas av, e s, 124.11 n 145th st, 104.11x100, vacant. Seth M Milliken to Jacob D Butler. Nov 17. nom

St Nicholas av, No 797, s w cor 150th st, runs w 75.11 x s 99.11 x e 50 x n 50 x e 36.9 to av, x n 51.1, 2-sty frame dwell'g. Edmund Y Jacobus and ano exrs Mary Conklin to Thomas Connery. Nov 15. 21,500

Wadsworth av, e s, 74.8 s 175th st, runs n 9.8 x e 150 x s 23.10 x w 150.8, vacant. Foreclos. Richd H Smith to Mary B Johnson. Nov 15. 800

West End av, No 455, w s, 41.8 s 87th st, 19x100, 4-sty brk dwell'g. Ferdinand G Loeb, Philadelphia, Pa, to Louis and Ferd L Loeb. Nov 15. nom

West End av, No 202, e s, 22.2 n 74th st, 20x70, 3-sty brk dwell'g. Foreclos. Bernard J Tinney to Seth M Milliken guard for Emma L and Sarah C Gibbs. Oct 25. 20,500

2d av, No 2156, e s, 50.11 s 111th st, 25x100, 5-sty brk tenem't with stores. Michl J Quigley to Emil Loeb. Mt. \$16,000. Oct 13. 22,050

2d av, No 2193, w s, 71.3 s 113th st, 21.3x100, 4-sty brk store and tenem't. John N Bertrand to Ludvine A Bertrand. All title. Oct 24. nom

2d av, No 2191, w s, 92.6 s 113th st, runs w 100 x s 8.5 x e 20 x s 12.10 x e 80 x n 21.3, 4-sty brk store and tenem't. Same to same. All title. Oct 24. nom

2d av, No 988, e s, 40 n 52d st, 20x71, 4-sty stone front store and tenem't. John Bergmann to Philipp Freund. Mt. \$10,000. Nov 5. 20,000

3d av, Nos 1297 and 1299, e s, 62.2 n 74th st, 40x110, two 5-sty brk stores and tenements. Thomas McManus to Marks Schonfeld. Mt. \$36,000. Nov 16. See 5th av. 60,000

3d av, No 2336, w s, 49.11 s 127th st, 25x100, 4-sty brk store and tenem't. 127th st, No 174, s s, 100 w 3d av, 17x99.11, 3-sty brk dwell'g.

Edwd F Hartley to John A Dennin, Jersey City. Sub to 2 morts and a trust deed. Nov 16. nom

Same property. John A Dennin to Ellen F Hartley. Sub as above. Nov 16. nom

5th av, n e cor 82d st, 27.2x110, vacant. Caroline W Astor to Benj I H Trask. Nov 20. val consid and 1,000

5th av, No 227, e s, 42 s 27th st, 21x100. 5th av, No 225, e s, 112.10 n 26th st, 21.8x100.

Portion of 8-sty brk and stone Hotel Brunswick. John O'Brien to Mary A R O'Brien. Nov 13, 1893. nom

Same property. Mary A R O'Brien to Emma R L Baronne Seilliere. Q C. Nov 23, 1893. nom

5th av } begins 5th av, s w cor 114th st, 114th st } 100.11x120, 1-sty frame building and vacant, new flats projected. Wm A Wheelock to Marks Schonfeld, B & S. Tax 1894. Aug 20. nom

Same property. Marks Schonfeld to Thomas McManus. Mt. \$36,000. Nov 16. See 3d av. 60,000

7th av, No 1821, n e cor 111th st, 25.3x100, 5-sty brk flat. Morris Wiederman and Jacob Rosenbaum to Samson Lachman. B & S. Nov 15. nom

8th av, No 333, w s, 74.9 s 27th st, 24x137.6, 3-sty brk store and tenem't.

27th st, Nos 304 and 306, s s, 60 w 8th av, 40x74.9, two 3-sty brk and stone dwell'gs.

Clinton pl, No 101, being 8th st, n s, 430.11 w 5th av, 25.1x93.11, 4-sty brk store and tenem't.

And property in Massachusetts. John J Mahony to Chas E Appleby, Glen Cove, L I, and Edgar S Appleby. In trust. Nov 14. nom

8th av, No 2443, w s, 203.6 n 130th st, 26.3x100, 5-sty brk tenem't with stores. Barthold Katt to Joseph Aschauer. Mt. \$20,000. Nov 17. 31,500

4th av, No 81, basement floor. Arthur Blue to Saml W B Smith and Amund Johnsen; 10 years, from Jan 1, 1895; recorded in duplicate. 500
 6th av, No 180, store and basement Rosanna Smith to Leon C Riggs; 5 years, from July 1, 1894.....repairs and 2,000 2,200
 Same property. Assign lease. Leon C Riggs to Julia E Riggs..... nom
 Same property. Assign lease. Julia E Riggs to Riggs & Van Gelder..... nom
 7th av, No 134, n w cor } 23x60. Ida C 18th st, No 200 1/2 W } Stege to Edward Holton; 10 1/2 years, from Nov 1, 1894.....repairs and 2,350
 Same property. Assign lease. Edward Holton to The John Kress Brewing Co..... 4,000
 8th av, No 2174, store and rear rooms and cellar. Fanny Levy to Henry Peters; 3 1/2 years, from Nov 1, 1894.....repairs and 1,200
 8th av, No 2200, store on n s. Wm E Burkhardt to Leonard Fetzer; 3 years, from May 1, 1894.....repairs and 480
 9th av, No 719, store and part cellar. H Wm Schmidt to Isaac C Bishop; 5 years, from May 1, 1894..... 1,500
 10th av, No 144, s e cor 19th st. Delia Halpin extrx Matthew Halpin to John Bergin; 10 years, from Dec 1, 1894..... 2,000

MORTGAGES.

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

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

Mortgages against 23d and 24th Ward properties will be found all together at foot of this list.

NEW YORK CITY.

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

Aaron, Louis to Lizza Derker. 41st st. No 324, s s, 237 e 2d av. 16x98.9. Nov 19, 2 years. \$900
 Abele, Christian to THE FRANKLIN SAVINGS BANK, New York. 99th st, n s, 250 w Central Park West, 50x100.11, Nov 20, 1 year, 5 %. 30,000
 Allan, John to Enoch C Bell. 8th av, e s, 75.8 s 120th st. 25.3x83. Sub to mort \$20,000. Nov 21, due Mar 1, 1895. gold, 1,500
 Same to Wm E Dodge. Same property. Nov 21, 5 years, 5 %. 20,000
 Bailey, Thomas to Edwd R De Grove trustee Abraham Tanner. Amsterdam av, w s, 74.11 n 151st st, 25x98. Nov 20, due May 1, 1898, 5 %. 9,150
 Bannen, John to Jacob S Carvalho. 105th st, s w cor Park av, 27.6x75.11. Nov 20, due June 1, 1895. 600
 Baker, Amelia F wife of and Frederick mortgagors with Edward Beinhauer mortgagee. Extension of mort at 6 %. Nov 8. nom
 Bennett, Catharine to Bernheimer & Schmid. 7th av, No 582. Lease. Nov 16, demand. 5,000
 Bergmann, Elizabeth wife of and John to Bertha E L wife of Ernest G Gloeckner. 58th st, No 308, s s, 140.10 e 2d av, 21.10 x100.5. Nov 19, due Nov 25, 1897, 5 %. 10,000
 Betz, John H mortgagee with Isidore S Korn mortgagor. Extension of mort. Nov 14. nom
 Bingham, Wm H and James to Judson S Todd. 118th st, s s, 335 w 5th av, 25x 100.11. Nov 7, 1 year. 3,500
 Blydenburgh, Jesse S to TITLE GUARANTEE AND TRUST CO. 55th st, n s, 380 e 9th av, 15x100.5. Nov 16, due Dec 1, 1899, 5 %. 11,000
 Bliss, Clara E wife of and Chas H to Geo B Heath. 57th st, s s, 175 w 6th av, 75x 100.5. Sub to mort \$24,000. Sept 1, due Mar 1, 1895. 10,000
 Borgstede, Johann H to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 1st av, No 1556, s e cor 81st st, 25x76.6. Nov 21, 1 year, 4 1/2 %. 13,000
 Booth, Ballington, Montclair, N J. to THE DIME SAVINGS BANK of Brooklyn. 13th st, n s, 307 w 6th av, runs n 69 x n e 46.2 x w 74.11 x s e 35.8 x s 81.4 to st, x e 20.6; 14th st, s s, 275 w 6th av, 74.6x 103.3. Nov 12, due Nov 1, 1899, 5 % and 4 1/2 %. 200,000
 Brevoort, Celine wife of and Henry S to John S McLean trustees for Wm T McLean. 44th st, s s, 205 w 6th av, 20x 100.4. Nov 19, due Nov 1, 1899, 4 1/2 %. 13,000
 Same to Mary C Adams, Amherst, Mass. Same property. Sub to last mort. Nov 19, 1 year. 2,000
 Braese, Mary to Haaren & Meinken. Greuwicam st, No 503. Saloon lease. Nov 15, demand. 1,300
 Brodbeck, John to Frederick Eisele and Francis Hillenbrand. 5th st, n s, 250 e 2d av, 25x97. Lease. Nov 15, notes. 1,600
 Brown, David S to John D Jones. Riverside av or Drive, s e cor 102d st. P M. Nov 17, due Nov 19, 1897, 4 1/2 %. gold, 75,000
 Bosch, John and Claus Engelken, of Bosch

& Co, to Bernheimer & Schmid. 1st av, No 1741, cor 90th st. Saloon lease. Nov 21, demand. 5,900
 Buxton, Wm H to Sarah A Conklin, Yonkers, N Y. Washington st, No 378, s w cor Beach st, 25x75. Nov 2, 2 years, 4 1/2 %. 15,000
 Butler, Jacob D to Seth M Milliken. St Nicholas av, e s, 124.11 n 145th st, 104.11x100. Nov 17, 1 year. See Conveys. 45,000
 Caille, August and William, Jr, to Heiman Kohnstamm. 65th st, n s, 119 w 1st av, 27x100.5. Given in substitution for another mort of same amount. Nov 15, 5 years, 4 1/2 %. gold, 12,000
 Callanan, Wm H and Francis McDermott to Thos B Robertson. 38th st, s s, 350 w 10th av, runs w 75 x s 197.6 to 37th st, x e 25 x n 98.9 x e 50 x n 98.9. Nov 15, 1 year, 5 %. 12,000
 Chaffee, Harry to New York Realty Co. Broadway, w s, 159.10 n Grand st, 26.4x 200 to Mercer st, x26.4x200.2. Nov 21, due Nov 30, 1894. 20,000
 Same to same. Same property. Nov 21, due Nov 30, 1894. 20,000
 Cohn, Philip to Solomon Appel and Gustav Basch. 48th st, No 402, s s, 75 e 1st av, 25x75.4. Nov 16, due July 1, 1896. 1,500
 Connerly, Thomas to Edmund Y Jacobus and ano exrs Mary Conklin. St Nicholas av, s w cor 150th st. P M. Nov 16, 5 years, 5 %. 10,750
 Conway, Bridget, Cath A and Homer P to THE FARMERS' LOAN AND TRUST CO. 3d av, No 1304, s w cor 75th st, 26.2x100. Nov 21, due Nov 22, 1895, 4 1/2 %. 20,000
 Corn, Henry and Samuel to Frederic J Middlebrook. Spring st, Nos 114 and 116. P M. Nov 16, 1 year, 5 %. 4,500
 Same to CORN EXCHANGE BANK. Same property. P M. Nov 16, 1 year, 5 %. 28,000
 Cornell, Geo F mortgagee with Joseph Yesky mortgagor. Extension of reduced mort at 5 %. Nov 12. nom
 Dahlman, Isaac H to Theodore Schumacher. 24th st, n s, 146.5 e 3d av, 24.5x98.8. April 26, 1893, note, 2 months. 15,000
 Decker, Paul G to James H Goodwin. Charles st, Nos 80 and 82, s s, 175.1 e Bleecker st, 50x95.8x00x95.7. Oct 22, 1 year. gold, 12,000
 Degenhardt, George to Carstairs, McCall & Co. 42d st, No 107 W. Lease. Oct 20, demand. 6,904
 Deffley, Ann M to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 67th st, n s, 225 e Amsterdam av, 25x100.5. Nov 16, 1 year, 4 1/2 %. 14,000
 Dooner, Thomas to Jacob Lawson, Brooklyn. 60th st. P M. Sub to mort \$6,500. Nov 15, installs, 5 %. 3,500
 Donovan, Danl J to Bernheimer & Schmid. 120th st, No 143 E. cor Lexington av. Saloon lease. Nov 19, demand. 2,400
 Ebling, Philip to THE GERMANIA LIFE INS CO. 101st st, s s, 100 e 2d av. P M. Nov 15, due Feb 1, 1897, 5 %. 15,000
 Felcman, Selig mortgagee to Louis Merzbach and Abraham Schlesinger mortgagors. Certificate of amount due on mortgage and agreement to pay off second mort. Nov 19. nom
 Findler, Philip and Ernest Wibel mortgagors with Louis Weber mortgagor. Extension of mort at 5 %. Nov 1. nom
 Fielbig, Geo J to Katie wife of Louis Wendel, Jr. 164th st, s s, 225 e 10th av, 50x 112.4. Nov 17, 1 year. 1,000
 Flanders, Louis to Martin L Strauss. 60th st, s e cor Lexington av. P M. Nov 17, 3 years. 8,600
 Folsom, Chas D, Brooklyn, to Julia wife of Frank Tilford. Riverside av or Drive, e s, 45.8 n 78th st, 21.3x69.4x21x72.10. Nov 15, 2 years, 5 %. See Conveys. 24,000
 Freund, Philipp to Henry R Beekman trustee for Margt L Slosson. 2d av. P M. Nov 5, due Nov 19, 1899, 4 1/2 %. gold, 11,000
 Friedberg, Rieka widow to William Oothout. Chrystie st, No 17, w s, 75 n Bayard st, runs w 77.6 x n 3 x w 17.6 x n 21.11 x e 94.3 to Chrystie st, x s 24.11. Nov 1, 5 years, 5 %. gold, 15,000
 Garland, Amelia M, Brooklyn, to IRVING SAVINGS INST. Waverly pl, No 120, s s, runs s 104 x e 11 x n 7 x e — x n 97 to pl, x w 22. Nov 20, 1 year, 4 1/2 %. 5,000
 Garnjost or Garujost, Conrad to Conrad Bilz, Brooklyn. 9th st, No 630, s s, 260.6 w Av C, 27.6x93.11. Nov 20, 1 year, 5 %. 650
 Glucksmann, Morris to Rebecca T Mathews. 8th av, e s, 25 s 35th st, 23.8x77.4. Nov 20, due Nov 1, 1897, 5 %. 20,000
 Golden, Louisa to Iola Drinkwater. Dominick st. P M. Nov 16, 5 years, 5 %. 2,500
 Gorren, Geo T, Brooklyn, to Thos R Hill, Philadelphia. 43d st, No 139 W, n s, bet 6th and 7th avs. 1/4 part. Sub to mort \$7,000 and sub to a life estate. March 27, note. 342
 Green, Frank A, Brooklyn, to L Napoleon Levy. 30th st. P M. Nov 15, 2 years, 5 %. 6,000
 Gullery, William to Abial M Hawkins and ano exrs Chas P Hawkins. Elizabeth st, w s, 142.7 s Bleecker st, 40.2x100x40.5x 100. Nov 16, 3 years. 3,000
 Hack, Frederick to Henry C Raynor. 105th st, s s, 150 w Amsterdam av, 50x100.11. Nov 17, 1 year, 5 %. 16,000

Haswell, Chas H to Jere J Campion extr, &c, John Laden. 45th st, No 132, s s, 134.9 e Broadway and 145 e 7th av, 20x 100 5. Nov 20, due May 20, 1898, 5 %. 1,000
 Haviland, John H to Terence Jacobson. 32d st, No 334, s s, 312.6 w 8th av, 12.6x 98.9. Nov 20, due Nov 1, 1896. gold, 1,500
 Hawkes, Richd W to Wilhelmina Nobel. 8th av, n e cor 119th st, 100.11x100. Sub to all mort. Nov 10, due March 10, 1895. 3,500
 Hepenstall, John E and Charles McManus to Jacob Ruppert. 3d av, No 1329, s e cor 76th st. Lease. Nov 7, demand. See Leasehold Conveys. 5,000
 Hershfield, Jennie to Annie Epstein, Sheffield, Pa. 48th st, No 244, s s, 144.8 w 2d av, 18.8x100.5. Nov 15, 2 years, 5 %. 3,000
 Heslin, Bernard to Bernheimer & Schmid. 47th st, No 260 W. Lease. Nov 16, demand. 500
 Hearn, Wm J to Saml A Bunker. 27th st, n s, 200 e 2d av, 16.8x98.9; 28th st, s s, 75 e 2d av, 25x74.1. 1/3 part. With all title as heir, devisee, &c, in estate of John Hearn his father. Nov 22, due Nov 1, 1896. gold, 600
 Hirsch, Bella to Julius Hirsch. Water st, No 237, s e s, 100 n e Beekman st, 25x 73.4x25x73.9. Nov 20, 3 years, 4 %. gold, 15,000
 Same to same. Water st, No 239, s e s, 125 n e Beekman st, 25x73.4. Nov 20, 3 years, 4 %. gold, 15,000
 Hofferberth, Charles to Edwd M Burghard. 22d st, s s, 400 w 10th av, 125x98.8. Lease. Nov 19, 3 years. 15,000
 Hurley, Wm S to Fredk A O Schwarz, Monroe st, No 250, s s, 315 e Jackson st, 20x 97. Nov 21, 3 years, 5 %. 4,500
 Ivory, Edwd J to The J Chr G Hupfel Brewing Co. Lexington av, No 2021, s e cor 123d st. Lease. Nov 14, demand. 4,000
 Jones, Louis M to THE UNITED STATES TRUST CO, New York. 4th st, s w cor Greene st, runs w 60 x s 56.6 x w 27.6 x s 20 x e 87.6 to Greene st, x n 76.2. Nov 20, due Dec 1, 1899, 4 1/2 %. 145,000
 Judson, Edward to Adolf and Emanuel Alexander. Houston st, s s, 50 w Wooster st, 25x95. Sub to mort \$16,000. Nov 16, due June 7, 1895. 12,000
 Kelly, Mary A and Annie E to Charlotte B Logan, Yonkers. Av A, w s, 102.2 s 75th st, 85.8x101.3x69.11x100. Lease. Nov 1, demand. gold, 5,000
 Kearney, Peter to John Curry. 109th st, Nos 62 and 64, s s, 204 w 4th av, 34x 100.11. Secures notes. Nov 21. 1,000
 Ketcham, James W to Chas H Bohde and ano exrs Frederick Bohde. 34th st. P M. Nov 19, 3 years, 5 %. 10,000
 Kirshbaum, Marks to Emelie Marcus widow. Stanton st, Nos 257-261; Sheriff st, Nos 98 and 98 1/2, begins Stanton st, s e cor Sheriff st, 74.7x75.2x75.2x75.1. Nov 20, 5 years, 4 1/2 %. See Conveys. 24,000
 Klee, Claus H to Henry R R Coles, Huntington, L I. Cherry st, n w cor Market st, runs n 112.8 x w 35.2 x s 20.3 x e 15.1 x s 94.10 to Cherry st, x e 20.2. Nov 19, 5 years, 4 1/2 %. 10,000
 Klees, Mary C mortgagor with Cath M Battelle extrx, &c, Lewis F Battelle mortgagee. Extension of mort. Nov 20. nom
 Kirshner, Regina to Sarah Glass. 89th st, n s, 106.8 e 4th av, 26.8x100.8. Nov 19, 2 years. 2,000
 Kolz, Henry to E Bernhard Wurtmann. 20th st, No 601 W, cor 11th av. Saloon lease. Oct 30, demand. 5,000
 Kocher, George to Elise King. Broome st, n w cor Eldridge st, 25x50 6. Nov 15, 2 years, 5 %. 12,000
 Krishch, Julius L to Frank Raub. Franklin st, Nos 41 and 43, s w cor Elm st, 39.6x 75. Leasehold. Nov 15, demand, notes. 14,000
 Krooks, Saml J to Nathan Abrahams. Essex st, No 9 1/2, w s, 200.6 s Hester st, 20x 87.6. Sub to mort \$12,500. Nov 15, due Jan 1, 1897. 2,500
 Kraft, Louis to Charles Kraft. 7th st. No 227, n s, 63 w Av C, 20x96.7. 1-7 part. Nov 20, 1 year, 4 %. 500
 Kruse, Louise widow to UNITED STATES TRUST CO of New York. 107th st, s s, 80 e Park av, 25x100.11. Nov 22, due Dec 1, 1899, 5 %. 7,500
 Lahens, Phebe P to Robt W Tailer. Broadway, e s, 25 n Franklin st, 25x150; John st, No 105, n s, 20.2 e Cliff st, 19.9x40x 15.9x45.8; John st, Nos 109, 113, 115, 117 and 119, n w cor Pearl st, 91x20.11 x90x—; 148th st, s s, 125 e Boulevard, 100x99.11—1-30 int in above. 146th st, s s, 100 w Amsterdam av, 475x99.11; 146th st, s s, 175 w Boulevard, 175x 99.11; 145th st, n s, 225 w Boulevard, 75x99.11; 145th st, s s, 250 w Boulevard, 125x99.11; 1st av, Nos 2125 and 2127, w s, 50.11 n 109th st, 50x75—1-5 part of this. Sub to mort. Nov 13, 1 year, 5 %. 2,500
 Lambrecht, Charlotte, Jennie and Addie G to Max Cohn. 95th st. P M. Nov 1, 2 years. 3,000
 Laue, Charles, Brooklyn, to James Gormley, Parkville, L I. Chrystie st, e s, 75 n Bayard st, 25x100. Sub to mort \$15,000. Nov 16, 1 year. 5,000
 Levin, Joseph to Leopold Godowsky and Chaim Greenberg. Madison st, No 362, s

s, 275 w Jackson st, 20x94.5x20x94.4. Sept 4, demand. 3,000
 Leslie, John to TITLE GUARANTEE AND TRUST CO. Prince st, No 158, s s, 77.7 e Thompson st, 19x101.3. Nov 20, due Dec 1, 1899, 4 1/2 %. 8,000
 Same to same. 15th st. P. M. Nov 20, due Dec 1, 1899, 4 1/2 %. 10,000
 Ligon, Julius to H Koehler & Co. Washington st, No 791. Store lease. Nov 20, demand. 752
 Loughran, Thomas to Jacob D Butler. 140th st. P. M. Nov 19, due Nov 1, 1897, 5 %. 5,500
 May, Leopold and Margaretta Baier both mortgagees with Pauline Subin mortgagor. Agreement as to priority of mortg. Nov 15. nom
 Mather, Emily S, Flushing, L I, to Helen Adams. West End av, No 281; 78th st, No 301, being West End av, n w cor 78th st, 29x49.11. Nov 19, 5 years, 4 1/2 %. 16,000
 Maesler, John and Nicholas mortgagors with Frederick Schoen exrs Maria Otterbeck and Stephen Duncan and ano trustees for Stephen B Duncan et al mortgagor. Extension of mort. Nov 7. nom
 Maguire, Andrew to THE METROPOLITAN SAVINGS BANK. 10th st, No 119, n s, 318 w 2d av, 26.6x94.7. Nov 20, 1 year, 4 1/2 %. 15,000
 Mayer, Fredericke to Randolph Guggenheimer. Madison av, s e cor 101st st, 100.11x75; 101st st, s s, 150 e Madison av, 20x100.11. Nov 19, 1 year. See Conveys, last issue. gold, 20,000
 McCullagh, Patrick to Childe H Childs. Jackson st, No 1, cor Henry st. Lease. Nov 20, note, 6 months. 787
 Miller, Frank to Bernard Quinn. 1st av, No 1122. Saloon lease. Sub to mort \$700. Nov 14, note, 1 year. 200
 Miner, Henry C to Julius Ehrmann. 8th av, Nos 312 and 314; 25th st, No 267 W; 26th st, No 260 W, being 26th st, s s, 100 e 8th av, runs s 49.4 x w 100 to 8th av, x s 49.4 x e 100 x s 49.4 x w 5 x s 49.4 to 25th st, x e 25.4 x n 197.6 to 26th st, x w 16.1. Nov 16, 3 years, 5 %. 88,000
 Moore, Alexander to Catharine Dowling and Emma Reilly. 40th st. P. M. Nov 20, 1 year, 5 %. 13,500
 Morris, Solomon to Mary L Higgins guard of Anne P Breese, London, England. Henry st, No 125, n s, 235.5 e Pike st, 25.3x100. Nov 15, 5 years, 5 %. gold, 22,000
 Morton, Ellen wife of Edward to William Minot, Boston, Mass. Madison av, No 2004. P. M. Sub to mort \$10,000. Nov 21, 1 year, 5 %. gold, 3,000
 Muller, Alice to Paula Wolfsohn. 18th st. P. M. 2d mort. Nov 20, 3 years. 4,000
 Murphy, Thaddeus J to Bernheimer & Schmid. Madison st, No 67. Saloon lease. Nov 19, demand. 800
 Mutual Reserve Fund Life Assoc mortgagor with Henry Eggers mortgagor. Extension of reduced mort at 4 1/2 %. Nov 1. 2,000
 Same mortgagor with Frederick Hambrook mortgagor. Extension of reduced mort at 4 1/2 %. Nov 1. 2,000
 Nelson, Jenny to Abraham Nelson. Hudson st, No 559, w s, 84.11 n Perry st, runs w 31.10 x s 0.9 x w 40 x w 9.7 x n 24.5 x e 27.3 x s 11.7 x e 50.9 to Hudson st, x s 18.6 to beginning. Nov 14, installs. 500
 Newman, Nellie to George Ehret. 10th av, s e cor 29th st. Lease. Nov 19, demand. 3,500
 Nohle, James and Frederick Gauss to Wm W Hall. Amsterdam av and 80th st. P. M. Sub to mort \$66,000. Nov 19, 1 year, 5 %. 12,000
 Nooney, Christopher to Jacob Ruppert. 3d av, No 2102. Store lease. Oct 15, demand. 2,500
 Nordlinger, Nanette widow of Isaac D. Clara, Edward, Tillie, Martha and David heirs Isaac D Nordlinger, all of Baltimore, Md, and Sarah Nordlinger widow Henry Nordlinger, New York, to TITLE GUARANTEE AND TRUST CO. 3d av, Nos 789 and 791, e s, 25 s 49th st, 37x100. Oct 26, due Nov 1, 1897, 4 %. 16,000
 O'Connell, Denis to THE EMIGRANT INDUSTRY SAVINGS BANK. Cannon st, No 8, e s, 100 n Grand st, 25x100. Nov 21, 1 year, 4 1/2 %. 5,000
 O'Keefe, Wm D to Bernheimer & Schmid. Park pl, No 7. Saloon lease. Nov 15, note, demand. 2,000
 Parish, Henry, Osgood Welsh and Fredk D Tappen as trustees of the ROYAL INS Co mortgagees with Magdalene Briner mortgagor. Extension of mort at 4 1/2 %. Nov 1. nom
 Parsons, Chas H to Wm W Hall. 68th st, s s, 100 w Amsterdam av, 25x100.5. P. M. Sub to mort \$12,000. Nov 17, due Dec 1, 1897, 5 %. 2,500
 Same to same. 68th st, s s, 150 w Amsterdam av, 25x100. P. M. Sub to mort \$12,000. Nov 17, due Dec 1, 1897, 5 %. 2,500
 Same to same. 68th st, s s, 125 w Amsterdam av, 25x100.5. P. M. Sub to mort \$12,000. Nov 17, due Dec 1, 1897, 5 %. 2,500
 Peck, Julia wife of and Aaron to The Demilt Dispensary. Madison av, No 698, w

s, 80.5 n 62d st, 20x70. Nov 20, 3 years, 4 1/2 %. 10,000
 Same mortgagor with same mortgagee. Extension of mort. Nov 20. nom
 Pennock, Homer H to Chas S Davison trustee for Arabella de P Glavenas. 27th st, No 308, s s, 100 w 8th av, 18.8x74.9. Nov 17, 3 years, 5 %. 8,000
 Peterson, Henry to Bernheimer & Schmid. 102d st, No 422 E. Lease. Nov 15, demand. 550
 Pettit, John, West Orange, N J, to Julia Hazard widow. Greenwich st, No 161, e s, 77.10 n Liberty st, 25.1x50.3x24.5x 46.8. Nov 22, 2 years. gold, 8,000
 Same to Maria L Butler widow. Same property. Equal lien with last mort. Nov 22, 2 years. gold, 7,000
 Same to Jane L Birnie widow. Same property. Equal lien with last two mortg. Nov 22, 2 years. gold, 5,000
 Prescott, Edw C to John B and Chas C Cotte trustees will of John B Cotte. 123d st. P. M. Nov 8, due Nov 20, 1897, 5 %. 9,000
 Prior, James to Clara J Walgrove. Pearl st, No 486, n e s, in centre of alley way, runs n e along middle of said alley, 50 x n e 74 x n w 27.6 x s w 83 x s w 42 to Pearl st, x s e 26 to beginning; Pearl st, n e s, at s w cor of above premises, runs n e 42 x n e 83 x n w 41.3 x s w 57 x s e 33 x s w 60 to Pearl st, x s e 5.3. Jan 3, 1888, 15 years, 5 %. 10,000
 Putnam, James D to Laura Jackson. 88th st, Nos 47-57, n s, 205 e Columbus av, 6 lots, each 20x100.8. 6 P M mortg, each \$5,000. Sub to prior mort on each of \$25,000. May 8, 1 year. 30,000
 Purvis, Henry to The Produce Exchange Building and Loan Assoc. 11th av, e s, 50 s 182d st, 20x100. Nov 14, installs. 5,600
 Ran, Joseph W to John McSweeney. Amsterdam av, No 454. Lease. Nov 15, notes. 1,950
 Richey, David to Joseph Holland. 97th st, s s, 200 w Central Park West, 25x100.11. P. M. Nov 19, 1 year, 5 %. 12,500
 Same to John B Holland. 97th st, s s, 225 w Central Park West, 25x100.11. P. M. Nov 19, 1 year, 5 %. 12,500
 Same to Joseph Holland and ano exrs Leila Mauri. 97th st, s s, 250 w Central Park West, 25x100.11. P. M. Nov 19, 1 year, 5 %. 12,500
 Same to Augustus F Holly. 97th st, s s, 200 w Central Park West, 75x100.11. Sub to mort \$37,500. Nov 19, 1 year. 30,000
 Ritchie, Eliza J wife of Robert to John H Henshaw. 46th st. P. M. Nov 17, 3 years. gold, 4,500
 Robson, Wm F to TITLE GUARANTEE AND TRUST CO. 68th st, s s, 100 w Amsterdam av, 3 lots, each 25x100.5. 3 mortg, each \$12,000. Nov 17, due Dec 1, 1897, 5 %. 36,000
 Roland, James to TITLE GUARANTEE AND TRUST CO. 4th st, No 327, e s, 44 s Jane st, 22x55. Nov 14, due Dec 1, 1899, 5 %. See Conveys. 6,000
 Reed, Sarah D wife of Wm W. Valley Cottage, N Y, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 66th st, s s, 150 w 1st av, 25x100.5. Nov 19, 1 year, 4 1/2 %. 7,000
 Rosenthal, Louis M to The Grand Lodge of the United States of the Independent Order Free Sons of Israel. 1st av, e s, 77.2 n 83d st, 25x84. Nov 22, 3 years, 4 1/2 %. 13,000
 Rosenberg, Harris to Regina Longfelder extrx Samuel Longfelder. Stanton st, No 318, n s, 25 w Goerck st, 24.5x75. Sub to mort \$14,359. Nov 19, installs. 4,599
 Same to Geo M Miller and ano trustees for Margt E Biddle and Sarah D I Newbold. Same property. Nov 15, due Dec 1, 1899, 5 %. 14,000
 Same to Sender Jarmulowsky. Same property. Sub to last mort. Nov 19, installs. 359
 Ruck, Clara A wife of and John M to Margaret Wagner. 58th st, s s, 287.6 w 9th av, 12.6x100.5. Nov 16, 1 year. 3,000
 Savage, Chas B W to Albert Sichel. 28th st, n s, 80 e 6th av, runs n 74.1 x w 80 to 6th av, x n 20 x e 75 x n 4.8 x e 68.3 x s 98.9 to st, x w 63.3. Sub to mort \$135,000. Nov 16, due May 17, 1895. 10,000
 Schmittner, Catharine to John C Haug. 166th st, n s, 175 w 10th av, 25x95. Nov 15, 3 years, 5 %. 2,200
 Schonfeld, Marks to Lucy A Bliss widow, Mamaroneck, N Y, and Wm A Wheelock, New York. 5th av, s w cor 114th st, 100.11x120. P. M. Aug 20, 3 years, 5 %. To each mortgagee \$18,000. 36,000
 Same to Julia S Bryant, Roslyn, L I. 3d av, No 1297, e s, 62.2 n 74th st. P. M. Nov 16, 3 years, 5 %. 20,000
 Same to same. 3d av, No 1299, e s, 82.2 n 74th st. P. M. Nov 16, 3 years, 5 %. 20,000
 Schlesinger, Samuel to Mary M Costello guard for Richard R and Julia L Costello. 4th st, No 34, s s, 151.10 w Bowery, 25.4x 94.11. Nov 21, 5 years, 5 %. gold, 29,000
 Same to Jacob Korn. Same property. Sub to last mort. Nov 21, 1 year. 1,500
 Shannon, Anna V to D Stuart Lodge, Simsbury, Conn. 51st st, No 840, s s, 463.6 w 8th av, 20.6x100.5. Nov 20, 3 years, 5 %. 24,000

Shrady, John to HARLEM SAVINGS BANK. 110th st, s s, 130 e Park av, 25x75. Already mortgaged to mortgagor for \$5,000. Nov 14, 1 year, 5 %. 1,000
 Shelton, Minnie T mortgagor with THE UNITED STATES LIFE INS Co mortgagee. Extension of mort. Nov 16. nom
 Simon, Joseph to Geo Z and Chas T Hawk, of G Z Hawk & Son. Hester st, No 80, s s, 25 e Allen st, 25x40. Secures credits. Nov 15. 4,000
 Smith, Wm A exr George Jones mortgagee with John Hegetschweiler mortgagor. Extension of mort at 5 %. Nov 16. nom
 Sparling, Chester F to Samuel, Elias and Irving I Kempner. Forsyth st, No 147. P. M. Nov 15, demand. 9,500
 Same to same. Same property. Building loan. Nov 15, 9 months. 10,500
 Same to Samuel Kempner. Same property. P. M. Nov 15, demand. 10,000
 Squier, Theo A to The Bradley & Currier Co (Lim). West End av, s w cor 97th st, 25x100. Sub to mort \$39,000. Nov 14, 3 months. gold, 5,020
 Steinfeld, David to Julius Weill, Titusville, Pa. Sullivan st, Nos 121 and 123, e s, 59.6 s Prince st, 41.10x75. 1/2 part. Nov 19, 1 year. 6,000
 Steinhardt, Morris and John A C Gray both mortgagees with Clarence F True mortgagor. Agreement subordinating mortg to party wall agreement. Oct 9, nom
 Stephens, Frank E to Lizzie Whitfield, Brooklyn. 92d st, No 106, s s, 55 e 4th av, 17x80. Sub to mort \$12,500. Aug 15, due July 1, 1897, 5 %. 2,000
 Stern, Benjamin to Frances E Ansbacher. 38th st, No 329 W. P. M. Nov 19, 5 years, 4 1/2 %. 10,000
 The Church of the Holy Nativity of the City of New York to Chas A Gould. 136th st, n s, 475 w Lenox av, runs n 99.11 x e 25 x n 48 x w 22 x n to 137th st, x w 3 x s 61.3 x s w 63.3 x s to 136th st, x e to beginning. Nov 3, 2 years, 5 %. 4,267
 The Harlem Storage Warehouse and Express Co mortgagor with Henry R Winthrop trustee mortgagee. Extension of mort. Oct 19, 1892. nom
 The New York Homeopathic Medical College and Hospital, a corporation, to James P Kernochan and John J Wysong as trustees. 63d st, n s, 102 w Av A, 75x63. Nov 19, 5 years, 5 %. 45,000
 Tolk, Moritz to THE STATE BANK. Canal st, n w cor Ludlow st, 21.10x50. Secures notes. Nov 15. 3,000
 Talbot, Emilie wife of Marcus H to THE METROPOLITAN SAVINGS BANK. 1st av, No 1624, e s, 61.2 n 84th st, 20.5x100. Nov 22, 1 year, 4 1/2 %. 15,000
 Townsend, Edwin S, New York, and Frank W Townsend, Canton, N Y, to TITLE GUARANTEE AND TRUST CO. 38th st, No 109, n s, 120 w 6th av, 20x98.9. Nov 20, due Dec 1, 1899, 4 1/2 %. 15,000
 Varnum, James M and Richd M Harison, of Varnum & Harison to Francisca Stern mortgagor. Satisfaction of 1/4 int in mortgage. July 24, 1894. nom
 Van Orden, Howard E and Harry M to The New York Genealogical and Biographical Society. 72d st, n s, 573 e Av A, 25x 64.4. Nov 19, 5 years, 5 %. See Conveys. 12,500
 Same to Austin Kimball and ano exrs Timothy C Kimball. 72d st, n s, 598 e Av A, 25x64.4. Nov 15, 3 years, 5 %. See Conveys. 12,500
 Von Dwingelo, Max to Beadleston & Woerz, a corporation. Clinton st, No 255. Lease. Nov 15, demand. 1,000
 Walker, Fernando R to Mary E Walker his wife. 96th st, n s, 240 w Central Park West, 20x100.11. Nov 15, 2 years. 1,500
 Ward, Annie C, Newark, N J, to Irving Grinnell et al trustees Gardiner G Howland. Bowery, No 157 1/2, e s, 57 n Broome st, 13.7x73.7x13.6x72.9. Sub to mort \$8,000. Nov 17, due Sept 1, 1896, 5 %. gold, 5,000
 Same to same. 81st st, No 120, s s, 237 w 9th av, 19x102.2. Collateral to last mort. Nov 17, due Sept 1, 1896, 5 %. gold, 5,000
 Waters, Maria T widow, Ann E, Matilda, Josephine and Frances C Waters and Mary J De Bussy to NORTH RIVER SAVINGS BANK. Broadway, s e cor 13th st, 24.6x86.1x91.1, gore. Nov 17, 1 year, 4 1/2 %. See Conveys. 30,000
 Wallman, Frederick to Mary A Lord, Boston, Mass. 79th st, s w cor 1st av, 25x64. Nov 15, 3 years, 5 %. gold, 6,000
 Whalen, Frank to THE EMIGRANT INDUSTRY SAVINGS BANK. 44th st. P. M. Nov 19, 1 year, 4 1/2 %. 5,000
 Wenige, Josephine to Louis Althoff et al, Clemens Muller and William Erdtmann trustees. 82d st, s s, 135.6 e Av A, 18.9 x102.2. Nov 14, due Jan 1, 1900, 5 %. 2,000
 Westheimer, Jacob H, Nathan Lemlein and Katharina Schmitt widow to Leo G Rosenblatt trustee for Sigmund G Rosenblatt. 111th st, No 219 E. P. M. Nov 15, 3 years, 5 %. gold, 6,000
 Wetterer, William to Albert L Thompson. 19th st, No 52 W. P. M. Nov 9, due Nov 10, 1895, 5 %. 40,000
 Witt, John H to James Thomson. 55th st, n s, 150 w 10th av, 25x100.5. Nov 20, 3 years. 1,500
 Wittner, Joseph, New York, and Emanuel

Glauber, Brooklyn, to George Mundorf, 88th st. P. M. Nov 21, due March 1, 1895. 2,500
 Wicke, William and August Roesler mortgagors with Julius Ehrmann exr Abraham Scholle mortgagee. Extension of mort. Nov 12. nom
 Wilson, Harriot C widow to Albert, Harriet B and Susan P Delafeld trustees will of Richard Delafeld. 46th st, n s, 262.6 w 5th av, 12.6x100.5, except part as follows: 46th st, n s, 274.9 w 5th av, runs n 100.5 x w — x s — to st, x 0.4, omission. Nov 15, 5 years, 4 %. gold, 6,500
 Williams, Margt M wife of and Philip H, Jr, to Frank A Otis and ano exrs, &c, Uriah J Smith. Cortlandt st, Smith Building, s s, 106 w Broadway, runs s 105.8 x w 33 x s 18 x w 33.10 x n 17 x e 1.8 x n 106 to st, x e 65. 1/8 part. Nov 16, 1 year, 5 %. 2,500
 Wilson, Wm M to Geo F Cornell, Morris-town, N. J. 124th st, n s, 350 w 7th av. 25x100.11. Nov 16, 5 years, 5 %. 15,000
 Same to Sarah C Douglass. 124th st, n s, 375 w 7th av, 25x100.11. Nov 16, 5 years, 5 %. 15,000
 Same to Frederic J Middlebrook, Brooklyn. 124th st, n s, 325 w 7th av, 25x100.11. Nov 16, 5 years, 5 %. 15,000
 Same to same. 124th st, n s, 400 w 7th av, 25x100.11. Nov 16, 5 years, 5 %. 15,000
 Ziegler, Franz to Sarah Hydeman, Carmine st, No 48, s s, 100 e Bedford st, 18.8x80x 18.10x79.11. Nov 15, 3 years, 5 %. 6,500

23d and 24th WARDS.

Alexander, Ester to The Twenty-third Ward Land Impt Co. Southern Boulevard. P. M. Oct 15, due Oct 29, 1897. 5 %. 2,000
 Allen, James L to Wm H Quinn guard of Peter, Jr, and John W Quinn. Forest av, n w s, 221.7 s w 161st st, 24.10x209. Aug 1, 7 years, 4 %. 787
 Barchfeld, Louis D to Martha wife of Wm H Fischer. 182d st, s s, 90 e Bathgate av, 15x80. Nov 15, due Dec 1, 1897, 5 %. 1,100
 Bierbrauer, Philipp to Katharina Fries. 161st st, No 975, n s, 113 e Tinton av, 19.2 x 100. Nov 15, due Jan 1, 1900, 5 %. 2,000
 Brandt, Louisa wife of and Wm H to Jacob B Underhill as trustee. 140th st, n s, 149.3 e 36 av or Boston road, 25x100. Nov 2, 5 years, 5 %. 6,000
 Burke, Coleman J to Ellen M Chambers. Westchester av. P. M. Nov 15, 1 year, 750
 Carpenter, Francis W, Portchester, N. Y. to Josephine Chedsey, Yonkers, N. Y. Willis av, No 445, w s, 50 n 145th st, 25x106. Nov 15, 1 year. 1,800
 Carr, Geo E and Reuben W to Ann R Del-nocce. 165th st, n s, 200 e Railroad av, 30 x 100. Nov 10, due Nov 11, 1895, 5 %. 300
 Cawood, John H to Thornton M Rodman trustee of Wm D Rodman. 177th st, n s, 85 e Fleetwood av, 30x100. Nov 17, due Nov 19, 1897, 5 %. See Conveys. 2,000
 Collins, Annie A to Llewellyn D Carter. Aqueduct av, s e cor Evelyn pl, 25.4x92x 25x88.11. Sub to mort. Secures building contract. Aug 20, due Nov 2, 1894. 1,200
 Curry, Bridget to Martin J Klug. Lots 3, 4 and 5 map Hyatt Farm, near Woodlawn Station, &c. P. M. Nov 12, 5 years, 5 %. 1,000
 Davis, Robert to Laura P Pendleton, Brooklyn. 151st st, s s, e half lot 261 map of Melrose South, 25x116; also land at Brooklyn, Kings Co, N. Y. Nov 10, 1 year, 5 %. 3,500
 Daly, Wm A to The Harlem Co-operative Building and Loan Assoc. Robbins av. P. M. Nov 9, installs, 5 %. 3,000
 Ehrsam, Fredk W to THE MUTUAL LIFE Ins Co, New York. Tinton av, w s, 80 s 149th st, 158x230. Nov 16, 1 year. 2,000
 Ernest, Caroline J to Robert Cortright. Creston av, w s, 319.9 n Wellesley st, 25x 100.4. Nov 21, 3 years. 350
 Gillingham, Thos L to John De Hart. Tiffany st, w s, 172.11 n 167th st, 20x125. Sub to mort \$2,300. Nov 7, due Nov 8, 1895. 300
 Grote, Catharine to Lucy R wife of John E Comfort. 165th st, s s, 146 w Trinity av, 18x120. Nov 16, 3 years, 5 %. 350
 Harris, Alethea V to John B Ryer. Interior lot, 50.2 s e Mapes av and 560 n e Tremont av, runs s e 25 x n e 133 x n w 25 x s w 133. Nov 15, due Aug 15, 1897. 650
 Kitchen, Kath P to Eliza M Dorsett. 132d st, n s, 125 e Cypress av, 75x110. P. M. Nov 16, demand. 7,500
 Same to R Clarence Dorsett. Same property. Nov 16, demand. 7,500
 Klemann, Peter to DOLLAR SAVINGS BANK. 157th st, s s, 200 w Elton av, 50x147.2x 50x144.8. Nov 15, 1 year, 5 %. 4,500
 Laughlin, John to Maria and Margaret W. Summit av, w s, abt 957.9 s Devoe st, J. sent line, 16.11x103.9x16.11x102. Oct 11, due Nov 1, 1897. 2,667
 Same to same. Summit av, w s, abt 974.6 s Devoe st present line, 16.5x102x16.6x 100. Oct 31, due Nov 1, 1897. 2,667
 Same to same. Summit av, w s, abt 991.2 s Devoe st present line, 20.5x100x20.6x 98.4. Oct 31, due Nov 1, 1897. 2,667
 Lee, Robert to Wm J Lee. Morris av, e s, 225 n 182d st, 25x130. Oct 2, demand, 4 %. 300
 Levi, Hannah to Therese Salomon. 167th st, s e s, 113.10 s w Fox st, 25x85.10x26.8

x95.2; Westchester av, n e cor Tiffany st, runs n e 88 x n w 74.7 x n 66.9 to 165th st, x w 25.6 to Tiffany st, x s 176.3; Intervale av, n w s, 408.6 n e 169th st, 75x 104.4x109.8x184.10; Intervale av, s e cor Home st, runs s w 27.3 to 169th st, x s e 75 x n e 32.8 x n 45.4 x w 57.8; Franklin av, w s, 44 n 170th st, 50x100. Nov 19, 1 year. 4,500
 McCormick, Margaret to Ronald K Brown and ano trustees will of George Chesterman. 134th st, n s, 375 e Willis av, 3 lots, each 16.8x100. 3 morts, each \$7,500. Nov 1, 3 years, 5 %. 22,500
 McCabe, John J to Isabel W Niles. Gambri-st, n s, 171.8 e Marion av, 25x100. Nov 21, 1 year. 200
 Miller, Charles to Abraham B Tappen. Summit st, s s, 873 e Marion av, 25x100. Nov 22, 1 year. 1,500
 Metzler, Annie M to Lena Seiferd, Tremont av. P. M. Nov 15, 1 month. 2,550
 Platt, Mary A to Priscilla S Purser, Yonkers, N. Y. Anthony av, e s, 119 s Burn-side av, 25x100. Sub to mort \$3,000. Nov 20, 2 years. 1,000
 Peet, Chas F, Washington, D C, to Thos B Shoaff. Rider av, w s, 255 n 138th st, 50 x 125 to Mott Haven Canal. Oct 27, due Nov 1, 1895. 1,700
 Rausch, Herman to Susanna Leute. Morris av, widened, n e cor 153d st, 25x70.3. Nov 15, 2 years, 5 %. 3,500
 Reynolds, Catherine wife of and Chas A to Mary M and Sarah A Smith and Mary E Thornton, Central Valley, N. Y. Stebbins av, e s, 233.9 n Freeman st, runs e 125.4 x n 13 x again n 38.4 x w 14.10 to av, x s 50. Nov 21, 3 years. 1,000
 Roos, Christian P to Eliza Goodman. Ryer-ml. P. M. Nov 5, due Nov 7, 1895. 700
 Rumpf, Caroline to HARLEM SAVINGS BANK. Gouverneur st, s s, being w 1/2 lot 264 map Melrose South, 25x118.6. Nov 17, 1 year, 5 %. 5,000
 Schneider, Chas P to Annie C Kelly. Hun-ter av, e s, 125 s Jennings st, 25x100, being lot 291 map section A Vyse estate. Nov 14, 3 years. 2,200
 Schwarzler, Amelia to Augustus Gareiss. 133d st, n s, 140 e Trinity av, 3 lots, each 20x103.8. 3 morts, each \$4,000. Nov 1, 3 years, 5 %. 12,000
 Same to Caroline Gareiss. 133d st, n s, 80 e Trinity av. 20x82.7. Nov 1, 3 years, 5 %. 4,000
 Same to same. 133d st, n s, 100 e Trinity av, 20x103.9. Nov 1, 3 years, 5 %. 4,000
 Same to same. 133d st, n s, 120 e Trinity av, 20x103.8. Nov 1, 3 years, 5 %. 4,000
 Shields, Annie V wife of and John R to Fannie Meyer. Bathgate av, n e cor 172d st. P. M. Sept 20, 3 years, 5 %. 1,200
 Sidell, Phebe A wife of and Cornelius V to Hettie D and Robert Carter exrs Thos Carter. Walton av, No 625, w s, 333.7 n 150th st, 16.8x93x16.8x92.9. Nov 20, due Nov 1, 1897, 5 %. 4,000
 Same to same. Walton av, No 627, w s, 350.3 n 150th st, 16.8x93.1x16.8x93.3. Nov 20, due Nov 1, 1897, 5 %. 4,000
 Same to same. Walton av, No 631, w s, 388.5 n 150th st, 16.7x93.5x16.7x93.3. Nov 20, due Nov 1, 1897, 5 %. 4,000
 Smith, Mary E J wife of Thos S to Mary wife of Patk H McManus. Lots 290A, 291B, 291A, 292A, 283, 284, 286, 287, 255, 256, 257, 273, 274, 63, 172, 173, 174, 181 and 182 map of Edwd T Young, Springhurst, N. Y, 23d Ward. P. M. Nov 20, due Sept 9, 1895. 1,500
 Straub, Louis H to Frank Sovak. Jack-son av. P. M. Nov 21, due Dec 1, 1897. 1,500
 Stresc, Margarethe to Frederiek Emanuel. Freeman st, n s, lot 175 map section A Vyse estate, 27.4x101.5x25x112.6. Nov 16, 3 years. gold, 3,000
 Schmuck, Herman to Hiram R and Henry Dater trustees Philip Dater. Union av, w s, 303 n Kelly or 152d st, 4 lots, each 20x100. 4 morts, each \$3,500. Oct 12, 3 years. 14,000
 Weston, Maria to James S Stearns, Madis-on, N. J. Highbridge or Ogden av, n w s, 500 s w Union st, 137.6x200. Already mortgaged to mortgagee for \$8,000. Nov 20, due July 12, 1895, 5 %. 2,000
 Weeks, Margt P to Mary J Norman. Web-ster av, n w s, 184 s w 179th st, runs n w 25 x s w 2 x n w 91 x s w 25 x s e 115 to av, x n e 16. Nov 20, 1 year. 400

Boehlk, Fredk W to Alicia L Laird. 3,500
 Clark, Alvah A to Enoch M Moore, Trenton, N. J. nom
 Carter, Hettie D and Robert exrs Thomas Carter to Saml T Carter, Jr. nom
 Connecticut Mutual Life Ins Co to Freder-ic J Middlebrook. 12,000
 Chyba, Ferdinand to Emmanuel Katz. 824
 Cohen, Martha G to Alphonse H Kur-sheedt. 5,000
 Cattus, John Van A to Emma E Cattus guard Anna E Cattus. 2,500
 De Estevez, Inez M and Emilio Del Pino exrs Ramon M A Estevez to Caroline C Terry. 1/4 interest. nom
 Danenberg, Isaac to Christian Wynen. 5 assigns, each \$3,500. 17,500
 Devoe, Fredk W committee Maria L Bathgate to Mary Myers and ano admrs Maria L Bathgate. nom
 Elting, Louis, Samuel and Ely, of Louis Elting & Son, to John Freithal. 2,500
 Freund, Philip to John Bergmann. 6,000
 Guggenheimer, Randolph to Moses Weinman. nom
 Greenebaum, Henry to Louisa Hesdor-fer. 10,000
 Galinger, Geo W to John J Hughes. 535
 Gage, Eleanor P to Abraham Meyer. 5,000
 Glimm, John E to J George Flammer. 9,900
 Giblin, Michael and James W Taylor to Ellen Felthousen. 3,000
 Giblin, Michael and James W Taylor to Ellen Felthousen. 3,000
 Goodwin, James H to Frederic G Moore. 10,800
 Holbrook, Wm C ref to The New York Security and Trust Co. 4 assigns. nom
 Hepworth, Geo H to Hiram K Dater and ano trustees will Philip Dater. 6,400
 Heine, Marie to Christian Wynen. 3,500
 Hesdorfer, Louisa to Anna E Hesdorfer. nom
 Hotte, Marie to Charles Christman, both of Brooklyn. 2,500
 Irving Nat Bank to Simon E Bernheimer and Josephine Schmid. 8,616
 Jagle, Louise guard Louise Jagle to Louise Friess formerly Louise Jagle the younger. nom
 Jacobson, Marie E to John S Robinson. 2 assigns. nom
 Jockel, Helena B to Edward Beinbauer. 5,000
 Kilpatrick, Thomas to Harriet N Lugar widow, Plainfield, N. J. nom
 Lipman, Julius to Jacob Cohen. 19,000
 Levy, Morris to Stanley W Dexter trustee. nom
 Lowenfeld, Pincus, Jacob Levy and Morris Goldstein to Amelia F Baker. 2 assigns, each \$3,000. 6,000
 Lewis, John A et al exrs Benj B Sher-man to John A Lewis et al trustees for Cornelia M Sherman. nom
 Moore, Casimer de R to Margt V C Og-den extrx Mary C Ogden. 11,000
 Middlebrook, Frederic J to Robert Clark. 15,012
 Same to Eliza Clark. 16,582
 Middlebrook, Frederic J to Susan C Herriman et al exrs John Herriman. 10,000
 Same to Frances A Ingraham. 8,004
 Same to Lawrence M Kortright trustee for Gouverneur Kortright. 2,519
 Same to Helen L Anthon. 15,002
 McMahon, Michael, Nyack, N Y, to Al-bert S Beakes. nom
 Moran, Dennis W to David Hennessey. 1,750
 Murray, Mary J to Frederic J Middle-brook. 8,000
 Myers, Mary and ano admrs Maria L Bathgate to Fredk W Devoe. 900
 Muller, Ernest B to Wm R Rose. 5,000
 New York Realty Co to Frederic J Mid-dlebrook. 13,860
 Same to same. 6,952
 O'Brien, John to Mary A R O'Brien. nom
 O'Brien, Mary A R to Emma R L Bar-ronne Seilliere. nom
 Olcott, Frederic P, Bernardsville, N J, to Central Trust Co, New York. 8,675
 Ormiston, William to R Clarence Dor-sett. 4,169
 Polenske, Edouard, Berlin, Germany, to Danl E Seybel. 14,000
 Putzer, Christopher to James Alex-ander. 3,000
 Purdy, John A, Rye, N Y, to James I Corsa. nom
 Quinn, Bernard to Bernheimer & Schmid. 200
 Quintard, Geo W exr, &c, Oliver Char-lick to J Tredwell Richards trustee for Jessie Reynolds. 8 assigns. nom
 Robertson, Thos B to Cath A McDer-mott. nom
 Robinson, Chas S to Chauncey S Truax. 4,500
 Rosenberg, Harris to Norman Seymour. 600
 Rausch, Herman to Leah Daniels. 1,100
 Robinson, John S to Fredk S Flower. 2 assigns, each \$5,000. 10,000
 Raimando, Rosa formerly Ciccarelli to Augustus Sbarboro. 3,500
 Robinson, Fanny M widow to Harriet D wife of Henry B Wolryche-Whitmore, Bridgenorth, Eng. 2 assigns. nom
 Robinson, Douglas exr Douglas Robin-son to Douglas Robinson and ano trustee for Harriet D Wolryche-Whit-more. nom
 Same to same as trustees for Fanny M Robinson. nom
 Seybel, Danl E to Susan Dyckman. 14,000
 Same to John E Lockwood, Long Island City. 1,200
 Schwarzler, Amelia to Adolph G Hupfel, 1,500

MORTGAGES—ASSIGNMENTS.

NEW YORK CITY.

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

Baker, John O, Newark, N J, to The Hudson River Bank. \$20,000
 Baker, Frederick to Amelia F Baker. 1,000
 Bandman, Adolph to Danl P Hays. nom
 Breen, Edward and Catharine to Mary J Murray. 420
 Barrett, Coleman R, Carmel, N Y, to John T Barrett, Southeast, New York. 10,000
 Burghard, Edwd M to George Ehret. 15,000
 Beadleston, Wm H to Wm H and Alfred N Beadleston trustees Mary Maxwell, Helen A Skidmore and Sarah N Hal-lock. 8,500
 Bulkley, Justus L and ano exrs, &c, Joseph E Bulkley to Justus L Bulkley and ano trustees Edmund W Bulkley. 5,594

Table of legal notices and judgments. Includes entries for Stuyvesant, Ruthford to The New York Life Ins and Trust Co. (30,000), Smith, Annie G to Julia G Inness (nom), Smith, John B to Robert W Stuart (20,725), and many others.

JUDGMENTS.

NEW YORK CITY.

Table of judgments in New York City. Includes entries for Nov. 17 Auerbach, Louis M—Eugene Cohn (\$47 87), 19 Ayrbault, Lyman—Smith, Perkins & Co. (350 07), 19 Asten, Peter O—The People State N Y (3,000 00), and many others.

Table of legal notices and judgments. Includes entries for 19 Bagnuolo, Onofrio admr—Godfrey Offenbeiser (costs 116 22), 20 Benson, Andrew—Alfred Lyon (69 81), 20 Baron, John F—H G Loew (512 55), and many others.

Table of legal notices and judgments. Includes entries for 23 Cook, Valentine—Lena Schmidt an infant, by Frank Schmidt her guard. (costs 105 45), 23 Conway, Thomas—The People State N Y (500 00), 23 Crosher, Henry P—C D Davis (95 17), and many others.

Table listing names and amounts, organized in three columns. Includes entries such as 'Gray, Albert—The Ireland Real Estate Co.' and 'McHugh, Mary—M G Rosenblatt'.

Table listing names and amounts, including Spiegel, Morris; Spiegel, Alfred; Stein, Israel J; Sheridan, Andrew; etc.

Table listing names and amounts, including the same—George Jans; Metropolitan Elevated Railway Co; Hyde Baker Printing and Pub Co; etc.

Table listing names and amounts, including Warner, Chas S—The Nenchatel; Williams, Joseph C—Eleventh Ward Bank; etc.

SATISFIED JUDGMENTS

NEW YORK.

November 17 to 23—Inclusive.

Table listing names and amounts under 'SATISFIED JUDGMENTS', including Aaronstamm, A, Stephen and Frome L; Baumann, Herman—Isaac Goodstein; etc.

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

MECHANICS' LIENS.

NEW YORK CITY.

NOVEMBER 17.

Table listing mechanics' liens for November 17, including Madison av, No 135, n e cor 31st st, 24.9x; etc.

NOVEMBER 19.

Table listing mechanics' liens for November 19, including Madison st, No 362, s s, abt 205 w Jackson st, 20x95; etc.

57th st, Nos 110-114, s s, 175 w 6th av. 75x100.5. New York Electric Equipment Co agt Clara E Bliss; foreclos mechanic's lien; att'y, J H Parsons.

NOVEMBER 23.

13th st, No 118, s s, 241.8 w 6th av, 20.10x103.3. Elizabeth McBech and ano trustees agt Chas A Thackston et al; att'y, F B Lown.

CHATELS.

NOTE.—The first name, alphabically arranged, is that of the Mortgagor, or party who gives the Mortgage. The "R" means Renewed Mortgage.

NEW YORK CITY.

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

SALOON AND RESTAURANT FIXTURES.

Baecher, Celestin. 504 W 53d....Bachmann B Co. (R) \$1,000
Ballamuth, Mayer. 206 Delancey....Burger B Co. 800

Herrmann, Mathilde. 290 and 292 8th av...Bernheimer & S. 9,000
Heslin, Bernard. 260 W 47th....Bernheimer & S. 500
Hoffmeister, G B. 446 W 50th....V Loewer's B Co. (R) 938

St Clair, J F. 2154 7th av....A B Marx. Pool Table. 105
Stager, M. 86 2d av....L Freedman. Restaurant Fixtures. (R) 1,535

HOUSEHOLD FURNITURE.

Ahlborn, Otto. 525 Broadway....H M Fleishman. 100
Ahne, Minna. 742 Columbus av....S Heyman & Co. 100

Ohrbach, D. 283 Madison...Shirt Makers' Union No 1. Machine. 250
 Osmer, F G. 734 9th av...J H George. Butter and Egg Fixtures. 365
 Parisienne Art Embroideries Co. 11 Howard...M Pollatscheck. Machinery, &c. 1,000
 Pascale, Nicola. 85 Mulberry...A Barilati. Bakery Fixtures. 550
 Payne, G A. 32-36 W 43d...W Kelly. Horses, Coaches, &c. (R) 3,089
 Petrucci, R & F. 543 9th av...G Bresciane. Barber Fixtures. 900
 Phillips, Jennie S. 42d st and 5th av... Brooklyn F Co. Office Fixtures. 356
 Parker, A M. 390 W 12th...N B Shute. Horses, Ice Wagon, &c. (R) 8,522
 Partenope & Guerrino. 28 Mulberry...A Carrino. Barber Fixtures. 220
 Paulini, Arthur. 104 Canal...E Fuchs. Drug Fixtures. 3,500
 Pepper, Jacob. 321 E 3d...Shirt Makers' Union No 1. Machine. 350
 Perlmutter, Saml. 38 Ridge...Shirt Makers' Union No 1. Machine. 250
 Pharmaceutical Club. 37 E 19th...J H Little. Office Furniture, &c. 350
 Pierce, Robt...M Walter. Horses. 400
 Prince, Jacob. 106 Allen...Shirt Makers' Union No 1. Machine. 300
 Ramayon, A and F. 353 2d av...D Ramayon. Machinery. 638
 Rauenbuehler, Chas. 9 and 11 Baxter...K Rauenbuehler. Machinery. 2,850
 Robinson, Isaac. 123 Mangin...Shirt Makers' Union No 1. Machine. 600
 Rod, Chance. 3 Rutgers pl...Shirt Makers' Union No 1. Machine. 300
 Ruthenburg, M R. 132 Liberty...Duparquet-H & M Co. Range, &c. 37
 Ratner, Saml. 2149 2d av...E Strumsky. Grocery Fixtures. 72
 Reilly, P J. 159 Lincoln av...J J Coogan. Harness Fixtures. 450
 Ritchie, David...W B Davis. Coach. (R) 500
 Roth, Aaron. 161 E 84th...Peters & Heins. Butcher Cart. 100
 Ruggiero & Trapani. 2131 1st av...W B Davis. Coach. (R) 350
 Rummelsburg, Michl. 2704 3d av...M Marquis. Store Fixtures. 130
 Ridgway, W T. 172 6th av...A D Puffer & Sons. Soda Fixtures. 36
 Rockefeller, M B. 213 E 56th...P Reidenbach. Wagon. (R) 36
 Rogers, Solomon. 1305 Lexington av...J Levy. Butcher Fixtures. 100
 Rosenberg, Jacob. 149 Rivington...Archer Mfg Co. Barber Fixtures. 20
 Schwabe, Paul. 1291 Lexington av...S Littman. Barber Fixtures. 160
 Savage, G C. 323 Canal...A M Fiske. Press. 100
 Scholz, Max. 1644 2d av...S Bauer. Bakery Fixtures. 150
 Sheehy, Bridget. 161 E 85th...Nuffer & Lippe. Coach. 861
 Spiess, Rudolf. 427 E 144th...J Meyer. Machines. 180
 Salmon, Cerf. 25 E 115th...E Rosenburger. Bakery Fixtures. 100
 Scherich & Keil. 303 W 48th...P Westphal. Barber Fixtures. (R) 107
 Steenken, Aug. 611 E 12th...P Moersch. Milk Fixtures. 125
 Sachs, Bernhard. 27 Monroe...Shirt Makers' Union No 1. Machine. 170
 Salis, Morris. 47 Monroe...Shirt Makers' Union No 1. Machine. 150
 Seldmark, S. 11 Clinton...Shirt Makers' Union No 1. Machine. 200
 Simon, Henrietta. 135th st and 5th av...J Matthews Co. Soda Fixtures. 750
 Shostack & Becker. 209 and 211 Forsyth...Shirt Makers' Union No 1. Machine. 500
 Singer, Nora. 1971 3d av...J McCausless. Fish Market Fixtures. 50
 Solomon & Tochinsky. 47 Monroe...Shirt Makers' Union No 1. Machine. 150
 Stearns, C G. 108 E 53d...Hincks & J. Cab. 800
 Sternberg, Saml. 135 Mangin...Shirt Makers' Union No 1. Machine. 350
 Stuyvesant Press. 154 and 156 W 27th...I C Ogden, Jr. Press. (R) 700
 Trappier, Louise. 33 Union sq...L Chardon. Store Fixtures. (R) 500
 Tamburri & Fasano. 49 Grove...J Souvay. Barber Fixtures. 531
 Thomas, Mary E. 101 Warren...H A Richards. Photo Printing Fixtures. 1,000
 Taub, A & Co. 132 Av C...B Warshowsky. Machinery. 150
 Union Reformed Dutch Church. 133 and 135 W 11th...Third Universalist Society. Church Fixtures. (R) 1,500
 Vincent, Coppolini. 762 3d av...P Westphal. Barber Fixtures. 338
 Verstandik, Morris. 57 Sheriff...M Shiff. Express Fixtures. 75
 Walker, John. 58 and 60 W 15th...N J Demarest & Co. Coach. 850
 Weiss, W and H. 152 and 154 W 23d...M Weiss. Photo Fixtures. 500
 Same...I Schwartz. Photo Fixtures. 1,000
 Witz, Wm. 227 E 64th...C Buschmann. Express Fixtures. 2,000
 Warshavsky, S. 16 Monroe...Shirt Makers' Union No 1. Machine. 170
 Welnstock, C L...J McLean. Horse and Butcher Wagon. 15
 Wilkins, M P. 46 Marion...E S Wilkins. Machinery. (R) 1,980
 Willensky, Frank. 30 Suffolk...Shirt Makers' Union No 1. Machine. 200
 Younger, L M. 320 10th av...A Thomsen. Grocery Fixtures. 200
 Zielonka, T V. 87 Bleecker...Archer Mfg Co. Barber Fixtures. 1,400
 Zimmermann, Emil. 2112 8th av...Smith & Sills. Bakery Fixtures. 414
 Zuccaro, Christopher. 271 10th av...T J Collins F Co. Barber Fixtures. 15
 Zilek, Frank. 413 E 71st...F Chyba. Barber Fixtures. 175

BILLS OF SALE.

Beer, Hugo. 837 2d av...Augusta Beer. Stationery Fixtures. 345
 Buchbinder, Fanny. 278 East Houston...H Spirman. Restaurant, Fixtures. 425

Burke, Ellen. 411 W 53d...B Rooney. Grocery Fixtures. 1
 Barnett, Frank. 554 3d av...Fanny Barnett. Machines. 500
 Bloom, Wm. 413 6th av...I B Bloom. Cigar Fixtures. 1,000
 Bramhall, M L. Storage...H B Bradbury. Merchandise. 500
 Bowen, J J. 156th st and Eagle av...Kate T Bowen. Frame Building. 68
 Burchard, L F. 23 E 14th...A W Train. Restaurant Fixtures. 1,825
 Coyle, Hannah J...Jennie Coyle. Organ. 1
 Cohen, Saml. 118 Chrystie...E Adelson. Cigar Fixtures. 110
 Cooper, J H. 904 8th av...A M Cooper. Plumber Fixtures. 400
 Douglass, J L...Chase & Thomas, Irving Press. Plates. 1
 Dennin, J A. 2336 3d av...Ellen F Hartley. Dry-Goods Fixtures, &c. 1
 Diamond, Peter. 961 Park av...J J Cohn. Drug Fixtures. 6,050
 Feltman, Geo...Augusta Feltman. Patent for Bottling Machine. 200
 France, Alonzo. Grand st, bet Eldridge and Forsyth sts, Fair Building...H M France. House, Furniture, Fixtures. 1,600
 Fertig, M B. 46 Hester...Annie Fertig. Tailor Fixtures, Trimmings, &c. 1,500
 Finck, A & Son. 260 W 47th...B Heslin. Saloon Fixtures. 800
 Friedmark, Saml. 945 1st av...Rosa Friedmark. Grocery Fixtures. 1
 Grau, Geo or Concordia Furniture Co. East Houston and Clinton sts...A Frohlich. Saloon Furniture, Fixtures, &c. 550
 Hartley, Ed F. 2336 3d av...J A Dennin. Dry-Goods Fixtures, &c. 1
 Himmelham, Chas. 293 Willis av...D Ottenberg. Butcher Fixtures. 425
 Heller & Jacobs. 462 Canal...A Heller. Pickle Fixtures. 285
 Kornhauser, Sam. 104 2d av...Rosa Kornhauser. Office Fixtures. 500
 Kelly, Anna M. 200 Grand...G F Laubendorfer. Machines. 1
 Kranowitz, Aaron. 47 Allen...M Goldsmith. Grocery Fixtures. 250
 McCue, Francis. 120 Madison...Mary McCue. Horse and Truck. 5
 Mayer, O I. 1816 3d av...J Cahill. Saloon Fixtures. 5,000
 Miller Mfg Co. 58 Fulton...E Wertheimer & Co. Machinery, &c. 1
 Moore, Jas W. Dakota Apartment House...C E Moore. Furniture. 10
 Moss, E J. 260 W 47th...A Finck & Son. Saloon Fixtures. 800
 Rode, H and H. 1628 Bathgate av...D Pohndorf. Grocery Fixtures. 1
 Rosenberg, S and J. 569 Amsterdam av and 271 W 87th st...F Kopf. Grocery Fixtures, Horse. 1,000
 Reyher, Oswald. 25 E 115th...C Salomon. Bakery Fixtures. 265
 Schindler, Hy. 1142 Broadway...J C Beebe. Store Fixtures, &c. 1
 Steil, Emil. 729 Columbus av...M J Corbin. Grocery Fixtures. 451
 Simmons, Sonna. 17 Suffolk...Fannie Simmons. Cane Fixtures. 400
 Stehr, Jacob. 1142 Prospect av...M Frische. Grocery Fixtures. 1
 Southwick & Moore. 65 Wall...B Richards. Office Fixtures. 245
 Wein, Fred. 1733 2d av...Goessling & Klumpf. Bakery Fixtures. 925

ASSIGNMENTS OF CHATEL MORTGAGES.

Brandt, Marie to R S Smith. (Mort given by C H Pruser, Aug 22, 1892.) 2,500
 Degenhard, Geo to Carstairs, McCall & Co. (M A Mullaney, March 15, 1894.) 1
 Forgotston, J S to S L Gross. (O A S Pinckney, July 5, 1894.) 65
 Hall, J H to W Betty. (C B Rousseau, July 6, 1894.) 350
 Mulligan, T P to L F Burchard. (A V Train, Nov 18, 1893.) 100
 Odell, Rosa E to M E Robinson. (H Odell, Nov 15, 1893.) 1
 Quinn, Bernard to Bernheimer & S. (F Miller, Nov 14, 1894.) 200
 Sterling & Hayward to J C Doty. (M & A Cosgrove, July 11, 1893.) 3,500
 Venner, G W to H Heitzmann. (J McGee, Nov 16, 1894.) 150
 Wolff Bros to J Muller. (W Miller, Oct 2, 1893.) 15
 Wurtmann, E B to Bernheimer & S. (H Kolz, Oct 30, 1894.) 1

Westchester County Conveyances.

NOVEMBER 7 TO 15--INCLUSIVE.

BEDFORD.

Millmore, Mary J to Ella Flynn, w s road to Banksville, 90x135. \$200

CORTLANDT.

Baker, John S to John N Tilden, tract on Five Mile turnpike, 27 acres. 1
 Flockton, Marion guard of to Chas D Shepherd, lots 23 and 24 map property D J Haight. 700

EASTCHESTER.

Britton, Chas F to Joseph S Wood, lot 107 map Primrose Park. 1
 Barkley, Clinton L to Cora E Barkley, part lot 282 e s 4th av, Mt Vernon. 25x105. 1
 Clark, Robt to Louise Wathen, lot w s Glen av, 297 n Sidney av, Mt Vernon, 60x-. 1,600
 Clark, Veronica to Fredk Mager, lot 302 e s 4th av, Mt Vernon, 100x105. 4,100
 Creney, Mary F to Francis Crawford, lot 512 n s 16th av, South Mt Vernon, 100x114. 1
 Chester Hill Land Co to Wm H Martens,

s w cor Sidney and Columbus avs, 100x152. 3,000
 Chandler, Mary to Geo R Perry, part lot 1063 s s 7th st, Mt Vernon, 82x100. 3,500
 Doremus, Lizzie B to Edmund G Thurber, part lot 579 e s 7th av, Mt Vernon, 25x105. 1
 Ernst, John to Julius Heiderman, lot 41 s w s Kossuth av, South Washingtonville. 50x100. 1,700
 Eden, John H to Caroline Miller, lots 46 and 47 block 29 section C, Edenwald. 800
 Same to Luckas Hansler and wife, lots 45 and 46 block 3 section A. 800
 Same to Martin Nelson, lots 52 and 53 block 29 section C. 800
 Fiske, Edwin W to Annie E Fiske, lots 301, 302, 309 and 310 map Chester Hill property, Forster et al. 3,800
 Fraser, Matilda to Lily L Shirmer, lots 6, 7, 489, 490, 264, 275, 287 and 450-456 map Arden property. 10,800
 Same to same, lot 440. 800
 Ghormley, Anna C to Carrie W Ghormley, w s Summit av, 530 n Sidney av, 100x156, Mt Vernon. 6,000
 Glover, Chas S to Frank N Glover, part lot 890 s s 3d st, Mt Vernon, 75x105. 1,200
 Hall, Irene to Maria M Schaub, s e cor Mt Vernon av and Hight st, Mt Vernon, 42x88. 5,050
 Same to Chas H Willson, lot adj above, 21.6x65. 1
 Hart, Wm exr of to Geo H Brown, n s Sidney av, 100 e Fulton av, Mt Vernon, 50x160. 3,550
 Same to Babet Horntal, n w cor Sidney and Summit avs, Mt Vernon, 120x119. 13,000
 Same to same, n s Sidney av, 200 e Fulton, 50x115. 3,050
 Same to same, w s Summit av, 120 n Sidney, 60x160. 4,550
 Hofmann, Joseph to John L Fee, lot 180 w s 8th av, Central Mt Vernon, 50x100. 1
 Kallenberg, Herman to Mary A Kallenberg, lots 27-30, Vernon Park. 1
 Lawlor, Norman A to Wm H Treuer, lot 76 w s 1st av, Mt Vernon. 100x105. 3,000
 Mooney, Daniel to A St John Shepard, lot 741 w s 8th av, Mt Vernon. 100x105. 1
 Nau, Ann E extr of to Henry Flegenheimer, lot 10 n w s White Plains road, West Mt Vernon. 4,000
 Patterson, Jacob D to Fredk Brockman, lots 6 and 7 map 1, South Vernon Park. 1
 Piper, John L to Lizzie B Taylor, lot 85 w s 1st av, Mt Vernon, 100x105. 3,000
 Phipps, Edwd L E to Mary Hurley, part lot 46 s s Monroe st, East Mt Vernon, 28x162. 3,400
 Reehl, Chas to James E Shaw, part lot 854 w s 10th av, Mt Vernon, 37.6x105. 5,150
 Reidel, Franz to Cath Gerlich, lot 36 map part Farrington estate. 1
 Roe, Matilda to Geo W Bard, n s Monroe st, 209 e Franklin av, 25x91; also part lot 998 e s 14th av, Mt Vernon, 25x105. 1
 Seder, Richd to Lizzie B Doremus, part lot 579 e s 7th av, Mt Vernon, 25x105. 1
 Twidy, Frances to Geo Twidy, part lot 906 w s 11th av, 47x105; also lot 907 w s 11th av, 100x105; also 911 w s same, 100x105, Mt Vernon; also lot 251 n w s Greenwich st, West Mt Vernon. 80x125. 1
 Whittum, John W to Geo R Perry, part lots 37-40 Park av map Vernon Park. 4,000
 Watson, Robt D exr of, to Ogden K Linabury, s s Prospect av, 300 w Claremont av, Mt Vernon, 103x145. 10,500
 Winfeld, Richd M to Adrian J Buck, lot 88 e s Summit av map Chester Hill, 50x115. 1,800
 Wigger, Robt to Mary Wigger, lot 267 map Washingtonville. 1,500

GREENBURGH

Allen, Robt C to John B Bonnett, lot 324 327 map lots Uniontown. 1
 Burrows, Jane N to James H Lander, lots 63, 64, 65, 83 and 84 map Elmsford Real Estate Co. 500
 Bushel, Cath to Auther Bushel, e s Bird av, Tarrytown, 25x100. 1
 Corey, Josephine C and ano to Caroline R Gibon, e s Old Highland turnpike, 50x180. 5,350
 Guntzel, August to Julia Guntzel, lots 4, 5, and 6 block 11, Manhattan Park. 1,000
 Jones, Anna to Leon M Hirsch, lot 22 block 19, Elmsford Park. 1
 Lawton, Francis to Benj S Townsend, lot 28 grantor's map. 1
 Paliser, Chas to Caroline Meyer, lots 56-62, Sunnyside Park. 1
 The Greater New York L and I Co to John K Erskine, Jr, lots 4, 5 and 6 block 4, Chatterton Hill. 1

HARRISON.

Gainsborg, Samuel H to Josef Votava, lot 14 block 28, Silver Lake Park. 250
 Same to Jacob N Sorensen, lot 45 block 18. 225
 Same to Peter N Harders, lots 11 and 12 block 57. 550
 Same to Anna M Graham, lots 4-17 block 40. 120
 Same to Carl Scholle, lots 23 and 24 block 22. 500
 Same to Ellen Flynn, lot 12 block 18. 250
 Same to Peter Roman, lot 26 block 12. 275
 Smadbeck, Louis to Frank J Riley, lot 983A, Brentwood Plaza. 150
 Same to John Hirschmann, lots 1220 and 1230. 500

MAMARONECK.

Gedney, Edwin L to Maggie Z Gedney, lot 92 map property James C Spencer. 1
Hudson, Alice P to Patrick Byrnes, lot 23 map property J Addison Young. 750
Myers, James to Henry Holt, plot adj grantee, 511x117x366x76. 1

MT. PLEASANT.

Conkling, Edw I to Elvira R Irving, lots 107 and 108, Lakehurst. 400
Durfee, Chas G to Abigail L Durfee, lots 33 and 34, Lakehurst. 200
Earle, Daniel D to Edwd Bond, lot 56 grantor's map. 175
Gannon, James H to Ellen Tumelty, lots 1106, 1107, 1186 and 1187, Sherman Park. 1,000
Hall, John J to John I Thorn, lot 141 map Shapter property. 850
New Amsterdam Real Estate Assoc to Anna Dunker, lot 1 block 16 grantor's map. 185

Smith, Wm R to Ulric Audibert, lots 2 and 3 block 10 map Lake Kensico. 350
Smadbeck, Louis to Geo C Hansen, lot 2750, Sherman Park. 150
Same to Patrick F Griffin, lot 8272. 110
Same to Frank Spacek, lot 9057. 200
Same to Leopold Beringer, lot 8846. 175
Same to Geo Frey and wife, lot 6181. 170
Same to Marcella J Byrne, lot 1866. 150
Same to Delia Donovan, lot 6781. 175
Same to Geo W Whitens, lot 6957. 150
Same to Ellen Ryan, lot 10467. 250
Same to John Stachle and wife, lot 6180. 175
Same to Thos Lowrie, lot 1959. 150
Same to Wm H Jackson, lots 164 and 165. 250
Same to Chas Edelhauser, lots 2544 and 2545. 300
Same to Henry Wiegand, lots 7604 and 7605. 350
Same to Maria T Courtney, lots 1080 and 1081. 1
Same to Arthur Evans, lots 6516 and 6517. 350
Same to Anna M C Taddiken, lots 11069-11072. 350
Same to Adele M Rhein, lots 9770-9777. 1,400
Same to Eliz J Bertram, lots 7522 and 7523. 350
Same to Robt Driscoll, lots 9906-9911. 1,200
Same to Delia Reilly, lots 9993, 9994 and 9995. 600
Same to Valerius Von der Au, lots 6416, 6417 and 6418. 650

NEW CASTLE.

Fitzgerald, Frances to Eliz Boehmer, e s Moger av, Mt Kisco, 280x-. 1,500

Manchester, Lysander W to Mary A Van Tassel s s Manchester terrace, Mt Kisco, 70x-. 550
Same to Carlos J Miller, s s road from Mt Kisco to Sing Sing, 150x200. 1,452

NEW ROCHELLE.

Bantel, Matthauss to Caroline Bantel, w s 1st st, 417 s Union av, 28x100. 100
Boda, Eliz to Agnes C Bates, e s White Plains road, 50 acres. 20,000
Colwell, Harry E to Chas Huber and wife, w s Brook st, 120 s Horton av, 40x100. 340
Huber, Christina to Harry E Colwell, w s Brook st, 120 s Horton av, 40x100. 340
Hudson, Maria A to Sarah A G Van Wie, e s Webster av, 395 s Flandreau av, 2 acres. 2,500
Kolbe, Wm to Victoria Raymond, lot 202, Residence Park, 60x140. 1,600
Lafferty, Rose C to Richd H Handley, lots 8, 10, 36, 38, 40 and 42 map Park View. 1
Lockwood, Sophia B to Luke Blakelock, e s Bryan av, 186 s Lockwood av. 1
Miller, Susan A to Mary J Bodenhamer, n e s Central av, 100x302. 7,500
Sherman, Daniel to Eliz Boda, n w s 5th av, 477 n e North st, 75x305. 5,100
Terry, John W to Albert H Gale and ano, lot 98 Residence Park. 1
Warlaud, Margt A to Wm H Switzer and ano, e s Locust av, 100 n Centre st, 100x200. 6,500
Switzer, Wm H to Mary E Evans, part same lot, 45x200. 2,600
Evans, Mary E to Wm H Switzer, part same lot, 55x200. 3,900

OSSINING.

Brandreth, S Louise to Alb R Genet, s s Oak Hill terrace, 368 e Wolden road, 70x140. 1,500
Same to same, w s Bellevue av, 125 s Oak Hill terrace, 50x-. 1,500
Hand, Owen to Margt Shekey, s s Montgomery st, 80x94. 3,000

PELHAM.

Cornwell, Wm E to Ida L Jenkins, plots 2 and 3 map Rosedale. 1
Jenkins, Ida L to Lydia Browning and ano, same. 1
Meinecke, Christian M to Meinecke & Co, lot 291, Pelhamville. 1
Seifert, Louis F W to Joseph C Dixon, lot 580 map King estate, City Island. 1,600
Thayer, Wellington I to Geo W Bard, lot 102, Pelhamville, 100x100. 1,100
Uhlein, Geo to Lottie A Field, lot 363, Pelhamville. 1

RYE.

Bush, Howard S to Freda Volz, lot 10 map Tingu Park. 1
Clapp, John H to Marshall T Cheevers and wife, lot 90 map Mt Jefferson. 1
Glock, Samuel and ano to Fredk H Ponty, lot 11 grantor's map. 1,200
Same to Henry S Townsend, Jr, lot 8. 1,000
Haake, Chas H to Johanna Haake, e s South Main st, Portchester, 23.6x-. 4,000
Hayward, Emma L and ano to John Deller and wife, s s Central av, 210 w Halstead pl, 125x-. 1,100
Perrin, Wm H to Eliza J Perrin, n e s Spruce st. 2,000
Pleasant, Maria J to Evan T Delaney, e s Grove av, 3/4 acre. 3,500
Theall, Margt S to Samuel B Benedict, e s Willett av, 86.6x-. 1
Volz, Chas to Howard S Bush, lot 10, Tingu Park. 1

SCARSDALE.

Arthur Suburban Home Co to James Brown, lots 11 and 12 block 16, Arthur Manor. 500
North End Land Impt Co to Horace F Pritchard, lots 18 and 19 block 24 grantor's map. 650

WESTCHESTER.

Bachmann, Valentine to Robt H Bergman, lots 194 and 195 n s 3d st, Unionport. 1
Bergman, Robt H to Rosa Bachmann, same. 1
Craig, Fredk E et al to Florence S Crosby, lot 380 map Unionport. 700
Dore, Jos F to Mary E Dore, lots 73 and 74 map property Greene, Owens and Gelston. 100
Fraser, Matilda to John D Foley, lot 21 map Arden property. 1,300
Same to Willis Holly, lot 169. 1,300
Same to Wm Oppenheim, lot 173. 1,600
Same to Louis B Jennings, lot 100. 1,200
Fox, Richd K to John G Parker, tract on lane from Eastchester road to R Turnbolls, 25 acres. 45,000
Ferris, Chas et al, J H Moran ref, to Robt S Waters, lots 30, 31, 47 and 48 map estate Capt Cornell Ferris. 2,550
Same to Cath J Schneider, lots 26 and 27. 1,350
Same to Vincent Ferris, lot 12. 1,550
Same to Paul Foss, lot 25. 650
Same to Michael J Gilhuly, lots 23 and 24. 2,750
Same to Mary E Clark, lots 13-16. 6,350
Same to James C Cooley, lots 21 and 53. 1,900
Same to J Gertrude Baxter, lots 44, 45 and 46. 1,800
Same to Thos Masterson, lots 19 and 20. 2,650
Same to John Godfrey, lots 17 and 18. 2,600
Same to Wm A Mallett, lot 9, 10 and 11. 4,350

Jennings, Louis B to Robt J Bowden, lot 100 map Arden property. 1,300
Levy, Ephraim B to George Peter, lot 182 map Hunt estate. 500
Same to Ignatz Weisberg, lots 312 and 313. 1,050
Same to Lina Ruff, lot 299. 385
Lazzari, G Baptist to Peter Prevosto, w s Duncomb av, 392 s Elliott av, 25x149. 1,000
Lyon, Anna E to John Daily, lots 21-24 block H map Dore Lyon's property. 1,000
Shirmer, Lily L to Eliza J Bailey, part lot 107, Laconia Park, 26x108. 675
Shirmer, Chas D to Waiter W Taylor, lots 293-296, 299-303, 307, 308 and 309, Laconia Park. 6,530
Tyrrell, Matthew to Frank Gass, n s 9th st, 255 e Av C, Unionport, 25x108. 550

WHITE PLAINS.

New Netherland Realty Co to Jurgen C Konig, lots 97, 98 and 99 block 5, White Plains Park. 1,750

YONKERS.

Austin, Abram to Mary E Odell, lots 11-13, w s Woodworth pl, village map, also e s Warburton av, 70 n Quincy pl, 50x190, also n s Quincy pl, 130 e Warburton av, 30x75. 6,900
Andrews, Walter E and ano to Isabella Melat, lot 245, Lincoln Park. 600
Same to Ada E Johnston and ano, lot 9. 600
Armour Villa Park Assoc to Mathilde L Madelton, lot 246 grantor's map. 425
Bowen, Mary S to same, lot 244 block 7 same map. 325
Cobb, Geo W to John Wheeler trustee of, s s Highland av, 60x150. 300
Edwards, Ellis B to Eliz J Jordan, lots 23 and 24 block 5 map property Lowerre Station. 4,500
Fagan, John D et al, F X Donoghue ref, to Edw J Fagan and wife, e s Jefferson st, 75 s Herriot st, 25x100. 2,000
Hayward, Carrie M et al, W C Prime ref, to Harry D Low, lots 39 and 40 map Hudson River Building Co. 2,175
Low, Harry D to Astoria Homestead Assoc, same property. 2,175
Jere Johnson, Jr, Co to Wm M Jones, lots 109 and 110, Mohegan Park. 800
Merritt, Freeman H to Oliver W Hall, lots 68 and 69 block 29, lots 31 and 32 block 32, lots 38-43 block 33, Yonkers Park. 5,000
Osborn, Everett H to James F Horan, lots 366 and 367, Armour Villa Park. 2,000
Shearwood Hill Land Co to John Krouse, lot 42 grantor's map. 500

Stevenson, Hugh to Wm H Baldwin, e s Florence st, 87 n Lawrence st, 17.3x75. 1,900
Springer, Regina and ano to Gottlob Rohling and wife, lots 202 and 203 Lincoln Heights. 300
Yonkers Park Assoc to Freeman H Merritt, lots 38-43 block 33, 26-29 block 25 grantor's map. 4,250

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.

NOVEMBER 14 TO 20—INCLUSIVE.

Adessa, Camille—F Scharringhausen, Adams st. \$1
Agens, C H—T F Merritt, Central av. 1
Austen, E J—Forrest Hill Assoc, Verona av. 1
Bainbridge, H A—O Frommel, Halsey st. 500
Baker, T D—D N Baker, South Orange. 1
Blackwell, G W—C J Wadsworth, East Orange. 2,160
Bowden, Nancy—E A Price, South Orange. 2,000
Brady, J G—S Froehlich, Montclair. 1
Brant, Antoinette—E McGrath, Belleville. 200
Bray, J B—A E Robinson, Orange. 1,450
Breakenridge, J H—J H Dunn, Hunter st. 850
Buermann, Henry—F M Kalf, Clinton. 1
Carhuft, E R—E R Carhuft & Sons, Chestnut st. 1
Chardavoine, A N—M Mulvey, Clinton. 2,650
Clymer, G E—J E Terhune, South 12th st. 1
Cogan, R E—T Duff, Orange. 1
Cook, S J—J D Newkirk, East Orange. 4,500
Day, M E—H Chandler, Bloomfield. 1
Day, M S—E Dodd, Franklin. 1
Davis, S A—M E Morgan, w s 5th st 300 n of 6th av 50x100. 3,500
Davison, A R—G Doutney, West Orange. 1
De Cunha, R W—G A Boyd, Montclair. 1
Devine, Arthur—E A Morehouse, Clinton. 775
Same—New York Bay Railway Co, Salt Meadow. 821
Same—same, Salt Meadow. 3,013
Dodd, G F—Township of Bloomfield. 1
Dunn, J H—J H Breakenridge, North 11th st. 900
Same—E Hoyt, Mt Prospect av. 1
Dunscumb, C G—M E Day, Bloomfield. 1
English, C W—Thos P Alworth, Montclair. 400
Essex and Hudson Land Improvement Co—New York Bay Railway Co, Salt Meadow. 2,680
Same—same, Salt Meadow. 2,466
Same—same, Salt Meadow. 880
Same—same, Salt Meadow. 2,400
Same—same, Salt Meadow. 840
Same—same, Salt Meadow. 1,529
Same—same, Salt Meadow. 400
Same—same, Salt Meadow. 2,120
Same—same, Salt Meadow. 1,621
Same—same, Salt Meadow. 8,809
Faitoute, A B—H J La Faucherie, Belleville. 1
Finkelstein, Jacob—H Fischman, Prince st. 150
Fischman, Harry—M Finkelstein, Prince st. 200
Foerster, Henry—E Lueddeke, South Orange. 175
Francisco, W T—M Haddon, Montclair. 6,500
Gilmour, L D H—New York Bay Railway Co, Salt Meadow. 7,400
Gless, Augustine—C Stoehr, Clinton. 150
Gray, T J—W D Rosnagel, Walnut st. 1
Hatfield, A L—E L Lane, Wright st. 1
Hasselman, C A—H Hasselman, East Orange. 2,400
Hawthorne, R H—F Maurer, East Orange. 1,600
Hayden, E A—J Wharon, Court st. 150
Heumer, Magdalena—J F Shanley, Springfield av. 2,000
Herpich, John—M G Herpich, Plane st. 2,000
Hill, M A—M Kaplan, Orange st. 1
Same—C Osborn, Orange st. 1
Hill, C M—M Kaplan, Orange st. 2,600
Same as exr—C Osborn, Orange st 72 s e of Myrtle av 25x100. 3,250
Hinck, C A—B B H Wharton, Montclair. 7,000
Hinrichs, C F A—W Welke, Bloomfield. 250
Hopperton, F W—A G Hopperton, Mulberry st. 2,232
Horton, L E—H Quinn, 4th st. 3,600
Hoyt, M A—Montclair B and L Assoc, Montclair. 200
Hunt, A M—S Cochran, Clinton. 50
Hunt, F O—G Zukschwert, West Orange. 1
Klosset, Lawrence—F W Iseler, w s N 7th st 25x150. 4,000
Le Massena, Andrew, Jr—O Bloch, 16th av. 600
Lindsley, A N—W T Hickson, East Orange. 1
Lindsley, Stuart—F Strew, South Orange. 350
Lockwood, A R—F Berg, Jr, East Orange. 4
Maurer, Fredk—L McCloud, East Orange. 4,375
Megaro, Francesco—Republic Savings and Loan Assoc, Summer av. 1,792
Merritt, T F—A L Agens, Central av. 1
Meyer, Elizabeth—A Knopf, South 11th st. 620
Miller, I M—R F Miller, Clifford st. 1,600
Morgan, M E—S A Davis, 5th st. 600
Mutschler, Henry—E Mutschler, Lafayette st. 1,900
Mutual Life Ins Co, of New York—F W Peloubet, Orange. 10,000
Osborne, S M—L D Osborne, East Orange. 1
O'Neil, D W—H Beckr, South Orange. 1,800
O'Rourke, Michael—M O'Rourke, Jr, East Orange. 550
Parillio, Antonio—G A Gentile, Adams st. 1,500
Peabody Land and Loan Co—J F McLean, Ridge st. 1
Same—Beneficial B and L Assoc, Ridge st. 1
Riker, Wm—M G Papa, South 13th st. 400
Robinson, F M—D Robinson, West Orange. 1
Ruppel, Margaret—J Schuler, 1st tract s w cor Kinney and Lewis sts, 2d tract s Lewis st 229.9 s of Kinney st. 7,000
Ryerson, K H—J Best, Caldwell. 884
Sanger, Roderick—C Dykes, East Orange. 8,200
Scharringhausen, Fredk—C Adessa et al, Adams st. 1
Scheirholz, F W—E Scheirholz, Orange. 1
Scheirholz, Emma—F W Scheirholz, Orange. 1
Sieb, Jacob—A K Strasser, Av L. 700

Rehm, H N—Hoboken Bank for Savings, Hoboken, 6 years.....	5,000
Rhine, Ernest—The William Peter Brewing Co, Hoboken..... to secure note, 750	
Roberts, Peter—Provident Inst for Savings, 2 years.....	4,000
Robinson, Elizb Y—Exrs Ellie Van Buskirk, Bayonne, 1 year.....	1,000
Roncoroni, Luigi—The Hoboken B and L Assoc, West Hoboken, installs.....	2,000
Rue, W C—The Eighth Ward B and L Assoc, Kearney, installs.....	2,300
Ruperich, Lizzie—The Indust Mutual B and L Assoc, installs.....	400
Ryer, Sarah T—N J Title Guarantee and Trust Co, installs.....	200
Ryno, Mary A—Mary E Chamberlin, 1 year.....	1,000
Sabine, J B—Exrs D James, 1 year.....	5,000
Schlich, Matilda—J J Mulvaney, 1 year.....	1,637
Schmid, Julia—W Machold, Hoboken, 6 years.....	6,500
Sexsmith, G H—S Humphreys, Bayonne, 3 years.....	5,000
Slater, C H—N J Title Guarantee and Trust Co, installs.....	2,550
Smith, Fannie E—W C Stuart, Bayonne, 1 year.....	6,000
Smith, Will—J F Braue, North Bergen, 3 years.....	250
Stevens, Frank—L Gifford, 4 years.....	10,000
Sturgis, Delephine W—P Van Emburgh, Kearney, 1 year.....	1,800
Tegtmeier, Ernst—M Henken, 3 years.....	2,000
Therry, G E—J Crane, 1 year.....	100
Torpey, Cath—C S Snuliz, Hoboken, 2 years.....	1,350
Tyrell, Ann—H M T Beckman, Hoboken, 3 years.....	3,000
Van Buskirk, De Witt—The Mechanics' Trust Co, Bayonne, 5 years.....	2,000
Van Gelder, Jennie—Trustee of C S Watkins, North Bergen, 1 year.....	3,600
Wallis, W T—Mary A Jaquith, 1 year.....	2,916
Walters, Alex—The Home for Aged Women, 2 years.....	2,500
Westervelt, W G—The Kearney B and L Assoc, Kearney, installs.....	2,580

Winder, S C—The Commercial Investment B and L Assoc, installs.....	2,400
Wittiger, Betty—F G Stricker, 3 years.....	300

CHATEL MORTGAGES.

SALOON AND RESTAURANT FIXTURES.

Brown, G W—M Seitz.....	565
Bruno, Michael—A B Marx, pool table.....	135
Coretto, C C, Hoboken—The Hills Union B Co.....	525
Hannan, P G, Bayonne—C Felgenspan.....	500
Hausch, Ferdmand, Hoboken—Bavarian S B Co.....	600
Henry, A M, Hoboken—Rubsam & H B Co.....	471
Herrenschmidt, Marie—C P Sandford.....	250
Hunecke, J H, Hoboken—Rubsam & H B Co.....	650
Kelly, John, Hoboken—Bavarian S B Co.....	700
Kurzel, Gustav—Bernheimer & S.....	1,100
Loide, Thos, Hoboken—W Peter B Co, hotel fixtures.....	320
McCabe, Alex—Bernheimer & S.....	946
Mahnken, John, Union—D Bernes.....	800
Miles, William—Lembeck & B E B Co.....	750
Sack, George, Hoboken—The Hills Union B Co.....	500
Schall, Chas, North Bergen—D Bernes.....	800
Schtpmann, Annie—Bernheimer & S.....	1,100
Steffens, Henry, Hoboken—Lembeck & B E B Co.....	423
Schmedes, Edward—W Peter B Co.....	800
Weber, M E, West Hoboken—The R Rothschild's Sons Co, pool table.....	150
Zakrzewski, John—Bernheimer & S.....	140
Same—same, pool table.....	125

HOUSEHOLD FURNITURE.

Andrews, Claudine, Newark—I Mason.....	125
Babine, Annie, Hoboken—Jordan & M.....	57
Clausen, Anna, Weehawken—Sarah McGovern.....	60
Enthoven, Jacques, West Hoboken—C Heinrichs.....	190
Farrington, T J—H C White.....	130
Felter, Ira—J H Hardacre.....	42

Gebhard, P J, Bayonne—J Baumann.....	132
Jurgens, J R—C F Days.....	50
Lynch, Kate—John Mullins & Co.....	135
Markham, Auley, New Durham—J Baumann.....	91
Randall, C W—C Poppen, piano.....	98
Roszel, Andrew—H L Mackey.....	131
Schauck, Edwd—H L Mackey.....	55
Straughn, B Q—The Brooklyn F Co.....	129
Woodyear, W H—H L Mackey.....	105

MISCELLANEOUS.

Cafazo, Ferdinando and Concetta Petito—A Fabio, butcher fixtures.....	200
Fuoco, Pasquale—J Souvay, barber fixtures.....	440
Higham, J T, Hoboken—C F Muller, turning fixtures.....	172
Same—F Muller, turning fixtures.....	152
Kroger, Will, Hoboken—Herring-H-M Co, safe.....	40
Labella, Giuseppe and Joseph, Hoboken—Maria Piazza, barber fixtures.....	110
Lowe, Felix—Natl Cash Reg Co, cash register.....	175
Mohn, C A, Hoboken—Herring-H-M Co, safe.....	50
Moller, William, Hoboken—Louise Moller, hardware and paint fixtures.....	5,000
Schmidt, H W, Hoboken—Hoboken Beef Co, butcher fixtures.....	600
Vaughn, J W—D Black, horse, wagon, &c.....	500

JUDGMENTS.

Bentley, Emma P—W W Farrier.....	434
Goode, L G—Admr A Speer.....	177
Livingston, Pierce—Alfred W Booth & Bro.....	55
Schmidt, William—L Grief.....	3,025
Snell, J W—Sonn Bros.....	204
Woekner, A H—N Waterbury.....	71

MECHANICS' LIENS.

Herr, Erhardt, owner; A Kalb, builder; J Whalen, claimant, North Bergen.....	17
Same owner and builder; H Staples, claimant, North Bergen.....	17
Same owner and builder; M Zeller, claimant, North Bergen.....	13

REVIEW AND RECORD.

BROOKLYN, NOVEMBER 24, 1894.

Notes Gathered Here and There.

The taxes of 1894 will be due and payable on December 1st. They may be paid with a rebate during that month, after December a default at the rate of 9 per cent per annum will be added. Property-owners may obtain bills by sending their ward, block and lot numbers to the Collector, and then may pay by checks sent to his office. Collector Appleton to meet the rush has appointed six clerks for work in December.

Commissioner Squier, of the Department of Parks, has announced that a hearing will be given at the Common Council Chamber, in the City Hall, on December 3d next at 8 o'clock P. M., to all parties interested in a site or sites for a park or parks to be located and established in the County of Kings or adjacent thereto. All persons appearing at the hearing with the intention to suggest a site or sites are requested to bring with them and file with the Commissioner written briefs containing a full description of the property suggested.

The Department of Arrears reports the arrears of taxes and assessments in the old city wards for 1893 as \$1,760,526.40. The arrears-ages for 1892 amounted to \$1,528,673.13. The highest amount of unpaid taxes this year was in the 23d Ward where it is \$181,639.68, and the lowest in the 2d Ward at \$19,325.09.

The Board of Estimate, Mayor Schieren presiding, met on Tuesday last. Corporation Counsel McDonald and his assistant, A. E. Mudge, attended to answer legal points. County Clerk Cotter was allowed \$6,000 to complete re-indexing of records in his office. A resolution was adopted to set aside \$29,000 with reference to the construction of sewers in the 31st Ward. It was also resolved to set aside \$15,500 to meet police charges in the 30th Ward.

A short time ago the Board of Aldermen asked the Controller to furnish a list of the properties owned by the city, but not used for municipal purposes. The list includes 474 parcels, valued at \$471,079.06. Of this 100 pieces come under the head of unimproved property, the most of which lies in the 8th, 9th, 15th, 22d and 24th Wards. The greater part of the property has been acquired through the Arrearage Act.

Notice is given that the assessment rolls in the following entitled matter have been completed and placed in the hands of the Collector of Taxes and Assessments for collection: Grading and paving Park place, from Utica to Buffalo avenue.

Notice is given that the assessment for the cost and expense of constructing a sewer in Monitor street, between Meeker avenue and Herbert street, map I, District No. 21, has been completed. The Commissioner will be at his office, room 15, Municipal Building, on the 4th day of December, at 11 o'clock A. M., to hear objections to said assessment.

The Department of Arrears reports the arrears of taxes and assessments in the old city wards for 1893 as \$1,760,526.40. The arrears-

ages for 1892 amounted to \$1,528,673.13. The highest amount of unpaid taxes this year was in the 23d Ward where it is \$181,639.68, and the lowest in the 2d Ward at \$19,325.09. The Department has received during the period from January 1st to October 21st, \$1,890,785, as against \$826,456 for the same period last year. The next sale for arrears of taxes and assessments will be held December 12th, in Justice New's court, City Hall, at 2 P. M. The wards to be first taken up are the 28th, 27th, 25th, 23d and 18th in the order named. A rule respecting application for adjournments of sale has been adopted, namely, that no such adjournments will be granted on the day of sale.

PROPOSALS FOR CITY WORK.

Sealed proposals will be received at the Department of City Works until Friday, December 7th, at 12 M., for furnishing and placing in position safety gates at the bridge across the Wallabout canal at Washington avenue.

Obituary.

John Welch, formerly a well-known architect of this city, died suddenly on Wednesday last, from what is supposed to have been apoplexy. Mr. Welch was, a few years ago, one of the leading ecclesiastical architects, and designed a number of the larger churches in the city, among which was the Brooklyn Tabernacle on Schermerhorn street.

Brooklyn Real Estate.

The following are the comparative tables for Kings County Conveyances, Mortgages and Projected Buildings for the corresponding weeks of 1893 and 1894.

CONVEYANCES.		
	1893.	1894.
	Nov. 16 to 23, inc.	Nov. 16 to 22, inc.
Total number.....	319	279
Amount involved.....	\$851,267	\$514,562
Number nominal.....	180	166

MORTGAGES.		
	1893.	1894.
	Nov. 16 to 22, inc.	Nov. 15 to 21, inc.
Total number.....	258	249
Amount involved.....	\$784,321	\$730,440
Number over 5 per cent.....	154	122
Amount involved.....	\$407,582	\$235,737
Number at 5 per cent. or less.....	104	127
Amount involved.....	\$376,739	\$494,703

PROJECTED BUILDINGS.		
	1893.	1894.
	Nov. 17 to 23, inc.	Nov. 17 to 23, inc.
Number of buildings.....	38	70
Estimated cost.....	\$93,100	\$229,245

On Friday next, November 30, 1894, at 12 o'clock noon, at the Real Estate Exchange, Nos. 189 and 191 Montague street, Mr. Wm. Cole will sell at auction the piece of valuable residence property, No. 217 Cumberland street, a four-story brownstone dwelling on lot 21x90x 21.5x94.3. This property is part of the estate of William Collins,

deceased, and is to be sold under orders of his executors. It is described as being in first-class order. Further particulars can be obtained of the auctioneer.

Gossip—Brooklyn.

James F. Abrams & Son have sold the three-story frame flat, No. 246 48th street, for Letitia Barber to Cornelius Foley, and a plot, 40x80, on the east side of 8th avenue, 60 feet south of 53d street, to John Moller, for \$700.

C. N. Moody & Co. have purchased the Percy Payne property, a tract of about forty acres, lying between Avenues E and D, and extending from Flatbush avenue to the property of the Flatbush Water Works.

George E. Lovett & Co. have sold the two-story and basement brownstone dwelling, 18x45x100, No. 415 2d street, for John Bensinger to Louise Merle, for \$7,750; also, the three-story and basement brick dwelling, 20x45x100, No. 217 Gates avenue, for C. W. Booth to Sarah E. Wells, on private terms.

Charles Bellows, the builder, has purchased a plot of twenty lots, 20x100 each, on the south side of 57th street, between 10th and 11th avenues, and will build.

Corwith Bros. have sold a plot, 105x100, on the west side of Russell street, 95 feet south of Norman avenue, for Andrew W. Fitzgibbon to Thomas Ross, on private terms.

F. E. Heron was the broker in the exchange for William Glazier with Cornelius J. O'Brien and William Sanders, reported in THE RECORD AND GUIDE last week.

F. C. Sauter has sold the three-story double frame flat, 32x35, lot 50x60, Nos. 426 and 428 4th avenue, for James H. McKillop to Sylvester N. Stewart, on private terms.

Nathan Kaplan has exchanged the five-story brick and stone apartment house on the northwest corner of Hancock street and Nostrand avenue, with Daniel R. Van Nostrand, for the two three-story brick dwellings, Nos. 114 and 116 Decatur street, and two frame cottages, a large dwelling and stable at Sayville. Mr. Kaplan has in turn exchanged the two Decatur street dwellings with Mrs. Maggie L. Peet for the three-story frame dwelling, No. 178 Pennsylvania avenue, and other considerations.

Richard L. Robbins, the builder, has sold the two-story and basement, brick and stone dwelling, lot 19.8x100, on the north side of Bainbridge street, 100 feet east of Howard avenue, to Conrad L. Goll, for \$7,350.

James R. Ross has sold the two-story and basement brownstone dwelling, lot 20x90, No. 389 Lewis avenue, for John F. Ryan to Franklin S. Tomlin, for \$6,250.

The William P. Rae Co. has sold the two two-story and basement frame dwellings, 16.8x40x100, Nos. 309 and 311 Monroe street, to James Hosford for \$4,000 each; also the three-story and basement brick dwelling, 16.8x45x100, No. 246 Lexington avenue, to E. J. Gordon for \$4,400; the plot, 100x100, corner of Surf avenue and 40th street, Sea Gate, to Charles Roe for \$6,750; three lots on 59th street, near 21st avenue, Mapleton, to John Campe, who will erect a dwelling; and the frame dwelling, No. 232 Fountain avenue, to E. C. Amvell for \$2,750.

V. F. Pelletreau has sold a plot, with dwellings, 100x100, on the northeast corner of Reid and Putnam avenues, to Charles Noble, of New York, on private terms.

Leonard Moody has sold fifty lots on 16th avenue, between 57th and 58th streets, for Charles Rikerson to Charles Hodges at an average of \$350 per lot.

Builders—Brooklyn.

ARMORY.—The armory on the south side of Clermont avenue, west of Myrtle, which has been turned over to the 3d Battery, will be remodeled and furnished to suit the requirements of the new occupants, at a cost of about \$25,000.

SCHOOLS.—The School-house Committee of the Board of Education has awarded the contracts for the erection of the two new schools No. 106, corner of Hamburg avenue and Cornelia street, and No. 107, on the corner of 8th avenue and 13th street, to P. J. Carlin & Co., at \$75,250 and \$74,741 respectively.

DWELLINGS.—Charles Bellows is having plans prepared for six two-story and attic frame dwellings, to be erected on the south side of 57th street, between 10th and 11th avenues. They will be detached and contain all improvements and hot-air heating.

H. L. Spicer has plans for a two-story and basement brick dwelling, 20x44 feet, to be erected on the north side of 56th street, west of 4th avenue. It will be arranged for two families and contain all improvements and hot-air heating; cost, \$4,500.

FLATS.—Walter Mills has prepared plans for two three-story, frame, double flats, 25x63 feet each, to be erected on the south side of Schaeffer street, east of Broadway. They will have all improve-

ments, dumb-waiters, electric bells, tiled vestibules, and cost \$4,000 each.

FACTORY.—E. Van Voorhis has prepared plans for a three-story brush factory to be erected at the Kings County Penitentiary. The building will be heated by steam and have sanitary plumbing and cost \$10,000.

Long Island—Gossip.

Cedarhurst.—Charles Fulcher has sold to Louis Raisig a plot of ground, 50x226, opposite the Raisig block, for \$1,700.

Far Rockaway.—The Bessler Real Estate Agency has sold to the Seaside Land Company the strip of land extending from the surf to the Boulevard, known as the Failing property, having a frontage of about 400 feet on the surf and nearly that on the Boulevard, for \$25,000.

Richmond Hill.—John Donaldson has sold his two-story and attic frame cottage on Greenwood avenue to Joel Fowler for \$4,500.—Haugaard Bros., the builders, have sold their new two-story and attic frame cottage on Maple street to J. Failer for \$3,500.

Long Island—Builders.

DWELLINGS.—Babylon.—Charles M. Bergen has commenced the erection of a two-story and attic frame cottage at West Babylon. It will have all improvements.

Bay Shore.—Leander G. Homan will erect a two-story frame dwelling with store on East Main street.

East Williston.—Charles L. Hingle, of Mincola, has the contract to erect a two-story and attic frame cottage, 28x28 feet, on Prospect street, for William Post.

Far Rockaway.—Haugaard Bros., of Richmond Hill, have given the contract to erect three two-story and attic frame cottages here to Norton Bros. They will contain all improvements and hot-air heating, and cost \$5,000 each.—Smith N. Decker is having plans prepared for a two-story and attic frame dwelling which he will erect here.—Judge Smith has started building a two-story and attic frame cottage on the corner of Sheridan Boulevard and Carleton avenue. It will have all improvements and hot-air heating and cost \$6,000. The judge will erect two more of the same class in the vicinity.—Louis D. Corsor, of the Waverly House, corner of Central and Lockwood avenues, will erect an addition, 42x24 feet, and three stories high. It will contain a large dining-room on the first story with sleeping apartments above. The main entrance will be on Central avenue. Builder M. Wilson has the contract.

Freeport.—John J. Randall will erect four two-story and attic frame cottages here. They will contain all improvements.—Andrew C. Raynor is building a two-story and attic frame double dwelling on Bayview avenue.—William B. Seaman will erect a two-story and attic frame cottage at Randall Park. It will contain all improvements.—Edwin H. Payn will erect a two-story and attic frame cottage, containing all improvements, at the same place.—Ira H. Baker is erecting a two-story and attic frame cottage at Randall Park. It will have all improvements.

Hempstead.—Ground has been broken on the corner of Fulton and Main streets for two three-story brick dwellings, with stores, for C. R. Lush. They will contain all improvements. H. F. Denton is the architect and builder.

Islip.—Brown & Howell have the contract to erect a three-story colonial dwelling, 51x35 feet, at West Islip, for Richard Hyde. The interior will be trimmed in hardwood, with open fireplaces, cabinet mantels, with mirrors, etc. It will contain all the latest improvements, exposed sanitary plumbing and probably steam heat; cost, \$13,000. Architect Birdsall, of Bay Shore, prepared the plans.

Richmond Hill.—Haugaard Bros. are preparing plans for three two-story and attic frame dwellings, to be erected on Maple street. They will contain all improvements and hot-air heating.—John Bauman is building a two-story and attic frame cottage on Johnson avenue. It will have all improvements and hot-air heating.—John Donaldson has commenced the erection of a two-story and attic frame cottage on Hamilton avenue. It will contain all improvements and hot-air heating, and cost \$3,500.

Springfield.—Isaac Hendrickson has purchased a plot and will erect a two-story and attic frame cottage, containing all improvements.—Martin Golder has commenced the erection of a two-story and attic frame cottage on the Merrick road.

POWER-HOUSE.—Northport.—The Northport Electric Light Company has leased the southwest corner of Scudders dock for a term of years, and will erect a power-house on the site. The secretary of the company has charge of the work.

CHURCH.—Brentwood.—The congregation of the Catholic Church have decided to erect a frame chapel here.

RECENT AUCTION SALES.

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

FOR WEEK ENDING NOV. 22.

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

PETER F. MEYER & CO.

3d av, n e cor 60th st, 25.2x100. John Overbeck.....	\$4,050
3d av, e s, 25.2 n 60th st, 100x100. Same..	6,700
3d av, s e cor 59th st, 25.2x100. Charles Hart.....	4,300
3d av, e s, 25.2 s 59th st, 50x100. H J Braun.....	3,600
4th av, n w cor 60th st, 25.2x100. J Moore.	2,200
4th av, w s, 25.2 n 60th st, 75x100. Same.	3,060

4th av, s w cor 59th st, 25.2x100. Charles Hart.....	2,400
4th av, w s, 25.2 s 59th st, 75x100. Same.	3,330
60th st, n s, 100 e 3d av, 460x100.2. Sidney V Lowell.....	13,010
59th st, s s, 100 e 3d av, 100x100.2. George A Hughes.....	4,000
59th st, s s, 200 e 3d av, 160x100.2. Mrs P Murphy.....	5,800
59th st, s s, 260 e 3d av, 20x100.2. E Hall.	700
59th st, s s, 160 w 4th av, 20x100.2. Charles Hart.....	750
59th st, s s, 120 w 4th av, 120x100.2. E Sass.....	3,930
59th st, s s, 240 w 4th av, 40x100.2. A W Seeley.....	1,300
4th av, n e cor 61st st, 25x100. M Smith..	1,550
4th av, e s, 25 n 61st st, 25x100. A A Swenson.....	780
4th av, e s, 50 n 61st st, 75x100. T Ryan..	2,310

4th av, e s, 50 s 60th st, 25x100. E W Han-ning.....	825
4th av, s e cor 60th st, 25x100. B J Cowley.....	3,050
5th av, n w cor 61st st, 25x100. Margaret Edward.....	1,975
5th av, w s, 25 n 61st st, 25x100. P Hurley.....	855
5th av, w s, 50 n 61st st, 25x100. W Schmidt.....	860
5th av, w s, 75 n 61st st, 25x100. J L Sackman.....	850
5th av, (s w cor 60th st, 25x100. Charles Hart.....	2,025
5th av, w s, 25 s 60th st, 75x100. Same..	2,550
60th st, s s, 100 w 5th av, 20x100. Charles Hart.....	590
60th st, s s, 120 w 5th av, 80x100. E Edward.....	2,000

Table listing property addresses and owners, including entries for Weiss, Fuhrer, Scamer, William Beet, M Walsh, John Morley, W P Sturr, M Gallagher, J Dunphy, F Reardon, Patrick Mulligan, Jos L Sackman, A H Hartung, A W Turner, Frank Specisly, A A Swenson, S M Brady, Charles Hart, T M Supple, and Charles Brunette.

JAMES S. M'QUILLAN.

Pearl st, Nos 44-52, s w cor Plymouth st, 100x90.3, five 3-sty brk tenem'ts with two 4-sty brk tenem'ts on rear and two 3-sty brk tenem'ts on Plymouth st. Robert Gair. 19,000

WILLIAM P. RAE CO.

Table listing property addresses and owners, including entries for De Kalb av, Nos 739-743, n s, 200 w Tompkins av, 75x100, three 4-sty brk apartment houses with stores. Rowland. (Executor's sale). 32,400

W. COLE.

*Adams st, s s, 188.7 w Coney Island plank road, 12.6x100.9x12.6x100.8 1/2. Margaret Franklin. 800

J. COLE.

Table listing property addresses and owners, including entries for *Box st, No 41, n s, 150 e Manhattan av, 25 x100, 2-sty frame dwell'g; partition. Priscilla Dorsey. 1,800

T. A. KERRIGAN.

Table listing property addresses and owners, including entries for *Bainbridge st, No 251, n s, 281.3 w Patchen av, 18.9x100, 2-sty and basement bk dwell'g. Samuel Ayres. 4,000

Table listing property addresses and owners, including entries for *Ten Eyck st, No 138, s s, 150 e Ewen st, 25x100, 3-sty frame dwell'g. Peter Eisenman. 5,000

REFEREE'S SALES AT COUNTY COURT HOUSE.

Table listing property addresses and owners, including entries for Bergen st, No 221, n s, 89 e Hopkinson av, 17x—x89x—, 2-sty frame dwell'g. William Selover. 1,720

Kings County Records.

CONVEYANCES.

Wherever the letters Q. C. and C. a. G. occur, preceded by the name of the grantee they mean as follows: 1st—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed in which all the right, title and interest of the grantor is conveyed, omitting all covenants or warranty.

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

Table listing property addresses and owners, including entries for Ainslie st, n s, 76.8 w Lorimer st, runs n 73 2 x w 8.8 x n 24 x w 9.7 x s 97.3 to st, x e 20. Margt A Connolly to Grace wife of William O'Brien. gift

Table listing property addresses and owners, including entries for Flatbush. Mary A Baker to Henry S Hollingsworth. Mt. \$3,400. nom

Lot 509B map 4 same village, being all that remains of n w part of said lot, being 124x100x120x76, after excepting therefrom by plot square as may be and 1/2 of lot in size in n e cor of said lot.

Lot 509B same map, so much of the plot square as near as may be and 1/2 of the lot in size in n e cor said lot as is contained in or covered by n w part of the lot of 124x100x120x76.

Alfred W Lewis to Stephen M Hoye. 4-5 parts. nom

Lots 26, 27 and 28, n 1/2 of each, map Denyse tract, each bounded s by line 100 n 86th st.

Franklin av, lots 146-149 map 1 Fort Hamilton village, each 50x75.

Lot 196 same map.

Lots 374, 375 and 376 map 2 Fort Hamilton village.

Lot 509B map 4 same village, being all that remains of n w part of said lot, 124x100x120x76, excepting square lot in n e cor, being as near as may be 1/2 of the lot in size.

Lot 509B same map, so much of a plot square as may be and 1/2 of the lot in size in n e cor of lot as is contained in or covered by n w part of the lot, 124x100x120x76.

Walter O Lewis, East Orange, N J, to Alfred W Lewis. nom

Lot 220 block 9 map W Ziegler 1,197 lots, New Utrecht and Flatbush. John M Coonan to Bridget A Grady. 300

Lot 221 block 9 same map. Same to Mary Grady. 300

Lots 220 and 221 block 9 map W Ziegler's 1,197 lots, Flatbush and New Utrecht. Release mort. William Ziegler to John Morris. 400

Lot 240 block 10 map W Ziegler's 1,197 lots, Flatbush and New Utrecht. h & l. Karl V Bjork to John Swanson. Mt. \$2,000. 3,000

Lots 441, 442 and 443 block 13 map W Ziegler 1,197 lots, Flatbush and New Utrecht. Frank S Ray, Great Neck, L I, to Laura L Ray his wife. 900

Lots 535 and 536 map of land of trustees Reformed Dutch Church, Flatbush. Trustees Reformed Protestant Dutch Church, Flatbush, to Anna B Robbins. 300

Lots 11, 12 and 14 map C Hilger property, 30th Ward. Barbara widow, Frank, Nicholas and Sophia heirs Chris Hilger to Joseph Hilger. nom

Lots 5, 6, 7 and 16 same map. Barbara widow, Frank, Joseph and Nicholas Hilger to Sophia Hilger. nom

Lots 8, 9, 10 and 15 same map. Frank, Joseph, Nicholas and Sophia Hilger to Barbara Hilger widow. nom

Interior lot, 27.8 s e Franklin av and 75.8 n e St Marks av, runs s e 52.3 x n e 23.10 x w 57.5. Barbara Burnhagen to Fredk W Hammett. exch

Interior lot, 120 s w South 2d st and 150 s e Hooper st, runs s e 25 x n e 35.5 x w to point 116 s w from South 2d st, x s w 4. Margaret A Wilkisson to Enoch Ketcham and John H Spragne, of New York, 3-10 parts, Geo W Ketcham, Newark, N J, 3-10 parts, and John Lewis, 1-10 part. 4,000

All of mortgaged premises s w of line which is 25 n e of n cor 5th av and 21st st, 1x 100. Release mort. Charity McConvill to Mary J Horrigan. nom

All title in estate real and personal of which Mary C Osborn died seized. Chas S Osborn to John Osborn Son & Co. nom

Assignment of all title in agreement bet Robinson & Phelock and Waterbury & Rieke. Frank Robinson, of Robinson & Phelock, and Amelia Waterbury to Edwd P Waterbury. nom

MORTGAGES.

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

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

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

Allan, John, to Rosina C Klein. Webster st, s s, 405.4 e Canarsie av, 40x100. Nov 17, 3 years. \$600

Allen, Jane mortgagor with Araminta D Small mortgagee. Extension of mort. Nov 13. nom

Applegert, Wm D mortgagor with Joseph M Huber mortgagor. Extension of mort. Nov 1. nom

Axelrod, Jacob and Isaac Levinson to N Willard Curtis, Eastern Parkway, n e cor Osborn st, 75x100; Sackman st, w s, 105.6 s Livonia av, 59x100. Nov 13, demand. 1,600

Axtell, Joseph, as C to Edwd W Lauer. Market st, e s, 18.2 n Magenta st. P M. Oct 19, installs. 850

Alsdford, Edwd G, New York, to Stephen B

Pettit, Butler st. P M. Nov 19, 2 years. 1,000

Same to same. Tompkins av. P M. Nov 19, 2 years. 1,000

Same to same. Carroll pl, s s, 76.11 w Hoyt st, 19.1x96.6. Nov 19, 2 years. 1,000

Same to same. Halsey st, s e cor Throop av. P M. Nov 19, 2 years. 1,000

Same to same. Vernon av. P M. Nov 19, 2 years. 1,000

Same to same. Bergen st, n s, 360 e Franklin av, 20x110. Nov 19, 2 years. 1,000

Same to same. Madison st, n s, 237.6 w Sumner av, 37.6x100. Nov 19, 2 years. 1,000

Anglim, Michael to The Title Guarantee and Trust Co. Hamilton av, e s, 142.7 n Huntington st, 60.5x64.8 to Nelson st, x 69x44.3x78.1; Hamilton av, e s, 28.5 n Garnet st, runs e 40 x n e 55.1 x n w 10 x s w 45.3 x s w 40 to av, x s 20. Nov 21, 3 years, 5%. 5,000

Baird, Andrew D to Alice Maddock, New York. Garfield pl, n s, 94 w Polhemus pl, 18x80. Nov 15, due Nov 1, 1897, 5%. 7,000

Barth, Jacob to Ludwig Werlein. Johnson av, s s, 75 w Graham av, 25x100. Oct 29, due Oct 1, 1895, 5%. 800

Bressette, Geo H to James Conway. Marine av, e cor 92d st, 147.7x59.1x69.7x 142.11. Nov 15, 3 years. 2,000

Brown, Annie I widow to David H Lane, Chappaqua, N Y. Throop av, e s, 20 s Kosciusko st, 18.4x75. Nov 16, 5 years, 5%. 3,100

Brown, William to Caroline E Hotchkiss. 7th st, s s, 147.10 w 6th av, 72.2x100. Nov 14, 1 year. 2,500

Brown, Isabella to John L Bruckbauer. 16th st, s s, 168.9 e 3d av, 18.9x90. P M. Nov 10, 6 months. 1,000

Same to Henry Ward. Chauncey st, s s, 173 e Saratoga av, 18x100. P M. Nov 10, due Nov 19, 1895. 1,250

Bough, John L to Joseph C Wickham agent, New Hampton, N Y. Grand av, e s, 309.6 s Flushing av, 25x100. Sept 18, notes, 5%. 2,000

Butcher, Emma R mortgagor with Katharine A Wood. Extension of mort. Oct 30. nom

Baker, Mary A to Aaron S Robbins. Diamond st, s s, 302.7 e Flatbush av. P M. Nov 5, 5 years, 5%. 1,300

Baker, Wm H mortgagor with Joseph Solomon mortgagor. Extension of mort. May 21. nom

Baker, William to East Brooklyn Savings Bank. Carlton av, e s, 527.3 s Park av, 25x100, on old map. Nov 21, 1 year, 5%. 1,500

Bohnet, Philip to Maurice J Burstein. Halsey st, No 291A, n s, 78.9 w Throop av, 16.3x100. 2d mort. Nov 1, 6 months, 896

Burke, Mary A wife of and Joseph J to Lucy W Drexel and ano trustees Joseph W Drexel. 1st st, s w s, 202.10 n w 8th av, 20x100. Sub to mort \$8,000. Nov 19, demand, 5%. 3,000

Beer, Louis and Michael Schaffner to Patrick Melnerney. 3d av, 57th st. P M. Nov 19, 1 year, 5%. 6,000

Blackwood, Sarah A wife of and Robt A to Agnes H Davies. Halsey st, n s, 318 e Reid av, 18x100. Nov 19, 1 year, 5%. 3,500

Blinn, Clara J individ and extrx Chas P Blinn owner of 1/2 of mort premises with Chas T Dotter. Extension of mort. Nov 12. nom

Bell, William to Annie C Lott. 2d av, s s, 168.5 e Shore road, 40x100. Nov 17, 3 years. 3,000

Benham, James M to Wm C Sheldon & Co. Remsen st, n s, 25 w Henry st, 25x100. Sept 7, demand. See Conveys. 3,500

Berry, Horatio to Sarah E Rapalje et al exrs Simon Rapalje. Tompkins av, e s, 20 s Willoughby av, 20x80. Nov 20, due May 1, 1899, 5%. 500

Bogart, Peter S to James S Snydam. 6th av, w cor 73d st, 101.9x464.4x95.5x440.4. Nov 20, 3 years. 4,000

Brockman, Joseph to Alanson Post. Liberty av. P M. Nov 20, installs, 5%. 4,000

Bull, Amelia L wife of Henry C to Walter L Snydam, Blue Point, L I, and Helen S wife of R Fulton Cutting. 31st st. P M. Nov 20, installs. 3,500

Buzby, Winslow E to T W Swimm. Hancock st, No 792. P M. Nov 19, installs. 800

Same to same. Hancock st, No 794. P M. Nov 19, installs. 800

Chesebro, Fanny M and John W to Frances A Reed. Gunther pl, w s, 32.11 n Atlantic av, 32.10x80. Nov 14, 2 years. 600

Collins, John G to Alanson W Adams. Buffalo av, w s, 20 n Atlantic av, 17.10x45. Nov 16, due Nov 1, 1895. 100

Comiskey, Mary widow to Lizzie Mullaney. Pacific st, n s, 132.3 w Classon av, 20x 100. Nov 15, due Jan 1, 1896, 5%. 300

Cooper, Frank A to Title Guarantee and Trust Co. Prince st, w s, 150 s Myrtle av, 22.10x85. Oct 31, 3 years, 5%. 1,600

Crowley, Dennis to Henry C Litchfield exr Egbert S Litchfield. 11th st, n e s, 298.10 n w 7th av, 18x100. Nov 12, 5 years, 5%. gold, 3,500

Conroy, Edwd P to Wm E Horwill. St Marks av, n s, 250 e Albany av, 25x 127.9. Nov 19, due Nov 1, 1899. 1,200

Costello, James J and Elizabeth to C Isabella Hodges. Moffat st, s s, 232 e Central av, 18x100. Nov 2, 3 years. 200

Chatfield, Harriet R to Caroline A Spear.

Putnam av, s s, 95 e Tompkins av, 20x 100. Nov 20, 3 years, 5%. 3,000

Cogswell, Fannie W wife of and Benj F to Danl P Darling. Livonia av, Alabama av, Newport st and Hinsdale st—block. Nov 17, 1 year. 5,000

Diehlmann, Chas F to John Schnltheis. Park av, s s, 105.8 w Broadway, 22x100. Nov 21, 5 years, 5%. 2,500

Dixon, Maria V S to Ernst J Gehben, of Wyckoff, N J. Greene av, s s, 184.5 w Franklin av, 20x117.8. Nov 1, 2 years, 5%. 5,750

Dusenbury, Martha M to Benj F Rogers. Wilson st, s s, 154.8 e Wythe av, 16.4x 100. Nov 19, 1 year. 1,200

Davis, Robert to Laura P Pendleton. Nassau av, n s, 48 e Humboldt st, —x80x27x 80, also out of town property. Nov 10, 1 year, 5%. 3,500

Davis, Sarah G to Mary E B Huggins guard Mary A Bowne. Madison st, n s, 125 w Tompkins av, 18.9x100. Nov 15, due Dec 1, 1899, 5%. 3,500

Demasey & Smith, Lena Fullebach, Wm D Grant, Brown & Hodgkins with Richard Goodwin, all mortgagors. Agreement as to priority of morts by Chas Meyers. Nov 15. nom

Demsey, John to Richd T Burke. Christopher av, w s, 150 s Sutter av, 100x100. Nov 14, due Nov 3, 1895. 100

Draper, Thomas mortgagor with James Dunn assigner of 2 morts. Declaration as to validity of morts, &c. Nov 25, 1893. nom

Duffy, Michael and Edward to David A Fithian. 43d st, n s, 350 e 3d av, 20x 100. Nov 14, 1 year. 175

Derspina, Giuseppe to Angelo Montemaranano. President st, n e s, 280 s e Nevins st, 20x100. Nov 17, 5 years. 1,500

Dougherty, Annie M widow to Elenora Erzingler. Flatbush av. P M. Nov 19, 3 years, 5%. 1,900

Drake, John J to Mary A Fleming. Martense st or av, s s, 250 w Nostrand av, 100 x100. Nov 17, 1 year, 5%. 500

Same to Eliz H Bowers. Atlantic av, s s, 72 w 6th av. P M. Nov 17, 3 years. 1,500

Dreher, Christian W C to Kunigunde Buhn. Livonia av, n s, 50 e Osborn st, 25x100. Nov 15, 5 years. 1,300

Donovan, Dennis J to Fredk N Du Bois. Prospect pl, n s, 328 e Grand av, 17x 128.6. Nov 21, due Jan 20, 1897. 1,000

Ehlers, Frederick to Harriet W Winslow. Poughkeepsie, N Y. Broadway, n e s, 174.6 s e De Kalb av, 22x100. Nov 17, due Dec 1, 1899, 5%. 12,000

Eierman, Frederick to Edward Goodheart. Railroad av, w s, 142 s Fulton st, 75x 100. P M. Nov 16, 2 months. 400

Erbert, Rosa to Joseph Erbert. Ralph st, s e s, 170 n e Irving av, 20x100. Sub to mort \$750. Nov 14, 5 years, 5%. 1,500

Elliott, Gilbert, Jr, to Osmer B Gregory. 48th st, No 270, s w s, 160 n w 4th av, 20 x100.2. Nov 17, 1 year. 1,000

Engler, John to The Title Guarantee and Trust Co. Chauncey st, s s, 93.9 e Patchen av, 18.9x100. Nov 19, 3 years, 5%. 2,000

Ershowsky, Samuel to Sarah Ershowsky. Bushwick Boulevard, e s, 75 s Meserole st, 25x105. Sept 8, installs. 1,500

Everit, Thomas to Jesse V A Craighead trustee Jesse Van Auker estate, Flainfield, N J. Miller av. P M. Nov 21, due in Nov, 1897. 3,200

Fennel, Peter, New York, to James A Caulfield. Weirfield st, n w s, 320 n e Central av. P M. Nov 15, due May 1, 1895. 800

Forster, William and James Livingston to Title Guarantee and Trust Co. 2d pl, No 134, s s, 300 e Court st, 25x133.5. Nov 13, due Nov 14, 1897, 5%. 4,500

Fraser, John to Title Guarantee and Trust Co. Brooklyn av, e s, 20 s Bergen st, 3 lots, each 20x100. 3 morts, each \$9,000. Nov 17, 3 years, 5%. 27,000

Same to same. Brooklyn av, s e cor Bergen st, 20x100. Nov 17, 3 years, 5%. 10,000

Furey, Domenico to Joseph Cisto. Carroll st, n s, 125 w 4th av, 25x100. Nov 16, 5 years, 5%. 500

Franzioli, Augustus C to The Bradley & Currier Co (Lim). Marion st, n s, 275 e Suyvesant av, 75x100. Oct 15, 3 and 4 months. 871

Geiger, Peter and August to The Brooklyn Trust Co. Harrison av, e s, 25 s Walton st, 25x100. Nov 20, 3 years, 5%. 5,000

Gelshenen, John L to Title Guarantee and Trust Co. 11th st. P M. Nov 14, 3 years, 5%. 2,500

Same to Friedericka Kraus. Same property. 2d mort. Nov 14, 3 years, 5%. 503

Gould, Robert to James W Murphy and Michl McCormack. Lots 231 and 232 map heirs George Martense, Flatbush. P M. Nov 11, due Aug 25, 1897, 5%. 550

Graham, James to Alfred J Pouch. Chauncey st, s e s, 118 s w Evergreen av, 117x 100. Nov 14, 1 year. 3,600

Grill, Philip to Kings County Savings Inst. Bedford av, n cor North 8th st, 25x79. Nov 17, 1 year, 5%. 4,800

Gneisig, Wm F to Adolph Eberhardt, New York. Court st, w s, 43.3 s Joralemon st, 20.6x79.11x20.7x80.11. Jan 2, 1894, due Jan 1, 1899, 5%. 6,000

Gericke, August, to Kings County Savings Inst. Norman av, s s, 75 e Leonard st, 25 x95. Nov 20, 1 year, 5%. 3,000

Same to Jane H Thayer. Decatur st, s s, 406 e Ralph av, 18x100. Nov 15, 3 years, 5%. 4,500
 Riese, Henry to Edwd W Lauer. Essex st, e s, 160 n Arlington av, 20x100. P M. Oct 18, installs. 365
 Roch, Mary to Henry Loeffler. Floyd st, s s, 415 e Nostrand av. P M. Nov 14, due Dec 1, 1899, 5%. 2,000
 Roche, Dominick H and John Egan to Title Guarantee and Trust Co. Chcever pl, e s, 350.7 n Degraw st. P M. Nov 16, 3 years, 5%. 2,500
 Rockwell, Eliz T, South Woodstock, Conn, to Chas G Street. Lafayette av, s s, 40.7 e Navy st, 20x87.6x20x86.8. Nov 1, demand, 5%. 5,000
 Russell, Annie E wife of and Wm L to Thos J Preston, Orange, N J. Guernsey st, w s, 200 n Nassau av, 25x200 to Dobbin st. Nov 15, 1 year. 4,000
 Sacks, Herman to Edmund A Gearon. Lawrence st, e s, 300 n Willoughby st, 25x107.6. Nov 14, 2 years. 600
 Schenkel, Josephine A wife of and Joseph to Bushwick Savings Bank. Ewen st, w s, 60 n Powers st, 20x75. Nov 15, 1 year, 5%. 1,500
 Shields, Mary to William Henschel. 19th st, n s, 262.6 w 6th av, 25x100.2. Nov 15, 3 years. 1,200
 Schilling, John A mortgagor with Claus H Stelling. Reforms payment clause in mort. Nov 12. nom
 Schluchtner, Frederick to Louis R Worth. Sackman st, w s, 252 s Dumont av, 18x100. Oct 25, 3 years. 1,200
 Schoenberg, Ellen and Toklar Strobin to Henry Roth. McKibbin st, n s, 225 w Ewen st. P M. Nov 16, installs, 5%. 1,200
 Schramm, Oscar to Eliza A Martense. Bay 13th st, s s, 275.9 e Cropsey av, 65x72x65x74. Nov 16, 3 years, 5%. 3,000
 Schriefer, Geo A to I or J Henry Rose. Flatlands av, s e cor East 92d st, 101.4x115.6 x100x115.1, Canarsie. Nov 9, 3 years, 5%. 4,500
 Schroder, Wilhelmine to Catherine wife of and James Rodwell. 11th st, n e s, 208.10 n 7th av, 19x100. Nov 15, due July 1, 1899, 5%. 3,000
 Schumacher, John to Harlem Co-operative Building and Loan Assoc. 7th av, s e cor 57th st, 80x80. Oct 20, installs, 5%. 1,250
 Shanley, Christopher to Mareella Daly. Baltic st, n e s, 175 n w Bond st, 25x100. Nov 16, 1 year, 5%. 150
 Stack, Eliz A to Daniel Bradley. Gold st, e s, 75 s Water st, 25x100. Nov 1, 2 years, 5%. 3,000
 Squires, Sarah E J, New York, to Grant Squires. Eastern Parkway, s s, 81.3 e Sackman st, 18.9x100. Sub to mort \$2,500. May 15, due Nov 15, 1895. 500
 Strout, Lillian F wife of and Edwin B to Stephen M Griswold. Lincoln pl, n s, 250 e 6th av, 16.8x140.3x16.8x139.7. Nov 21, 3 years, 5%. 5,500
 Suomila, Annie wife of and Jacob H to Sarah A Cowenhoven. 58th st, n s, 116 w New Utrecht av, runs n 18.11 x e 95.10 to New Utrecht av, x n 20 x w 72 x n 20 x w 48.9 x s 43.10 to st, x e 40. Nov 15, 3 years. 2,000
 Supple, Elizabeth wife of and Michael to Frank Moss exr Maltby G Lane. 3d av. P M. Nov 14, 3 years, 5%. 650
 Shaw, Wilson to Ernestus Gulick. Palmetto st, n w s, 250.5 w Central av, 25x100. Sub to mort \$3,000. Nov 17, 1 year. 700
 Strauss, Caroline widow to Title Guarantee and Trust Co. Debevoise st, Nos 90 and 92, s s, 73.10 w Morrell st, 27.4x56.5 x25.11x50. Nov 19, 3 years, 5%. 2,500
 Schiff, Fannie H to Chas Isbill. Greene av, s s, 311.9 e Sumner av, 19.3x100. Nov 21, notes. 1,720
 Schliep, Frank H to Wm C Martin. Washington av. P M. Nov 2, due June 1, 1895 (error), 5%. 300
 Schneider, Ellen to The Equitable Co-operative Building and Loan Assoc. Nevins st. P M. Nov 19, installs. 4,500
 St Finbarr's R C Church, Bath, to Emigrant Indust Savings Bank, New York. Bath av, formerly Browns pl, n e s, 155.3 s e New Utrecht road, 70x285.7x70x284.8; Browns pl, n e s, lots 32 and 33 map Bath house property. Oct 30, 1 year, 4 1/2%. 5,000
 Samuels, Harris to Abraham and Aaron Dahllman, New York. Fulton st, No 2020A, s s, 440 e Howard av, 20x100. Nov 19, 2 years. 692
 Schwab, Margaretha to John Bosch. Greene av. P M. Nov 20, due June 1, 1895. 413
 Schmitt, Valentine to Emilie Huber. Fulton st, n e cor Rockaway av, 26.8x123.7 to Somers st, x26x117.8. Nov 19, 1 year, 5%. 36,000
 Sexton, Eloise F wife of Chas E to Edmund W Bodino, New Rochelle. Lots 60-83 map W Eldert property, New Lots, 26th Ward. All title. Nov 3, 1 year. 100
 Smith, Ann widow to John F Werner. Withers st, s s, 275 w Kingsland av, 25x100. Nov 19, due Dec 31, 1897. 600
 Spaeth, Frank and John Senger to Ann McNulty. South 3d st. P M. Nov 20, due March 1, 1895, 5%. 2,500
 Stackhouse, Eliza M to Otto E Reimer. Fulton av, n s, 20 e Vermont av, 30x75. Sub to mort \$4,000. Nov 13, 1 year. 1,000
 Topping, Wm S, Alfred R, David H and Ada or Ida C to The Germania Savings

Bank. Myrtle av, s s, 43 e Lawrence st, 21.6x75. Nov 16, 1 year, 5%. 4,000
 Uffelmann, Christian D or Richard to Thomas Rooney. Glenmore av, n w cor Bradford st, 25x100. Nov 16, 2 years, 5%. 3,000
 Upright, Jane F wife of and Chas W to The Bushwick Savings Bank. Bushwick av, s w s, 46.6 s e Dodworth st, 22.6x71.2. Nov 15, 1 year, 5%. 2,000
 Ultzen, William to John Bosch. East 21st st. P M. Nov 17, 3 years, 5%. 650
 Vanderbilt, Mary A wife of and Isaac T to Ernestus Gulick. St Johns pl, n s, 224.5 e 6th av, 20.2x100. Sub to mort \$9,000. Nov 19, 1 year. 600
 Vanderveer, Ada B widow to Fredk B Welles trustee for Annie R Low. 1st st, n e s, 190.10 n w 8th av, 18x100. Nov 20, 2 years. 1,000
 Vandewater, James F to Bulmer Lumber Co (Lim). Halsey st, s s, 217.9 w Ralph av, 34.6x100. Sub to mort \$29,625. Nov 16, demand. 1,000
 Same to Mary T Carpenter, Scarsdale, N Y. Halsey st, s s, 252.3 w Ralph av, 69x100. Sub to mort. Nov 19, demand. 1,200
 Waters, Patrick to Wm A Wright. 40th st, n s, 250 e 4th av, 50x100.2. Nov 20, 3 years. 200
 Willner, Abraham mortgagor with George Hagenmuller. Extension of mort. Nov 19. nom
 Wilson, Simon C. Baldwins, L I, mortgagor with Lieb Rosenbaum mortgagor. Agreement modifying terms of mort. Nov 2. nom
 Wobse, Diedrich to The Title Guarantee and Trust Co. Woodbine st, s e s, 325 s w Central av, 25x100. Nov 16, 3 years, 5%. 2,000
 Walsh, Martin D to Wm H Collins trustee Wm B Collins dec'd. Lexington av, s s, 120 e Marcy av, 40x107.2x40.5x113.3. Nov 14, demand. 15,000
 Walters, Lillie I to Wm H Stuckey. Nassau av, s s, 75 e Eckford st, 25x100. Nov 1, 5 years, 5%. 3,800
 Wiedhopf, Oscar to Jacob Ernst. Central av, s w s, 62.6 s e Hancock st, 18.9x82.8. Nov 12, demand. 800
 Wilson, Alexander to Henrietta A Matthews, New York. 55th st, n e s, 375 n e 14th av, 50x100.2. Sub to mort \$2,000. Nov 13, due in Nov, 1897. 5,500
 Weber, Henry and Elizabeth his wife to Christian Huber. Sumner st. P M. Nov 20, due Jan 1, 1900, 5%. 1,500
 Warren, Chas J to Ada E Bedell. Ocean Parkway, w s, 240 s Av B, 40x250 to East 5th st. Nov 21, due May 1, 1895. 600
 Woodhull, Fanny D individ and as extrx Caleb Woodhull to Hannah K wife of Garret D Van Vranken, of Hempstead, N Y. Polhemus pl, w s. P M. Nov 17, due Nov 14, 1896. 5,000
 Wackenhuth, John M to Mary A wife of John H Seed. Lafayette av. P M. Nov 19, 5%. 9,000
 Walsh, Margt J to The German Savings Bank, Brooklyn. Evergreen av, n e s, 40 n w Harman st, 20x80. Nov 17, due Dec 1, 1895, 5%. 2,000
 Warnock, Owen to Sarah F Mangam. Coles st, n s, 112.11 e Columbia st, 20x100. Nov 19, 3 years. 1,200
 Webster, Adelbert A to Cornelius D Wood. Marcy av, n e cor McDonough st, 100x100. Nov 19, 3 years, 5%. 16,000
 Wiedhopf, Oscar to Jacob Manneschildt. Patchen av, s w cor Putnam av, 48x100, hs & ls. Oct 15. 4,000
 Winter, William to John O'Brien. Classon av. P M. Nov 17, 3 years, 5%. 4,000
 Yates, Fredk W to Joseph W Yates. 1st pl, No 20, s w s, 154.2 s e Henry st, 14.4x133.5. Oct 26, 3 years, 5%. 1,000
 Yates, Joseph W to Susan G Yates. Flatbush av, n e s, 30 n w St Marks av, runs n e 108.4 x n 64.11 x w 74.10 x n w 21.4 x s w 100 to av, x s e 120. Nov 30, 1 year, 4 1/2%. 6,250

MORTGAGES—ASSIGNMENTS.

NOVEMBER 15 TO 22—INCLUSIVE.

Ballamy, William exr Catharine Bellamy to William Bellamy. 16 assigns. nom
 Blockhaus, John to Henry Iden. \$2,562
 Bond and Mortgage Guarantee Co to Richd L Wyckoff. 4,200
 Brand, Leopold to Moritz Stern. nom
 Bergan, Mary to The Hamilton Trust Co. 1,500
 Bliss, Cornelius N to Marvella W Cooper. Assigns 5 mort. nom
 Both, Henry to S Liebmann's Sons. 2,500
 Cone, John J to The Hamilton Trust Co. nom
 Darling, Danl P to Peter J Young. 5,000
 Dodd, Rachel B and ano exrs Louis F Dodd to Gertrude Dodd. 1,200
 Davison, Geo L, Yonkers, to J G Jenkins trustee Wm Laytin. 10,000
 Eddy, Geo M to The Title Guarantee and Trust Co. 1,500
 Eddy, Geo M to Title Guarantee and Trust Co. 1,000
 Everitt, Thomas exr Valentine Everitt to Anna R Hurlburt. nom
 Everitt, Thomas to Geo W Pearsall. 1,000
 Everitt, Edwd A to Mary A Jackson. 225
 Eden, Samuel to Jakob Meinerz. 250
 Fairman, James B to Cath E Rundle extrx Alfred Rundle. 750

Fisher, Sarah E to Chauncey J Hastings. nom
 Fraser, Finlay to Stanford White. 2,600
 Furgang, Pauline to Bertha Furgang. 1,300
 Garvin, E L exr of to guard of J M Murphy. 2,750
 Glynn, Mary to Percies S Pearsall. 300
 Graydon, Saml D exr and trustee Amanda Field to James Dunne. Assigns 2 mort. 3,337
 Goodwin, Richard to James Patterson et al trustees Wm G Patterson dec'd. 3,500
 Grogan, Emma S to Frances E Holderman. nom
 Gros, Jose, Morristown, N J, to Grace W Holmes, Shrewsbury, N J. 300
 Hommel, Chas D to Dora E Toner. nom
 Hegeman, Peter and Danl J admsrs Elbert Hegeman, Jr, to Edwd A Hegeman, Oyster Bay. nom
 Hendrickson, Margaret, Jamaica, L I, to Frank P Burger. 4,500
 Halpern, Rachel to Fanny Krakower, New York. nom
 Isbill, Charles to Ellen G Bergen. 3,000
 Jablousky, Himan to Simon Gollubier. 500
 Koch, Paul to George Koch and Joseph Meyer. 6,900
 Kouwenhoven, Mary A and Peter to Amelia C Ross. 2,000
 Kohler, Charlotte to Bernard Ernst. 700
 Kane, Edward to Matilda Schwab. 1,500
 Kaplan, Solomon to P Nathan & Co. 3,500
 Land, Title and Trust Co and Frances S Brown assignee Order of Tonti to Emilie Huber. 36,000
 Merritt, Sarah A to Stephen Hoff and Amelia his wife. 500
 Moss, Frank exr Maltby G Lane to Mary V Walbridge. 617
 McDouald, James to Catharine McDermott. 500
 Margaretta, Treadwell to Wm A De Long. 500
 McCombs, Elizabeth to Gerrit Smith. 450
 McCormick, Thomas H, John M and James L to Henry and John Von Glahn. 6,000
 Northern Savings Fund Safe Deposit and Trust Co to West Brooklyn Land and Impt Co. nom
 Pender, John J to Mary Clinton. nom
 Pendleton, Laura P and ano exrs Geo H Pendleton to Ada F Rait. 515
 Phenix Chemical Works to Franklin Trust Co. 29,700
 Prosser, Thomas and Thos, Jr, trustees for Mary Mottram and her family to Matilda R Disturnell. 4,250
 Rundle, James A admr Alfred Rundle to James A Rundle. nom
 Ryan, Daniel to Fredk W Starr. 3,000
 Sevenoak, Francis G, Hoboken, to Title Guarantee and Trust Co. 750
 The Hamilton Trust Co to Mary Bergan. 1,000
 The Reformed Protestant Dutch Church of Queens Co to Cornis S Stryker. 1,500
 The India Wharf Brewing Co to H B Scharmann & Sons. 507
 Title Guarantee and Trust Co to Home Life Ins Co. 6,500
 Same to same. 6,500
 Same to Stephen G Bogert trustee Richd J Morgan. 6,500
 Same to Home Life Ins Co. 7,000
 Same to Saml P Hinckley. 1,600
 Title Guarantee and Trust Co to Franklin Trust Co guard Evelyn M A, Henry A, Edwd M and Lawrence C Dalley. 10,000
 Same to Francis M Lorette. 2,750
 Same to Cornelia R Spaulding. 7,500
 Same to same. 7,500
 Same to Steph Y Bogert trustee Richd J Morgan dec'd. 6,500
 Same to same. 4,500
 Title Guarantee and Trust Co to Emily M Torrey. 4,000
 Same to Amelia P Ingraham. 2,000
 Same to South Brooklyn Savings Inst. 4,000
 Same to Edward and Austin Ludlam trustees Silas Ludlam dec'd. 1,500
 Same to Louis B Jones. 6,500
 Same to Francis M Lorette. 2,750
 Same to Home Life Ins Co. 12,000
 Same to Natl Savings Bank, Albany. 10,000
 Same to Amelia P Ingraham. 2,750
 Same to Euphemia C Bower. 1,000
 Same to Wm B Jenkins. 4,000
 Same to Stephen G Bogert trustee Richd J Morgan. 2,500
 Same to same. 4,500
 Same to The Brooklyn Institute of Arts and Sciences. 4,000
 Same to Madeline B Comstock. 4,750
 Same to same. 3,500
 Same to same. 5,500
 Same to Chas S Baylis. 4,000
 Same to same. 10,000
 Same to National Savings Bank, Albany. 2,500
 Same to John C Morton. 4,000
 Totten, Emma A to James Fowler. 400
 Van Sielen, G Schenck and ano exrs Gilliam Schenck to G Schenck Van Sielen. 2,500
 Same to same. 3 assigns, each \$2,000. 6,000
 Same to same. 1,500
 Von Damm, Catharine to Gottlieb Weber. 5,000
 Walsh, A Stewart to Tinie M Smith. 1,500
 Same to same. 1,700
 Same to same. 1,000
 Westbrook, David V to Jennie H Westbrook. 1,000
 Warren, Eliz A to Eliza, Isabella and Agnes Findlay, Ronkonkoma, L I. 2,191

Queens County Records

CONVEYANCES.

NOVEMBER 16 TO 20—INCLUSIVE.

Allen, Mary E to James M Bowman. Abbott st, e s, 150 s Beaufort av, 25x100, Jamaica. \$300

Allin, Robert C to The Brooklyn Hills Impt Co. Wyckoff av, w s, 853 s Brooklyn and Jamaica turnpike, Jamaica. 100

Baylis, J W to Maggie H Baylis. Washington av, e s, 550 n South Oyster Bay and Hempstead turnpike, 65x165, Seaford. 1,500

Baylies, Edmund L to Christopher F Lombard. Lot 222 block 5 map E L Baylies, Newtown. 165

Bohlen, Ernest A to John Hallquest. Webster av, n s, 50 s e Radde st, L I City. 2,700

Brinckerhoff, Geo E to John A Quis, Jr. Lots 87 and 88 map G E Brinckerhoff, Newtown. 900

Brooklyn Hills Impt Co to Albert H Marquis. Amber st, s s, 350 e Union pl, 50x100, Jamaica. 700

Same to Robert C Allin. Wyckoff av, w s, 878 s Brooklyn and Jamaica turnpike, 100x450, Jamaica. 100

Brooklyn Manor Co to Robt A Gardner. Elmwood st, n s, 130 e Manor av, 40x100, Jamaica. 750

Brower, Singleton to Townsend Frost. Brower av, n s, adj land W Frost, 75x169, Woodsburgh. 400

Clock & Stein to Augustin Vorck. Clock Boulevard, n w cor Elizabeth st, South Bay Beach. 950

Cogswell, Wm S to Emily L Wendell. Greenpoint av, s w cor Laurel Hill st; Anable av, s w cor Laurel Hill st; Covert av, s w cor Laurel Hill st; Covert av, s e cor Laurel Hill st; Anable av, s e cor Laurel Hill st; Mott av, s e cor Locust st; Anable av, n w cor Grove st; Anable av, s e cor Locust st; Anable av, n e cor Grove st; Mott av, s e cor Grove st; Mott av, s e cor Grove st, L I City. 28,450

Combs, Thos V to Edward P Ryan. Highway, n s, adj land W H Hulse, Ocean-side. 800

Cowlishaw, Elizabeth to Elizabeth Bassett. Flushing av, w s, 96 s Jamaica av, Jamaica. 500

Dalzell, Minnie B to Kate L Jackson. Lots 128-132 block 4 map W Ziegler, Jamaica. 1

Denuis, Fannie to Harry Franks. 5 acres at Oceanside. 2,800

Dykes, Joseph to G E Carll. Farrington st, w s, 75 s Centre st, 50x125, Flushing. 1,000

Farling, Henry A to Fredk Bessler. Rockaway Beach Boulevard, s s, 255 w land J S Remsen, Rockaway Beach. 1

Same to same. Plot adj above. 25,000

Finnarre, Margaret to Geo T Soper. Central av, n s, 55 e Birdsall av, 45x100, Far Rockaway. 5

Fitch, Joseph ref to Jacob H Ten Eyck trustee. Gosman st, e s, 75 s Foster av, 25x100, L I City. 3,000

Frost, Walter to Townsend Frost. Browers av, n s, adj land S Carman, 70x169, Woodsburgh. 1

Fuller, Levi A ref to Townsend Scudder. 3 acres at Oyster Bay. 255

Same to same. Lot 26 1/2 map T Clapham. 60

Germania Real Estate and Impt Co to Jacob Bold. Lots 139-142 map 3 Germania Real Estate and Impt Co, Newtown. 3,050

Goldstein, Morris to Jacob Kaplan. Home st, s s, 175 e Myrtle av, 50x100, Corona. 1

Hanson, Letitia to Henry Larkin. Clark st, n s, 100 w Van Alst av, L I City. 1

Harris, Isabel to Mary F Boyle. Old Highway, n w cor Grove st, Newtown. 600

Hayes, Chas W to Alfred J Lamb. Rockaway av, e s, 216 n Atlantic av, Hempstead. 600

Hicks, Geo E to Clarence L'Hommedieu. North road, s s, 274 e Middle Neck road, Great Neck. 325

Houy, Louis to Franklin Wands. North 1/2 of lots 159-162 map Queens. 1,000

Hull, John H trustee to Mary Marx. Ricard st, e s, 49 s land G Ricard, Newtown. 1

Hunt, John W to Edward W Lauer. Lots 1485 and 1486 block 53 map W Ziegler, Jamaica. 1

Jamieson, John to Henry Schoucke. Waverly av, s e cor Rockaway Beach Boulevard, 103x175, Rockaway Beach. 4,000

Koch & Sicardi to Julia Devine. Lots 302 and 303 block 12 map Koch & Sicardi, Hempstead. 90

Livingston, Mary to Helen M Livingston. Lots 98 and 99 block 3 map No 1, Hollis Heights, Jamaica. 1

McBride, Mary to William Crosier. 3d av, n w s, 236 s w land C Gardner, L I City. 10

Mackintosh, James to Ackland Boyle. Lots 68-70 map Lawrenceville, Newtown. 325

Malouf, Fares to Elias Malouf. Lots 29 and 54 block 50 map No 2, New Cassel. 400

Same to same. Lots 14 and 75 block 22 same map. 500

Martin, Wm J to Rosa Wiedhopf. Lots 326-329 map 5 L I Real Estate Exchange and Invest Co, Newtown. 1

Meyer, Christian M to John Dayton. Lots 32 and 33 block 1 map estate S Lord, Newtown. 2,800

Mencken, Henry to Rudolph Horak. About 6 acres at L I City. 1

Mineola Park Co to Emily Rees. Lots 688 and 689 block M Mineola Park Co, Mineola. 160

Myers, Philip V to Arthur R Wilson. Atlantic av, North Shore, 250 e land J S Remsen, 120x250, Rockaway Beach. 20,000

Nagle, Joseph to James Sayres. Lots 1336 and 1337 block 52 map W Ziegler, Jamaica. 5

Norton, James, Sheriff, to German-American Real Estate Title Guarantee Co. Boulevard, w s, 275 n Fulton av, 25x102, L I City. 8,000

Same to Asa W Parker. Carlton av, w s, 300 n Arverne Boulevard; Summerfield av, e s, 100 n Arverne Boulevard, 100x115, Arverne-by-the-Sea. 1,250

Same to same. Remington av, n e cor Story pl, 70x90. 2,500

Nugent, Jane to Lamuel Couch. The Crescent, w s, 50 s Elm st, L I City. 775

Payne, Alvan T ref to Carrie E Englis. 6th st, n s, 117.10 e Jackson av, L I City. 5,500

Prudential Land Co to Benj F Camp. Lots 357-360, 374 and 375 map Columbia Park, Woodhaven. 10

Purcell, Eva to Francois J Ladd. Kaplan av, w s, 65 s Pierson st, 35x100, Jamaica. 4,500

Reitzel, Gustave to The Newtown Railway Co. Summit av, s e cor Locust st, 60x100, Newtown. 1,500

Royal Land Co to Eliza A Burkley. Merrick road, adj land Brooklyn City, 100x100, Valley Stream. 400

Sayres, James to Josephine Nagle. Lots 1336 and 1337 block 52 map W Ziegler, Jamaica. 5

Scott, Caroline to Signa M Johnson. 7 1/2 acres at Oyster Bay. 1

Scott, William to John T Forrest. Lot 21 map W Scott, Woodsburgh. 1

Smith, Althusa to Wesley B Smith. 1 acre at Millburn. 800

Soper, Geo T to Margaret Finncarre. Willow av, s e s, 186 e Ocean Point av, 100x100, Ocean Point. 5

Speth, Theodore to Franz Franz. 6 acres at Greenwich Point. 1

Steinway & Sons to Joseph Geiser. Lot 42 block 47 map 5th Ward, L I City. 750

Swift, Fred J to William Conlon. Lot 166 and 167 block 6 map Dunton Park, Jamaica. 550

Same to Ellen McGee. Lot 653 block 15 same map. 200

Same to Thos J McGee. Lot 652 same map. 200

Same to August Reutsch. Lot 208 block 6 same map. 275

Same to Valentine Zimmermann. Lot 214 block 7 same map. 300

Union Terrace Co to Alice E Hewins. Windom st, n s, 250 e Lott av, 25x100, Jamaica. 400

Same to Geo C Hilmer. Lott av, w s, 352 n Jamaica av. 3,000

Same to George Coulton. Stanley st, s s, 175 e Lott av, 100x100. 400

Same to Wm Cramer. Shipley st, s s, 125 e Lott av, 25x100; Lott av, e s, 200 s Windom st, 50x100. 1

Same to Clara Moore. Lott av, w s, 552 n Jamaica av. —

Same to Thos M Carter. Vanderveer av, w s, 125 s Windom st, 50x100. 1

Same to Benj F Camp. Lots 190-197, 227-229 map Union terrace, Jamaica. 1

Same to Eliz B Lott. Lots 230-233 same map. 1,800

Wachtel, Chas J to Wm Engler. Napier pl, e s, 580 n Pilkin pl, 100x100, Jamaica. 1,000

Ward, Jessie L to Philip V Myers. Atlantic av, north shore, 250 e land J S Remsen, 120x250, Rockaway Beach. 1

Watts, James to August Lock. 1 acre at Fosters Meadow, Jamaica. 2,200

Wells, Mary T to John H Kahrs. Lot 456 block 13 map Winfield. 200

Whaley, John P to Adam Seabury. Laurel av, e s, 300 n Elm av, 50x200, Hempstead. 130

Whitlock, Wm H to John Potts. Hopkinson av, w s, 150 s University pl, 25x100, Woodhaven. 1

Williams, Samuel to Isaac Rushmore. 12 acres at North Hempstead. 280

Woelfel, Mary to Joseph Eppig. 3d st, s s, 107.6 e Broad st, Newtown. 1

Wooley, James V S to Chas H Goran. Lots 565-568 block 22 map J V S Wooley, Newtown. 400

Same to Waldemar Meseritz. Lot 87 block 3 same map. 175

Zeh, Henry to Ignatz Martin. 5 acres at Glendale. 25,000

Ziegler, William to John Grasmann. Lots 395 and 396 block 15 map W Ziegler, Jamaica. 550

MORTGAGES.

Boyle, Mary F to James Freeman. Plot at Newtown. 1 year. 525

Bedell, Elmore to Chas F Combs. Ocean av, n e cor Prospect av, East Rockaway. 2 years. 1,600

Bock, Alammina to W F Wyckoff. Grove av, e s, 300 s Concord st, 50x100, Lawrenceville, 3 years, 1,000

Burkley, Eliza to George Wallace. Merrick road, adj land City of Brooklyn, 100 x100, Valley Stream. 2 years. 500

Camp, Benj F to Nicholas Lott. Stanley st, s s, 125 e Lott av, 50x100, Jamaica. 400

Same to same. Shipley st, n s, 150 e Lott av, 50x100. 400

Same to same. Shipley st, n s, 100 e Lott av, 50x100. 400

Same to same. Stanley st, s s, 100 e Lott av, 25x100, Jamaica. 200

Same to same. Shipley st, n s, 250 e Lott av, 50x100. 400

Same to Eliz B Lott. Lots 357 and 358 map Columbia Park, Woodhaven. 3 years. 250

Same to same. Lots 374 and 375 same map. 3 years. 250

Same to James S Wilson. Lots 359 and 360 same map. 3 years. 250

Caplis, Mary E to Hedwig Hillmann. Hopkins av, s w cor William st, 25x100, L I City. 1 year. 100

Same to De Witt H. checock. Wilbur av, n e cor Crescent st, 25x100; Wilbur av, s w s, 25 s e Radde st, 25x100, L I City. 1 year. 1,000

Combes, Tredwell to Miriam C Combs. Highway, w s, adj land H Cammann, 90x225, Hempstead. 1 year, 5 %. 800

Couch, Samuel to Jane Nugent. The Crescent, w s, 50 s Elm st, Astoria. 3 years. 380

Coulton, George to Nicholas Lott. Stanley st, s s, 175 e Lott av, 50x100, Jamaica. 3 years. 200

Dayton, John to Cord Meyer. Lots 32 and 33 block 1 map estate S Lord, Newtown. 3 years. 1,500

Franks, Harry to Methodist Book Concern Employees' Co-operative Building and Loan Assoc. 5 acres at Ocean Side. Installs. 2,000

Funk, George to John Vettel. Liberty av, s s, 75 w Van Wyck av, Jamaica. 2 years, 4 %. 500

Geiser, Joseph to Steinway & Sons. Lot 42 block 47 map 5th Ward, L I City. 3 years. 700

Geissenhamer, Frederick to Anna Seaman. Highway, s s, adj land L I R R Co, Glen Cove. 1,000

Gratton, Annie to Jose Gros. Lots 576, 825 and 826 map Hitchcocks plan for Homes at Woodside. 3 years. 900

Hallquist, John to Ernest A Bohlen. Webster av, n s, 50 s e Radde st, L I City. 3 years, 5 %. 1,500

Harris, Anne to The City Savings Bank, Brooklyn. Van Wyck av, e s, 146 n Broadway, Jamaica. 1 year, 5 %. 5,000

Same to Bank of Jamaica. Same property. 1 year. 700

Heimann, William to Franz Eberle. Lots 218 and 219 map lot at Woodside. 3 years. 400

Higbie, Morris to John Covert. Carey st, n s, 100 w Creed av, Jamaica. 1 year. 400

Hofert, Solomon to David Thompson. 8th av, w s, 350 s Broadway, 25x100, Astoria. 3 years. 400

Horak, Rudolph to Henry Mencken. Abt 6 acres at L I City. 5 years, 5 %. 8,721

Humann, Louisa to Johanna Mayer. McCormick av, w s, 375 s Belmont av, 25x100, Jamaica. 1 year. 200

Johnson, Signa to Swan N Johnson. 7 1/2 acres at Oyster Bay. 5 years. 1,100

Keimig, William to Elizabetha Audis. Woodward av, n e s, 75 s e Himrod st, 25 x100, Newtown. 4 years. 2,000

Ladd, Francois to Indust Co-operative Building and Loan Assoc. Kaplan av, w s, 65 s Pierson st, 35x100, Jamaica. Installs. 3,500

Larkin, Francis to Flora L Vose. Brandreth av, w s, 527 s Rockaway Beach Boulevard, Rockaway Beach. 3 years. 3,000

Lewis, Margaret to The Freeport Bank. Merrick av, e s, adj land S Smith, Hempstead. 1 year. 3,000

L'Hommedieu, Clarence to Thomas Ellard. North road, n s, 274 e Middle Neck road, Great Neck. 5 years. 1,200

Marquis, Albert to Daniel H Carpenter. Amber st, s s, 350 e Union pl, 50x100, Jamaica. 3 years. 2,000

Martin, Ignatz to Anna Zeh. Lots 281-287, 453-468 map L I Real Estate Exchange and Invest Co, Newtown. 3 years, 5 %. 6,900

Same to Henry Zeh. 5 acres at Glendale. 5 years, 5 %. 15,000

Martin, Wm J to L I Real Estate Exchange and Invest Co. Lots 326-329 map L I Real Estate Exchange and Invest Co, Newtown. 2 years. 1,000

Marx, Mary to Henry Loewenstein. Ricard st, e s, 49 s land G Ricard, Newtown. 3 years. 1,900

Meinerz, John to Samuel Eden. Woodward av, n e s, 100 s e Ralph st, 25x100, Newtown. 1,000

Moore, Clara to Nicholas Lott. Lots 357-359 map Union terrace, Jamaica. 3 years. 525

Same to Eliz B Lott. Lots 360-373 map Union terrace. 3 years. 2,100

Nammack, Wm H to Teachers' Co-operative Building and Loan Assoc. Clark av, s s, 125 w Grove st, Far Rockaway. Installs. 11,760

Payne, Julie to Eliza W Fielder. Nott av, n s, 115 e Ely av, 18x100, L I City. 5 years, 5 %. 3,000

- Same to Robert Embrie. Nott av, n s, 151 e Ely av, 18x100. 5 years, 5%. 3,000
- Same to Eliza W Fielder. Nott av, n s, 133 e Ely av, 18x100. 5 years, 5%. 3,000
- St Georges Brotherhood to Metropolitan Life Ins Co. Sanford av, n e cor Wilson av, Flushing. 3 years, 5%. 2,500
- Schancke, Henry to John Jamieson. Waverly av, s e cor Rockaway Beach Boulevard, 103x175. Rockaway Beach. 3 years. 3,000
- Smith, Daniel to Birbeck Invest Savings and Loan Co of America. Pomeroy st, s e s, 450 n e Woolsey av, L I City. Installs. 1,100
- Smith, Althusa to Phebe A Rider. Highway, w s, adj land R Smith, Hicks Neck. 1 year. 600
- Taber, Edward F to Geo W Lyle. Lot 307 block 11 map Marshall farm, Jamaica. 150
- Van Pelt, Peter to Cornelia Meinckheim. 6 acres at Springfield. 3 years. 1,000
- Wands, Franklin to Louis Houy. North 1/2 of lots 159-162 map Queens. 3 years. 600
- Watts. Nathaniel to John Brinckerhoff. Springfield road, w s, adj land S Shaw. Springfield. 1 year. 100
- Woelfel, Mary to Louis J Woelfel. Lots 51, 53, 55, 57 and 59 map Melvina. Newtown. 5 years, 5%. 400

ASSIGNMENT OF MORTGAGES.

- Grant, William to J C Smith. 1,600
- Hallett, Chas W to Riverhead Savings Bank. 3,018
- Jamieson, John to Jessie Ward. 1
- Jamieson, Thomas to Mary Wood. 1,000
- Lathrop, Victoria to Wm G Lathrop, Jr. Ph & Wm Ebling Brewing Co to N Krummenacker. 3,000
- Trustees of Union College, Schenectady, to D C Ely. 1
- Wilson, James S to John T Suydam. 1

JUDGMENTS.

- Nov.
- 19 Bond, William-J Kramer. 464 75
- 19 Burke, Frank H-E M Tyrrell. 267 69
- 20 Barnard, Mignon C and John C-J M Varnum. 2,744 80
- 20 Bloodgood, Isaac-Central Stamping Co. 196 28
- 19 Coughlin, Dennis - Trustees of Union College. 28,264 55
- 19 Campbell, Edward J-M Fishel. 286 23
- 20 Clement, Henry-Central Stamping Co. 196 28
- 20 Dunton, Fredk W - First Nat Bank, Hempstead. 3,946 54
- 15 Fica, Emma-J Leffler. 1,108 37
- 19 Farlin, Dudley - Sidney Nat Bank. 1,188 10
- 15 Hartmann, Chas M - F C Fleisch. 1,090 04
- 16 Higbie, Charles and Joseph - American Grocery Co. 84 19
- 16 Haufe, John G-P J Hirsch. 152 03
- 15 Kielmann, Herman-F C Fleisch. 1,090 04
- 19 Kiepe, Emma-H Herrmann. 89 17
- 17 Lamb, James W-E M Tyrrell. 171 16
- 17 Monaghan, James-E M Tyrrell. 46 40
- 19 Mehrbach, Isidor-E M Tyrrell. 2,372 51
- 19 Meyer, August-G E Kelching. 644 15
- 19 McCarthy, John - Trustees of Union College. 28,264 59
- 15 Perry, Emerson W-A W Parker. 874 25
- 15 the same-the same. 1,025 59
- 15 Richter, Louisa-J Frank. 161 30
- 20 Rhodes, Alex R-H V Wyk. 205 10
- 15 Spielzka - F C Fleisch. 1,090 04
- 19 Strobel, Frederick-Z Areson. 382 81
- 19 Shea, Daniel-Trustees of Union College. 28,264 59
- 19 Thomson, David and Girard-E L Wendell. 17,632 96
- 19 Terry, Geo S-Sidney Natl Bank, N Y. 1,188 10
- 15 Vernam, Remington-A W Parker. 1,025 59
- 15 Woodnutt, Anna-M O'Neill. 109 67
- 16 Wallach, Richard and Maud-C Haller. 115 99
- 19 Woelfel, Martin-L Steinhardt. 762 88
- 15 Zeydel, Hugo-F C Fleisch. 1,090 04

MECHANICS' LIENS.

- Nov.
- 15 Sea Side av, w s, Rockaway Beach. Rowland Seaman agt James Healy. 284 82
- 20 Academy st, e s, L I City. T Bostwick agt Terese Joy. 1,770 00

Suffolk County Records

CONVEYANCES.

NOVEMBER 14 TO 20-INCLUSIVE. 1894

- Ammann, Franz H to C F Flaacke. Lot. 100x100, at Bellport. \$200
- Barnes, David C et al to Montauk Extension Railroad Co. Right of way from Bridgehampton to East Hampton. 1
- Blachey, Isabel D to Randolph F Soper and ano. 45 acres n s Nicolls road, Huntington. 540
- Bohnet, Philip to Maurice J Burstein. 100 lots, each 25x100, at North Moriches. 1
- Brush, Ollie A to Jane B Conclycya. Lot in Cemetery, at Comac. 20
- Bunker, Louise B to Edwd F Taber. 180 lots, each 25x100, at Eastport. 1
- Carr, Wm to Sarah E Murry. 7 1/2 acres bordering on creek, Moriches. 1,400

- Davis, Samuel R to James H Davis and ano. 1/2 acre w s highway, Port Jefferson. 3,900
- Dickerman, Ann S to Frank C Helm. 6 acres e s highway, Manerville. 1,200
- Ephraim, Wm to Abraham N Bernstein. 3 lots, each 25x100, at Lindenhurst. 1
- Feitner, Wm H to Henry O Havemeyer. Island known as East Island, Great South Bay. 1
- Fordham, Leander to Hattie M Aldrich. 2 acres e s highway, near Southampton. 200
- Fordham, James H to Hattie M Aldrich. 2 acres e s highway, Southampton. 1
- Fox, Mary M to Anna H Scofield. 1/2 int in 200 acres at Half Way Hollow Hills, Huntington. 1
- Gibbs, Samuel E et al to Chas J Randall. 18 acres - s highway, Brookhaven. 85
- Glatz, Alex to Paul Jastrab. Lot, 50x100, at Bellport. 40
- Griffing, Chas E to Stephen F Griffing. 3/4 acre n s Main road, West Hampton Beach. 1
- Hammond, Chas B to Sarah L Hammond and ano. Lot n s Norton av, Patchogue. 3
- Hildreth, Sarah A to Edward E Quimby. Lot e s highway, Bridgehampton. 200
- Johnson, Chas C to Sherman Tweedy. Lot e s The Crescent, Babylon. 2,275
- Kladowsky, Pincus to Nathan Scheib. 2 lots, each 25x100, at Bellport. 40
- Platt, Caroline to Wm E Gould. Lot - s highway, Kings Park. 1
- Quimby, Edward E to Sarah A Hildreth. Lot e s highway, Bridgehampton. 1
- Sandford, John A to Sarah A Hildreth. Lot e s highway, Bridgehampton. 5
- Sandford, John A and ano to Edward Quimby. Lot e s highway, Bridgehampton. 1
- Squires, Sarepta to Gilbert N Squires. 8 1/2 acres w s highway, Pon Quogue. 1
- Squires, Edwd L to Gilbert N Squires. 3/4 acre n s highway, Pon Quogue. 20
- Smith, Wm S to Henrietta Shaw. Lot w s Central av, Ronkonkoma. 40
- Same to Eliz B Shaw. Lot s s Thomas av, Ronkonkoma. 40
- Smith, Henry F to Clarence A Smith. 3 lots, each 25x100, at Bellport. 75
- Stokes, Kate B to Elvira N Spinola. Tract land at Flax Pond, Brookhaven. 1
- Tilford, John to Chas L Weeks. Lot n s Highland av, Northport. 175
- Weeks, James to John Fogal, Jr. 100 acres - s highway, Islip. 3,500
- Wild, Wenzel to Johanna M Market. Lot w s Smithtown av, Bohemiaville. 5,000
- Wyandance Brick and Terra Cotta Co to Wyandance Springs Impt Co. 14 lots at Wyandance. 1

MORTGAGES.

- Baker, Filmore to James S Watkins. Lot cor Wiggins av and Baker st, Patchogue. 700
- Benn, Abraham to Jennie A Corwin. 2 acres e s highway, Southampton. 1,000
- Bennett, Horace F to Albert M Payne. 1/4 acre n s highway, East Hampton. 75
- Feeney, John to Michael Nolan. 4 lots, each 25x100, at Lindenhurst. 300
- Fordham, Ida M to Sarah Fordham. 1 1/2 acres w s highway, Speonk. 5%. 500
- Grathwohl, Henry to Mary S Strong. 10 acres n s North road, Peconic. 5%. 400
- Hallock, J Frank to Wm H Mills. 2 3/4 acres s s highway, Smithtown Branch. 5 years. 1,200
- Hawkins, Thos E to James S Watkins. Lot e s Bayport av, Bayport. 5%. 4,000
- Helm, Frank to Ann S Dickerman. 6 acres e s highway, Manor. 3 years. 1,150
- Kerrigan, Sarah C M to Clara E Brown. Lot w s Bluepoint av, Bluepoint. 3 years. 800
- Markert, Johanna to Edward L Lewis. Lot w s Smithtown av, Bohemiaville, Islip. 2,500
- Miller, James to Benj H Reeve guard. 23 acres s s highway, Deer Park. 600
- Moran, Thos to Arlington H Carman. 2 lots, each 25x100, at Bellport. 60
- Murry, Sarah E to Wm Carr. 7 1/2 acres w s creek, Moriches. 3 years, 5%. 1,000
- Nicholas, Alice M to Richard Young. 4 acres e s Deer Park av, Babylon. 3 years, 3%. 25,000
- Northridge, Wm A to Edward F Taber et al. Lot w s Maple av, Patchogue. 2 years. 375
- Petty, Carrie E to Samuel R Glover. Lot - s highway, Bellport. 150
- Reeve, Jonathan to Chas M Reeve. Lot n s Main st, Riverhead. 200
- Ross, Sarah M to Southold Savings Bank. 130 acres at Rocky Point. 5%. 2,500
- Squires, Gilbert N to Cora A King. 8 1/2 acres w s highway, Pon Quogue. 3 years. 400
- St Clair, Joseph F to Morris Marks. 3 1/4 acres e s Randall road, Brookhaven. 1 year. 117
- Stone, Margt to Clara E Brown. Lot s s Pine st, Sayville. 3 years. 1,000
- Warner, Wm to James C Smith exr. Lot e s highway, St James. 250
- Willer, Emma A to Fredk De L King. 1/2 acre e s highway, Southampton. 3 years. 850

JUDGMENTS

- Nov.
- 16 Abel, Bernard J C - Herman Schroeder. 122 95
- 19 Duryea, Edwin G - P and F Conlin. 127 89
- 15 Ellwood, August - Wm N Seely and ano. 119 25

- 16 French, Bartley - Isaac H Bedell. 73 00
- 15 Glover, John W - Joseph S Howell. 121 26
- 15 Harrison, John L R - Louise Lange. 318 56
- 15 Hulse, David A - H Hale Parsons. 24 90
- 16 Hirst, Edwin - Alexander T Reed. 9 95
- 20 Hunt, Hattie W - Abram H Dailey. 1,733 45
- 17 Johnson, C Fred - Cornelius J Schellings. 241 70
- 16 Luckert, Wm - Frank H Briggs. 76 21
- 15 Mott, Archibald B - H Hale Parsons. 63 38
- 17 Miller, Wm - David I Schiff and ano. 77 20
- 20 Sullivan, John - James O'Connell. 166 75
- 17 Velsor, Joseph H - Louis Frank. 248 05
- 16 Whalen, Michael - Chas Tiedmann. 285 00
- 17 Wilson, Wm S - Emanuel Eising. 333 64

SATISFACTION OF JUDGMENT.

- Nov.
- 19 Sacks, Herman - Alex Findlay. Sept 27, 1894. 100 82

LIS PENDENS.

- Nov.
- Lot - s highway, Islip. Sophronia W Clark extrx agt John M Stellenwerf; action to have an interest adjudged; att'y, Chas S Clark. 14
- Lot w s Grant av, Brentwood, Dayton C Belknap agt Hal Bell et al; foreclos mortgage \$3,000; att'y, Calvin D Van Name. 15
- 17 acres on Wheelers road, Central Islip. Thomas H Williams agt Lizzie A Rowe; action to have lien adjudged; att'y, Edward C Devys. 17

BUILDING MATERIAL MARKET.

NEW YORK.

BRICKS.—For Common Hards the market continues to gain strength, and indeed in general conditions operators claim that affairs are now in much better shape than for a long while past. Cost has advanced to a point that makes \$5 possible as a quotation and seems to be excellently well supported, while the demand in general is excellent. The week opened with twenty-five barge loads on hand, and those with subsequent pretty full arrivals were apparently disposed of without difficulty and more wanted. A great deal of the stuff handled went directly into hands of customers, but there was an occasional load tucked away for storage until later in the season, and there has been quite a little outside custom represented, including some from Newark. The same average of good to fine quality, noticeable throughout the season, is again reported, and that keeps the limits of valuation down to narrower compass than usual, preventing any special premium on fancy stock and affording buyers no opportunity to insist upon concessions for faulty goods. Now and then a manufacturer appears unwilling to meet the present market, but as a rule the shipments are free, and in many instances there is a sharp call for return of boats for re-loading. Pales are quoted somewhat nominally and do not appear to have many friends, unless something of very extra grade can be shown, which is seldom the case.

LATH.—There is not much to say, because there is practically no market at the moment. The arrivals since last writing have been exceedingly small, and embraced nothing unsold, while the demand has been fuller and exhibited a measure of anxiety that threw advantage well on side of seller. In the absence of a natural and proper test of actual sales it is difficult to quote valuation exactly, but we have report of \$2 bid, and some receivers talking quite a fraction higher as the only limit they are willing to negotiate upon for parcels to arrive.

LIME.—There is a pretty well mixed up condition of affairs which seem to controvert the bullish arguments some of the trade inclined to indulge in last week. Some talk about holding for former rates may still be heard, but when it comes to action the buyer is a long way inside, although just how much is difficult to determine positively. Matters are evidently particularly bad on finishing, for which 95 cents and then 90 was accepted, while of late 85 is all that could be depended upon for Common and 81c. has been accepted net cash. It looks very much as though holders who previously proposed carrying and letting cargoes lay until price limit could be secured had undergone a change of mind, and until whatever surplus they propose to sell off is out of the way no reaction can be expected. Advice from the Eastward report a reduced number of kilns burning and fresh shipments small, although there is a fair amount of lime afloat for this port and considerable accumulation still unsold.

LUMBER.—There is very evidently a disposition to take the hopeful view of affairs and the market throughout has a healthier undertone than at any time this year. The bulk of the trading for 1894, both in way of jobbing and wholesale parcels, is undoubtedly over, but even the heretofore most pessimistic operators now appear inclined to admit that depressing factors have had full swing, exhausted themselves, and the next pronounced developments are most likely an improving scale. Until after the holidays matters are about sure to remain quiet, but business already planned, in the way of manufacturing industries of various kinds, structural operations, dock building, etc., to commence with the approach of spring, is liberal and will, it is believed, open the door for general consumption of woods much wider than for a couple of seasons past. Possibly there may be some disappointment regarding the full recuperation of values, but a healthy business must bring at least a fair living margin.

The Bureau of Information, instituted by the National Wholesale Lumber Dealers' Association, is working in the most satisfactory manner. Its

main purpose is to investigate thoroughly the status of dealers in lumber and kindred lines of trade and properly arrange such information for the benefit of all subscribers, who will thus be able to protect themselves against many serious difficulties heretofore encountered through selling to irresponsible parties. Nearly one hundred concerns are already represented and much benefit has already been derived, indeed it seems to be one of the most practical schemes yet devised by any lumber association for the general good of its members, and Secretary H. M. Clarke is the man at the helm who perfects all the fine details necessary to smooth working of the bureau.

Spruce stands right up strong in tone and receivers preserve their advantage without much difficulty. State stock is not only scarce, but reports from the mills (claim orders a long way ahead, and the West Virginia cut is daily securing additional contracts, while for the Eastern product there is a reported demand beyond the probability of meeting from this season's product, because of the orders already booked at the mills likely to run during the winter. The fear of "adhering to the price list" is still being played regularly, with the retailers in the east, and although the chromos given are not quite so extensive as previous to the advance in cargo rates, means are nevertheless found to show favors to customers who may be considered particularly desirable. Piling is steady in price and there is quite a hopeful feeling experienced in regard to work expected.

White Pine remains in steady position, and indeed is inclined to firmness if anything on goods that are quite up to standard of quality. The price of such at primal points is quite up to figures for some time ruling, the cost of moving them forward has increased, and local buyers are disposed to insist quite positively upon close rigid inspection. The latter is a natural sequence of the disclosures that have been made in regard to the thin cut Wisconsin stock, which has to so large an extent turned out below the inch standard required in this locality, most of the deliveries having run $\frac{3}{8}$ or $\frac{1}{2}$ inch and some as low as $\frac{3}{4}$ inch. What is to be done with this stuff is a matter of doubt, but a number of rejections are said to have been made. There is a fair amount of dealing for export to West Indies and Brazil.

Yellow Pine is without much change in the present situation, but operators express a cheerful feeling in regard to future. There is a chance for considerable local consumption of general character in addition to what may be wanted for the promised increased dock building, and if the attempt to control primal end of market meets with the success hoped for, there seems no reason why affairs should not shape around much better. Arrivals on contract have been quite free this month.

Carolina Pine is a little unsettled, but contains a few firm spots, one of which is on roofers. It is a grade that has been short for some time, and the demand seems to be quite snappish at times, especially from outside custom, at points where a close of navigation would cut off means of delivery. In general prices remain about as before.

Hemlock remains steady on cuts desirable for this market of which there does not appear to be an over-abundant supply. In general, however, the offering is very fair and sellers appear to think it just as well to accept former rates when they can get them.

Hardwoods are meeting with about former average attention, the demand fluctuating somewhat in matter of selection just as dealers or manufacturers may be taking up one grade or another to round out their assortments, but there is nothing over which competition is sufficient to act as a stimulant to values. Of course such stuff as walnut and cherry of prime quality may be considered fixed solidly at extreme prices, and all desirable woods are fairly steady, but sellers have to do most of the negotiating and that means occasional favors to catch buyers. The local supply is fair and car lots are still coming along with some freedom.

The edict having gone forth for the closing of the canal November 30, belated stock by water is being hurried forward as rapidly as possible.

The market for Spruce is firm and stock is pretty well sold up. The supply was short and the demand fair this fall, and the yards are cleaned up better than had been anticipated. There is no surplus of any grade, with the possible exception of $1 \times 6 \frac{1}{2}$ inch good. It is almost impossible to get a number of articles.

THE WEST.

The Northwestern Lumberman as follows:

The remainder of the season will be devoted to getting ready for a grand and aggressive movement all along the line after January 1. Already this can be seen in the new interest that is manifested in stumpage in the northwest, which has already culminated in the transfer of several properties, and in negotiations for other blocks of timber. It is also seen in the widespread determination to repair and improve old mill plants, in the seeking of new opportunities and fresh localities for future operations. Several new mill plants have been projected, north and south, and it is to be observed that some of them are on an extensive scale. The trend of affairs is toward a new start in progress. Losses have been incurred this year, but the more substantial and well capitalized concerns still have abundant resources for doing business. In many instances settlements and rearrangements have been made, which has infused new and vigorous blood into old concerns, and insures success in further operations.

Reports from Saginaw valley this week are to the effect that business in the block stock and distributive lines has considerably revived since election. A good deal of lumber has lately changed hands in eastern Michigan, and preparations are being made to extend the yard trade at Saginaw, enlarge the capacity of work-working plants and generally get ready for the rising trade to come.

In the white pine field of the northwest there is some variance in the supply, as between sections, but as a whole the visible quantity is rather below the average of former years. Stocks have been well shipped away from mill points on Lake Superior. Shipments through the St. Mary's canal for the year, up to November 1, exceeded those of a like period of last year 137,000,000 feet, which truly was a remarkable result, showing that, while the eastern markets were slow takers of lumber early in the season, they have absorbed freely within recent months. Chicago has also been a free purchaser of lumber in the Duluth district.

At Chicago, the receipts for the week have been light, partly because the season is nearly at a close and partly on account of the weather, which has been adverse to the movement of boats. A few cargoes have arrived, and the offerings have been readily taken by buyers. After the weather had cleared, in the middle of the week, several steam barges were sent out for further loads. Sailing vessels have been mostly stripped and laid up. The yards are receiving a good deal of lumber that must be brought forward from the mills if possible before the close of navigation.

Demand is slowly improving for all grades of Poplar, and prices are firmer than they were a month ago. The surplus of common and cull is evidently disappearing, as leading mill men report an increased inquiry for these grades within the last week or two. The river mills are nearly all shut down, and are not likely to cut any more logs this winter.

CANADA.

The Toronto Monetary Times has the following:

Should the Upper Lakes remain open through the month, navigation must end on November 30th, for after that date the canals are closed. As a consequence of the approaching end of the navigable season lumber shipments are very active. Trade with the United States is gradually improving, but as the semi-annual stock-taking period is not very far distant, dealers are not buying more stock than they feel competent to handle on the spot. Until the new year begins it is not probable that any inclination to stock up the goods will be made manifest.

The question of freight rates has been happily settled and the former tariff re-established. Further than this, the Grand Trunk authorities have agreed to maintain this rate unchanged until April 30th, 1895, and should it be their intention to make an alteration then the lumber men are to be given notice in February of the contemplated changes. A refund of the excess in charges made since October 1st has been given to the lumbermen, who, very naturally, are not a little elated at the way in which the Grand Trunk has made amends for its mistake.

The duty imposed upon boom logs brought into Canada from the United States still continues to cause American lumbermen very much annoyance. It is one of those disagreeable annoyances incidental to a protective tariff which do no one any good, and at the same time serve as restrictions upon the free course of trade. There are at present about 2,000 pieces of timber being held on the Spanish River until the payment of the 20 per cent duty which the government demands. It is to be hoped that the Comptroller of Customs will see fit to remove this impediment in harmony with the conditions of freer trade in lumber with the United States, which are so full of promise to the interests of this country.

How the cut in Ontario woods this season will compare with that of last winter it is as yet too early to surmise. A canvass of eight firms, Canadian and American, operating in Ontario, leads us to believe that the cut of 1894 will be little if any larger than that of last year. Some mill men are getting out an increased number of logs this year, but others on the contrary report that their cut will be somewhat smaller than it was a year ago. The fall so far has, we understand, been very favorable to lumbering operations, and should suitable conditions continue to exist the season through it may materially effect the size of the cut.

METALS.—COPPER.—Ingot has undergone very few changes since last report, and down to present writing. Demand was irregular, but rarely reached even a point of apparent animation, and supplies have at all times been equal to the demand, with prices ruling comparatively easy. On the average range of valuation we quote at 9 $\frac{3}{4}$ @ 9 $\frac{1}{2}$ c for Lake and 9@9 $\frac{1}{2}$ c for casting brands. Manufactured copper meets with a somewhat lessened demand, and no great change is anticipated until the new year opens. Offerings are fair and rates held about steady all around. We quote as follows: Sheet, not above 30x72 in., 16 oz and over, 14c; do. 14 to 16 oz., 15c; do. 12 to 14 oz., 16c; do. 10 to 12 oz., 17c; do. 8 to 10 oz., 20c; do. under 8 oz., 22c. Sheets longer than 72 inches 14c for 12@16 oz., 19c for 10@12 oz., and 23c for 8@10 oz. Sheets not above 36x96 in., 16 oz. and over, 14c; do. 14 to 16 oz., 16c; do. 12 to 14 oz., 18c; do. 10 to 12 oz., 22c; do. 8 to 10 oz., 25c. Sheets longer than 96 inches 14c for over 32 oz. 15c for 16 to 32 oz.; 23c. 14 to 16 oz.; 19c. 12 to 14 oz.; 23c. for 10 to 12 oz. and 27c. for 8 to 10 oz. Sheets not above 48x96, 32 to 64 oz., 14c; do. 16 to 32 oz., 16c; do. 14 to 16 oz., 18c; do. 12 to 14 oz., 20c; do. 10 to 12 oz., 24c. Sheets wider than 48x96 and longer, 14@17c. for 32 to 64 oz.; 19@26c. for 16 to 32 oz.; 21@—c. for 14 to 16 oz. and 23@—c. for 12 to 14 oz. Bolt copper, $\frac{3}{8}$ inch diameter and over, 14c. Circles, segments and pattern sheets, 60 diameter and less, 3c. above price of sheets of same thickness; circles, 60 to 96 do do, 4c. do; circles, 96 do and over, 5c. do. Cold or hard rolled copper, 1@2c. per lb.

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GENERAL LUMBER NOTES.

STATE.

The Albany market as follows:

The past week was a very good one for a few of the large White Pine houses, but nothing like what it should be for the time of year for the others. Prices and freights continue unchanged.

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