

NEW ESTATE  
**RECORD AND GUIDE**  
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 DEVOTED TO REAL ESTATE, BUILDING ARCHITECTURE, HOUSEHOLD DECORATION,  
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THE RECORD AND GUIDE will furnish you with daily detailed reports of all building operations, compiled to suit YOUR business specifically, for 14 cents a day. You are thus kept informed of the entire market for your goods. No guess work. Every fact verified. Abundant capital and the thirty years' experience of THE RECORD AND GUIDE guarantee the completeness and authenticity of this service. Send to 14 and 16 Vesey street for information.

**G**OLD payments for the new bonds are coming in rapidly and the reserve is rising, which is accepted as a good thing, and no doubt is. The happenings of the last few weeks have created a new feeling of confidence throughout the country which will enable us to take another step in our intermittent progress toward renewed prosperity. So far as it is possible to foresee, there is nothing that can arise for some time to come that would prove a bar to improvement, although there are several things, usual to this season, which will help it when and as they come. So on the whole general conditions for commerce, having escaped the fears of war, and of suspension of gold payments, are as satisfactory as can be expected under the trying circumstances of an inefficient currency and an ignorant and stubborn Congress. As to Wall street, it continues to reflect the better feeling, and if the indications of foreign buying now present foreshadow any large movement in that direction we will see prices considerably higher. But it must always be borne in mind that foreign buying will only be speculative so long as our currency conditions are contrary to good finance. This fact will keep our market always under the fear of a sudden development of foreign selling, and, of course, prevent that complete recovery and advance that stocks would have under better conditions.

**N**OWADAYS, whenever the executive of any other nation wants to get something from a reluctant parliament, it proceeds to twist the lion's tail. How that animal endures such treatment is only explained by the theory set up by *Life*; i. e., that a swivel has been put into its caudal appendage so that it cannot suffer from the operation nor its final adornment come out in the hands of the twister. The German Minister of Marine, by accepting the responsibility for the Emperor's telegram to President Kruger, is the latest manipulator, but he does not seem to play very well, because the Reichstag refuses to be worked up to the proper pitch of patriotic fervor to carry the naval vote. However, we may confidently look for a change in the public interest. As the very disturbing circumstances of the past two months, relating to Venezuela and the Transvaal, are being diplomatically smothered away, attention is being drawn to the fact that the treaty between Germany, Austria and Italy, known as the Triple Alliance, expires next year, and all manner of theories are propounded as to what may follow if it should not be renewed. There is no doubt that as the treaty now stands it is occasionally hurtful and irritating to the several parties to it, but none can fail to see that it has, on the whole, served them all very well. Germany may refuse to renew it, in the hope of securing a closer rapprochement with Russia and draw the latter away from France; or Italy may withdraw because of the enormous military burdens the alliance throws upon it, but it is doubtful if either can enter a combination which leaves it so free to pursue its own course, at the same time protected from the hostility of declared rivals, as the Triple Alliance. What is most to be feared is a lapse of the treaty with an interval in which each European power is left to its own resources and to a greater extent than now to the mercy of its jingoes. While this is the aspect of things on the Continent, in Great Britain the Empire League movement, having for its object the binding together of the mother country and the flourishing colonies in a great league or alliance, is receiving more attention. Could the home government give the colonies a favorable differential tariff there would be no doubt of the early success of the movement, but this does not seem to be possible just now. What might make it possible, if not easy, would be a condition of things which were threatened by

the Venezuelan message of Mr. Cleveland and the rash dispatch of the Emperor of Germany. France desires to close the only opening in the wall of protection that now contains her and her colonies, by abrogating the treaty of Great Britain with Tunis, by which the former can claim the most favored nation privileges in perpetuity. It has been suggested that France can secure this by surrendering the French fishing rights on the coast of Newfoundland. The new Tonquin loan guaranteed by the home government is to be issued at 2½ per cent which is to be the type of the new State loans, or ⅞ per cent less than the United States has to pay in consequence of its currency folly.

**A** conference is to be held to-day at 2 o'clock at the Real Estate Exchange between Messrs. S. F. Jayne, P. S. Treacy and F. R. Houghton, representing the new Real Estate Board of Brokers, and a committee of five who will speak on behalf of another "brokers' movement," which has sprung into existence lately. It is to be hoped that the conference will find the representatives of the two organizations so nearly of the same mind that separate existence will be impossible. There is, of course, no room for two "centres" for brokers, and clearly it is desirable to gather around the Real Estate Exchange, as the nucleus, all the important bodies concerned with realty. The new Real Estate Board of Brokers, we are glad to note, promises to play an important part in the future history of the profession. It is in the hands of men of high standing and wide experience who, we believe, have undertaken their new responsibilities with excellent intentions and in a liberal and progressive spirit. They think that "something" ought to be done for the brokers that much needs doing, and we understand that they issue to everyone concerned an earnest and cordial invitation to come forward with advice and suggestions and assist in building up the new organization. An invitation of this character should be cordially and frankly accepted.

**W**HEN a leader of a labor union admits that strikes are a failure, as Charles W. Hoadley of the Electrical Workers did last Sunday before the Central Labor Union, we may reasonably look for a change of policy that will benefit not only the workers themselves, but also their employers and the public. The Electrical Workers have been particularly unfortunate in their struggles with the bosses, having been beaten three times running. Their main difficulty is that they continue to cherish the chimera that there can be a great union of all labor, which will simultaneously rise up to defend any particular branch that may be attacked in any of its privileges, or will assist it when it may be attacking the rights of other parties. This does not work in practice, however forcibly the theory is urged in the councils of affiliated unions. The Electrical Workers were recently locked out by their employers because of dissensions among themselves which made it impossible for the contractors to carry on their undertakings, yet they received none but moral support from the other trade unions with which they were allied. The abstaining unions had no doubt very good reasons, particularly those relating to pecuniary means, for not joining in the quarrel. But that the Electrical Workers, whether belonging to one or the other great organizations of affiliated labor, were left to do the fighting alone, shows that the affiliation is useless to them. They are encouraging a wild idea of mutual aid by which only the federation leaders profit and are bringing injury upon themselves as a consequence. Their proper course is quite open and clear if they will only see it. It is to join their forces, by creating one strong union, then dissolve their alliance with the Central Labor Union or other trade federations and make their agreements directly with the bosses as the mason builders do. The Contractors' Association would doubtless meet such a movement in a generous spirit, and all strikes, with their consequent loss of money to both interests, and the ill-feeling engendered on both sides, would be avoided, and a staple condition of things inaugurated which would be of immense benefit.

**T**HE report of the Assembly Committee on railroads has been followed by a number of bills attempting to put the system of granting transportation privileges on a basis more satisfactory to the public. The committee found instances where the capitalization of some street railroads was as high as \$100,000 a mile and predicated only upon a single horse-car track, costing less than a tenth of that sum. To such an extent is over-capitalization carried that the committee has been forced to the view that the legislature should immediately devise a remedy and suggests for this purpose that a limit be set upon the amount of stock and bonds a street-railway company can issue, and the passage of a bill requiring all such companies, hereafter incorporated, to have the sanction of the railroad commission to the amount of capital set out in their articles of incorporation. It is unfortunate that the suggestions of any body of legislators are looked upon with suspicion as having in them some ulterior object subversive of good morals, and as a consequence no approval could be ob-

tamed to a proposition for municipal ownership of railroads. There is no doubt whatever, and it did not need the investigation of a legislative committee to prove it, that the public has in the past given away franchises worth very many millions of dollars over and above all legitimate profits that the recipients had a right to expect, and that it has not got even a satisfactory service in return. The so-called water in the stock of the elevated and surface railroads of New York City would build the rapid transit system twice over. Notwithstanding these patent facts, the committee finds the testimony and opinions largely preponderating against municipal ownership of street railroads. That is to say, that what is permitted to the city governments of Liverpool, Manchester and Glasgow cannot be entrusted to the rulers of this or the other cities in this State. This is a very humiliating conclusion, and the more intensely so because appearances seem to warrant its correctness. Still, it is a very serious thing if we are to dismiss every idea of municipal advancement for fear that it may give power to some blackguard boss or other to defy and rob the city. When submitted to careful examination it might be found that we make too much of this fear, otherwise, the logical thing for the city to do would be to turn over every work, requiring the employment of large bodies of men, to contractors and reduce the official force to one of supervision merely. At any rate it will be necessary to give this matter further early consideration, because in view of the results of the committee's investigation the public will not consent to railway franchises being given away with the liberality that has hitherto been the case, and if the restrictions put upon capitalization of street railway companies are too severe, they will restrict the building of the railways and the public will suffer in another way.

### California Land Problems.

#### I.—WHY CALIFORNIA IS LIED ABOUT.

CALIFORNIA feels that she is misunderstood. No one can talk with her people, or read her papers without realizing this. The appearance of a small volume under the title, "A Truthful Woman in Southern California," further indicates an impression that the State has been willfully misrepresented. A comparison of the accounts of the southern portion of the very long State which gave birth to and fostered the boom of some years ago with the accounts which killed that boom would seem to make it clear that somebody had lied. A more critical comparison of the conflicting reports has at times raised the suspicion that everybody had lied. So the author of the book just mentioned seemed to think. The suggestion thrusts itself forward that some peculiarity in the very peculiar climate, or possibly some occult emanation from the poison oak, which is so nearly omnipresent in the State, is fatal to the veracity of residents and visitors. In fact, the State is misrepresented so frequently for the excellent reason that it is harder work than most writers realize to tell the truth concerning it.

For one thing the State is enormously large and very diverse in its industries and physical characteristics. The college student who wrote a friend in California to say that he purposed attending a university near San Francisco, but would like, if possible, to make arrangements to board in Los Angeles, was more benighted than many people this side the Rocky Mountains; but yet there are intelligent people who do not realize that his plan was more absurd than one to attend Harvard and board in Baltimore. It has been roughly asserted that there are four hundred different climates in the State of California, and certainly the climatic variations between places geographically near each other is much greater on the Pacific than on the Atlantic Coast.

In describing climates words lose their values by long distance transportation. A given degree of heat measured by the Fahrenheit thermometer means, so far as it affects the feelings and habits of the individual, one thing in New York, another in Denver, and half a dozen different things in California. To one ignorant of local conditions nothing is more deceptive than the figures of weather bureau observations, although they are correct. In the "land of perpetual sunshine" one must wear flannels the year around, and in districts where strawberries can be raised in the open air any month of the year ladies wear furs in the summer, and the market for storm coats is as good in proportion to population as in Philadelphia. People go there with lung trouble and get well, but well people on going there may, from a slight indiscretion that would only have given them a cold in the East, contract a fatal type of pneumonia.

"There is no malaria, but rheumatism; no cyclones, but wind and sand storms; no thunder-storms, but earthquakes; no mad dogs, but rattlesnakes, centipedes, tarantulas and scorpions; no sun-strokes, but chilling fogs; there are no bedbugs, but myriads of fleas." Obviously, the reporter's estimate of such a country will depend upon his personal susceptibility to the several drawbacks and advantages. Few are competent to estimate them all, and so the whole truth is seldom apprehended, and almost never conveyed by oral or written words.

The industries and business of the State are as paradoxical as its climate. The State is particularly famous for its mineral wealth, and yet it has practically no iron or coal. The coal supply of San Francisco comes from Australia, Japan, the North Pacific coast, Colorado, Wyoming, Pennsylvania and Scotland. The State is famous for its fruit, and yet few persons like it as well as that raised elsewhere. Its deciduous fruits have been described as "large, beautiful and tasteless." Its wines are sold under French labels. Nowhere in this country is specie so universally used as the common medium of exchange. Even during and after the war greenbacks could not be circulated beyond the Sierra Nevadas. And yet scarcely anywhere is business so throttled by an overgrown system of credit, with its resultant of needlessly high prices to consumers. Nowhere is there a greater affectation of American freedom, and yet nowhere is the community more closely in the grip of a single railroad monopoly.

Land values have and do reflect the condition of unstable equilibrium which this description indicates. They have been absurdly low and absurdly high, according as expectation veered from the high possibilities on one side to the great discouragements on the other. In fruit agriculture, whether deciduous or citrus fruits are raised, the annual expenses per acre are especially large. If all is favorable the profits are large, but a crop failure or market failure brings with it losses per acre of which the ordinary farmer knows nothing. Land which has been laboriously planted with the wrong kind of trees is an elephant to its owner. When the tide of tenderfeet tourists and homeseekers runs high people conclude that the mere quality of the circumambient atmosphere makes the land worth four hundred dollars an acre. When the tide ebbs or sets toward other shores they are harrassed with doubts. When Dennis Kearney was in power at San Francisco many concluded that the State was going to the dogs, and had not the courage of the Romans, who bought and sold their land with Hannibal in sight of Rome. Taking advantage of this, Adolph Sutro quietly withdrew his millions from the Sutro Tunnel enterprise and bought a very large fraction of the total amount of real estate within the city limits of San Francisco. Now, as Mayor of the city, he can further a municipal development that will mightily enhance the value of his holdings. The peculiarities of the State have resulted in certain peculiar land problems, which can be usefully studied as illustrating fundamental principles in agrarian jurisprudence and economics. With some of these it is our purpose to deal in a brief series of articles.

### New York City in the Legislature.

ALBANY, Feb. 13.—The Greater New York bill and the report upon it, which, it was believed, would be submitted to the Legislature this week, will not be presented, it was announced to-day, until Tuesday next. In the meantime, Senator Lexow will go to his home at Nyack and prepare the report.

It was announced to-day that the Greater New York bill when passed will be sent to Mayors Strong, Wurster and Gleason for their judgment, as provided by the Constitution. Both Mayors Strong and Wurster, it is hinted, may veto it. In that case will the Legislature pass the bill over their vetoes, and will Governor Morton sign if so passed?

The Assembly passed to-day Senator Guy's bill for the purchase of land for an approach to the Grand Concourse, and Assemblyman Andrews' bill, authorizing New York City to expend \$350,000 in improving the public parks.

Senator Pavey has introduced the City Club's bill to limit the height of buildings in New York. It reads as follows:

SECTION 1.—No building shall hereafter be erected in the City of New York in which any floor occupied or used, or intended to be occupied or used, in part or in whole, for working rooms, living rooms, bedrooms, sales-rooms, storage, offices, or manufacturing purposes shall be of greater height above the curb level at the center of the front than fifteen times the square root of the width of the street, road, or avenue on which it is erected, and whenever any building shall front on a street, road, or avenue over 100 feet in width, its width shall be taken to be 100 feet in making this calculation; provided, however, that where any portion of a building shall be set back from the street line, the upper floor of the part set back may be carried to an additional height of twice the distance to which it is set back from the street line, and provided, further, that where a building shall be built on a corner formed by the intersection of two streets, roads or avenues, one of which is narrower than the other, the front on the narrower street may be built to the height of the front on the wider street for a distance of 100 feet.

SEC. 2.—Where a lot fronts on a public square or open public space, or where the street, road, or avenue on which it fronts is more than a hundred feet wide, or where it is opposite the end of a street more than sixty feet wide, the upper floor of any building to be erected thereon may be carried to a greater height above the curb than is above provided; provided, however, that the design and plan for such building shall be approved as being neither detrimental to the health or comfort of the citizens nor injurious to the beauty of the city; such approval shall be evidenced by certificate in writing, signed by the President of the Health Department of the City of New York, the Superintendent of Buildings of said city, and a member of the Council of the Fine Arts Federation, to be appointed from its membership for such purpose, and such certificate, signed by all said persons, shall be filed with the plans of such improvement in the Department of Buildings of said city.

SEC. 3.—Nothing in this act contained shall be held or construed to affect buildings already erected or for the erection of which there have been filed

The following is a tabulated statement, with their introductory numbers and printed number (so far as printed), of all the bills relating to real estate interests thus far acted upon by the Legislature.

SENATE BILLS.									
Intro. No.	Senator introducing bill.	Print. No.	Title.	Reference.	Reported favorably and 2d reading.	Ordered to 3d reading.	Passed.	Reached Assembly.	Returned from Senate passed.
53	Pavey	53	Confirms acts of Street Cleaning Commissioner Waring.		Feb. 5	Feb. 10	.....	.....	.....
54	Pavey	54	Authorizes bootblack stands within stoop lines.	Cities	Jan. 29	Jan. 30	Feb. 3	Feb. 4	Feb. 11
58	Martin	58	Rectifies laying out of St. John's Park.	Cities	Jan. 29	Jan. 30	Jan. 30	Feb. 3	.....
132	G H Davis	132	Transfers documents of Superior Court to County Clerk.	Judiciary	Jan. 13	Jan. 15	.....	.....	.....
147	Guy	146	In relation to confirmation by the courts of reports of Commissioners of Estimate and Assessment on construction of Grand Boulevard and Concourse.	Cities	Feb. 5	Feb. 6	Feb. 10	Feb. 11	.....
168	Cantor	167	Forbids construction of streets on grounds of the University of the City of New York.	Cities	.....	Jan. 29	Jan. 30	Jan. 30	.....
213	Guy	....	Authorizing purchase of lands for an approach to the Grand Concourse.	Cities	Feb. 5	Feb. 6	.....	.....	.....
234	Ellsworth	....	Increasing salary of outside judges serving in First Judicial District as members of Appellate Division of Supreme Court.	Cities	Feb. 5	Feb. 6	.....	.....	.....
399	Guy	....	Authorizing Board of Street Openings to acquire title to places in the 23d and 24th Wards.	Cities	Feb. 12	.....	.....	.....	.....
ASSEMBLY BILLS.									
Intro. No.	Assembly-man who introduced.	Print. No.	Title.	Reference.	Reported favorably and 2d reading.	Ordered to 3d reading.	Passed.	Reached Senate.	Returned from Assembly passed.
1	O'Grady	1	Authorizes city to issue bonds to pay back taxes amounting to \$1,200,000 due to the State for the support of the indigent insane.	Cities	Jan. 13	Jan. 15	Jan. 15	Jan. 16 (is a law)	.....
2	O'Grady	2	Incorporating the Manhattan Hospital and transferring New York's indigent insane to the care of the State.	Cities	Jan. 15	Jan. 15	Jan. 15	Jan. 16 (is a law)	.....
33	Bedell	38	In relation to height above the Hudson River of the New York and New Jersey Bridge, and extending period for its completion.	Cities Commerce and Navigation	Feb. 6	.....	.....	.....	.....
91	Armstrong	216	Concerning priority of mechanics' liens.	Judiciary	Jan. 18	Jan. 21	Jan. 24	Jan. 27	.....
115	Leonard	115	Ratifying the laying out of St. John's Park.	Cities	Jan. 29	.....	.....	.....	.....
148	Butts	153	Exempting the real estate owned by any religious corporation in the 23d and 24th Wards from assessments for public improvements.	Cities	Feb. 5	Feb. 6	.....	.....	.....
170	Hoffman	137	Temporary place for 5th District Court.	Cities	Jan. 29	Jan. 30	Jan. 30	.....	.....
172	Husted	139	Requiring specific reports of expenses from appraisers of property taken for Aqueduct purposes.	Cities	.....	Jan. 13	Feb. 6	.....	.....
204	Austin	179	Providing for new City Building in City Hall Park at Centre and Chambers streets for the accommodation of various departments.	Cities	Jan. 22	.....	.....	.....	.....
207	Finn	182	Forbidding the dumping of refuse from the Battery wall.	Cities	Jan. 29	Feb. 3	Feb. 6	Feb. 8	.....
219	Andrews	224	Authorizing construction of additional buildings for Department of Public Charities.	Cities	Feb. 6	.....	.....	.....	.....
220	Andrews	225	Authorizing construction of additions to buildings of Department of Correction.	Cities	Feb. 6	.....	.....	.....	.....
247	Austin	252	Authorizing appointment of a Deputy Commissioner of Correction.	Cities	Feb. 5	.....	.....	.....	.....
248	Austin	253	In relation to the confirmation by the courts of reports of Commissioners of Estimate and Assessment on construction of Grand Boulevard and Concourse.	Cities	Feb. 5	Feb. 6	Feb. 12	.....	.....
249	Andrews	254	Authorizing payment of damages to persons whose property was taken for the construction of the Third Avenue Bridge.	Cities	Feb. 3	Feb. 6	.....	.....	.....
254	Carlisle	259	In relation to transfer of records of town of Westchester to Register of New York.	Cities	.....	Jan. 23	Jan. 27	Jan. 28	.....
369	Adler	....	The sum of \$15,000 to be paid yearly to the Deutsche Poliklinik for the support of its clinic.	Cities	Feb. 5	Feb. 6	.....	.....	.....
423	Butts	....	Providing for purchase of land for approach to Concourse.	Cities	Feb. 5	Feb. 6	Senate bill of Guy substituted for it and bill passed on Feb. 13.	.....	.....
327	Austin	....	Oaths regarding real estate transfers may be taken before vice-consuls.	Judiciary	Feb. 13.	.....	.....	.....	.....

in the Department of Buildings complete and perfect plans such as are actually required by the department under existing rules before a permit to build can be granted; providing, however, that the work on such buildings shall be actually commenced within sixty days from the passage of this act. If work on any such buildings shall not be commenced within sixty days from the passage of this act, such buildings shall be deemed to be governed by the provisions of this act, as though no plans had been filed.

SEC. 4.—This act shall take effect immediately.

Senator Pavey has presented a bill (Introductory No. 446) declaring that "any trustee under a deed of trust to sell real or personal property for the benefit of creditors shall be entitled to and allowed upon any accounting hereafter had the same commissions as an assignee for the benefit of creditors."

Senator Lexow presented a bill (Introductory No. 457) declaring that the East River Bridge trustees shall take all title to real estate which they may acquire in the corporate names of the cities of New York and Brooklyn as joint tenants. The Commissioners also are authorized to acquire title to land under water. The bill also says that "the cost of all the property, real or personal, which shall be purchased or acquired by said Commissioners shall be borne in equal shares by the City of New York and by the City of Brooklyn." The act further declares that upon the completion of the bridge its care, management and control shall be vested "in the said Commissioners and their successors."

Senator Ellsworth presented a bill (Introductory No. 460), already introduced in the Assembly, giving stone-cutters of sandstone a lien upon the sandstone they may have quarried or dressed.

Senator Guy introduced a bill (Introductory No. 453) authorizing the Commissioner of Street Improvements in the 23d and 24th Wards of New York to erect bridges over the tracks of the New York Central R. R. at Gerard avenue, at Walton avenue, and over the tracks of the New York and Putnam Railroad at Fort Independence street; the cost of the three bridges not to exceed \$75,000.

Senator Ford introduced a bill (Introductory No. 414) ceding to the Department of Public Works the exclusive management of 96th street, from the westerly side of West End avenue to the Hudson River.

Senator Guy introduced a bill (Introductory No. 432) to lay out, establish, build and maintain a causeway or viaduct for use as a public street across the Jerome Park Reservoir, from Jerome avenue to Sedgwick avenue. The viaduct to commence at a point on the western side of Jerome avenue, opposite 200th street, and thence

running across the lands of Jerome Park Reservoir in a north-westerly direction to Sedgwick avenue, at a point formerly known as Malcolm street.

Senator Guy introduced a bill (Introductory No. 433) providing for the construction of a new bridge over the Mott Haven Canal, at 135th street, the cost of same not to exceed \$30,000.

Senator Ford introduced a bill (Introductory No. 417) directing the Commissioners of Taxes and Assessments of the City and County of New York, to divide real property in the 12th Ward of the City of New York, which is now assessed by them as farm property, into city lots of 25 feet frontage, and assess the same as city lots.

Senator Foley presented a bill (Introductory No. 467) amending Section 1 of Chapter 269 of the Laws of 1880, so that it reads:

"Where a tax illegally or erroneously assessed has been, or shall hereafter be, paid by any person or corporation an action may be maintained by such person or corporation within the period after the date of such payment limited by Section 388 of the Code of Civil Procedure to recover the same or the excess thereof above the amount at which the same should properly have been assessed and levied. It shall not be necessary in such an action to prove that such payment was made under duress of law or of fact, or that a demand has been made for the return of the amount so illegally assessed."

Assemblyman Leonard introduced a bill (Introductory No. 705) "by request," and thus does not vouch for it or pledge his support to it, declaring that "no person shall practice as a mason and builder in the City of New York except he be duly registered for that purpose in the office of the Clerk of the County in which he resides." The bill creates a Board of Examiners of "two architects, one master builder and two practical bricklayers" to examine into the qualifications of persons who desire to obtain a certificate of registration. The bill says that "all persons who have been practicing as mason builders in New York for the period of not less than four years preceding the passage of this act, must register within six months an affidavit stating that he has been practicing as a mason builder for the period hereinbefore presented." The act further says that "the Register of the City and County of New York shall provide a book, to be known as Master Builders' Register, in which shall be recorded the names of the registrants who shall then be entitled to continue the practice of mason and builder." The successful applicants for certificates of registration are to pay \$10 for the certificate.

Assemblyman Butts presented a bill (Introductory No. 731) declaring that at the city election of 1897, "there shall be elected

in the 23d and 24th Wards, a Commissioner of Public Parks of the 23d and 24th Wards. This commissioner is to have sole jurisdiction over the parks and parkways in the wards mentioned, which is now possessed by the Park Department. The new commissioner is to be ex-officio a member of the Board of Street Opening and Improvement. He is to have a salary of \$5,000.

### The Annual Meeting of the Building Trades Club.

The annual meeting of the Building Trades Club was held on Monday last and passed off very harmoniously, and generally in a way that gave satisfaction to the participants. There was a good attendance. Mr. Charles A. Cowen, the President, was in the chair, and the Secretary and Treasurer, Mr. Stephen M. Wright, was at his post.

The ticket prepared by the nominating committee was elected without opposition. It was as follows: President, Charles A. Cowen; Vice-President, Henry A. Maurer; Second Vice-President, Henry M. Tostevin; Secretary and Treasurer, Stephen M. Wright; Managers for Three Years, Edwin Outwater, William T. Ritch, Ronald Taylor, George J. Wills and William K. Fertig; Manager for One Year, Frank M. Weeks. These are all re-elections, with the exception of Mr. Fertig, who takes the place of Mr. W. H. McCord.

The report of the Board of Management which, owing to a change of the date terminating the fiscal year, covered only eleven months to December 31st, last, stated that thirty-three new members had been admitted, thirteen had resigned, six had been dropped for non-payment of dues and four had died. The board regretted that the total membership had not materially increased in the past few years, not merely for financial reasons, but also, because as the club's membership numerically increased its influence would become more forceful and far-reaching. The total membership at the date of the report was 281 and six non-resident members, representing in the aggregate thirty-five trades or vocations allied to the building interest, thus showing the club to be thoroughly representative of the building trades. The importance and influence of the club had been recognized by the Architectural League having sought their co-operation in an endeavor to secure a change in the law relating to practicing architects and by the Superintendent of Buildings having asked their assistance in the matter of the revision of the building laws. One hundred and eighty-six regular meetings of the Employers' Associations, besides numerous conferences or arbitration meetings, had been held at the club-house. This fact alone should demonstrate the absolute need of the club-house, for without its existence as a common rendezvous many of these organizations would either disintegrate, or their meetings become so infrequent as to almost nullify their usefulness to their particular trade. As to the club's future needs the board were of the opinion that none of them was more pressing than that of a permanent home, so substantial in its appearance as to be thoroughly indicative of the character of the members and so complete in its appointments as to attract all to partake of the comforts within. The financial part of the report showed: Balance as per last annual report, \$171.39; revenues, \$19,647.93; total, \$19,819.32; expenditures, \$18,542.28; balance, \$1,277.04. The results of the lunch-room, etc., for the year were a net profit of \$1,990.66.

The following preamble and resolutions were read and unanimously adopted:

*Whereas*, The Building Trades Club, having passed the crucial period of uncertainty as to the needs of its existence, is now thoroughly established and occupying a conspicuous position as the most representative, influential and progressive body allied to the great commercial interest represented by the contracting builders and their kindred trades; and while the full measure of its possible usefulness has not been realized, yet sufficient has been accomplished to show the good to come in the future from association along the lines which judiciously infuse the social element into business methods; and

*Whereas*, The best possible results can only be obtained when the organization feels itself to be domiciled within the walls of its own Home, and that, too, in a prominent location; therefore, be it

*Resolved*, That the President be, and hereby is, requested to appoint a committee of ten members, which shall be charged with the duty of carefully considering the subject of erecting a club-house, in all its phases, particularly as to location, character and cost of building, including a site, as well as the ways and means for securing the necessary funds, and it shall report at a special meeting called for such purpose, the best possible scheme for accomplishing the purposes desired; and be it further

*Resolved*, That it is the sense of the club, that such club-house shall be moderate in its proportions, but of such a distinct and substantial appearance, as to fully portray the solid and dignified character of the building trades of the city, as comprehended in the membership of this club.

Upon the passage of these resolutions the letter from Mr. Isaac A. Hopper, given below, was read and laid on the table without discussion.

A resolution congratulating the trade in Chicago in having established a club, was passed and ordered forwarded to the Chicago institution.

Later the President of the club named the following to serve as a committee under the resolutions given above: Frank M. Weeks, Edwin Outwater, Henry A. Maurer, Frank E. Conover, Augustus Meyers, Alfred Beinbauer, William K. Fertig, Thomas J. Byrne, Fred Usher and William W. Kenly. By order of the club, the President and the Secretary were added. A meeting for organization has been called at the club-house for Monday, the 24th inst., at 8 p. m.

NEW YORK, Feb. 10, 1896.

To the President and Members of the Building Trades' Club:

GENTLEMEN—I herewith tender my resignation to the Building Trades' Club, the same to take effect immediately.

My reason for resigning is—that, I think the club is making a mistake in attempting to build a "club house." My idea is, that the club should encourage the trades in a broader and more representative effort.

The Mechanics' and Traders' Exchange, with its valuable charter, presents the opportunity. New York should not present to the building trades of the country a "Lilliputian" project. The Empire City should not only equal, but excel our sister cities in owning its own home for the Building Trades, and having an organization that will be second to no other commercial body in the country.

Thanking the members for their individual kindnesses and courtesies extended to me during my membership, I beg to remain, yours in the trade,

ISAAC A. HOPPER.

### Rights Within Stoop Lines.

Attention is drawn by a letter written by L. J. Callaban to the press to the inconveniences and annoyances that may arise if the Board of Aldermen are given power to grant permits for exposing goods or allowing bootblacking on the stoop lines to others than the owners of the property, as is proposed in a bill now before the Legislature. Property owners who think with Mr. Callaban should take some steps to make their opinions known before it is too late.

### Obituary.

Anthony Mowbray, who retired a few years ago after a long and active career as architect and builder, died at his residence on Convent avenue, on the 1st inst., of apoplexy, at the age of 71 years. The remains, after funeral services on the following evening, were conveyed to Montgomery, N. Y., his birthplace, for interment. Mr. Mowbray began his building operations in 1853 and continued them until 1893. He designed and erected many of the present mansions on Murray Hill, and later became a prominent factor in the building up of the Lenox Hill section, which began in earnest in 1879. He is survived by a widow, one daughter, and three sons, one of whom, Anthony, Jr., has followed his father's example and become an architect builder.

Michael Giblin, of the firm of Giblin & Taylor, died suddenly at his residence in West 80th street on Saturday last at the age of 59 years. Mr. Giblin was a builder of wide experience and made his first business venture in partnership with Jere C. Lyons. Among other structures erected by the firm was the United States Barge Office at the Battery. He engaged in speculative house building some time previous to 1880, at first on the East Side and afterward on the West Side, where he had been a prominent figure for many years. The last operation of his firm was the erection of a row of dwellings on West End avenue, near 104th street. Giblin & Taylor have also made their mark in contract work, and had charge of the construction of the new United States Appraisers' Warehouse, the Merchants' Exchange and other large buildings in this and nearby cities. The business of the firm will probably be continued by Mr. Taylor and Mr. Giblin, Jr.

### Proposed Invasion of the Polo Grounds.

Mr. Samuel McMillen has suggested to the Park Board, of which he is a member, that an approach to the Speedway should be made by continuing Bradhurst avenue through the Manhattan Field and Polo Ground and other property about the distance of ten blocks. This would continue the route along the foot of the bluff directly to the Speedway and save the foilsome ride up 135th street and along St. Nicholas avenue and St. Nicholas place. The Park Board is said to favor it and it is also understood that there are no legal difficulties in the way should it be ultimately approved.

### Those City Hall Plans.

The Municipal Building Commission at a recent meeting received an opinion from Corporation Counsel Scott to the effect that the six plans selected by the committee of experts, as the best of 134 sent in in the competition for a new municipal building, two years or more ago, were entitled to the money awards directed to be paid by the last Legislature. The Commission contented itself with directing that the six plans should be sent to the Mayor's office for examination by them at their next meeting and adjourned without date. This leaves the matter pretty much where it was, as the distribution of the \$17,000 voted by the Legislature is still to be decided and no steps have been taken to return the plans which have no claim to the money prizes to their owners.

### Important to Property Owners.

Lawyers, real estate owners, corporations and others desirous of having their own or their clients' properties intelligently and economically managed, will find it to their interest to communicate with the undersigned, who will give absolute evidence of his having increased rent-rolls enormously and filled untenanted buildings, and will refer to his principals for confirmation of these statements. He has not a single vacancy in any of the properties he has charge of. One of these he increased, in gross income, from \$360 to \$5,900 per annum in a few months, and another from \$3,900 per annum to \$13,300 within a similar period. Examinations of real estate free of charge. INTEGRITY, office RECORD AND GUIDE.—Advt.



Six New Houses on West One Hundred and Twentieth Street, Nos. 154 to 164.

TUOMEY & BOOKMAN, Owners and Builders.

### Comfortable Homes and Safe Investments.

#### SIX HOUSES IN HARLEM'S FINEST RESIDENCE DISTRICT.

Messrs. Tuomey & Bookman have just finished a row of six houses, Nos. 154 to 164 (inclusive) West 120th street, which for style, exterior and interior finish and location, have much to recommend them, and which will doubtless find ready buyers among investors who are looking for houses of moderate accommodations, and yet will furnish all the attractions and conveniences that usually go only with much larger investments than it will be necessary for buyers to make in this instance.

The style of architecture will be seen from the accompanying illustration. The plans were drawn by Thom & Wilson, whose work is always cheerful and attractive. It will also be seen that three are American basement houses, and three high-stoop houses. The arrangement of these fronts is so skilfully carried out that they have the appearance of being wider than they are. At first sight they would be taken for 20-foot fronts; as a matter of fact, their measurement on the street is 16 feet 8 inches. This appearance of fullness is due to the graceful curve of the bays in the second and third stories and to the way in which the sculptured ornamentation of the several features of the facade is applied. The material is Indiana limestone and light grey Tiffany brick, combined so as to produce an unusually effective result. All six houses have three stories above the basement. Their depths are 55 feet for Nos. 154 to 162 inclusive. No. 164 is brought out to the line of the adjoining building, by which it gains an additional 6 feet in depth. Each has a three-story butler's pantry and bath-room extension 13.6 x 10.2 besides.

The high-stoop and the American basement are the two styles of dwellings most popular in New York City, and in dividing their work equally between them Messrs. Tuomey & Bookman have hit about their right proportion of popularity with the investing public. While many adhere to the preference which has been so long shown for the first, there are perhaps equally as many who are taken by the newer style. Both are eminently practical in permitting an arrangement of the interior that promotes comfort, health and convenience. The main difference is that one gives a larger front basement apartment and the other a wider parlor, with the reception room about level with the sidewalk, instead of on the first floor as in the stoop house. The interior arrangements of these houses are as nearly alike as the two styles will permit. The vestibules of the three American basement houses are completely paneled in quartered oak, a stained glass window faces the street door and the door opening into the reception room is of beveled French plate glass. The vestibules of the high-stoop house are wainscoted with quartered oak.

All the vestibules have mosaic tiled floors and full length plate glass single doors. Besides, all the houses are provided with storm doors.

The general arrangement of the interior is about as follows: Reception-room or billiard room, kitchen, laundry, etc., in the basement; parlor, foyer, dining-room and butler's pantry on the first floor; two large bedrooms, connected by dressing saloons, and a bath-room in the extension on the second floor; large front bedroom, with dressing closet, two rear bedrooms, bath-room and linen closet on the third floor. Every space that could possibly be converted into a closet has been so utilized, so that they are numerous on every floor. Regarding their finish it may be said that the reception-rooms, halls, stairways, foyers and dining-rooms are trimmed in oak, the parlors in red mahogany, bedrooms and dressing-rooms on the first floor in hazel, and the floor above and the kitchen in ash. The trim is all of the very best quality, polished and set to bring into effective relief the native virtues of the wood. In every important room there is a wooden mantel of elegant design, with a fireplace tiled and fitted for gas logs; each house has eight of these fireplaces. The dining-rooms are wainscoted 5 feet 6 inches from the floor in polished oak, and are laid with parquet floors to match the trim and extending out into the foyers and halls. The dressing-rooms are furnished with wardrobes, cabinets, drawers, full length and half length French plate mirrors. All the plumbing is what is known as exposed sanitary, and found in the very best and most expensive houses in the city. The bath-rooms are floored and wainscoted with French tiling, and furnished with the best fittings, porcelain wash bowls, full porcelain roll-top bath tubs, plated pipes, faucets, etc. The furnishings of the butlers' pantries, kitchens and laundries are equally as perfect in their way. In the kitchen the chimney breasts and returns are covered with French tiles from floor to ceiling. The sinks, wash tubs, ranges and other necessities of these apartments are selected because of their superiority. Communication between the kitchen and pantry is had by a separate stairway. The provision for general heating is by hot air "Perfect" furnace of Richardson & Boynton Manufacturing Co.

There are many other attractive features to these houses that could be mentioned if space would permit, such as the spacious effect produced in the parlor floors by throwing back the sliding doors and permitting a view of the apartments to be had from front to rear. The areas and yard-walks are laid in concrete and the basement windows opening onto the outer air are well guarded by strong iron bars. The location of these houses is on the south side of 120th street, near 7th avenue and in a block between that avenue and Lenox avenue. This block is entirely built up front and rear with residences, mostly the individual investments of the occupants, several

of whom are well-known public men. This is one of the best residence districts of Harlem. The 116th street station of the Elevated Railroad is within easy walking distance, and on each of the avenues right and left is a surface-car service, that on Lenox avenue making it possible to reach every important part of the city, by means of the extensive transfer system of the Metropolitan Traction Co., for one five cent fare. There are churches of every denomination in the neighborhood as well as schools and markets. Central Park is only half a mile away, and Mount Morris Park but a couple of blocks. This is a part of New York that is high, dry and salubrious, well lit, sewered and paved, and consequently healthy.

Taking all these facts into consideration, houses that are so excellently adapted to the wants of a family, handsome in exterior appearance, elegantly finished, conveniently arranged, built of good material, by skilled workmen, under experienced superintendence, on lots that are protected from the contact of inferior improvements, and which can be bought on very reasonable terms, ought not to remain long in the market.—(Communicated).

### The Work of Revising the Building Laws.

The Sub-Committee of Digest, appointed at the last meeting of the Committee on Revision of the Building Laws, met immediately after the adjournment of the last-named committee, and added the following to their number: Messrs. Brown, Smith, Lindsay, Himmelmau, Outwater, Kimball, Bonner, Wilson, Constable (the last three severally representing the Fire, Health and Building departments), Purdy and Dahlgren.

On Wednesday last the Committee on Digest met at the Building Trades' Club, and in a protracted session considered only one of the four printed reports, that of the Sub-Committee on Ordinary City Construction, which was published in our issue of February 1st last. The reports of six other committees have since been printed, and the ten reports together present a mass of matter and suggestion which no committee of the bulk which the Committee of Digest has now attained (21 members) can handle, except by a division into small committees and the distribution of the work among them. Some such arrangement was suggested at the meeting of Wednesday, and will probably be made at the next one, to be held to-day (Saturday). These facts do not increase the hope expressed last week that a bill could be prepared in time for consideration at this session of the Legislature, but if the building interest learns this year how to handle the difficult subject of revising the building laws that will be something gained, and the many valuable suggestions now made can be of good service at another time.

The six newly printed reports of sub-committees would occupy ten or a dozen pages of this journal if printed in full and in the small type used for those which have already appeared. That of the sub-Committee on Law alone would fill four or five pages. It may be gathered from this statement how impossible it is for a large committee, meeting at extended intervals, to give such a mass of matter as the sub-committees have prepared the necessary critical examination. We regret that we cannot give this fact more graphic illustration by publishing the last six reports *in extenso* as we did the first four, but the demands upon our space make that utterly impossible, and we have to satisfy ourselves by a brief mention of the contents of these reports and an occasional quotation of an important recommendation, as follows:

#### *Report of Sub-Committee, No. 2, on Law.*

This report deals elaborately with the construction of the Department of Buildings and its powers. It proposes that the salary of the Superintendent shall be \$7,500 per annum, instead of \$5,000 per annum, as now, and that the Department shall be given greater powers in dealing with dangerous structures, and in requiring that the inmates of buildings shall have means of escape in the case of fire. It also proposes to give officers of the department the right to enter any building or premises in this city in the proper performance of their duty, and that any one who willfully attempts to prevent or deter them from doing so shall be guilty of a misdemeanor. Any one falsely representing himself to be an officer of the department shall make himself liable to a punishment by imprisonment for a term of not less than one or more than two years or a fine of not less than \$250, or by both. Finally, it suggests that in the event of a new law being passed, buildings not commenced within one year from the filing of the plans under the old law be covered by the new one.

#### *Report of Sub-Committee, No. 4, on Frame Construction.*

This report recommends that a frame building shall be taken to mean a building or structure of which the exterior walls or a portion thereof shall be constructed of wood; buildings sheathed with boards or partially or entirely covered with 4 inches of brick work shall be deemed frame buildings.

The limits within which such buildings shall be prohibited are to be the same as in the existing law for the West side, but for the East side as follows: From the centre of the Harlem River to a point which is distant 100 feet north of the northerly line of 149th street to Courtlandt avenue; thence northerly along a line 100 ft. west of Courtlandt avenue to 161st street; thence along a line 100 feet north of 161st street to Third avenue; thence along a line 100 feet west of the westerly side of Third avenue to Tremont avenue; thence along a line 100 feet south of the southerly side of Tremont avenue to a point 100 feet east of the easterly side of Webster avenue; thence southerly to its junction with Railroad or Vanderbilt avenue; thence westerly to a point 100 feet west of the westerly side of Webster avenue; thence northerly and along a line 100 feet west of the westerly side of Webster avenue to a point 100 feet north of the northerly line of Tremont avenue; thence easterly to a point 100 feet east of the easterly side of Third avenue; thence southerly along a line 100 feet east of the easterly side of Third avenue to a point 100 feet east of the easterly side of St. Ann's avenue, continuing southerly along a line 100 feet east of St. Ann's avenue to a point 100 feet north of the northerly side of Westchester avenue; thence easterly along a line 100 feet north of the northerly line of Westchester avenue to the centre line of Prospect avenue; thence returning westerly along a line 100 feet south

of the southerly line of Westchester avenue to a point 100 feet east of the easterly side of Trinity avenue; thence southerly along a line 100 feet east of the easterly line of Trinity avenue to the Bronx Kills; thence along the East River to a point or place of beginning.

The limit of height for a frame building is changed from 35 to 40 feet. The report then provides for the details of such buildings, and suggests further that the laws governing plumbing, drainage and heating, also steam and hot-air pipes and registers, where same extend through or along stud partitions, shall also apply to frame buildings. Frame buildings may be altered, extended, raised or repaired, provided the new portions comply with the laws relating to frame buildings, and the laws with reference to frame buildings within the fire limits, and for the altering, removing or raising the same, should remain as in the existing law.

#### *Report of Sub-Committee, No. 6, on Fireproof Construction.*

This is another voluminous document. It elaborates all the provisions for protecting combustible material used in building from contact with heated pipe flues, etc, and from the action of any fire that might arise to endanger it, and, as a consequence, the building in which it is used. It makes a careful classification of buildings which it proposes shall be included under the several heads of fireproof, semi-fireproof and ordinary construction buildings. Where it requires a fireproof building is indicated by the following paragraph:

Every building hereafter erected or altered to be used as a hotel, apartment house, business or public assembly, more than three stories high, or having the upper floor more than 25 feet above the curb level, and every building of ordinary city construction, private dwellings, office building, tenement or lodging house, the height of which exceeds 75 feet to the highest point of the roof beams thereof, except, however, such buildings for which specifications and plans have been submitted to and approved by the Superintendent of Buildings, and in which work has already been begun, shall be constructed fireproof, but such permits will become void by their expiration six months after the passage of this act, unless work has been begun and operations are in progress as herein specified.

The several heights of 25 feet and 75 feet are used in place of 35 feet and 85 feet in the existing law. The following relates to the more important details of construction in fireproof buildings. The first part apparently is intended to meet the objection made by engineers generally to applying the present provision of graded thicknesses of walls to masonry walls in skeleton construction:

The walls of such building shall be constructed of stone or common hard brick. If the exterior walls be built independent and anchored to the skeleton construction, or if they shall be built as curtain walls, supported on ties between vertical lines of columns at each story, then in no case shall such walls be less than 12 inches in thickness. Fronts facing on streets or avenues may have but 8 inches of fireproof material protecting the main bearing ironwork, but that at columns must be 12 inches thick. Intermediate cast-iron columns or panels may be exposed to the action of the elements, but shall be backed up with not less than 4 inches of fireproofing material supported on proper iron construction. No ironwork in any wall, be the same main supporting columns or cross ties or girders, etc., shall have less than 4 inches of fireproof material protecting the same on inner or outer side. Tank beams shall be cased with not less than three-quarters of an inch of fireproof material. In factories, warehouses, manufactories, etc., shafts and stair walls shall be effectively encased with fireproof material or walls of masonry not less than 12 inches thick in either case.

Other important suggestions relate to the protection by fireproofing material of all iron or steel columns used in the support of walls or other parts of buildings, together with lugs, knees, braces, beams, girders, trusses, etc. Further, the report recommends that semi-fireproof construction shall be required in every building erected or altered to be used as a hotel, apartment house, business building or public assembly, less than three stories high, or having the upper floor less than 25 feet above the curb level, and every other building except frame buildings and buildings for which specifications and plans have been submitted to and approved by the Superintendent of Buildings.

The auxiliary fire apparatus in high buildings it is proposed shall be put in with the approval and under the supervision of the Fire Department.

#### *Report of Sub-Committee, No. 7a, on Plumbing and Drainage.*

This report recommends that Chapter 456, Laws of 1881, be amended to require that instead of journeymen plumbers registering at the Health Department, master plumbers file a certificate of competency and register their names at the Building Department only.

That a board composed of the Superintendent of the Building Department, chief inspector of plumbing and drainage in said department, three master plumbers nominated by the Association of Master Plumbers of the City of New York and appointed by the Superintendent of Building Department, and one architect appointed by the Superintendent of Building Department, have power, and whose duty it shall be to formulate a code of rules regulating the work of plumbing, drainage and gas-fitting, including materials, workmanship and manner of executing such work, and from time to time add to, amend or alter the same.

It is proposed that this board shall have a representative on the Board of Examiners, nominated by the Association of Master Plumbers and appointed by the Superintendent of Buildings, and generally control all matters relating to plumbing in New York City. Members of the board so created to be paid \$10 per sitting, and the secretary of the board \$600 per annum. Otherwise it is proposed to allow the laws relating to plumbing to stand, except that the Department of Buildings is to be substituted for the Department of Health, so far as New York City is concerned. The only recommendation relating to actual work is one giving the chiefs of the fire and building departments power to require stand-pipes, with hose, water supply system and necessary connections for fire protections to be provided in public buildings of every class.

#### *Report of Sub-Committee, No. 7b, on Steam and Hot Water Heating.*

This committee recommends a section to be set apart in a new law for steam and hot water apparatus, which makes modifications in the present regulations for laying steam and hot water pipes, warmed air flues and pipes, boilers, registers, etc., generally increasing the protections to the woodwork in buildings near the same.

#### *Report of Sub-Committee, No. 10, on Tenements and Lodging Houses.*

This committee recommends the following alterations in the existing Tenement House law. Sections not mentioned are considered to amply cover the points aimed at:

In Section 656 that the word "dog" be added to the list of animals prohibited in a tenement or lodging house.

Section 657 amended by striking out the requirement as to filing name and address of the owners of tenement houses.

Section 659 amended by striking out the provision relative to the condemnation of buildings, beginning at the words "whenever in the opinion of the Board of Health of the Health Department of the City of New York any building or part thereof, etc.," down to the end of the section.

Section 661 amended by striking out the words "seventy-five per centum" and substituting the words "seventy-eight per centum," when providing for the space which may be covered by a building on any lot. After the words, "top or bottom of said flight of stairs," where it relates to cellar stairs, the following to be added: "But in cases where the stairs from first story to cellar and the ceiling over same are constructed with fireproof materials, the stairs may be placed under the flight from first to second stories."

(Calls attention to the wish to annul the provision requiring cellar ceilings in private houses to be covered with wire lath. Also to the provision in regard to channels and brick walls.)

Beginning at the words where it relates to "second floor entrances from stairs to halls," by striking out the lines beginning on "second floor of all tenement houses," and ending at the words "not later than 10 o'clock."

Section 663 amended in the part which quotes the provision relative to halls being open to external air, by striking out the lines commencing "every such house be erected after May 7th," and ending with the words, "in a manner approved by the Superintendent of Buildings."

Section 666, which provides for the "meaning of terms," by substituting for the word "three" the word "four" families or more, etc."

**EDITOR RECORD AND GUIDE:**

Inasmuch as we are about to have more new laws thrust upon us, the attention of builders and the public at large should at this time be especially called to the existing laws and the proposed changes.

Of course, in any large city like New York a building law is necessary, but it should undoubtedly be a general law following broad principles and not entering into minute details, which properly belong to the architect's skill and ability.

What appears to be most essential then is a law requiring that no building, or the alteration thereof—the cost of which exceeds a certain sum—shall be carried on except under the supervision of an architect approved by the Building Department, who would then be responsible for the proper carrying out of such general law and the stability of the structure.

It is obvious that if this were done it would do away with the large double force of inspectors now employed, their temptation to bribery and the many technical violations now placed on buildings, as the reputation of the architect and the necessity of his holding the Department's diploma in order to practise within the city limits, would prevent any such collusion or irregularity with either owners or contractors.

Until some such clause is inserted in our present laws and the laws themselves modified and condensed, no increase in the detail of our existing laws will avail to prevent irresponsibility and fraud. As it is now, the architect depends on the Department and the Department upon its inspectors, so that the architect's ability is subservient to laws which seldom apply to two cases alike, and which can be interpreted according to the caprice of the incumbent superintendent or his subordinates.

EXPERIENCE.

Feb. 1, 1896.

**Real Estate Market.**

This week's reported sales by private contract foot up nearly \$3,000,000, despite the fact of the week having been broken midway by a holiday. The sale of the Broadway and Liberty street corner has of course largely contributed to the aggregate investment, but there has been no lack of interest shown by buyers in parcels of smaller value. Lots have sold exceedingly well, and the reports indicate that the inquiry for dwellings and other classes of realty has continued. The future of the market looks to be more promising than at any time since the beginning of the year, and from our knowledge of transactions on the verge of being closed will be fairly active for the remainder of February, and probably for a long period afterward.

The following are the comparative tables for New York Conveyances, Mortgages and Projected Buildings for the corresponding week of 1895 and 1896:

CONVEYANCES.			
	1895	1896	
	Feb. 8 to 14, inc.	Feb. 7 to 13, inc.	
Total number for entire city.....	219	210	
Amount involved.....	\$2,960,955	\$1,503,457	
Number nominal.....	116	108	
Number 23d and 24th Wards, omitting new annexed district (Act 1895)....	37	33	
Amount involved.....	\$110,800	\$64,445	
Number nominal.....	16	20	
Number 23d and 24th Wards, including new annexed district.....	....	53	
Amount involved.....	....	\$74,175	
Number nominal.....	....	31	
MORTGAGES.			
Total number.....	249	238	
Amount involved.....	\$3,984,303	\$2,496,025	
Number over 5 per cent.....	104	128	
Amount involved.....	\$782,384	\$576,879	
Number at 5 per cent.....	108	110	
Amount involved.....	\$2,195,225	\$1,582,646	
Number at less than 5 per cent.....	37	17	
Amount involved.....	\$1,006,700	\$362,500	
Number of above to Banks, Trust and Insurance Companies.....	50	33	
Amount involved.....	\$1,825,954	\$609,450	
PROJECTED BUILDINGS.			
	1895.	1896.	
	Feb. 9 to 15, inc.	Feb 8 to 14, inc	
Number of buildings.....	92	68	
Estimated cost.....	\$1,893,800	\$2,151,375	

Neither investors nor speculators manifested any great interest in the auction offerings of the week, all of which were made at the Broadway Salesroom. Peter F. Meyer & Co.'s executors' sale on Tuesday of property at 10th avenue and 23d street was the most successful of all, inasmuch as \$61,000 was obtained for the corner lot, 24.8x100, with three shallow tenements which rent, by the way, as one parcel for the extraordinary sum of \$4,500 per year. On the same day Philip A. Smyth's partition and administrator's sales of single properties, and Richard V. Harnett & Co.'s partition sale of property owned by the estate of the late E. A. Johnson, attracted good sized audiences. The parcels disposed of, however, especially by the last-named auctioneers, were probably, with one exception, the most unattractive assortment that has figured for several years in a sale of any consequence. The heirs of the estate, who were in attendance, were seemingly unreasonably disappointed at the apathetic bidding of the public, and protected their individual interests by making the final and successful bid on every one of the more valuable of the properties. The total realized was \$211,850.

The property withdrawn from foreclosure sales during the week comprised Nos. 104 and 104½ Cherry street and a plot of five lots on Bradhurst avenue, both by William Kennelly, and No. 44 Lorillard street, by Philip A. Smyth. John T. Boyd withdrew No. 352 West 23d street.

**THE SYLVESTER BRUSH ESTATE SALE.**

Geo. R. Read is certain to find a large and interested crowd in front of him when he mounts his stand in the Real Estate Exchange on Tuesday next, the 18th instant, to dispose of the property which the executors of the late Sylvester Brush have put upon the auction market to close the estate. There has been continued inquiry for book-maps and information regarding the several parcels since the first announcement was made that they would be sold under the hammer. The large amounts of idle money in the banks and the demand for good realty investments will have a great influence on this occasion, because of the unusual character of the parcels offered to public competition. Those looking for high-class investments, who have not already done so, should consult the announcement of this sale in our advertising pages, or communicate to the auctioneer, either at No. 9 Pine street or No. 1 Madison avenue, their desire for particulars. Briefly, these offerings are known as No. 25 Greene street, southeast corner of Bowery and Grand street, northwest corner of Bowery and Spring street, Nos. 441, 443 and 445 6th avenue, Nos. 100½ and 102 West 27th street, No. 507 5th avenue, Nos. 349-359 Lenox avenue, Nos. 102-112 West 128th street, northeast corner of 115th street and 8th avenue, and Nos. 2132-2138 8th avenue.

Richard V. Harnett & Co.'s auction sale of building lots on the southwest corner of 8th avenue and West 49th street, and the fine office property on the northeast corner of Broadway and Maiden lane, will take place on Tuesday next, the 18th inst., in the Real Estate Exchange, No. 59 Liberty street. Fuller description of each can be found in our advertising pages and in the references made to these parcels by us last week. They are to be sold by order of the Cushman Estate. At the same time and place, Messrs. Harnett & Co. will sell at executors' sale the four-story and basement private dwelling and lot, No. 139 West 86th street, built by a well-known high-class builder, and said to be one of the finest dwellings on the West Side. On Thursday, the 20th inst., and also in the Real Estate Exchange, No. 59 Liberty street, they will sell the three-story English basement dwelling and lot, No. 264 West 12th street. The auctioneers' office is at Nos. 71 and 73 Liberty street, where maps, etc., and all details as to terms of sale can be obtained.

Bryan L. Kennelly will, on Wednesday next, the 19th inst., sell from his auction stand, in the Real Estate Salesroom, No. 111 Broadway, a number of valuable residence and business parcels as follows: No. 157 West 22d street, three-story and basement brick dwelling, lot 21.10½x98.9; No. 68 Pike street, two-story brick and frame dwelling, lot 25.43x62.33½ irregular; No. 250 West 47th street, five-story double tenement with stores, lot 25x100.5; No. 245 East 13th street, four-story and basement dwelling, lot 22.6x103.3, and it should be noted, backing on 14th street; No. 48 Great Jones street, two-story and basement brick building and lot 22.2x89.3x irregular, in a district that is undergoing rapid and great improvement through the demands of manufacturing trades and in the immediate vicinity of a number of seven and eight-story modern business buildings. Maps and full particulars of any or all of these offerings can be had at the auctioneer's office, No. 66 Liberty street.

Philip A. Smyth, on Thursday next, the 20th inst., will sell at auction, to close the estate of John R. Conway, deceased, the private dwellings No. 14 Lexington avenue and Nos. 137 and 139 East 21st street, opposite Grammercy Park, and will furnish all desired information at his office, No. 11 Pine street.

S. De Walltearss announces the auction sale of a number of parcels of valuable realty at the Real Estate Exchange, No. 59 Liberty street, on Wednesday, the 26th inst. These consist of the well-located corner properties, Nos. 440, 442 and 446 6th avenue, on the southeast corner of 27th street, and No. 520 6th avenue, on the northeast corner of 31st street, and the dwelling No. 104 West 86th street. The sale is by order of the executors of the estate of Charles P. Cazet, deceased, the attorneys for whom are Messrs. De Witt, Lockman & De Witt, No. 88 Nassau street, from whom maps and particulars can be obtained, as well as from the auctioneer, at No. 171 Broadway.

Attention is called to the announcement on another page that the entire five-story building on the southeast corner of Liberty and Church streets, is to lease for a term of years, or that owner will erect eight or ten-story building to suit tenant. E. A. Cruikshank & Co., No. 176 Broadway, have the matter in charge and should be consulted by any one desiring to avail themselves of an advantageous opportunity of securing business quarters so admirably located as these.

W. H. Hall calls the attention, on another page, of builders and others to the handsome plot, 100.11x170, located on the southeast corner of Manhattan avenue and 112th street, which he has for sale on very advantageous terms. His address is Nos. 261 and 263 Greenwich street, where full particulars can be obtained.

Slawson & Hobbs have for sale, on the southwest corner of Central Park West and 90th street, a plot 50x100, as will be seen by their announcement in our advertising pages. Inquiries in regard to this very important plot, which, it is said, can be had at a bargain, should be made at the office of Slawson & Hobbs, No. 284 Columbus avenue.

#### BROOKLYN ANNOUNCEMENT.

Jas. L. Brumley will sell at auction on Wednesday next, the 19th inst., the three-story and basement brownstone dwelling, No. 118 Willow street, in the Exchange, Nos. 189-191 Montague street, in which building is also the auctioneer's office.

### Gossip of the Week.

#### SOUTH OF 59TH STREET.

E. A. Cruikshank & Co. brought to a successful issue a few days ago negotiations that had long been under way, involving the sale for heirs of the Bowie Dash estate, and the Bininger estate, of Nos. 141 and 145 Broadway, southwest corner of Liberty street, running through to Temple street, to the Washington Life Insurance Co. The contract price is \$1,280,000, and the sale must rank as the most important that has been made in the down-town business section since the purchase by the Singer Manufacturing Co. of the northwest corner of the same thoroughfares, with adjoining property on Broadway, six years ago. The combined parcels have, according to the dimensions obtained from a party to the sale, a frontage of 53.10 on Broadway, 159.1 on Liberty street and 82.2 on Temple street. The rate per square foot to be paid for the entire property is \$131.69, a figure that has seldom been exceeded in the history of New York realty. The rate for the Dash estate corner parcel, with the Liberty and Temple street frontages included, is \$138.63, and that for the inside piece, No 141 Broadway, owned by the Bininger estate, \$111.65. The Washington Life had in the last two years frequently considered the purchase of the property, but not seriously until a few months ago, when negotiations for the acquisition of the four parcels forming the northwest corner of Broadway and Cortlandt street were finally broken off by the discovery that the New York Steam Company, lessee of the corner building, would have to be reimbursed, in the event of a sale being consummated, about \$56,000, which it was claimed had been expended by the company on improvements in the old structure during its tenancy of eight or nine years. In the event of the payment not being made the steam company would be entitled to a renewal of its lease for ten years from May 1, 1897. The officers of the Washington Life, while desirous of securing the property at a much higher figure than will be paid for the Liberty street corner, were not disposed to submit to either alternative and directed their attention elsewhere. The Dash estate parcel, consisting of the corner on Broadway and Liberty street, 29.9x159.1, with the Temple street addition, was sold on December 3, 1891, under a decree in partition entered in an action brought by one or more of the heirs whose expectation it was that the property would sell for between \$1,000,000 and \$1,250,000. It realized only \$770,000, and pursuant to a previous agreement made by all the parties in interest, plaintiffs and defendants alike, that a bid of not less than a million would be accepted, was knocked down to their representative, S. De Walltears. The referee's deed recorded two months afterward conveyed the property to the following heirs, but effected no change in the actual ownership: Mrs. John Wolfe, Mrs. Andrew G. Bininger, Mrs. Walter H. Lewis, Mrs. George C. Park and two others. The deal just closed was not without its ups and downs and early last month so little was thought of it, that three-year renewals of leases from May 1st, were granted by Mr. Wolfe, agent for the Dash heirs, to the two principal ground floor tenants and largest rent payers in the corner building. When the Washington Life people decided to reopen negotiations through E. A. Cruikshank & Co., about three weeks ago, they found a competitor in the field in the person of John T. Williams, but their all-cash proposition speedily took precedence over the energetic builder's offer. The new owners will not improve their purchase until after May 1st of next year, when a modern office structure will be erected, the two lessees mentioned having agreed with the sellers to locate in other quarters during the construction of the building and return to fill out their unexpired terms when it is completed. It is interesting to know that the coming change of ownership will be the first that has occurred other than through inheritance since the original Abram Bininger, and the father of the late Bowie Dash, bought the adjoining Broadway lots and erected their respected residences on them.

Benjamin Lowenstein & Bro. have purchased from the Terminal Improvement Co., as a site for one-story smelting works, a plot of seven lots on the northeast corner of 13th avenue and 28th street, four on the avenue and three on the street.

Builder Harry Chaffee has bought of Benjamin Silliman the plot 60x92, Nos. 29 to 33 East 19th street, and will utilize it as the site for an eight-story fireproof commercial building. The lots on which were then standing three-story brick dwellings, since removed, were purchased in September last by Mr. Silliman from William F. Havemeyer for about \$150,000, and have doubtless been sold at a hand some advance on that figure. Brokers, Maclay & Davies.

Henry Wise has sold for Weil & Mayer the five-story tenements, with plot 53.6x100, Nos. 234 and 236 Mulberry street, to C. and A. Ferretti for \$61,000.

John T. Wall has sold for E. A. Gore the five-story stone front flat, 25x85x100, No. 918 9th avenue, between 58th and 59th streets, to Samuel Teets for \$45,000.

John B. Smith has bought of R. N. Dore for \$23,000 the old two-story brick building, with lot 22.7x53.11x22.9x81.1, No. 52 Great Jones street.

Mandelbaum & Lewine have bought of the Goelet estate for about \$55,000, the plot 50x92, with two two-story brick cottages, Nos. 105 and 107 East 19th street.

Schrag & Richtberg have sold for M. Abrahams & J. Pacheteau the four-story brick tenement, with lot 21x100, No. 276 7th avenue, one door south of 26th street.

Nicholson & Co. have sold for Louis C. Raegener the lot about 25x108, No. 228 William street, to Thomas F. Keating, for \$27,000. It adjoins a tall building newly erected by the Rhineland estate.

Hoffman Bros. have sold for Warren E. Dennis, at about \$40,000, the five-story stone front building No. 20 Warren street, lot 25x100 (Trinity Church leasehold).

Max Wolf is the buyer from Elias Kempner & Bro., of the lots Nos. 239 and 241 East 45th street, reported sold last week.

Slawson & Hobbs have sold for Mary A. Lucas to Isaac A. Van Bomel the three-story stone front dwelling 16.8x50x90, No. 488 Lexington avenue, between 46th and 47th streets.

We were in error when stating last week that No. 115 East 36th street had been sold by Mrs. Carson. The dwelling disposed of at the price mentioned was No. 118 East 36th street, owned and occupied by the heirs of the late Phillie B. Clark. The purchaser will make extensive improvements after possession is given some months hence. Brokers, A. H. Muller & Son.

#### NORTH OF 59TH STREET.

Builders Schreiner & Fennell have bought from the estate of H. Herold a plot 100x99.11 on the south side of 129th street, 285 feet east of Lenox avenue, and have filed plans for four flats to be erected thereon.

Gustavus L. Lawrence has sold a plot 100x100.11 on the north side of 106th street, 200 feet west of Amsterdam avenue, at about \$14,000, to builders McBrien & Parks, for immediate improvement. The lots were reported sold some months ago to a firm of builders who took possession at once and began excavating, but later found it advisable to surrender their contract owing, it is said, to financial disability.

Clarence True has bought of Francis M. Jencks the plot of four lots on the southeast corner of Riverside Drive and 77th street, as a site for six dwellings, for which plans are being prepared.

Builders Gross & Herbener have bought of the Murphy estate the plot 100.11x100, on the northeast corner of Manhattan avenue and 101st street, at a price under \$50,000. The lots will be improved by the erection of flats.

The plot, 150x99.11, on the north side of 181st street, 25 feet east of 11th avenue, recently acquired through a trade with Charles E. Runk, has been sold by Mrs. P. H. McManus at about \$33,000.

Oppenheimer & Metzger have bought of Theodore P. Austin the plot, 100.11x100, on the southeast corner of Lenox avenue and 115th street.

William R. Lowe has sold for William H. Cochran a full lot on the west side of Jumel place, 63 feet south of 170th street, to a Mrs. Radle for \$2,500.

Bryan L. Kennelly has sold for the Shady estate a plot, 100x100, on the south side of Dyckman street, 100 feet west of Sherman avenue, to Daniel B. Freedman.

Joseph Bierhoff has sold for M. E. Woods to a Mrs. Hooker the three-story dwelling, No. 142 West 136th street, for about \$17,500, and for a customer, at \$8,100, to Samuel Henry, No. 71 West 132d street.

James Bradley has bought of Henry F. Cook, for improvement, the lot, 25x100.11, on the south side of 102d street, 150 feet east of Boulevard.

The Frank L. Fisher Co. has sold for Alouzo B. Kight, architect and builder, the new five-story American basement dwelling, 20x64x100, No. 90 Riverside Drive, between 81st and 82d streets.

The same brokers have sold for William Cornell the four-story brick dwelling, 19x60x80, No. 436 West End avenue, near 86th street, to Thomas A. Mills.

George F. Gilmore has sold or traded for William Boggs the three five-story brick flats known as the "Essex," Nos. 35 to 43 West 61st street, northeast corner of Columbus avenue, with plot 100x100.5. William R. Bronk is the buyer. The property, subject to a mortgage for \$160,000, was acquired through a trade by the seller in April, 1895.

George R. Schieffelin has bought the plot, 99.11x200, on the northwest corner of Amsterdam avenue and 170th street, from the undisclosed buyer who purchased it two weeks ago from Abraham Marks. Mr. Schieffelin was one of the recent sellers of Amsterdam avenue property, his plot of three lots, south of 142d street, being secured by Morris Steinhardt.

Jacob A. King has sold for John A. Picken the three-story dwelling, with lot 18x100.11, No. 355 West 120th street, to Sigmund Herzfelder.



Jesse C. Bennett has sold for George C. Edgar's Sons & Co. the four-story stone front dwelling, No. 13 West 89th street, lot 19x100.8, to Victor Guinzburg.

Smith & Coffin and S. C. Judson have sold for H. A. Batjer the five-story stone front flat, with lot 25x102.2, No. 118 West 83d street, and for the Hashagen estate, the three-story frame house, with lot 20x99.11, No. 68 West 132d street.

Slawson & Hobbs have sold for Caesar Cone the three-story brick dwelling, 19x57x102.2, No. 214 West 79th street. They announce the price as \$29,500, and the buyer as Margaret "Stobo."

F. Zittel has sold for Builder Frederick Aldhous to a Mr. Starin for \$41,000 the four-story dwelling, 21x60 and extension x100.8, No. 27 West 87th street, and for J. B. Smith to a Mr. Strauss the four-story dwelling, 20x52 and extension x100.8, No. 24 West 90th street.

I. J. & E. C. Geery have sold for Mrs. Sarah F. Porter the three-story brick dwelling, 16.8x50x75, No. 127 Manhattan avenue, and for Mrs. Vienna D. Gano the four-story stone front dwelling, 20x56x100.11, No. 306 West 104th street.

William H. Butler has sold the four-story brick dwelling, 20x60x100, No. 472 West End avenue, between 87th and 88th streets, to a Mr. Jones at a substantial advance on \$29,000, the price paid by him for the house in January, 1893.

Woolley & Brinkerhoff have sold the five-story American basement dwelling, with lot 25x94.4, No. 33 Riverside Drive, between 75th and 76th streets, to a Mr. Flynn. The house adjoins the one sold last week.

Francesco Bianchi has sold to Augustus Trowbridge, the present tenant, the four-story dwelling, with lot 50x27.2, No. 3 East 74th street, for about \$40,000. It was purchased by the seller in May, 1891, for \$28,000.

**NORTH SIDE.**

Mahler & Van Pelt have bought of M. L. Ernst three lots on the east side of Brook avenue, adjoining the lot on the northeast corner of 149th street, purchased by them from the same owner last week.

Rufus R. Randall has sold for Thomas H. Brown a plot of about twenty two lots on Samuel street, Mapes, Mohegan and Honeywell avenues, to the Tremont Investment Company for subdivision.

Brooker & Dunn have sold for E. M. Chambers, a house and lot on the west side of Bathgate avenue, 55 feet south of 180th street, to A. V. Nissen, for \$5,500, and for J. M. Blauvelt, a house and lot on the west side of Franklin avenue, 100 feet north of Lebanon street, to a Mr. Reilley for \$4,400.

W. F. & C. H. Smith have sold for M. Owen Roberts the five-story brick flat with full lot, No. 129 Alexander avenue, for about \$22,000.

**LEASES.**

Herman Oelrichs has leased for a term of years, at a rental of about \$8,000 and taxes, the Mason Jones mansion, on the northeast corner of 5th avenue and 57th street, which was occupied by the late Mrs. Paran Stevens for some time previous to her death. It is understood that a large sum will be expended on interior alterations.

The lessees of Robert Hoe's ten-story building, nearing completion, at Nos. 13 and 15 West 28th street, are Revillon Freres, the furriers. The term is 21 years, at \$32,000 per annum. The lease was agreed upon before work began on the building early last year.

The Board of Governors of the new Real Estate Board of Brokers elected the following officers on Monday: President, William H. Folsom; vice-president, Charles F. Hoffman, Jr.; secretary, P. S. Treacy, and treasurer, Frank R. Houghton.

**Gossip—Brooklyn.**

The following are the comparative tables for Kings County Conveyances, Mortgages and Projected Buildings for the corresponding weeks of 1895 and 1896.

**CONVEYANCES.**

	1895. Feb. 8 to 14, inc.	1896. Feb. 7 to 13, inc.
Total number.....	185	263
Amount involved.....	\$358,193	\$818,474
Number nominal.....	97	143

**MORTGAGES.**

	1895. Feb. 8 to 14, inc.	1896. Feb. 7 to 13, inc.
Total number.....	175	159
Amount involved.....	\$458,275	\$432,866
Number over 5 per cent.....	99	80
Amount involved.....	\$139,949	\$156,295
Number at 5 per cent or less.....	76	79
Amount involved.....	\$318,326	\$276,571

**PROJECTED BUILDINGS.**

	1895. Feb. 9 to 15, inc.	1896. Feb. 7 to 13, inc.
Number of buildings.....	28	37
Estimated cost.....	\$192,485	\$159,250

Stephen McCormick, New York City, has sold for Orville C. Alling the three-story and basement brick and brownstone dwelling, No. 645 Carroll street, for \$8,500.

T. C. Van Pelt has sold for M. A. Van Pelt the three-story and basement brownstone house, No. 507 3d street, to John Adamson for \$10,000.

D. L. Hardenbrook has sold a plot of eight acres, known as the "three-mile mill," for \$2,000, to a New York syndicate, that contemplate erecting a \$10,000 frame hotel. Harmer & Hardenbrook, of Jamaica, L. I., architects.

Leonard Moody has sold to John F. James, real estate broker, for J. W. Backham, the four-story brownstone house, 25x55x100, No. 33 8th avenue, for about \$25,000; also sold for W. G. Thomas to Chas. S. Day, of New York City, the three-story brownstone house, 20x40x100, No. 451 Halsey street, for \$6,000.

Beer & Schaffner have sold to Louis Jaek & Co. for improvement a plot, 100x100, on Ralph street, north side, 150 feet west of St. Nicholas avenue, on private terms.

John J. Adelmann has exchanged for John Auer the three-story brick flat, 20x55x100, No. 371 Vernon avenue, at \$10,000, for the three-story frame house, 25x60x100, rear 25x75, northeast corner of Grove street and Wyckoff avenue, at \$11,500.

Thomas Rosecrans has sold for Builder Thomas Brown the two-and-a-half-story stone front dwelling, No. 635 10th street, for about \$9,500.

Jere. Johnson, Jr., has sold two lots, 20x100, on Ward street, east side, between Broadway and Belmont avenue, Morris Park, to Henry Schaumloffler for \$400; also sold two lots, 41.6x115, for \$610, to George A. W. Brown, on Beach street, between Stewart and Jamaica avenues, Morris Park.

William P. Rae Co. have sold for the Norton Point Land Co. a plot, 100x100, at Sea Gate, to J. D. Crook for \$4,000; a corner plot, 100x100, for \$5,000, to C. MacArdell; a plot, 80x100, to J. T. Nelson for \$2,500; a plot, 60x100, to H. Hobbs for \$3,000; a plot, 160x100, to E. W. Merrill—all at Sea Gate; also sold a four-story double frame flat, 25x50x100, on Thatford avenue, near Livonia avenue, to M. Timmers for \$4,000; also sold three lots on 58th street, near 18th avenue, to D. D. Chaplin, of Mapleton, for \$1,500.

Geo. E. Lovett & Co. have purchased for Abraham & Straus Nos. 178 and 180 Livingston street, 50x100, two three-story and basement brick houses, and Nos. 157, 159 and 161 Schermerhorn street 60x100, three three-story frame houses; a new ten-story storage building will be erected here about May 1st.

**Building News.**

**MERCANTILE.**

Dey street, Nos. 13, 15 and 17, Metropolitan Telephone Co., owner; C. L. W. Eidlitz, No. 160 5th avenue, has drawn plans for a twelve-story skeleton construction fireproof office building, size, 74.4x89.11. The building will adjoin the Havemeyer Building, the front will be limestone, buff brick and terra cotta, terra cotta cornice and asphalt roof will be used. The specifications call for three elevators, steam heating and power plant, electric lighting plant, marble and mosaic work, hardwood trim, etc. No contracts have been let.

Forty-second street, near the Grand Central station, twenty-story store, office, bachelor apartments and club-house building; a syndicate of which Mr. R. C. Burnside, No. 22 East 42d street, is secretary owners; Harding & Gooch, No. 253 Broadway, architects; size, about 100x100.

Cedar and William streets, northeast corner: fifteen-story office building; size, 45x70; Queens Insurance Co., No. 47 Cedar street owners; Harding & Gooch, No. 253 Broadway, architects.

Union square, Nos. 5, 7 and 9, and 15th street, No. 20 East. The erection of the building, for which Wm. H. Hume & Son, No. 3 Union square, drew the plans some time ago, will soon be started. The land is owned by the Spingler estate. The building will be eight stories high and cost about \$450,000; the first two stories will be of limestone and the upper portion of buff brick, limestone and terra cotta.

Architects Geo. Edward Harding & Gooch, of No. 253 Broadway, New York City, will draw plans for an office building to be erected at Nos. 17, 19 and 21 Park row, New York City, for Wm. M. Ivins, No. 32 Nassau street, New York City.

Broadway, Nos. 636 and 638, and Nos. 170 and 172 Crosby street, 50x196. Henry E. Coe, No. 64 William street, owner; Geo. B. Post, No. 33 East 17th street, is drawing plans for a ten or twelve-story store, loft and office building.

Nineteenth street, No. 29 to 33 East, eight-story fire-proof, brick and stone store, loft and office building. Harry Chaffee, Sherman Square Hotel, owner and builder; size, 60x92. No plans have been drawn. Ralph S. Townsend, No. 1300 Broadway, will probably prepare them. Specifications will call for all modern conveniences.

One Hundred and Twenty-sixth street, north side, between 2d and 3d avenues, one-story brick office, size 12x18, and one-story stable, size 15x30; cost, \$1,000; John Bunke, owner; M. Louis Ungrich, No. 515 West 42d street, architect.

Sixty-first street, north side, 84 feet west of Amsterdam avenue, one-story brick store; size, 15x25.6; cost, \$1,000; Bernard Fransial, No. 204 West 60th street, lessee; M. V. B. Ferdon, No. 1760 Broadway, architect.

**FLATS AND TENEMENTS.**

Boston avenue, southeast corner 169th st, five-story brick and stone flat and store. F. B. Clark, No. 188 West 135th street, owner and builder; Neville & Bagge, No. 217 West 125th street, architects; size, 32x119.4; cost, about \$50,000; condition, plans being drawn.

Manhattan avenue, northeast corner 101st street, four five-story light brick and stone flats. Gross & Herbener, No. 1205 Park avenue, owners and builders; Neville & Bagge, No. 217 West 125th street, architects; sizes, various; cost, about \$100,000.

West End avenue, west side, 75.11 feet south of 102d street, one five-story brick and stone flat, size 25x88. Cost, \$25,000. J. Welcker, No. 2625 Marion avenue, owner; M. V. B. Ferdon, No. 1760 Broadway, architect.

Forty-fifth street, Nos. 239-241 East, two five-story brick and stone flats, size 25x87 each. Cost, \$22,000 each, Max Wolff, No.

334 East 123d street, owner; George F. Pelham, No. 503 5th avenue, architect.

Union avenue near 151st street, three three-story frame flats; cost \$15,000; Benjamin Robitzek, 946 East 165th street, owner; W. C. Dickerson, 149th street and 3d avenue, architect.

Jackson avenue, west side, 100 feet north of 165th street, three three-story brick flats, 16.8x65 each; cost, \$18,000; James Reynolds, owner; H. B. Van Benschoten, No. 102 West 38th street, architect.

Tinton avenue, southeast corner 169th street, one three-story frame flat, 20x60, to be built in connection with dwellings by Edward G. Williams, mentioned under their proper head.

Washington avenue, three-story frame flat; cost, \$6,000. W. C. Dickerson, 149th street and 3d avenue, architect. Specifications will call for hot air heating and all improvements.

Brook avenue, east side, 25 feet north of 139th street, three five-story light brick and stone double flats; Mahler & Van Pelt, No. 622 East 179th street, owners and builders; W. Ormiston Tait, No. 1236 Madison avenue, architect and superintendent; sizes, 25x87 each; cost, about \$18,000 each. These houses will adjoin the corner flat just started by the same owners and architect, which was mentioned in this column some time ago.

Lexington avenue, northeast corner 97th street, four five-story brick and stone flats and stores. Thomas J. McLaughlin, No. 636 Park avenue, owner and builder; architect not selected; size of plot, 100x100.11; cost, about \$85,000.

Fifty-second street, No. 202-204 East, one five-story, brownstone and red brick, four-family apartment house; W. A. Stromeier, No. 4 East 9th street, owner; Charles Stegmayer, No. 306 East 82d street, architect; Joseph Stegmayer, No. 306 East 82d street, general contractor; size, 35.2x89; cost, \$26,000.

#### DWELLINGS.

Anthony avenue, southwest corner Hope street, two-story and attic stone and frame residence. Edwin Shuttleworth, foot of East 104th street, owner; Neville & Bagge, No. 217 West 125th street, architects; size 35x40; cost about \$7,000. The front will be of limestone and natural stone (rubble) to the first story.

Tinton avenue, southeast corner of 169th street, five two-story and basement frame dwellings, 17.6x45 each, with flat mentioned elsewhere; cost, \$35,000; Edward G. Williams, owner; H. B. Van Benschoten, No. 102 West 38th street, architect. Specifications call for hot air heating and all improvements.

Marion avenue, east side, near Travers street; three-story and basement brick and stone residence. John Husson, No. 185 Pearl street, Brooklyn, owner; S. D. Cohen, No. 176 Broadway, architect; size, 30x60; cost, \$12,000; condition, sketches drawn. No contracts let.

Jackson avenue, west side, 125 feet north of Cedar place, two three-story frame dwellings; cost, \$4,000 each; James G. Patton, owner; John De Hart, No. 1637 Fox street, architect.

Beach avenue, southeast corner of Dawson street, two-story frame dwelling; cost, \$4,500; Tredwell Ketchem, No. 447 Willis avenue, owner and builder; W. C. Dickerson, 149th street and 3d avenue, architect. Specifications call for hot air heating and all improvements.

Woodlawn.—Two-story and attic frame dwelling; size, 22x50—cost, \$2,500; Mrs. Rogers, No. 364 West 35th street, owner; Jas. W. Cole, No. 401 West 51st street, architect.

#### RECREATIVE.

One Hundred and Forty-seventh street and Willis avenue, two-story brick and terra cotta front music hall, 50x95; cost, \$20,000; Weil & Mayer, owners; James Shea, 148th street and Willis avenue, lessee; Schneider & Herter, 48 Bible House, architect; P. J. Cooney, builder.

One Hundred and Twenty-seventh street and North River, one-story frame boathouse, size 50x73, cost \$8,000; Hudson Boat Club owners; Frederick Jacobsen, No. 1539 Broadway, architect.

#### ALTERATIONS.

Fifth avenue, northeast corner of 57th street, extensive interior alteration to private residence. Estate of Paran Stevens, No. 1160 Broadway, owner; Herman Oelrichs, lessee; McKim, Mead & White, No. 160 5th avenue, architects.

Forty-eighth street, No. 328 East, repairing fire damage to cost about \$8,000. Mary S. Douglass, owner; Thos. Fitzpatrick's Sons, No. 270 West 19th street, architects and builders.

West Houston street, No. 68; one-story brick extension for business purposes; Jasper F. Cropsey, owner; E. Eisemann, lessee; George Martin Huss, No. 1285 Broadway, architect.

Lexington avenue, east side, between 96th and 97th streets; alteration to flat to consist of putting in new store front; cost, \$1,000. Joseph Flaucher, owner, Wm. Biehl, No. 211 West 133d street, architect.

One Hundred and Fifty-fourth street, south side, 70 feet east of Melrose avenue, alteration of a two-story frame dwelling to three-story frame flat; cost, \$3,000. Henry Drusselmeyer, owner; A. F. A. Schmitt, No. 604 Courtland avenue, architect.

Riverside Drive, Claremont Hotel, alterations to cost about \$5,000. Mr. Gushee, lessee; J. T. Brady, No. 22 East 42d street, has the general contract.

Houston street, No. 75 West, alteration and one-story brick extension, size 22x38, cost \$1,000, to four-story flat; E. Haight, No. 152 Prince street, owner; Frederick Jacobsen, No. 1539 Broadway, architect.

Forty-second street, No. 103 West.—Alteration and addition. Mr. Moore, No. 103 West Forty-second street, owner. The Chas. Andrus Building Company, No. 1432 Broadway, have drawn plans and are figuring on the general contract.

#### Builders—Brooklyn.

Flatbush avenue, north side, about 200 feet east Fulton street, five-story, 50x90, buff brick and limestone store and loft building; cost, \$50,000; Johnston Bros., Nevins street and Flatbush avenue, owners; M. J. Morrill, No. 350 Fulton street, architect; condition, plans not started; work will commence about October 1st.

South side 58th street, 120 feet west 5th avenue, four two-story and basement brownstone front dwellings, 20x45; total cost, \$16,800; T. C. McKenne, No. 547A McDonough street, owner, architect and builder.

Moore street, between Humboldt and Morrell streets. L. G. Schmalheiser, No. 123 Meserole street, is drawing plans for alteration of a church; cost, \$3,000.

Architect Albert Ullrich, of 371 Fulton street, has prepared plans for a five-story red brick and bluestone factory, on Rush street, 56.3 x125, for W. C. Howard, 23 Mercer street, New York City.

Livingston street, south side, opposite Elm place; four-story brick and stone Music Hall; 65x200; cost, about \$100,000. To be erected by a New York syndicate. Agents, Frederick Niblo & Co., No. 189 Montague street, Brooklyn. Architect not selected.

Livingston street, Nos. 178 and 180; Schermerhorn street, Nos. 157, 159 and 161, ten-story brick and stone storage building, 60 and 50x200, cost about \$150,000. Abraham & Straus, Nos. 422 to 434 Fulton street, owners; George L. Morse, No. 303 Washington street, architect. Condition, plans unfinished. This operation will be started about May 1, 1896, and will be connected with the recent store building by an underground tunnel.

Osborn street, west side, 225 feet south of Belmont avenue, alteration to three-story frame dwelling, 18x36, tin roof; cost \$1,000. Condition—plans completed. Owners, Grushkin Oginz & Son, No. 182 Osborn street, New York City.

Fifty-eighth street, south side, 120 feet west of 5th avenue, four two-story and basement brownstone dwellings, 20x45, tin roof; total cost, \$16,800. Owner, architect and builder, T. C. McKenne, No. 547A McDonough street, Brooklyn, N. Y.

Fifty-eighth street, south side, 320 feet east of 3d avenue, eleven two-story fancy brick and brownstone dwellings, 18.6x15, tin roof; total cost, \$33,000. Condition—plans in progress. Owner, builder and architect, R. W. Firth, No. 540 5th street, Brooklyn, N. Y.

No. 629 Myrtle avenue, alteration to three-story flat, brick and stone, add one story, 22x54, \$3,000. Condition—plans. Owner, estate of Catherine Clark, Flushing and Bedford avs., Brooklyn, N. Y. Architect—T. Engelhardt, No. 905 Broadway, Brooklyn, N. Y.

Bay 16th street, Bath Beach, two-story and attic frame dwelling; size, 30.6x36; cost, \$3,000; J. B. Korndorfer, owner; Anson Squires, architect.

Vine street, east side, 100 feet north of McKenny street, two-story brick and iron drug factory, 33x95; cost, \$9,000. E. R. Squibb & Son, on premises, owners; Frank Holmberg, 911 Broadway, architect.

Prospect place west side, Cornelia street north side, Jefferson avenue south side, sixteen two-story frame dwellings, 20x42 each, for two families; total cost, \$45,000. O. Wiedhopf, 203 Cornelia street, owner; Frank Holmberg, 911 Broadway, architect.

Third street, south side, about 250 feet east of Smith street, four four-story buff brick and limestone flats, 27.6x65; total cost, \$32,000. Elias Iversen, 40 3d street, owner; Frank S. Lowe, 186 Remsen street, architect.

Cedar street, Nos. 11 and 13, two-story and basement mottled Roman brick, red sand and Indiana limestone front club house, 40x97; cost, about \$11,000. National Athletic Club of Brooklyn, 1295 Broadway, owners; Frank S. Lowe, No. 186 Remsen street, and No. 284 Warren street, architect. Condition, plans unfinished. Specifications will call for steam heat, gas and electricity, open plumbing, hardwood trim, tiled halls, iron truss roof, reading, smoking and lounging rooms, cafe and billiard rooms on the second floor. In basement, two large bowling alleys, bicycle room, locker room, shower, needle and plunge baths and lavatories; also roof gardens 20x40, with dumb-waiter from cellar.

Ocean Parkway, two-story frame casino, 64x100; cost, \$12,000. E. Hanford Sturges, No. 262 Main street, New Rochelle, N. Y., architect. Specifications call for slate roofing and all improvements.

#### Personal.

William H. Folsom, who was elected on Monday president of the new Board of Real Estate Brokers, met with a severe accident while coasting on Tuesday, and will be confined to his house for several weeks, and possibly it is said for three months. Mr. Folsom's absence from the meetings of the Board at the most critical period of its existence is to be regretted, as he has always been among the foremost advocates for its formation.

Real estate broker, John R. Davidson, was married on February 12th, at West End Presbyterian Church, this city, to Mrs. S. Juanita Witherell.

#### The Real Estate Board.

The newly established Board of Brokers has appointed a committee consisting of Messrs. S. F. Jayne, P. S. Treacy and F. R. Houghton to confer with the committee appointed at the Waldorf meetings some weeks ago. The conference is arranged for 2 P. M. to-day at the Real Estate Exchange. The other committee consists of Messrs. Chas. R. Seymour, John H. Dye, Charles Carroll MacKubin, Louis R. Berg and Chas. K. Bill.

#### The Builders' League Dinner.

The Builders' League will hold their annual dinner on Friday evening, February 21st, at the club room, No. 24 East 125th street. Mr. Judson Lawson will preside, and among the invited guests will be Senators Cantor and Ford, Assemblyman Austin and others.

### Concerning Real Estate Agents and Brokers.

The partnership heretofore existing under the firm name of Mainhart & Lowe, established at No. 241 West 125th street, has been dissolved by mutual consent. The business will be continued at the same place by Frank E. Mainhart, who assumes all liabilities and assets of the late firm. William R. Lowe will continue in business on the corner of 118th street and 7th avenue. Mr. Lowe has had an experience of thirteen years in handling real estate and has always made a specialty of property in the upper West Side and Harlem generally. He is therefore particularly well equipped for the furthering of future operations in that district.

Broker John P. Windolph has removed his offices from No. 60 to Nos. 92 and 94 Liberty street, where he will be glad to talk business to his old customers and others who may want to buy or sell real estate, obtain mortgage loans or place insurance. Mr. Windolph, it is well known, represents the central West Side in the Board of Aldermen.

Andrew Lester's Sons, who have long been known as largely interested in real estate, though more prominently in connection with the furniture business they have carried on for many years, have, as will be seen by their card in another column, concluded to enter the former line actively as brokers and agents. The firm consists of James F. Lester and William C. Lester, the sons of Andrew Lester, and their practical acquaintance with New York City realty, made through many and important operations and the management of their own properties, ought to bring them success. Their office is in the Van Dyck Studio Building, 8th avenue and 56th street, and while buying and selling property on commission, placing loans, insurance, etc., they propose to make a specialty of the management of estates, for which they are particularly qualified by responsibility as well as experience.

### NEW FLATS NEARING COMPLETION.

F. O. Johannesen is completing four attractive-looking five-story flats on the north side of Eighty-fourth street, 100 feet west of Amsterdam avenue. The fronts are of limestone, brick and brownstone; three of the houses are 27x85 and arranged for two families per floor, and one is 19x85, laid out for one family per floor. The lots are all 102.2 feet deep. They are trimmed in hardwood throughout, and contain all the most approved modern appliances, including steam heat, gas ranges and gas grates. They will soon be ready for tenants.

John Cotter is putting the finishing touches to four handsome five-story brick flats on the south side of Ninety-sixth street, 150 feet west of Columbus avenue. They are 25x87 each on full lots, and contain all modern improvements. Ninety-sixth street, it will be remembered, is a 100-foot street.

### Trade Notes.

#### THE HEYDEBRAND SAFETY WINDOW.

The Heydebrand Safety Window Co. has issued a very handsome book descriptive of their specialty. Not only is this issue, by reason of its artistic merit, one of which every man in the building trades would like to have a copy, but it contains in text and illustration a description of the very interesting invention the company owns. The large photograph prints of the buildings where it is in use, and the various ways in which it may be used, give a quick and clear idea of its efficiency. The office of the Heydebrand Safety Window Co. is in the Decker Building, Union Square, where these descriptive books can be had and the Heydebrand Safety Window seen in operation.

### Copies Wanted.

Fifteen cents each will be paid for perfect copies of THE RECORD AND GUIDE, Nos. 1161, 1400 and 1087, also forty cents for Indices to Vol. 41.

### Questions and Answers.

#### PROPERTY EXEMPT FROM EXECUTION.

To the Editor of THE RECORD AND GUIDE:

Referring to the questions and answers in THE RECORD AND GUIDE headed "Judgment," will you state at your convenience if, supposing A has no judgments or mortgages standing against him, but owns \$100 of personal effects, can a person sue and take them for a debt contracted by his wife without A's knowledge? Also kindly say how much of the \$100 worth is exempt by law?

*Answer.*—The circumstances might be such that A would have a good defense if the debt was contracted by his wife without his knowledge, but supposing that a judgment has been obtained against him, the following are the provisions of the Code which state what property is exempt from execution: "Section 1390—The following personal property, when owned by a householder, is exempt from levy and sale by virtue of an execution, and each moveable article thereof continues to be so exempt, while the family, or any of them, are removing from one residence to another: 1. All spinning wheels, weaving looms and stoves, put up or kept for use in a dwelling-house, and one sewing-machine with its appurtenances. 2. The family bible, family pictures and school books, used by or in the family, and other books, not exceeding in value fifty dollars, kept and used as part of the family library. 3. A seat or pew occupied by the judgment debtor or the family in a place of public worship. 4. Ten sheep with their fleeces and the yarn or cloth manufactured therefrom, one cow, two swine, the necessary food for those animals; all necessary meat, fish, flour, groceries and vegetables

actually provided for family use, and necessary fuel, oil and candles for the use for the family for sixty days. 5. All wearing apparel, beds, bedsteads and bedding necessary for the judgment debtor and the family, all necessary cooking utensils, one table, six chairs, six knives, six forks, six spoons, six plates, six teacups, six saucers, one sugar dish, one milk pot, one teapot, one crane and its appendages, one pair of andirons, one coal scuttle, one shovel, one pair of tongs, one lamp and one candlestick. 6. The tools and implements of a mechanic necessary to the carrying on of this trade, not exceeding in value twenty-five dollars."

"Section 1391—In addition to the exemptions allowed by the last section, necessary household furniture, working tools and team, professional instruments, furniture and library, not exceeding in value two hundred and fifty dollars, together with the necessary food for the team, for ninety days, are exempt from levy and sale by virtue of an execution, when owned by a person, being a householder, or having a family for which he provides, except where the execution is issued upon a judgment, recovered wholly upon one or more demands, either for work performed in the family as a domestic, or for the purchase-money of one or more articles, except as prescribed in this or the last section."—LAW EDITOR.

#### DAMAGES.

To the Editor of THE RECORD AND GUIDE:

Seeing in your valuable paper very often some advice in law cases, I take the liberty to ask you to publish in your next issue advice on the following case: The authorities of Brooklyn, against the law, left the election booths laying folded together on the sidewalks near the curb for six days. My fifteen year old boy stepped on them in order to chase some children off; he lost his balance, and fell over and broke his leg. Now, I would like to know whether I can claim compensation for expenses and the loss of his wages from the city. I consulted a lawyer, who wanted \$30 cash, which I could not pay. Please advise in your next issue, and oblige.

*Answer.*—We do not think you have any cause of action against the City.—LAW EDITOR.

#### IS THIS USURY?

To the Editor of THE RECORD AND GUIDE:

A applies to B for the loan of \$100; B informs A that he has no money, but thinks he can induce C to make the loan, whereupon A is satisfied, and in a written agreement agrees to give B \$10 for his trouble in the matter; a chattel mortgage is duly drawn up between A and C for \$100 with interest at 6 per cent per annum. Can A sustain a charge of usury against C? Is B in any way liable to the law?

*Answer.*—No.—LAW EDITOR.

#### FIXTURES.

To the Editor of THE RECORD AND GUIDE:

Please answer in THE RECORD AND GUIDE on Saturday the following question: A made a contract with owner B years ago, that an engine for pumping the water in a flat house is delivered and put in basement under the condition that it belongs to A as long as unpaid. C bought the house at auction sale and transferred it to D. The court's act was not recorded and no chattel mortgage made. Must D pay for the engine or deliver the same to A?

*Answer.*—If the engine is not affixed to the freehold, has not become what is technically called in law a "fixture," then A must remove it. On the other hand if it is affixed to the freehold so that it has become a "fixture," it is part of the realty and the title passed first to C and is now in D.—LAW EDITOR.

#### JURY DUTY.

To the Editor of THE RECORD AND GUIDE:

At what age is a man legally exempt from jury duty, and what is the proper course to get one's name off the jury list?

*Answer.*—Sixty years of age. (2) Go before the Commissioner of Jurors (in Brooklyn) or the officer holding the corresponding office in another county, and "swear off."—LAW EDITOR.

#### MERGER.

To the Editor of THE RECORD AND GUIDE:

Kindly answer the following in your next issue: A takes an assignment of a mortgage from B upon premises owned by C and wife as tenants by entirety, and at the time of taking said assignment C and wife sign an estoppel agreement with A, wherein they state "that there is no defense of any kind to said mortgage, and that there is due thereon a certain amount; also, that said agreement is made for the purpose of inducing A to take said assignment." About three days after, C being desirous that his wife should own the property in her own right, conveys with his wife, by warranty deed subject to said mortgage, the premises to A (the mortgagee), who at the same time conveys them back by bargain and sale deed, also subject to said mortgage, to C's wife. Now, what I would like to know is this: "Does or did this mortgage merge, or is it still a lien on the premises?"

*Answer.*—The mortgage did not merge and is still a lien on the premises. Merger is a question of contention.—LAW EDITOR.

#### WHO OWNS THE LOT?

To the Editor of THE RECORD AND GUIDE:

Will you kindly inform me how to find the owner of a vacant lot? I have endeavored to do so through the Tax Department, but it seems they either cannot or do not wish to trouble themselves enough to find out. The taxes and assessments have not been paid for five

years. They are small and could be paid, seemingly, by an owner of a lot of the value of the one in question. My opinion is that the owner has died. Kindly inform me of the proper way to go about it. Also, can you recommend to me a book pertaining to real estate transactions, or rather to a new beginner in the real estate business to post himself. While the valuable information contained in THE RECORD AND GUIDE is very, very enlightening, yet I thought there may be some book or publication giving all the points relative to drawing deeds, mortgages, etc., in fact general laws on the question. An early answer through your Questions and Answers column will greatly oblige an old builder.

*Answer.*—It might be difficult for you to find out the name of the owner of any piece of property, without assistance, as you are not an expert, but any lawyer, or employe in the tax office, ought to be able to ascertain it for you, if you pay him a reasonable fee. (2) We know of no book or publication such as you are in search of. A little training in a real estate office or a lawyer's office would post you.—LAW EDITOR.

#### PERSONAL OR INCOME TAX.

*To the Editor of THE RECORD AND GUIDE :*

■I would like to ascertain through your respected paper if a person with an income of \$2,000 from personal property is required, in pursuance to the laws of the State of New York, to pay personal tax on the \$2,000, or only on the sum (\$500) in excess of \$1,500. (2) Is the wife's income separate in accordance with the law above mentioned.

*Answer.*—There is no income tax under the laws of New York, or of the United States.—LAW EDITOR.

#### JUDGMENT.

*To the Editor of THE RECORD AND GUIDE :*

A reply to the following through THE RECORD AND GUIDE will oblige many : A files a judgment for \$100 in County Clerk's office of the County, in May, 1884, against B. How many years will it hold good against B, if no settlement is made, and can it be renewed?

*Answer.*—A judgment of a justice of the peace "outlaws" in six years; a judgment of a court of record in twenty. Before the expiration of the limitation either may be renewed by bringing suit upon it.—LAW EDITOR.

#### COMPOUND INTEREST.

*To the Editor of THE RECORD AND GUIDE :*

Kindly answer the following in your next issue: A holds a mortgage on real estate. B fails to pay interest for one year. Can A demand interest on the accrued interest, or would that be illegal as being compound interest?

*Answer.*—A may demand interest on the accrued interest, but he cannot enforce the payment of it. An agreement to pay interest on accrued interest is not illegal.—LAW EDITOR.

#### ENCROACHMENT.

*To the Editor of THE RECORD AND GUIDE :*

Will you answer me as soon as you can through your valuable column if I will have to take down the side of my house or pay a certain amount of money asked by my neighbor for the three inches he claims my house is over his property? The property is an inheritance, and the youngest child will not be of age for eleven years. As executrix should I act on this for the orphans?

*Answer.*—The neighbor may compel the payment of damages for the encroachment by an action; but there may be circumstances which you have not revealed which will constitute a defence, and we would therefore advise you to consult a lawyer and lay all the facts before him. As executrix you have nothing to do with the real estate unless there is power given to you by the will.—LAW EDITOR.

#### THE NEW YORK AND NEW JERSEY BRIDGE.

*To the Editor of THE RECORD AND GUIDE :*

DEAR SIR—I take the liberty of asking where I can find the fullest information and plans of the New York and New Jersey Bridge? Thanking you in advance for your courtesy, etc.—W. S. W.

*Answer.*—The office of the New York and New Jersey Bridge Co. is at No. 214 Broadway. In our last issue we published, on page 176 the locations of the approaches and depot of the proposed bridge, which locations have yet to receive the approval of the Sinking Fund Commission. We understand that the plans of the approaches and depot are now on file with the Commission, which has already informally approved the site for the depot, and will take action on the whole matter of the location on shortly.—EDITOR RECORD AND GUIDE.

#### ELM STREET WIDENING.

*To the Editor of THE RECORD AND GUIDE.*

DEAR SIR—Please furnish me with the full particulars about the widening of Elm street, New York City, what they have done in regards to it, what they propose to do, and how soon it will be widened. Please oblige me with this information, as I have some property on 8th and 4th avenue, N. Y.

*Answer.*—See our issue of last week "Questions and Answers" column. The Commission of Estimate and Assessment has not reported yet, nor can anyone say when its report will be presented, and if presented whether it will be approved promptly by the Supreme Court. Consequently, it is not possible to tell our correspondent when the street will be widened.—EDITOR RECORD AND GUIDE.

#### BROKERS' COMMISSIONS.

*To the Editor of THE RECORD AND GUIDE :*

Kindly let me know, on Saturday, who is entitled to commission in following case: A and B are two brokers; A and B have same piece of property and both the same customer; A offers the property, introducing the owner at the same time, but effects no sale; B, who has offered the same property before A brings buyer and owner together and effect the sale.

*Answer.*—B.—LAW EDITOR.

*To the Editor of THE RECORD AND GUIDE :*

Kindly let me know who is entitled to the commission in the following case: A, a broker, offers to B, a buyer, two houses, and B made A an offer which the owner refused to accept; then Broker A brought the owner to B, who told the owner that before he would make a further offer he would like to see the houses inside; then he sent C, another broker, to the owner to offer a little more, and a few days after the sale was made, and C claimed commission which the seller refused to pay, and told him that A, the first broker, would be entitled to the commission?

*Answer.*—A is entitled to the commission.—LAW EDITOR.

#### DECEDENT'S USTATE—HUSBAND AND WIFE.

*To the Editor of THE RECORD AND GUIDE :*

An unmarried lady buys two lots, has the deed in her maiden name. Shortly thereafter she marries and dies within a year after marriage, leaving no issue. She also had a bank account at her death in her maiden name; her husband and her mother agreed, he to have the cash and the mother the lots. He applied to the Surrogate for letters of administration and drew the money. The lots there has been nothing done, although she is dead nearly two years. The husband is willing to sign a quit claim for the mother to have the deed transferred to her, but there are sisters and brothers of the deceased living. What is best for the mother to do?

*Answer.*—Get the brothers and sisters of the deceased to sign a deed of the property to her.—LAW EDITOR.

#### LANDLORD AND TENANT.

*To the Editor of THE RECORD AND GUIDE :*

Please inform me through your paper if a party has a lease of a store for a term of five years and should said party vacate before the time expires, and has given no security, can the owner hold him for the balance of the term?

*Answer.*—Yes; but if the tenant is execution-proof it would be better for the landlord to take possession of the store.—LAW EDITOR.

*To the Editor of THE RECORD AND GUIDE :*

Will you kindly inform me whether it is necessary to give tenants notice February 1st that you will want them to vacate premises on May 1st, where they rent from May to May?

*Answer.*—It is not necessary to give any notice at all. The tenant may be dispossessed on May 1st without notice.—LAW EDITOR.

#### A CRITICISM.

*To the Editor of THE RECORD AND GUIDE :*

I find pretty general disapproval of your decision as regards the legal requirement of tenant to paint house under lease as quoted and answered by you in your issue of January 11th. You will notice my question was whether it was customary or proper under such covenant for lessor or lessee, &c. As several leading real estate men say that you are wrong, will you not review the matter?

*Answer.*—We see no reason to change our answer. Under an ordinary lease a tenant is not required to paint the premises, but under the lease mentioned in the query adverted to, the lessee covenants to make "all" repairs, and under such a covenant we think he could be compelled to do painting necessary for the preservation of the premises.—LAW EDITOR.

#### TAXATION.

*To the Editor of THE RECORD AND GUIDE :*

I would like to ask you the following question and will be pleased to receive your opinion promptly. A man owns a house worth, say, \$10,000, on which I hold a mortgage of \$3,000. He pays the city taxes on the property. My \$3,000 are in the house as well as his \$7,000. Now, if he has to pay the taxes on the whole can the city make me pay a personal property tax on my \$3,000? That would be receiving two taxes on the same property. Can the city legally require this? I have paid personal property tax all along, but think it unjust on such money as is already taxed against another. Mortgages scarcely pay 5 per cent now. Can the city demand almost 2 per cent. of this?

*Answer.*—The payment of the taxes can be enforced on the real estate value, \$10,000, and also on your personal property the bond for \$3,000. You are in error when you say you have \$3,000 in your debtor's house and that there is double taxation. You have your debtor's promise to pay \$3,000, and the real estate is pledged as security. Suppose you had merely his promissory note without security. Then if he was taxed on his house and you were taxed on his note you could not call it double taxation on the same property. We do not know what your experience is but ours is that the assessors in New York and Brooklyn are very reluctant and chary about taxing bonds secured by mortgage on real estate on account of the very idea which you entertain of double taxation on the same property, which idea, as we have said, is erroneous.—LAW EDITOR.

FINANCIAL

REAL ESTATE.

INSURANCE.—REAL ESTATE.

**STATEMENT.**  
**REAL ESTATE TRUST CO.**  
 OF NEW YORK.  
 At the Close of Business, June 29th, 1895.

**RESOURCES.**

\$500,000 N.Y. City 3% Bonds, @ 100,	\$500,000.00
United States Bonds, Market Value,	298,457.56
Other Investment Securities,	469,951.64
Bills Receivable,	41,205.26
Bonds and Mortgages,	140,000.00
Loans, secured by collaterals, on time,	1,140,600.00
Loans, secured by collaterals,	ON DEMAND, 745,400.00
Cash on hand and on deposit,	528,636.11
	<hr/>
	1,274,036.11
Accrued Interest,	17,200.49
Overdraft—Authorized,	320.01
	<hr/>
	\$3,881,771.07

**LIABILITIES.**

Capital,	\$500,000.00
Surplus,	250,000.00
	<hr/>
	\$750,000.00
Undivided Profits,	53,719.16
Due Depositors,	3,078,051.91
	<hr/>
	\$3,881,771.07

**CHAS. H. EASTON,**  
 REAL ESTATE.  
 116 WEST 42D STREET.  
 Telephone, 795-38th Street.

**DANIEL BIRDSALL & CO.,**  
 319 BROADWAY,  
 621 BROADWAY.  
 BUSINESS PROPERTY SOLD AND RENTED.  
 MANAGEMENT OF ESTATES.

**M. & L. HESS,**  
 643 BROADWAY, cor. BLEECKER ST.  
 Sale, Rental and Management of Business Property.

**CLARENCE J. RAMSEY,**  
 4% MONEY  
 111 BROADWAY.

**JOHN F. DOYLE & SONS,**  
 REAL ESTATE AGENTS, BROKERS AND APPRAISERS  
 No. 45 WILLIAM ST., CITY NEW YORK.  
 Management of Estates a Specialty.  
 Highest References.  
 John F. Doyle. John F. Doyle, Jr. Alfred L. Doyle

**N. BRIGHAM HALL,**  
 REAL ESTATE BROKER AND AGENT  
 681 BROADWAY,  
 Corner 3d Street, Telephone, 603 Spring.  
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 REAL ESTATE BROKERS AND AGENTS  
 621 BROADWAY,  
 Cor. Houston St. NEW YORK.  
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**B. M. STRAUSS & CO.,**  
 529 BROADWAY, Prescott Building.  
 Rental, management and sale of business realty  
 B. M. STRAUSS. M. E. STRAUSS. SOL. STERN.

**WILLIAM M. RYAN.**  
 20th st, No 506, s. s. 125 w 10th av, 4-sty brk flat (leasehold). Alexander Miller party in int. (Administratrix' sale).....5,050  
 Union av, No 813, w s, 125 n Cedar st, runs w 168 x n 25.6 x e 64.9 x s e 14.7 x e 90 to av, x s 20.3 to beginning, 3 sty frame dwell'g with store and 2-sty frame dwelling on rear. E J Halligan. (Amt due \$1,115).....6,625

**D. PHOENIX INGRAHAM & CO.**  
 Worth av, e s, 60 s Fitch st, 67x57.10 to Webster av, x67x61. Lawrence McGrath. (Amt due \$4,457).....5,700

**WILLIAM KENNELLY.**  
 \*105th st, No 70, s s, 142.10 e Columbus av, 21.6x100.11, 5-sty brk flat. Ella J Hennessey. (Amt due \$21,107).....20,000  
 Total.....\$526,375  
 Corresponding week 1895.....240,512

**THE NEW YORK PLATE GLASS INSURANCE CO.**  
 24 PINE STREET, - - - NEW YORK.  
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 Loans money on bond and mortgage on good city real estate. First-class bonds and mortgages always on hand for sale to investors.  
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**NEW YORK SECURITY AND TRUST CO.**  
 46 WALL ST., NEW YORK.  
 Capital, - - - \$1,000,000.00  
 Surplus, - - - 1,000,000.00

CHARLES S. FAIRCHILD, President.  
 WM. L. STRONG, 1st Vice-President.  
 JOHN L. LAMSON, 2d Vice-President.  
 ABRAM M. HYATT, Secretary.  
 ZELAH VAN LOAN, Assistant Secretary.  
 This Company will take entire charge of real and personal estates, collecting the rents and income, attending to the payment of taxes and all such details in connection therewith as an individual in like capacity could do.  
 Receives deposits subject to sight drafts, allowing interest on daily balances.

CONVEYANCES.

Wherever the letters Q. C., C. a. G. and B. & S. occur, preceded by the name of the grantee, they mean as follows:  
 1st—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed in which all the right, title and interest of the grantor is conveyed, omitting all covenants or warranty.  
 2d—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.  
 3d—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no express covenants, he really grants or conveys the property for a valuable consideration, and thus implicitly claims to be the owner of it.  
 The street and avenue numbers given in these lists are, in all cases, taken from the Insurance maps when they are not mentioned in the Deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

NEW YORK CITY.

FEBRUARY 7, 8, 10, 11, 13.

Bethune st, No 6, n s, 83 w Greenwich st, 24 x 80, 2-sty brk building. James R Taggart, Newark, N. J. to John R Voorhis. Sub to mort \$6,000. Feb 8. \$9,750  
 Bloomingdale road, the bed of said road extending from 108th to 109th st. All title, &c, which George De Peyster had in his lifetime. Henry T Carey trustee will George De Peyster to John Brower. Feb 7. 100  
 Boulevard or Public Drive, e s, 24.11 s }  
 146th st, 75x100, vacant. }  
 146th st, s s, 125 e Road or Public Drive, }  
 75x99.11, vacant. }  
 Edward Uhl to Frank L Smith, Tarrytown, N. Y. Jan 29. nom  
 Broadway, No 1722, e s, 77.10 s 55th st, 25.10x80.3x25x86.8, 3-sty brk building. Donald McLean to John McClure. Fore-clos. Feb 7. 5,000  
 Canal st, No 39, n w cor Ludlow st, 21.10x 50, 5-sty brk tenem't with stores. Louis Dossek to Charles Lighte, Brooklyn. Mt. \$33,000. Feb 1. 36,500  
 Chrystie st, No 84, e s, abt 125 n Hester st, 25x100, 5-sty stone front tenem't with stores and 5-sty brk tenem't on rear. Emanuel Glauber, Brooklyn, to Augustus Prentice. Mt. \$26,500. Feb 6. exch  
 Clinton st, No 19, n w s, 150 n e Stanton st, 25x100, 5-sty brk tenem't with stores and 4-sty brk tenem't on rear. Partition. S

**THE STATE TRUST CO.,**  
 36 WALL STREET,  
 Capital and Surplus, - - \$1,800,000  
 Acts as Trustee, Registrar, Transfer and Fiscal Agent of Corporations, and as Executor, Administrator, Trustee, Guardian and Committee of Estates. Takes full charge of Real and Personal Estates. Interest allowed on Deposits.  
 FRANCIS S. BANGS, President.  
 W. L. TRENHOLM, } Vice-Presidents.  
 WM. A. NASH, }  
 JOHN Q. ADAMS, Secretary.  
 MAURICE S. DECKER, Treasurer.  
 TRUSTEES.  
 Willis S. Paine, J. D. Probst,  
 Henry H. Cook, Henry Steers,  
 Charles R. Flint, George W. Quintard,  
 W. L. Trenholm, Forrest H. Parker,  
 William B. Kendall, Charles Scribner,  
 Walter S. Johnston, Charles L. Tiffany,  
 Joseph N. Hallock, George W. White,  
 Percival Knauth, John Q. Adams,  
 Edwin A. McAlpin, Francis S. Bangs,  
 Andrew Mills, Francis Lynde Stetson,  
 William A. Nash, Thomas A. McIntyre,  
 Geo. Foster Peabody, Edward E. Poor.

SALES OF THE WEEK.

The following are the sales that have taken place in city auction rooms during the week ending February 14.  
 \*Indicates that the property described has been bid in for the plaintiff's counsel.

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

(AT THE NEW YORK REAL ESTATE SALESROOM.)

RICHARD V. HARNETT & CO.

Warren st, No 53, s s, 99.11 e West Broadway, 25.2x76.2, 5-sty stone front store. John H Tingley. (Amt due \$-0,675; prior mort \$- )  
 \*129th st, Nos 124 and 126, s s, 250 w Lenox av, 50x99.11, 4-sty brk dwell'g. Eva S Cochran. (Amt due \$42,103).....47,000  
 \*114th st, No 423, n s, 29 e 1st av, 25x100.11, 4-sty brk tenem't. Elizabeth W Burke. (Amt due \$10,725).....10,000

(Partition sale—Estate of E A Johnson.)

Pearl st, No 436, e s, 101.11 n Madison st, 25x 144.4x25x147.10, 5-sty brk building. Edwin A Johnson an heir.....50,000  
 12th av, n w cor 49th st if extended, 117x-, bulkhead property and land under water. Same.....25,000  
 8th av, Nos 542-546, e s, 13.10 n 37th st, 39x 64.1 x 39.2 x 60.1, three 3-sty brk stores. Charles F Bound an heir or representative of one.....45,500  
 10th av, No 84, e s, 77.10 n 15th st, lot 28x90. }  
 16th st, No 456, s s, 90 e 16th av, lot 25x100.3. } Samuel F Jayne for Bradish Johnson an heir.....45,000  
 12th av, n e cor 49th st, 100x100, 5-sty brk malt house and 1-sty brk building. S A Ludin & Co.....19,000  
 12th av, adj above, 17x100, vacant. Same.....2,100  
 49th st, n s, 100 e 12th av. 50x100, 2-sty brk building. Same.....7,900  
 49th st, adj above, 100x100, vacant. Matthew Baird.....15,200  
 Interior lot, beginning 100 e 12th av and 100 n 49th st, 17x150, vacant. Same.....2,150

PHILIP A. SMYTH.

32d st, No 324, s s, 233.4 w 8th av, 16.8x98.9, 4-sty stone front dwell'g. Samuel Warwick. (Partition sale).....12,250  
 18th st, No 432, s s, abt 145 w Av A, abt 25x90, 2-sty brk building; leasehold. George Pfister. (Admr's sale).....4,150

BRYAN L. KENNELLY.

\*65th st, No 138, s s, 438 e Amsterdam av, 20x 100.5, 4-sty stone front dwell'g. Mary A Potter. (Amt due \$2,869; prior mort \$20,000.).....24,750  
 36th st, Nos 74 and 76, s s, 62.6 e 6th av, 37.6x 74.1; No 74, 4-sty stone front dwell'g; No 76, 2-sty brk store. William Sporb, Jr. (Amt due \$52,765).....63,000

PETER F. MEYER & CO.

10th av, No 219, and 23d st, No 504 } s w cor 10th }  
 23d st, Nos 506-508 } av and 23d }  
 st, 24.8x100, three 4-sty brk tenem'ts, store in corner building. Louise Schultz. (Executor's sale).....61,000

L H Ward to Benjamin Rosenfeld. Feb 11. 25,375  
 Franklin st, No 85, s s, 143.6 e Church st, 24.6x100, 5-sty stone front store. John Mack to Jenny P Mack. Q C. All title. Nov 20. nom  
 Goerck st, No 107, w s, 125.6 s Stanton st, 25.11x100, 5-sty brk tenem't. Moritz Feldman to Hani Feldman his wife. 1/2 part. Mt. \$27,000. Feb 1. nom  
 Same property. Moritz Feldman to Morris Sporer. 1/2 part. Mt. \$27,000 Feb 1. 14,800  
 Gramercy Park Carriageway. Nos 37 and 38, s e s, 39.5 s 21st st, 39.5x80, two 5-sty stone front dwell'gs. Foreclos. Lewis L Delafield to Mary T and Jane F Lynch. All liens. Feb 11. 7,000  
 Hamilton terrace, w s, 125 n 141st st, 300x100, vacant. Geo R Sheldon as assignee of Wm H De Forest for benefit of creditors to Gustavus L Lawrence. C a G. Feb 6. 78,000  
 Henry st, No 222, s s, abt 163 e Clinton st, 23.6x100, 4-sty brk tenem't. Nathan Peyser to Gerson Krakower. Marcus Abraham and David Bischoff. Mt. \$19,000. Feb 7. 30,000  
 Lewis st, No 30, e s, 125 n Broome st, 24.9x100, 5-sty brk tenem't with stores. Charles Liebler an heir Charles Liebler. Brooklyn, to Jonas Weil and Bernhard Mayer. All title. Q C. Feb 6. nom  
 Same property. Louisa Lindeman formerly Liebler an heir Charles Liebler. Wilkingsburg, Penn, to same. All title. Q C. Feb 5. nom  
 Macdougall st, No 133, n w s, 106 s w 4th st, 24.7x88.9, 4-sty brk tenem't with stores. Leopold Gusthal to Maria wife of Richd W Habermann. Mt. \$15,000. Feb 1. 21,000  
 Monroe st, No 74, s e cor Mechanics alley, 20.5x92.11, 7-sty brk factory. Abraham J Dworsky to Pauline Arnowitz. Q C. Mt. \$21,185. Feb 7. nom  
 Montgomery st, No 59, e s, 37.11 s Monroe st, 22x60. }  
 Montgomery st, No 61, e s, 59.11 s Monroe st, 22x60. }  
 Two 3-sty frame tenem'ts, store in No 59. }  
 Robert Berlinger to Moritz Berlinger. Mt. \$13,000. Dec 14. nom  
 Mulberry st, No 240, e s, 158.4 s Prince st, 25.4x98.9x25.7x98.10, 5-sty brk tenem't with stores. Celestino De Marco to Giambattista Gauzza. Mt. \$20,000. Feb 10. 33,000  
 Nichols pl, n s, 279 w on curve from Prescott av, 188.2x86.10x50x165.1, two 2-sty frame dwell'gs and vacant. John E Austin, Brooklyn, to Josephine Kilpatrick. Mt. \$4,000. Jan 31. nom  
 Oliver st, Nos 96 and 98, e s, 95 n South st, 40x50, two 2-sty brk tenem'ts with stores. Deed on execution. Edwd J H Tamsen sheriff to Benj M Weil. All interest which Harry Redding had on May 25, 1894, or thereafter. Dec 18. 30  
 Pentz st } begins at point abt in centre line 138th st }  
 Pentz st } 138th st now closed, abt 344 w }  
 139th st } St Nicholas av, runs n along e s }  
 140th st } Pentz st, abt 519.8 to centre }  
 line 140th st now closed, x w along said }  
 centre line abt 60 to w s Pentz st, x s }  
 along same - x e - to beginning, all right, }  
 title, &c. John F Pentz and Maria A }  
 Young, Brooklyn, to Edwd K James, }  
 Brooklyn. Q C. Feb 7. nom  
 Same property. Alfred Osterhout exr and trustee will James H Pentz to same. All title, &c. Feb 6. 300  
 Pike st, No 23, s e cor Henry st, 25x77.10, 5-sty brk tenem't with stores.  
 Henry st, No 110, s s, 77.10 e Pike st, 33.6x25.1x33.6x25, 5-sty brk tenem't.  
 Catharine st, No 52, e s, 75.9 s Madison st, 25.1x112.4x25x114.11, 4-sty brk tenem't with stores.  
 Bernard Goodman and Lizzie his wife to Israel D Goodman. All title as tenants in common. All liens. Jan 31. nom  
 Rivington st, No 169, s s, 50 e Clinton st, 20x66, 3-sty brk tenem't with stores, and 1-sty frame building on rear. Frederick Kraemer, Brooklyn, to Augusta Kraemer. B & S. C a G. Mt. \$6,000. Jan 27. nom  
 Stanton st, Nos 223 and 225 } Assignment of Pitt st, Nos 86 and 88 } rents. Joseph Goodman to Adolf Prince. Nov 22. nom  
 Washington st, No 435, e s, abt 49 s Desbrosses st, 24.10x80.1x24.9x80.2, 4-sty brk tenem't with 2-sty brk building on rear. John H. Walker, Hoboken, N J, to Spencer Walker. 1/3 part. Feb 13. 6,400  
 Washington pl, s s, 74.7 e Washington sq East, 34.11x79.11x35.2x79.10, Release mort. Washington Square Meth Epis Church to Abraham Boehm and Lewis Coon, firm Boehm & Coon. Feb 10. nom  
 West st, n w cor Perry st, runs n along West st 89.6 bulkhead, rights of wharfage, crantage, &c. Josephine A Budke. West Nyack, N Y, to The Mayor, Aldermen, &c. Aug 14, 1895. 42,512  
 West Broadway, No 248, w s, 24 s Beach st, runs s 19 x w 21.4 x n 4.5 x w 25 x n 16 x e 26.4 x e 28.3 to West Broadway, 3-sty brk and frame tenem't with store. Partition. Sylvester L H Ward to John H McGurk. Feb 11. 12,600  
 12th st, No 56, s s, 343.4 e 6th av, 19.4x103.3, 3-sty brk dwell'g. Partition. James C Foley to Alonzo G McLaughlin. Feb 11. 18,300  
 14th st, Nos 406, and [408, s s, ]160.6 e 1st

av, runs s 156.6 x w 66.6 x n 53.3 x e 25 x n 103.3 to st, x e 41.6. Release mort. Benj M Hartshorne. Highlands, N J, to Rector. Churchwardens, &c. Grace Church, in the City of New York. Feb 10. nom  
 15th st, No 213, n e s, 183.4 n w Rutherford pl, 24x103.3, 4-sty stone front dwell'g. Annie M Adolph to Matilda Von Ramdohr. B & S. Feb 3. 30,000  
 17th st, No 351, n s, 175 e 9th av, 22 6x92, 4-sty brk dwell'g. Peter G Stappers to Mary Stappers. Mt. \$6,000. Feb 10. 10,000  
 17th st, No 238, s s, 328 e 8th av, 17.6x84, 3-sty brk dwell'g. Jed E Adams to Cornelia M Adams. All liens. Feb 11. nom  
 23d st, No 432, s w s, 333.4 n w 9th av, 16.8x98.9, 4-sty stone front dwell'g. Henry E Giraud, Clara W wife of Gilbert F Foote, Ida W wife of and Geo B Foote and Annie G Williams and Edwd G Williams, Poughkeepsie, N Y, to Frances J Cushman. Jan 11. 14,250  
 25th st, No 43, n s, 225 e 6th av, 25x98.9, 4-sty brk dwell'g. Emily Wheeler widow to Arthur De F and Walter Wheeler. Stratford, Conn. B & S. May 19, 1893. gift  
 26th st, No 32, s s, 281.6 e 6th av, 18.6x98.9, 5-sty stone front dwell'g. Geo F Britton to Emily K Davis. All title. Mt. \$20,000. Jan 28. nom  
 27th st, Nos 336 and 338, s s, 340 e 9th av, 44x98.9, 3-sty brk livery stable. Peter G Stappers to Mary Stappers. Feb 10. nom  
 27th st, Nos 253 and 255, n s, 159.7 e 8th av, 49.9x98.9, two 4-sty brk tenem'ts with stores and 3-sty brk building on rear. Louis Voelker to Joseph H Turl. Newburgh, N Y. Mt. \$20,000, &c. Feb 11. nom  
 29th st, No 216, s s, 260 e 3d av, 25x98.9, 5-sty brk tenem't. Isaac Levy to Bertha Levy his wife. Mt. \$22,500. Feb 11. nom  
 29th st, No 114, s s, 190 w 6th av, 20x98.9, 4-sty brk dwell'g. Chas F Stoppani, Brooklyn, to Francis Morris. Feb 13. nom  
 30th st, No 147 E. Wm C Witter with Danl S Decker. Agreement to assign rents in lieu of recvr. Jan 27. nom  
 33d st, No 157, n s, 80.3 e 7th av, 19.9x78.1, 4-sty brk tenem't with stores. Geo M Wright to Geo W Ellis. 9-10 parts. B & S. Mt. \$6,500. Feb 11, 1893. 12,215  
 36th st, No 316, s s, 193.9 e 2d av, 18.9x98.9, 4-sty brk tenem't with store. Julia F wife of J Bruce Ismay to Julia M wife of Geo R Schreffelin. B & S. Mt. \$5,500. Jan 13. nom  
 36th st, No 107, n s, 105 e Park av, 25x98.9, 4-sty stone front dwell'g. John T and Henry L Pulling and Minnie E wife of Benj I Stanton, St Paul, Minn, to Mary G Hoffman. Jan 20. 52,500  
 38th st, No 112, s s, 180 e 4th av, 15.6x98.9, 3-sty stone front dwell'g. Samuel S Abbott, Brooklyn, to Wm C Martin. Recorded. Mt. \$23,000. Oct 28, 1892 nom  
 38th st, No 131, n s, 80 e Lexington av, 19x98.9, 3-sty stone front dwell'g. L Napoleon Levy to Kate E Willson. Mt. \$ - . Feb 11. 23,000  
 38th st, No 429, n s, 381.3 w 9th av, 26.3x98.9, 3 sty frame tenem't and store with 4-sty brk tenem't on rear. Louis Van Gilluwe exr Charles Becker to Eliz A Perry. Mt. \$6,500. Feb 3. 10,100  
 40th st, No 268, s s, 75 e 8th av, 25x98.9, 5-sty brk tenem't with stores. Chas E Sands to Anna Sands. 1-9 part. Dec 19. nom  
 40th st, No 121, n s, 105 w Lexington av, 20x98.9, 5-sty stone front flat. John Male, Mont Vale, N J, to James McClenahan, Portchester, N Y. Mt. \$25,000. Feb 3. nom  
 45th st, Nos 226-230, s s, 350 e 8th av, 75x100.5, 4-sty brk rectory and stone and brk church. The Society of the Free Church of St Mary the Virgin, in the City of New York, to Thos S Williams. C a G. Feb 10. 80,060  
 Same property. Thos S Williams to Wm W Astor. Feb 11. 80,000  
 48th st, No 424, s s, 350 w 9th av, 25x100.5, 5-sty brk tenem't with stores. }  
 48th st, No 416, s s, 250 w 9th av, 25x100.5, 5-sty brk tenem't. }  
 Augusta Handte to Augusta Fuhrmann. Mt. \$15,000. Jan 21. nom  
 50th st, No 253, n s, 70 w 2d av, 18.6x100.5, 4-sty stone front dwell'g. Eugene Frankel to Auguste Goodman. All liens. Feb 5. nom  
 51st st, Nos 439-443, n s, 421 w 9th av, 79x100.5, three 5-sty brk tenem'ts Alois Gutwillig to Emil Bloch. Mt. \$76,000. Jan 28. See 5th av. nom  
 51st st, Nos 439-443, n s, 421.7 w 9th av, 78.5x100.5. Eml Bloch to Mary H Lester. Mt. \$76,000. Jan 30. See 5th av. nom  
 52d st, Nos 426 and 428, s s, 325 w 9th av, 50x100.5, two 5-sty brk tenem'ts with stores. Adeline I Phillips widow to Hartwig I Phillips. Jan 20. nom  
 52d st, Nos 426 and 428, s s, 325 w 9th av, 50x100.5, two 5-sty brk tenem'ts with stores. Hartwig I Phillips to Adeline I Phillips widow. Mt. \$36,000. Feb 11, 1905  
 53d st, No 313, n s, 157.6 e 2d av, 19.5x100.2, 5-sty brk tenem't. Robert Greenthal to Louisa Lewis. All title. Mt. \$12,200. Feb 6. 2,000  
 54th st, No 108, s s, 90 e 4th av, 25x100.5,

5-sty brk flat. Elizur V Foote to Alice Banks. Mt. \$25,000. Feb 1. See 140th st. nom  
 55th st, No 536, s s, 275 e 11th av, 25x100, 5-sty brk tenem't. Wm H Peck to Chas D Bornemann. Mt. \$0,600 Jan 16. 15,500  
 56th st, No 158, s s, 125 e 7th av, 25x81.8x25.1x83.8, 2-sty brk stable. Vienna D Gano, New York, Henry C Demorest, Mt Vernon, N Y, Wm C Demorest, New York, Evelyn D wife of and Alex G Rea, Philadelphia Penn, heirs W Jennings Demorest and Ellen L Demorest widow to John R McKeen. Mt. \$17,000. Jan 13. 23,000  
 63d st, s s, 400 e West End av, 87.6x100.5, 4 sty brk building, Home of Industry New York Life Ins Co to The Children's Aid Soc. Feb 3. 48,000  
 64th st, No 408, s s, 156 e 1st av, 25x100.5, 5-sty brk tenem't or cigar factory. Edwd D Cowman trustee will Hester E Trotter to Anton Masin. Feb 7. 14,000  
 65th st, No 164, s s, 192 e Amsterdam av, 18x100.5, 4-sty stone front dwell'g. Henry L Sprague to John R Simmons. Mt. \$18,000. Feb 7. See 84th st. 28,750  
 65th st, No 162, s s, 210 e Amsterdam av, 18x100.5, 4 sty stone front dwell'g. Same to same. Mt. \$18,000. Feb 7. 28,750  
 65th st, No 162, s s, 210 e Amsterdam av, 18x100.5. John R Simmons to Minnie P C Meyer. Mt. \$20,000. Feb 7. See 84th st. 28,750  
 65th st, No 164, s s, 192 e Amsterdam av, 18x100.5. Same to same. Mt. \$20,000. Feb 7. 28,750  
 66th st, s s, 325 e 10th av. Margaret wife of and Thomas Shannon with Wm H Peters. Settlement of party wall agreement by payment of \$600. Feb 11. -  
 71st st, n s, 400 w West End av, 75x102.2, vacant. Marie G wife of John C Barth to Wm J Casey. Mt. \$24,000. Feb 10. See 98th st. val consid and 100  
 72d st, No 135, n s, 344 w 9th av, 22x102.2, 4-sty stone front dwell'g. James W Alexander to Nellie L Carpenter. C a G. Feb 5. 72,000  
 75th st, No 28, s s, 34 e Madison av, 33x28.8, 4-sty stone front dwell'g. Lellie Dowdney to Emily L wife of Melville D London. Feb 13. nom  
 76th st, s s, 150 w West End av, 25x102.2, 4-sty brk dwell'g. David Marx to Edward Hirsh. Mt. \$14,000. Dec 31. nom  
 76th st, No 110, s s, 125 w West End av, 25x100.4, 4-sty stone front dwell'g. James V S Woolley to Edward Hirsh. Mt. \$13,000. Feb 7. nom  
 82d st, Nos 152 and 154, s s, 225 e Amsterdam av, 37.6x102.2, two 4-sty stone front dwell'gs. Amelia S Bebro to Jessel Bebro. Mt. \$53,000. Sept 26. nom  
 82d st, No 150, s s, 262.6 e Amsterdam av, 18.6x102.2, 4-sty stone front dwell'g. Rosalia Bebro to Jessel Bebro. Mt. \$30,500. Sept 26. nom  
 84th st, No 9, n s, 200 e 5th av, 25x102.2, 4-sty stone front dwell'g. Minnie P C Meyer to Henry L Sprague. Mt. \$40,000. Feb 7. See 65th st. 57,500  
 85th st, No 425, n s, 294 e 1st av, 25x102.2, 4-sty stone front flat. Herman Cohen to Saul J Cohen. Mt. \$14,500. Nov 4, 20,500  
 85th st, No 67, n s, 185.7 w Park av, 25x102.2, 5-sty brk flat. Randolph Guggenheimer to Gertrude L S Sills. Q C. Feb 6. nom  
 85th st, No 528, s s, 298 e Av A, 25x102.2, 5-sty brk flat. William Buchmuller to Fredericka Buchmuller. 1/2 part. Mt. \$10,000. Feb 10. gift  
 86th st, No 160, s s, 173 e Amsterdam av, 17x106.10, 5-sty brk dwell'g. Olivia P Hoe to Ellen L Mahan. Oct 10. 32,500  
 88th st, No 256, s s, 118 w Western Boulevard, 18x100.8, 3-sty stone front dwell'g. John C Barth to Kate Casey. Mt. \$16,000. Feb 10. See 98th st. val consid and 100  
 94th st, No 27, n s, 225.6 w Central Park West, 17.6x100.8, 3-sty brk dwell'g. John H H Nesslerage to Elizabeth Nesslerage. Mt. \$12,000. March 2, 1894. 25,000  
 97th st, No 155, n s, 154 w 3d av, 17x100.11, 5-sty brk flat. Abraham Krone to Watson J Tunison. Mt. \$13,500. Jan 30. nom  
 97th st, s s, 175 e 5th av, 60x100.11, vacant. Release mort. New York Life Ins Co to Seth M Milliken. Mt. \$13,500. Feb 6. 5,000  
 Same property. Seth M Milliken to Margaretta Diehl and Rosa Levy. Dec 24. nom  
 98th st, Nos 148-162, s s, 190 e Amsterdam av, 160x100.11, eight 5-sty brk flats. John Casey to John C Barth. Mt. \$160,000. Feb 7. See 71st st, also 88th st. val consid and 100  
 99th st, s s, 159.10 e 3d av, 25.1x100.11. Release mort. German-American Real Estate Title Guarantee Co to Theodor Von Ganther. Feb 11. 12,500  
 99th st, Nos 208 and 210, s s, 159.10 e 3d av, 50.1x100.11, two 5-sty brk tenem'ts. John B Smith to Theodor Von Ganther. Feb 7. nom  
 100th st, No 72, s s, 75 e Columbus av, 24.6x100.11, 5-sty brk flat. Joseph Rosenfeld to Lippman Tannenbaum. Mt. \$18,000. Sept 13. nom  
 102d st, s s, 158.7 e Boulevard, runs e to point 175 e Boulevard, x s 33 to w s Bloomingdale road now closed, x n 37 to beginning, gore. Stuyvesant Leroy admr

with will annexed of Herman Le Roy to Richd V Harnett. Feb 8. 400
102d st, s s, 150 e Boulevard. 25x100.11, vacant. plan filed in April, 1895, for 5-sty stone front flat. Richd V Harnett to Henry F Cook. Feb 11. 15,000
103d st, s s, 2 w Madison av. 50x100.11, vacant in 1888. two 5-sty brk flats erected in 1895. Anna Monell, Charles Roome, Henry Darling, Eugene Wells and Isaac N, Eugene W and Grace Colher to Abraham Siegel. Re-recorded. April 10, 1888. 10,200
103d st, n s, 70 w Madison av. 25x100.11, vacant, new flats projected. Ashbel P Fitch to Joseph J Schreiner and George Fennell. Feb 3. 10,000
104th st, s s, 70 w Madison av. 25x100.11, vacant, 5-sty flat projected. Kate M wife of John Norton to Joseph J Schreiner and George Fennell. Feb 6. 10,050
105th st, No 329, n s, 340 e 2d av, 20x100.11, 1 and 2-sty frame building on rear of lot. Foreclos. Armour C Anderson to Archibald Phillips, Jr, Portchester, N Y. Dec 27, 1895. 3,000
106th st, No 415, n s, 238 e 1st av. 25x100.11, 4-sty brk tenem't with stores. David Oppenheimer to Eva R Fowler, Utica, N Y. Mt. \$12,000. Feb 10. 16,750
106th st, No 337, n s, 100 w 1st av, 25x100.11, 4-sty brk tenem't with stores. Partition. Edward Jacobs to Benjamin Croner. Mt. \$15,200. Feb 6. 1,050
106th st, No 346, s s, 104 1/2 w 1st av, 25.4x100.11, 5-sty brk tenem't. Pauline Slotte to Jacob Greenberg. All liens Feb 3. nom
Same property. Release judgment. Louis Aaron to same. Feb 10. nom
110th st, No 126, s s, 125 w Lexington av, 25x100.11, 5-sty stone front flat. William Kreisheimer to Adelheid Kreisheimer. Mt. \$19,000. Feb 8. 24,000
111th st, No 96, s s, 18 w 4th av, 16x82.11, 3-sty stone front dwell'g. Klara Simon to Benj M Levoy. B & S. Feb 10. nom
113th st, No 110, s s, 135 e Park av, 25x100.11, 5-sty brk tenem't. Mary V, Agnes M and Cath T White to Cath L Murphy. Mt. \$13,500. Feb 13. val consid and 100
114th st, No 159, n s, 320 w 3d av, 18.9x100.11, 3 sty brk dwell'g. David Hirsch to Regina Hirsch. Mt. \$5,000. Feb 8. 7,500
114th st, No 19, n s, 220 e 5th av. 25x100.11, 5-sty brk flat. Laura S W Lake wife of and Wm H Lake, Yonkers, N Y, to Henry Dale. Mt. \$17,000. Jan 25. exch
116th st, Nos 104 and 106, s s, 25 e Park av, 75x100.11, two 6-sty brk flats. Margaret C Dwyer to Mary H Lester. Mt. \$105,000. Jan 31. See 5th av. exch
118th st, No 58, s s, 120 e Madison av, 20x100, 5-sty brk flat. Jacob Rose to Henrietta Zoeller. Mt. \$16,000. Feb 8. nom
118th st, No 234 E, s s, abt 200 w 2d av, 20x100.11, 3-sty brk dwell'g. Wm H Gardner, Waverly, N Y, heir Phebe A Priest to Daniel P Treadwell, Brooklyn. All title. All liens, Jan 16. 600
119th st, No 447, n s, 133 w Pleasant av, 20x100.11, 3-sty frame dwell'g. Elizabeth Collamore to Louis B Hasbrouck. Q C. Jan 28. nom
120th st, rear, e of 1st av, indef't being lots gore 8, 28-40 and 47, the easterly 21 feet of lot 48, 123d st, n s, w of 1st av, gore lots 58, 59 and 60, the easterly 18 ft of lot 63 and lot 64 map estate of Susannah Milledoler, 12th Ward. Abian S Beekman to Gerard Beekman. Q C. Dec 31. nom
122d st, No 223, n s, 280 e 3d av, 25x100.11, 4-sty brk tenem't John F Bayly to Eliza Bayly. Mt. \$12,500. Feb 13. nom
130th st, No 497, n s, 100 e 10th av, 25x99.11, 2-sty frame dwell'g with 1-sty frame buildings on rear. Margaret Schweickert, Brooklyn, John and Barbara Wohlleben and Katharina Ebert to August Brenneis. Mt. \$3,000. Feb 11. 4,500
132d st, s s, 150 e Madison av. 100x99.11, vacant, plans filed in May, 1895, for three 5-sty brk flats Thos E Waring to Katherine W Komp. Mt. \$18,000. Feb 7. nom
133d st, No 165, n s, 150 e 7th av, 25x99 11, 5-sty brk flat. Stephen McCormick to Wm B Stanton. Mt. \$21,250. Dec 23. nom
Same property. Wm B Stanton to Orville C Alling, Passaic, N J. Mt. \$21,250, taxes, &c. Feb 13. nom
134th st, n s, 90 w 4th av. 75x99 11, vacant. John J Sperry to Henry B Anderson. Mt. \$10,000. Feb 13. 15,000
134th st, n s, 165 w Park av, 100x99.11, vacant. Charles Eggers to Sarah Eggers. All title. Mt. \$11,000. Feb 11. nom
134th st, Nos 218 and 220, s s, 225 w 7th av, 50x99.11. Release mort. Wm H Hall to Wm H Hall, Jr. Feb 3. nom
Same property. Release mort. Chas E Hall to same. Feb 3. nom
134th st, No 220, s s, 250 w 7th av, 25x99.11, 5-sty brk flat. Wm H Hall, Jr, to John J Callahan. Feb 10. nom
137th st, s s, 150 w Lenox av, 125x99.11, three 5-sty brk flats. Nathan Goldstein to Rosa Wilderman. 1/2 part, with release dower right Esther Goldstein. Mt. \$90,000. Feb 8. nom
137th st, No 321, n s, 235 w 8th av, 15x

99.11, 3-sty brk dwell'g. Release mort. Euphemia S Coffin to Cath M Carlin. Jan 30. nom
Same property. Cath M Carlin to Winslow E Buzby, Brooklyn. Mt. \$7,500. Jan 28. nom
Same property. Winslow E Buzby to Rose Connelly. Mt. \$9,000. Feb 1. nom
139th st, s s, 100 w Amsterdam av. 25x100.11, vacant. Thos J McLaughlin to Kate M Norton. Mt. \$2,400. Feb 1. nom
140th st, s s, 475 e Lenox av, 50x99.11, vacant. Alice Banks to Elizur V Foote. Mt. \$3,600. Feb 1. See 54th st. nom
140th st, s s, 100 e 10th av, 25x99.11, vacant. Mary C Pentz, Brooklyn, to Edwd K James, Brooklyn. B & S. July 9, 1894. nom
141st st } begins 144th st, s s, 200 e Con-
142d st } vent av, 60x719.10 to 141st st,
143d st } Release mort. Mutual Life Ins
144th st } Co to Geo R Sheldon. Feb 6. nom
149th st, No 414, s s, 192.10 w St Nicholas av, 19x99.11, 3-sty stone front dwell'g. Thomas Charlton, North Tonawanda, N Y, to Peter J McCoy. Mt. \$12,500. Feb 3. 18,750
149th st, No 529, n s, 333 w Amsterdam av, 17x99.11, 3 sty stone front dwell'g. Phebe A Kendall to Wm J Nicklas, C a G. All liens. Nov 26. val consid and 50
150th st, No 460, s s, 250 e 10th av, 16.8x99.11, 2-sty frame dwell'g. James A Dunn to Thos F McAvoy. B & S. Feb 1. nom
181st st, n s, 60 e Audubon av, 40x100, vacant. Chas E Runk to Chas P Kelly and John F Keegan. Mt. \$5,000. Feb 1. nom
Av A, No 1617, n w cor 85th st, 27.2x94, 5-brk tenem't with stores. John Finkbeiner to Ernst Finkbeiner. Mt. \$35,000. Jan 6. nom
Av C, No 269, w s, 22.9 s 16th st, 23x88, 5 sty brk tenem't. Letitia Baxter widow to Julia Cooper. Mt. \$7,000. Feb 8. 12,000
Amsterdam av, w s, 30 s 169th st, 25x100, vacant. Joanna McSorley to Gertrude M Phillips. Mt. \$4,000. Feb 11. nom
Lexington av, No 119, n e cor 28th st, 22.4x80, 4-sty stone front dwell'g. Francis T Gribbins, Long Island City, L I, to Geo E Pancoast, San Francisco, Cal. Mt. \$27,000. Feb 8. nom
Lexington av, No 253 } begins Lexington
35th st, No 144 } av, s e cor 35th
st, runs e 125 x s 98.9 x w 25 x n 52.1 x w 100 to av. x n 46.8, 3-sty stone front dwell'g. John D Crimmins to Louis Fitzgerald. Mt. \$70,000, taxes, &c. Feb 6. nom
Lexington av, n e cor 97th st, 100.11x95, vacant. Jacob M Newman to Thos J McLaughlin. Mt. \$20,000. Feb 10. nom
Lexington av, No 119, n e cor 28th st, 22.4x80, 4-sty stone front dwell'g. Michael F Lyons to Francis T Gribbins, Long Island City, L I. Mt. \$17,000. Feb 8. 42,000
Lexington av, No 1022, s w cor 73d st, 17.2x80, 4-sty brk dwell'g with stores. James F McElvare, Brooklyn, to Rowland A Robbins. Mt. \$13,000. Jan 11. nom
Lenox av, Nos 153-159, s w cor 118th st, 81.3x75, two 5-sty brk flats. Mary wife of James McNiece to Daniel M Robinson. All liens. Aug 12, 1895. nom
Madison av, e s, 50.11 s 98th st, 25x95, vacant. Frederick Beck, and Chas E Runk to John C Hegelein. Mt. \$5,250. Feb 3. nom
Manhattan av, e s, 27.11 s 116th st, 36.3x87, 5-sty brk flat. Leopold Bergfield to Gustavus Jackson. Mt. \$25,000. Jan 29. 32,500
Madison av, No 711, n e cor 63d st, 20.5x100, 4-sty stone front dwell'g. John, Jenny P, John J and Arthur K Mack to John G Norris. Feb 10. nom
Madison av, Nos 1410 and 1412, w s, 25.5 s 98th st, 50x95, two 5-sty brk flats with stores. Francis J Schnugg to Emilie Mehlich. Mt. \$34,000. Feb 11. nom
Same property. Same with same. Agreement as to furnishing necessary power to supply watertank. Feb 11.
Park av, No 1642, w s, 25 n 116th st, 25.5x90, 5-sty stone front flat. Sophia M Elosua v Salazar individ and as extrs Ramon Elosua v Salazar to Julius C Hoffman. Mt. \$16,500, taxes, &c. Jan 13. 25,000
Riverside av or Drive, No 93, e s, 63.4, s 82d st, 19.6x78.9x18.8x84.7, 4-sty stone front dwell'g. Wm W MacFarland, Richmond Co, S I, to James Richards and Louisa L his wife, tenants by the entirety. Mt. \$20,000. Feb 8. nom
St Nicholas av, e s, 33.9 s 145th st, 125x100x120.6x100, vacant. Stephen Duncan, Natchez, Miss, to George Daiker. Feb 1. nom
St Nicholas av, No 852, e s, 134.11 n 152d st, 21.6x80x21x75.6, 3-sty stone front dwell'g. Aldhous-Taylor Building Co to Mary J Spencer. Mt. \$16,500. Jan 31. val consid and 100
West End av, No 579 } begins West End
93d st, Nos 302 and 304 } av, s w cor 93d
st, runs w 100 x s 51.2 x e 44 x n 25.6 x e 56 to av. x n 25.8, three 5-sty brk dwell'gs. Clarence F True to Joseph E Weed, Brooklyn. Mt. \$64,000. Jan 6. nom
Same property. Joseph E Weed, Brooklyn, to The Amsterdam Investment Co. Mt. \$69,000. Feb 6. nom
West End av, w s, 75.11 s 102d st, 25x100, vacant. Alexander Walker and Judson Lawson to John Weleker. Feb 6. 100
West End av, No. 410, deed says No 220, e

e s, 62.2 s 85th st, 20x80, 4-sty brk dwell'g. Chas H Lindsley, Rutherford, N J, to Ralph Brandreth, Sing Sing, N Y. C a G. Jan 22. nom
West End av, No 566, e s, 62 n 92d st, 19x80, 4-sty brk dwell'g. Antoinette Camp to Frederic R and Charles Coudert. B & S. Mt. \$16,500. Jan 17. nom
West End av, s e cor 97th st, 100.11x100, two 5-sty brk flats, unfinished. Sigmund B Steinman to John Wilson. B & S. Mt. \$122,500 and mechanic's lien. Feb 13. nom
5th av, n e cor 102d st, 100.11x100, vacant. Teresa Wallach to Geo F Johnson. C a G. 2/3 parts. Alliens. May 17. nom
5th av } begins 5th av, s e cor 105th st,
105th st } 100.11x200, error. 1-sty frame and glass greenhouses and vacant. Enoch Ketcham to Clarence H Eagle. Feb 8. nom
5th av, No 1383 } begins 5th av, n e cor
114th st, No 3 } 114th st, runs e 120 x n
100.11 x w 20 x s 75 x w 100 to av, x s
25.11, two 5-sty stone front flats. Chas A Jackson to Geo W Bashford. Feb 5. 45,000
5th av } begins s w cor 134th st, 99.11x
134th st } 110, vacant. James F, Chas S, Wm C and A Edward Lester, Annie M Brown, Adele C Waters and Mary E Lester children and heirs Andrew Lester to Mary H Lester widow. Confirmation deed. Jan 29. nom
Same property. Mary H Lester to Emil Bloch. Mt. \$15,000. Jan 31. See 51st st. exch and 15,000
5th av, s w cor 134th st, 99.11x110, Emil Bloch to Alois Gutwillig. Mt. \$30,000. Feb 10. See 51st st. 65,000
5th av } begins 5th av, n w cor 134th st,
134th st } runs w 160 x n 99.11 x e 50 x
s 75 x e 110 to 5th av, x s 24.11, vacant.
131st st, s s, 310 w 5th av, 50x99.11, vacant.
Mary H Lester to Margaret C Dwyer. Mt. \$16,800. Jan 29. See 116th st. exch and 5,000
Same property. James F, Chas S, Wm C, A Edward and Mary E Lester, Adele C Waters, Annie M Brown children and heirs Andrew Lester to same. Q C. Jan 29. nom
8th av } the block, 199.10x350, va-
Edgecombe av } cant. Julia Morris to
139th st } Peter H Morris. Mt.
140th st } \$125,000, taxes, &c.
Feb 13. nom
8th av, w s, 25.11 n 113th st, 75x100, vacant. David J, Bennett J and Edwd J King, Jr, and ano exrs and trustees will Edwd J King to Martin Metzger. Jan 31. nom
8th av, w s, 25.11 n 113th st, 75x100, Martin Metzger to Thos K Lemon. Mt. \$35,000. Feb 13. nom
9th av, No 772, e s, 75.5 s 52d st, 25x100, 5-sty stone front tenem't with stores. Barbara Spielberger a devisee will Barbara Schineller to Mary Dux and Anna E Weis. Q C. Feb 1. nom
11th av } 200x abt 405 on 174th
Wadsworth av } st, x - x abt 335 on
Kingsbridge road } 173d st, vacant. John
173d st } R Vandervoort to Sam-
174th st } uel Gompers. Q C.
Feb 8. 3,600
Interior lot, 98 n Cherry st and abt 50 w Market st, runs n 23 x w 23.1 x s 26 x e 23.1. Clarence R Conger to Claus H Klee. Q C. Feb 4. nom

MISCELLANEOUS.

All real estate of which Nathl H Cary died seized wherever situate. Release dower Mercy L Cary widow to Isaac H Cary. Re-recorded. April 19, 1887. nom
General assignment. Isaac H Dahlman to Charles Dahlman. Feb 11.
Resignation of trustee and appointment of trustee acting under deed of trust made by Mary E Porter, dated Feb 14, 1894. Certifies that Francis D Gallatin has resigned and Walter L Bogert, of Flushing, appointed in his stead. Resignation dated August 14, 1895, and appointment dated January 20, 1896.

23d and 24th WARDS.

Under this head the \* denotes that the property located in the new Annexed District (Act of 1895).
\*Bronx River high water mark, n e bank, at intersection e line Barretts Creek, runs n to land A W Clauson, x s e to land devised to Banyer Ludlow, x s w 432 to ditch, x s w 310 x s w 280 x s w 77 x s w 105.6 x s e 67 x s e 168 x s e 96 to land E H Ludlow, x s 32 degrees, 4 chains and 90 links x s e 7 chains and 62 links x s 4 chains and 60 links x n w 3 chains and 40 links to Pine Rock Creek, x s to high water mark Bronx River, x n w - to beginning, with all title to land forming bed of Barretts Creek and Pine Rock Creek to the centre lines thereof, contains abt 105 acres. Banyer Ludlow and ano exrs Robt H Ludlow, Banyer and Elizabeth H Ludlow, Cath L Searing and Harriet Le Roy Cox widow heirs Robt H Ludlow to Geo W Pinchbeck. Jan 29. val consid and 100
Same property. Geo W Pinchbeck to Benj I H Trask. Sub to mort. Feb 10. 1,000
Chisholm st, w s, 100 s Jenning st, 25x95x25.3x91.4. Emma Wilson with Helen A Chappell as trustee for tenants and De-

partment of Buildings, New York City. Agreement as to easement for light and air. Feb 10.

Ernescliff pl, n s, 371.9 w Grenada pl, 75.9x 126.7x75x134.3. Michele Tuoti to Saverio Tuoti. *Mt.* \$3,500. Feb 8. 3,000

\*Green lane or av, e s, 528 s Levere av, 347 x483x360x505. Nettie wife of Hermann Cohen to Edward Baer, *Mt.* \$10,000. Feb 1. nom

\*Same property. Edward Baer to Solon L and Samuel, Frank and Morris H Hayman. 3/4 parts. *Mt.* \$10,000. Feb 13. nom

Longfellow st, w s, 225 n Freeman st, 25x 100. Alfred Ericson to Alfred L Nelson. *Mt.* \$2,900. Feb 7. nom

Longfellow st, w s, 200 n Freeman st, 25x 100. Same to John A Benson. *Mt.* \$2,900. Feb 7. nom

Longfellow st, w s, 175 n Freeman st, 25x 100. Alfred Ericson to Wesley Brown. *Mt.* \$2,900. Feb 7. nom

Opdyke st, n s, 300 e Katonah av, 50x152.3 x50x152.9. Robert Caterson to Fanny C wife of Henry R Hatch. Feb 11. nom

Pierce st, w s, 20 n centre Division st, runs n w 100 x s w 50 x s e 100 x n e 50; also

Lot adj above on the north, being Pierce st, w s, 25x100.

Chas H Murray an heir Mungo Murray and of William and James Murray to Joanna M Ronan, Yonkers, N Y. C a G. Feb 4. 120

\*Poplar st, No 71, lot on map J Gleason property. 24th Ward. Ole Omsted to Edwin Astley. *Mt.* \$297.50. Jan 18. 600

\*Sheil st, s s, 174.1 e 4th av, 32x100. Emanuele Burlando to Winslow E Buzby, Brooklyn. *Mt.* \$2,066. Feb 1. nom

\*Sheil st, s s, 206.1 e 4th av, 32x100. Same to same. *Mt.* \$2,066. Feb 1. nom

\*Unionport road, w s, 91.8 s Morris Park av, 75.3x100x70x127, lots 454, 455 and 456 map Van Nest Park, 24th Ward, Ephraim B Levy to Bartow J Galvin. Dec 27. 1,975

Walker st, w s, at a cased post adj land Fredk A Archer, runs n w 110 x n e 38 x n w 17 x n e 15 x s e 127 to Walker st, x s w 46. John Bromiley to Richd D Williams. *Mt.* \$1,500. Feb 8. 3,900

\*19th st, n s, 130 e 2d av, 25x114. Joseph H Jones to Amalie Huber. *Mt.* \$3,500. Feb 8. nom

134th st, s s, 50 e Brown pl, 50x100. Caroline F Denton to Frederick Van Axtel. Feb 10. nom

134th st, n s, 148 e St Anns av, 17x100. Amelia R Hopkins widow to Ida C Hopkins widow. All title. Q C. Feb 1. nom

148th st, s s, 75 e College av, 24x50. Elisha T Purdy, Mt Pelent, N Y, to Maria Brandt, Johann, Peter and John G H Hargens, Johann C. Gustav P, Chas G P and Louise Baur, Frederick Bergmann and Anna M Elliot heirs Antje Hargens. Release mort. Feb 4. val consid

148th st, s s, 490 w Brook av, 50x100. Release mort. Bowery Savings Bank to Eliz M Barry. Dec 13. 7,000

149th st, n s, 245.3 e Morris av as widened, 25x100. Ernest J Muller to Franziska Muller. All liens. Feb 10. nom

149th st, s s, 300 w Courtlandt av, 100x 106.6. Mary E Robinson, Chas H, John, Fredk H and Geo R Poole, Hannah H Velsor and Ida A Zeuner heirs John D Poole to Geo W Robinson. Q C. Dec 26. nom

Same property. Geo W Robinson to Fredk W Meyer. Feb 11. nom

150th st, n s, 150.2 w Mott av, 16.8x125. Mary K wife of Herman G Dircks to Isaac O Taylor. *Mt.* \$3,748. Feb 8. nom

169th st, s w s, 45 e Fox st, runs s w 62.2 x n along Fox st 76.9 to 169th st, x s e 45. Giacomo Pisciotta to John Reinschmidt. *Mt.* \$7,000. Feb 7. nom

Same property. John Reinschmidt to Henry R Holmes. *Mt.* \$7,000. Feb 10. nom

181st st, s s, 573.6 e Av A, 25x100. Sadie N Poe, Brooklyn, to Euretta L Clocke. B & S. C a G. May 25, 1893. nom

Av A, n w s, being lots 213 and 214 map lots at Fordham, being part farm Chas A Berrian, Thomas Delaney to Abby Delaney, Mt Vernon, N Y. *Mt.* \$1,000. Feb 11. nom

Bathgate av, e s, 130 n 172d st, 100x95. Release mort. Robt H Coleman as trustee Anne C Rogers under deed of trust to Helena Mahler. Dec 31. 6,000

Brook av, n e cor 139th st, 25.1x100x25x 97.8. Moritz L Ernst to Helena Mahler and Frank Van Pelt. *Mt.* \$3,150. Feb 4. nom

Brook av, w s, 104 s Westchester av, 108.4 x90.4x57x70.4. Eliza Cohn to Kath P Kitchen. Option on contract. Jan 22, 2,200

Elm av southerly cor Orchard terrace, 50x 100. Harry Held to Harry J Rendles. B & S. Jan 30. nom

Fulton av, s e s, 352 n e 167th st, 17.7x100 x14x100. Sarah J Miller to James Duffy and Bridget Duffy his wife, tenants by the entirety. *Mt.* \$1,500. Feb 7. 4,700

Franklin av, s e s, being part of lot 125 map Village of Morrisania, 206 from w cor lot 132, 20x100. William Sohmer to Nicholas A Smith. Feb 8. nom

Forest av, w s, 197.1 n Home st, 99.4x87.8 x99.9x87.7. Thos B Clark to Charles Hohl. Feb 8. 7,200

Hoe av, e s, 250 n Charlotte pl, 25x100.

Twenty-third Ward Land Impt Co to Alice E Billi. Oct 4. nom

\*Kossuth av, s w s, being lot 32 map South Washingtonville, Eastchester and Westchester, 36.4x139.6. Chas W Lord, Mt Vernon, N Y, to Matilda wife of Michael Feth. *Mt.* \$2,500. Feb 8. 2,950

Kirkside av, e s, 207.1 n Kingsbridge road, 125 x 115.1 x 125 x 119.1. Frederic E and Hugh N Camp, Jr, exrs Hugh N Camp to Amos Woodruff. *Mt.* \$7,500. Dec 28. 10,750

\*Mulford av, w s, 75 n James st, 75x100. Anthony L Geilen to Minnie T Greenhold. Jan 27. nom

Prospect av, e s, 62.6 s 156th st, 37.6x90. Release mort. Fredk A Snow to Mary T Crawford. Feb 13. 5,000

Valentine av, w s, 174.6 s 180th st, 200x 98.4x200.1x100. James J Edwards to John H Metzler. *Mt.* \$5,117. Feb 6. 12,000

Villa av, w s, 288.4 s Van Courtlandt av, 25x100. Claus Mangels or Mengels to Felix Grimley. Feb 3. 575

Westchester av as widened, n s, 69.10 e Bergen av, 25x73.9x26.9x84.3. Otto Eisele to Eliz A Shewell. *Mt.* \$1,300. Feb 22. 4,700

Willis av, n w cor 144th st, 81-100 of a foot x 106. Release mort. Emigrant Indust Savings Bank to The Mayor, Aldermen, &c, City of New York. Feb 29. nom

\*2d av, s s, easterly 1/2 of lot 222 map Village of Wakefield, 50x114. Sarah M Gowen widow, Clara I Adams, Eva F Jenkins, Chas S and Edwd L Gowen and Blanche L Gowen heirs Horace M Gowen to Chas L Kraemer. Jan 21. nom

3d av, n e cor 146th st, 56x86.6x50x91.9. All title to striping in front bet the new line of 3d av and old line Boston road. Magdalena Frees individ and as extrx Valentine Frees to Thomas Lenane. Feb 10. nom

3d av, n e cor 144th st, runs e 105.10 x n 8-10 of a foot x w 105.6 to av, x s 99-100 of a foot. Release mort. Chas H Jewett, Richmond Co, extr John Jewett and trustee of Sarah Jewett to The Mayor, Aldermen, &c, City of New York. Jan 31. nom

3d av, s e cor Rose st, 25x87. Foreclos. Jacob Washburn to Moise Geismann. Feb 13. 10,000

\*5th av, w s, lot No 891 map Laconia Park, Williamsbridge, 25x100. Levi H Mace to Michael Cassidy. Jan 30. 700

6th av or Edenwood av, centre line, 293.3 n Fordham Landing road, runs n 82.4 x w 132.3 to Croton Aqueduct, x s 83 x e 132.2, sub to use of strip 20 ft wide in front for use as a highway. John H Eden to Lillian R Chatterton. Feb 5. 5,000

\*19th av, n s, lot 1022 map Village Wakefield, East and Westchester, 100x114. Thos R Hodge, Mt Vernon, N Y, to Joseph H Jones. Q C. June 18, 1895. nom

\*Lots 121, 124 and 125 map Laconia Park, Westchester Co. Release mort. Sarah A Briggs to Chas D Shirmer. Feb 13, 1895. 175

\*Lot 125 map Laconia Park, Westchester Co, 25x100. Contract. Chas D Shirmer with Bridget Kelly. Sept 3, 1895. 365

\*Lot 426 map Arden property, Eastchester and Westchester. William Beasley to Charles Wund. *Mt.* \$145, taxes, &c. Nov 1, 1895. nom

\*Lots 28 and 32 map part Givan homestead, Westchester. Release mort. Walter W Taylor to Chas D Shirmer. Feb 3. 200

\*Lots 105, 106 and 382 map portion Hunt estate. Edwd J Cahill to Chas F Cahill. 1/2 part. Feb 5. 630

\*Lot 191 map Arden property, Eastchester and Westchester. Eva E Purcell widow, Brooklyn, to Lily L Shirmer. *Mt.* \$525. Nov 29. nom

\*Lot 121 map Laconia Park, 24th Ward, 25 x100. Contract. Chas D Shirmer with Katie Kelley. Sept 13, 1895. 365

\*Lot 124 same map, 25x100. Contract. Same with Mark Kelly. Sept 13, 1895. 365

\*Lot 236 map portion Hunt estate, Van Nest Station. Ephraim B Levy to John J Geraghty. Dec 12. 550

\*Lots 388, 428 and 429 same map. Hortense E Horton to Frank E Linn. B & S. *Mt.* \$360. Feb 4. nom

\*Lots 271 and 272 map Laconia Park, Westchester. Release mort. Alex M Lane, Eastchester, N Y, to Emma L Shirmer. Dec 31. 200

\*Lot 619 map Van Nest Park, 24th Ward. Ephraim B Levy to John J Brehm. Feb 15. 1,225

Part lot 122 map Village Morrisania, &c, made by Andrew Findlay, dated Aug 10, 1848, 25x100. Florence A Phillips, Philadelphia, Pa, and Fredk Y Pond, Fair View, N J, heirs Robt J Pond to Charlotte M Hayden. Q C. Oct 9, 1893. nom

21st st, s s, 275 w 8th av, 25x91.11. Consent to assign lease. Francis L Ogden to Mary E Kelly extrx Thos J Reilly and Thos F Ryder extr James Reilly. nom

Same property. Assign lease. Mary E Kelly extrx Thos J Reilly and Thos F Ryder extr James Reilly to Wm H Godward. 3,500

55th st, No 353 W. Assign lease. Leopold Peck to Joseph C Franke. 100

55th st, s s, 170.10 w 9th av, 20.10x100.5. Assign lease. Mary Dooley to Katie Dooley and Mary Gramer. nom

55th st, s s, 170.10 w 9th av, 20.1x100.5. Assign lease. Mary Dooley to Peter Dooley. 6,000

125th st, No 117 E. Assign lease. Joseph Aschauer to Simon Hoffmann. 1,400

Madison av, n w cor 42d st, James J Belden with John E and W Emilen Roosevelt trustees under Will Amos Cutting. Agreement that encroachment shall cease upon termination of lease. Feb 5. nom

Willis av, No 289. Assign lease. Ernst Bohlen to Gerhard Tietjen. nom

3d av, s e cor 134th st. Assign int in lease. Bernheimer & Schmid to Chas P Bowne. nom

7th av, No 1983. Assign lease. Diedrich Bammann to Geo J Kuck. nom

8th av, No 2461, cor 141st st. Assign lease. Michl J Leonard to John McCabe. nom

11th av } begins 11th av, n w cor 24th st, runs n  
24th st } 123.5 x w 100 x s 24.8 x w 25 x 98.9  
to st, x e 175. Assign lease. Eben Peck to Theo F Booth. nom

11th av } begins 11th av, s w cor 25th st, runs s  
25th st } 74.1 x w 100 x s 24.8 x w 75 x n 98.9  
to st, x e 175. Assign lease. Same to same. nom

RECORDED LEASES.

For long term leases, also assignment of leases not found under this head, see Leasehold Conveyances.

NEW YORK. Per Year

Broadway, s e cor 31st st, Grand Hotel, basement or vaults under sidewalk between the house and curb lines along the entire Broadway front and portion of basement used as paint shop. Robert Stafford, Harry P Whitaker and Samuel J Keech, firm of Stafford, Whitaker & Keech to the Block Lighting and Power Co No 1; 7 1/2-12 years, from Feb 7, 1895. 860

Chrystie st, No 44, s e store. Joseph Wittner to Hyman Luckman; 3 years 3 months and 15 days, from Dec 15, 1895. 300

Essex st, No 40, front and rear buildings. William Brill to Adolph Danziger; 5 years, from May 1, 1896. 1,575

Greenwich st, No 148, n w cor Liberty st, store and one-half cellar under store. Patrick Kerin to Harry S Keiley, Jersey City, N J, and W J Coates; 4 1/2-12 years, from Dec 1, 1895. 2,000

Great Jones st, Nos 57 and 59. Lewis H Bailey trustee estate Benjamin Bailey, Ridgefield, Conn., to John A Dunn; 5 years, from May 1, 1896. 1,800

Hester st, No 101, the building. Mary A McGuire to Jacob Sweetman; 10 1/4 years, from Feb 1, 1896. 1,000

Hester st, No 101, second and third floors. Jacob Sweetman to The Congregation Tifereth Jerusalem; 10 years, from May 1, 1896. 600

Jackson st, Nos 21, 23 and 25. }  
Monroe st, Nos 267 and 269. }  
Marie Wellbrock extrx and trustee will Herman Wellbrock to The New York "O K" Model Baking Co; 13 1/2-12 years, from Jan 1, 1896. 7,000

Ludlow st, No 100, store floor and part basement. Adolph Schlesinger to Henry Geselle; 5 years, from May 1, 1896. repairs and 540, 564

Maiden lane, No 71, store. Herman L Kingsbury extr estate Salomon Rich to Prince Mfg Co; 5 years, from May 1, 1896. 1,200

Mulberry st, No 84. Michael Scanlon to Vincenzo De Vito and Pietro Palladino; 3 years, from May 1, 1896. repairs and 1,500

Mott st, No 28. Wm H McNair to Sang Chong & Co; 10 years, from Feb 1, 1896. repairs and 4,000

Same property. Same with same; agreement as to tearing down and erection of new building and as to lease of property. Jan 25, 1895. nom

West st, No 417. Beadleston & Woerz to William Graham; 1 7-12 years, from March 1, 1896. 2,000

1st st, No 75. George Rothmann to Carl Graham; 3 years, from May 1, 1896. repairs and 900

1st st, No 20. Augusta Harwig, Hoboken N J, to Babbette Bentz; 4 1/2 years, from Feb 1, 1896. repairs and 720

31st st, adj above, 2 No 0 wires connecting the San Carlo Hotel with the Grand Hotel laid in two pipes or ducts crossing above st. The Block Lighting and Power Co No 1 to Robert Stafford, Harry P Whitaker and Saml J Keech, firm of Stafford, Whitaker & Keech; from March 1, 1895, to July 30, 1902. nom

35th st, No 414 W. Sarah A Morgan to Herman W Brown; 5 years, from May 1, 1896. 575

50th st, No 360 W, with stable. Meta Segelken widow, Hoboken, N J, to Edwd M Creigle; 2 1/2-12 years, from Jan 1, 1896. 756

72d st, No 417 E, store floor on west side. Ignatz Schultz to Max Kleiner; 3 years, from May 1, 1896. repairs and 420

81st st, No 338 E, westerly store and front cellar. Maria Kayser to Fritz Hamm; 3 years, from May 1, 1896. 420

106th st, No 419 E, first floor and front cellar. Lorenz Hefter to John Williges; 5 1/2 years, from Jan 1, 1896. 480, 640

108th st, No 181 E. Amanda Kallhee extrx to Marcus Bruckheimer; 2 years, from May 1, 1896. repairs and 1,200

109th st, No 88, s w cor Park av, basement store. Catharine Taylor to John C Zahn and John F Bayly; 5 years, from Jan 1, 1896. 600, 900

121st st, No 160 W. Susan C Davey to Fredk F Lockwood; 3 years, from Oct 1, 1895. 1,300

124th st, No 119 E. Isaac A Moran as president and Wm H Merriam as treasurer of Moran Bottling Co to James A McKain; 5 years, from May 1, 1896. repairs and 950

Av B, No 205, front and rear houses. Karl Hense extr Margaretha Hense to Adolph Steiner; 5 years, from May 1, 1896. repairs and 1,620

Av D, No 129, s w cor 9th st, store and part cellar. Abner B Mills, Rye, N Y, to Daniel Hanly; 5 1/2-12 years, from Jan 1, 1896. repairs and 1,100

LEASEHOLD CONVEYANCES

Division st, No 86. Assign lease. Karl Wilder to Max Dorf. 1,675

9th st, n s, 122.7 e University pl, 25x92.3. Consent to assign lease. Trustees of the Sailors' Snug Harbor to Prescott H Butler. nom

9th st, n s, 100 e University pl, 22.7x92.3x25x 92.6. Consent to assign lease. Same to same. nom

14th st, No 10 W. Assign lease. Levi P Knight to M C Boynton & Co. nom

18th st, No 221 E. Assign lease. August Schmidt to Lena R Bopp. nom



Columbus av, No 762, store and portion of basement. Leopold M Rothman to Jacob Schwartz and Harry Rosenzweig, firm J Schwartz & Co; 3 3-12 years, from Feb 1, 1896. repairs and 1,400  
 Park av, No 1815, The Concert Hall. Patrick O'Neill to Patrick and James McMahon, of McMahon Bros; 5 2-12 years, from March 1, 1896 repairs and 420, 480  
 St Anns av, n e cor 156th st. Phillip and William Ehling Brewing Co to Walter Flatz; 5 years, from May 1, 1896. repairs and 4,000, 4,500  
 Tremont av, No 706, store and front 1/2 of cellar. Jacob P Paulsen to Kate and Adolph S Syska, Jr; 5 years, from May 1, 1895. 600  
 1st av, No 541, store and front part cellar. James Reed to Robert Klentsch; 4 years, from May 1, 1896. repairs and 660  
 2d av, No 1242, n e cor 65th st, store, 25x40, and portion cellar, 2x25. John H Bruns to John McGuire; 3 1/2 years, from Feb 1, 1896. repairs and 1,600  
 2d av, No 1084, n e cor 57th st. Ann S and Wm H Young and ano exrs and trustees estate John S Young to Henry Bischoff and Charles Bohling, firm Bischoff & Bohling; 5 years, from May 1, 1896. repairs and 2,700, 3,000  
 Same property. Same with Henry Bischoff. Acknowledgment of receipt of \$1,000 deposited as security for faithful performance of covenants of lease. Feb 10. 1,100  
 3d av, No 577, store and front part basement. James Rozell to Hugo Schmelz; 5 years, from May 1, 1896. 1,100  
 4th av, No 424. Assign lease. John S Lutz to Patrick Duffy. All title. 141  
 4th av, No 424, n w cor 29th st. Aaron Josephie to Patrick Duffy; 5 1/2 years, from Feb 1, 1896. repairs and 3,500  
 7th av, No 241, store and basement. William Schmidt to Michl B Kuenker; 1 10-12 years, from July 1, 1895. 672  
 7th av, No 2197, s e cor 130th st, store and janitor's apartments in rear of store. Roderick J Kennedy to William Grad; 3 years, from March 1, 1896. repairs and 970, 1,020

Campbell, Wm T to David Mayer Brewing Co, 2d av, n w cor 123d st, 25.1x90. Sub to mortg \$23,000. Jan 28, due June 28, 1897. 5 % 500  
 Callahan, John J to Wm H Hall, Jr. 134th st, P. M. Feb 10, 3 years, 5 % 16,000  
 Same to same. Same property. P. M. 2 mortg. Feb 10, 3 years, 5 % 2,500  
 Carey, James F, Brooklyn, to Josephine L Wells. Cherry st, Nos 105 1/2 and 107. s s, 50.2 e Oliver st, 33.4x60; Cherry st, Nos 104 and 104 1/2, n s, 53.2 e Oliver st, 25x100 1x24.5x99.10. Feb 6, due May 1, 1897. 3,500  
 Cappelle, Albert mortgagor with Henrietta H and William Salmon exrs David Salmon. Division st, No 92, n s, 49.4 e Eldridge st, 24.7x56x21.10x67.2. Extension of mort. Feb 7. nom  
 Carbart, Irene L mortgagor with Daniel Frohman. Lexington av, No 321, e s, 62.8 n 38th st, 20x80. Extension of mort. Feb 4. nom  
 Cunningham, Wm J to Michl P O'Connor recvr of Bernhard Ginsberg. 117th st, n s, 90 w Park av, 50.6x100.11. Dec 27, 1895, due Dec 1, 1896. 1,280  
 Carpenter, Nellie L to THE EQUITABLE LIFE ASSUR Soc of the U. S. 72d st. P. M. Feb 5, due Jan 1, 1901, 5 % gold, 62,000  
 Connelly, Rose to New York Building Loan Banking Co. 137th st, No 321, n s, 235 w 8th av, 15x99.11. Feb 1, installs. See Conveys. 11,200  
 Cooper, Harriet C to Augusta E Stetson. 3d av, No 527, e s, 18.5 n 35th st, 18.5x62.2. Feb 1, 3 years. 1,000  
 Coffey, Nicholas, Stamford, Conn. to the Bradley & Currier Co (Lim). Manhattan av, s e cor 103d st, 100.11x95. Sub to mortg, \$80,000. Jan 14, 1896, 4 months. gold, 17,300  
 Cushman, Frances J wife of Joseph W to Henry Gitterman and ano exrs John Lehmaier. 23d st. P. M. Feb 7, 3 years, 4 % 8,000  
 Deutsch, Israel to Bernheimer & Schmid. Essex st, No 171. Saloon lease. Feb 7, note, demand. 1,200  
 Diehl, Margaretta wife of and Balthazar and Rosa and Max E Levy to Seth M Milliken. 97th st. P. M. Dec 24, due May 1, 1898. 30,000  
 Dwyer, Margt C to Mary H Lester. 131st st. P. M. Jan 29, due Jan 31, 1897. 5,000  
 Dwyer, Margt C wife of and Thomas to Newman Cowen. 5th av, n w cor 134th st, runs w 160 x n 99.11 x e 50 x s 75 x e 110 to av x s 24.11. Feb 6, due June 21, 1896. See Conveys. 5,000  
 Dwinelle, Mary E widow to THE EMIGRANT INDUST SAVINGS BANK. Madison av, e s, 50 n 113th st, 25x75. Feb 11, 1 year, 4 1/2 % 10,000  
 Daiker, George to Stephen Duncan, Natchez, Miss. St Nicholas av, e s, 33.9 s 145th st. P. M. Feb 3, due Feb 1, 1898, 5 % 9,000  
 Same to same. St Nicholas av, e s, 83.9 s 145th st. P. M. Feb 3, due Feb 1, 1898, 5 % 8,000  
 Same to same. St Nicholas av, e s, 133.9 s 145th st. P. M. Feb 3, due Feb 1, 1898, 5 % 3,000  
 Dale, Frank T to Foskett & Bishop Co, New Haven, Conn. 117th st, n s, 310 e Lenox av, 75x100.11. Sub to mortg \$66,200. Feb 11, 3 months 1,379  
 Einstein, Fanny to Matilda Weil et al exrs Max Weil. 2d av, e s, 60.10 s 61st st, 20 x75. Feb 10, 5 years, 4 1/2 % 6,000  
 Feeter, Margt C wife of and Jacob W, Yonkers, N Y, to Hannah V C Bassett et al exrs Acton Civill. Oak st, No 52, n s, 91 e Oliver st, 20x50.3. Feb 8, 1 year, 5 % 1,765  
 Finkbeiner, Ernst to John Finkbeiner. Av A, n w cor 85th st. P. M. Feb 6, 1 year, 10,000  
 Febn, George to Henry C de Rivera as trustee for Phebe P Lahens. 103d st, s s, 200 e 5th av, 75x100.11. Sub to mortg \$67,000 Feb 11, 1 year. 5,500  
 Graham, William to Beadleston & Woerz. West st, No 417. Lease. Feb 10, demand. 2,000  
 Greenwald, Henrietta to Herman Zuckerman. Clinton st, w s, 79.9 n Rivington st, 20.2x50. Feb 3, 2 years. 2,500  
 Grosner, Morris mortgagor with Emma D Van Vleck and ano trustees will of Patrick Dickie. Madison st, No 191, n s, 132.3 w Rutgers st, 23.10x100. Extension of mort. Jan 1. nom  
 Godward, Wm H to People's Co-operative Building and Loan Assoc. 21st st. Leasehold. P. M. Jan 22, installs. 2,750  
 Gribbins, Francis T, Long Island City, to Michl F Lyons. Lexington av, No 119. P. M. Feb 8, 2 years, 5 % 10,000  
 Gunning, James to Reese B Gwillim, Brooklyn. Leroy st, No 65 or No 17 St Luke's pl, n s. Jan 18, due July 1, 1896. 250  
 Galewski, Bernard to the rector, &c, of the Church of the Transfiguration in the City of New York. Henry st, No 170, s s, 52 w Jefferson st, 26.5x100x26.1x100. Feb 8, due Feb 10, 1899, 5 % 30,000  
 Ghiglione, Angelo F to Henry de F Weekes. 6th st, n s, 125 e Av D, 25x90.10; Lewis st, No 195, w s, 48.11 s 6th st, 29.2x75.4 x29.1x71.5. Feb 10, due May 1, 1899. 4,000  
 Gissell, Herman C to THE GREENWICH SAVINGS BANK. 23d st, No 430, s s, 316.8 w 9th av, 16.8x98.9. Feb 6, due Feb 10, 1899. 9,000

Goetting, George to Charles Emanuel. 46th st, n s, 116.8 w 3d av, 16.8x100.5. Feb 10, 1 year, 5 % 3,000  
 Golding, Thos F, Bath Beach, L I, to THE EQUITABLE LIFE ASSURANCE SOCIETY of the United States. 36th st, No 158, s s, 120 e 7th av, 20x98.9. Feb 10, due Jan 1, 1898, 5 % gold, 10,000  
 Griffin, Francis H to George Daiker. 85th st, n s, 150 w West End av, 50x102.2. Sept 1, 1895, due April 30, 1898, 5 % 9,000  
 Same mortgagor with same. Same property. Agreement releasing mortgaged premises from covenant in mortgage. Feb 8. nom  
 Hanly, Daniel to Jacob Ruppert. Av D, No 129. Store lease. Feb 3, demand. 2,000  
 Hillyer, Phebe E, Flushing, L I, to TITLE GUARANTEE AND TRUST Co. 22d st, No 426, s s, 219.6 w 9th av, 19.6x93. Feb 10, due Feb 1, 1901, 4 1/2 % 2,500  
 Hoffman, Mary G to THE BOWERY SAVINGS BANK. 36th st. P. M. Sub to mortg \$27,000. Feb 7, 1 year, 4 1/2 % 27,000  
 Hunter, Frances A wife of Stephen V A Newton, Centre, Mass, to THE BANK FOR SAVINGS in the City of New York. 47th st, No 524, s s, 275 w 10th av, 25x100.5. Feb 7, 3 years, 4 1/2 % 7,000  
 Iryin, Catharine to IRVING SAVINGS INST. 74th st, No 154, s s, 93.9 e Lexington av, 18.9x102.2. Feb 11, 1 year, 4 1/2 % 9,000  
 Krakower, Gerson, Marcus, Abraham and David Bischoff to Nathan Peyser. Henry st, No 222. P. M. Feb 7, installs. 3,000  
 Komp, Kath W to John B Cole. 132d st, s s, 210 e 5th av, 3 lots, each 30x99.11. 3 mortg, each \$14,000; prior mortg \$26,000 on each lot. Feb 7, demand. gold, 42,000  
 Krupp, Felix to Matthew C Quigley. 8th av, e s, 50.5 s 120th st, 25.3x159x29.7x143.6. Feb 4, 1 year. 2,150  
 Karanky, Minnie mortgagor with Mary E Richards. Clinton st, No 93, w s, 175 s Rivington st, 25x100. Extension of mort. Feb 8. nom  
 Kahn, Germann, Jacob and Emanuel S to Mary M and Charles Lanier exrs in trust for Mary M Lanier. Essex st, No 167, w s, 225 s Houston st, 25x87.6. Feb 6, due Feb 1, 1901, 5 % 17,500  
 Kilpatrick, Josephine to John E Austin, Brooklyn. Nichols pl, n w s. P. M. Jan 31, 1 year. 3,400  
 King, Wm H to THE FRANKLIN SAVINGS BANK. 51st st, No 64, s s, 93.3 e 6th av, 19.5x100.6x17.1x100.5. Feb 10, 2 years, 4 1/2 % 23,000  
 Same to Hortense L Dufoureq. Same property. Sub to last mort. Feb 10, 1 year, 5 % 2,000  
 Lemon, Thos K to Martin Metzger. 8th av, w s, 25.11 n 113th st, 75x100. P. M. Sub to mort \$35,000. Feb 13, due March 2, 1897. 8,500  
 Same to same. Same property. Sub to mortg \$43,500. Feb 13, due March 2, 1897. 30,000  
 Luft, Rachel wife of Ignaz to Marie Streindler. 25th st, No 225, n s, 275 w 2d av, 25x98.9. Dec 18, 1894, 3 years. 1,000  
 Levy, Jefferson M to Charlotte M wife of Frederic Goodridge. Liberty st, n w cor Church st, 34 6x100x36x100.8. Feb 8, 3 years, 4 1/2 % 175,000  
 Lewis, Wm H, Toledo, O, to Patk H Gilhooly, Elizabeth, N J. Grand st, No 384, n s, 50 w Suffolk st, 25x100; Clinton st, Nos 182, 184 and 186, e s, 250 s Grand st, 52.6x54x70x100; Attorney st, Nos 13 and 15, w s, 100 s Grand st, 37.6x100. 1-9 part of all. Jan 1, 1 year. 3,000  
 Levy, Rosa to Jonas Weil and Bernard Mayer. Cherry st, No 272, n s, 26.1x113.1x26.1x113.7. Feb 10, 6 months, 750  
 Lyman, William to Judson S Todd. 116th st, n s, 90 w Park av, 100x100.11. Feb 10, demand. 10,000  
 Lapple, Frederick to Geo M Miller and ano trustees will of Levin R Marshall. Allen st, No 184, e s, 82.6 n Stanton st, 17.6x87.6. Feb 8, due Dec 1, 1901, 5 % 5,500  
 Lawrence, Gustavus L to Leopold Gusthal and ano trustees will of Edward Ridley. Hamilton terrace, w s, 125 n 141st st, 75 x100. P. M. Feb 7, 1 year, 5 % 13,500  
 Same to Frederic J Middlebrook, Brooklyn. Hamilton terrace, w s, 200 n 141st st. P. M. Feb 7, 1 year, 5 % 4,500  
 Same to same. Hamilton terrace, w s, 225 n 141st st. P. M. Feb 7, 1 year, 5 % 18,000  
 Same to same. Hamilton terrace, w s, 325 n 141st st. P. M. Feb 7, 1 year, 5 % 18,000  
 Mahan, Ellen L to Augustus T Gillender as trustee under will of Mary H Mahan. 86th st, No 160, s s, 173 e Amsterdam av, 17x106.10. P. M. Oct 10, 1895, due Feb 6, 1898, 5 % gold, 9,000  
 McKeen, John R to Ellen L Demorest admrx, &c, of W Jennings Demorest. 56th st. P. M. Feb 13, due Dec 20, 1896, 5 % 4,000  
 McLeson, Phoebe G widow to Peter Moller et al trustees will of Peter Moller. 31st st, No 16, s s, 166.4 w Madison av, 20.11x75. Feb 11, due Feb 13, 1899, 4 1/2 % 16,500  
 Moran, Mary J, Sarah C and John G and Gertrude E Mills to Wm F Patterson. Amsterdam (10th) av, s e s, plot 15 map of 128 acres in 12th Ward, part of estate of Isaac Dyckman known as Fort George property, 100x445.6 to Harlem av, x-x460. Feb 4, due Feb 1, 1898, 5 % 1,560  
 Morris, Francis to Chas F Stoppani, Brook-

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.

FEBRUARY 7, 8, 10, 11, 13.

Aaron, Annie and Jacob Greenberg to Minnie Walli. 106th st, s s, 104.4 w 1st av, 25 4x100.11. Feb 10, 5 years, 5 % \$9,500  
 Same to Jacob Herman. Same property. Sub to mort. Feb 10, 2 years. 2,500  
 Aaron, John J to District No 1 of the Independent Order Benai Berith. West 3d st, n e s, 111.9 n w Macdougall st, 23x100. Feb 2, 5 years, 4 1/2 % 7,500  
 Barthold, Rodolfo G to Cecilia L de Nottbeck, of Fishkill, N Y. 23d st, No 262, s s, 105 e 8th av, 22x98.9. Feb 7, 5 years, 4 % 10,000  
 Barry, Frank J to Harry Held. 85th st, No 44, s s, 100 e Madison av, 25x102.2. Secures notes. Feb 6. 401  
 Bloch, Emil to Mary H Lester. 5th av, s w cor 134th st. P. M. Jan 31, 2 years, 5 % 15,000  
 Bornemann, Chas D to Wm H Peck. 55th st, No 536, s s, 275 e 11th av, 25x100. Sub to mort \$10,000. Jan 16, due Feb 7, 1897. 2,000  
 Bowly, Isaac McK to Sarah J Pirsson. 99th st, n s, 175 w 3d av, 50x100.11. P. M. Sub to mortg \$23,000. Feb 25, 1892, 1 year, 5 % Discharged of record, Feb 7, 1896. 5,750  
 Brower, John and Matilda W his wife to W Wallace Brower. Broadway, n e cor 39th st, 76.10x107.3x74.1x86.8. Feb 7, 1 year, gold, 15,000  
 Budenbach, Oswald and Henry F Diefenthaler to Florian Rohe. 11th av, w s, 98.9 n 37th st, 49.4x100. Feb 8, due Feb 1, 1897, 5 % 10,000  
 Butler, Marion V, Brooklyn, to NEW YORK LIFE INS. Co. Walker st, s s, 36 e Cortlandt alley, 36x100. Feb 7, due Jan 1, 1899, 5 % gold, 75,000  
 Banks, Alice to Elizur V Foote. 54th st, No 108 E. P. M. Sub to mort \$25,000. Feb 1, 2 years. 4,000  
 Boehm, Abraham and Lewis Coon to TITLE GUARANTEE AND TRUST Co. Washington pl, s s, 74.7 e Washington sq East, 34.11x79.11x35.2x79.10. Feb 10, due Aug 1, 1896, 5 %. See Conveys. 60,000  
 Brower, John to Frank D Hurtt Boulevard, w s, extends from 108th st to 109th st, 201.10x100. Sub to mort 46,000. Feb 8, due Feb 1, 1898. 14,000  
 Budelman, Henry to Edwd P Steers. 3d av, No 2009, e s, 50 n 110th st, 25.1x110. Sub to mort \$20,000. Feb 7, 1 year. 6,000  
 Bischoff, Henry and Charles Bohling, of Bischoff & Bohling, to Bernheimer & Schmid. 2d av, No 1084, cor 57th st. Saloon lease. Feb 13, note, demand. 6,000  
 Brenneis, August to Katharina Ebert. 130th st. P. M. Feb 11, 5 years, 5 % 1,000

Daiker, George to Stephen Duncan, Natchez, Miss. St Nicholas av, e s, 33.9 s 145th st. P. M. Feb 3, due Feb 1, 1898, 5 % 9,000  
 Same to same. St Nicholas av, e s, 83.9 s 145th st. P. M. Feb 3, due Feb 1, 1898, 5 % 8,000  
 Same to same. St Nicholas av, e s, 133.9 s 145th st. P. M. Feb 3, due Feb 1, 1898, 5 % 3,000  
 Dale, Frank T to Foskett & Bishop Co, New Haven, Conn. 117th st, n s, 310 e Lenox av, 75x100.11. Sub to mortg \$66,200. Feb 11, 3 months 1,379  
 Einstein, Fanny to Matilda Weil et al exrs Max Weil. 2d av, e s, 60.10 s 61st st, 20 x75. Feb 10, 5 years, 4 1/2 % 6,000  
 Feeter, Margt C wife of and Jacob W, Yonkers, N Y, to Hannah V C Bassett et al exrs Acton Civill. Oak st, No 52, n s, 91 e Oliver st, 20x50.3. Feb 8, 1 year, 5 % 1,765  
 Finkbeiner, Ernst to John Finkbeiner. Av A, n w cor 85th st. P. M. Feb 6, 1 year, 10,000  
 Febn, George to Henry C de Rivera as trustee for Phebe P Lahens. 103d st, s s, 200 e 5th av, 75x100.11. Sub to mortg \$67,000 Feb 11, 1 year. 5,500  
 Graham, William to Beadleston & Woerz. West st, No 417. Lease. Feb 10, demand. 2,000  
 Greenwald, Henrietta to Herman Zuckerman. Clinton st, w s, 79.9 n Rivington st, 20.2x50. Feb 3, 2 years. 2,500  
 Grosner, Morris mortgagor with Emma D Van Vleck and ano trustees will of Patrick Dickie. Madison st, No 191, n s, 132.3 w Rutgers st, 23.10x100. Extension of mort. Jan 1. nom  
 Godward, Wm H to People's Co-operative Building and Loan Assoc. 21st st. Leasehold. P. M. Jan 22, installs. 2,750  
 Gribbins, Francis T, Long Island City, to Michl F Lyons. Lexington av, No 119. P. M. Feb 8, 2 years, 5 % 10,000  
 Gunning, James to Reese B Gwillim, Brooklyn. Leroy st, No 65 or No 17 St Luke's pl, n s. Jan 18, due July 1, 1896. 250  
 Galewski, Bernard to the rector, &c, of the Church of the Transfiguration in the City of New York. Henry st, No 170, s s, 52 w Jefferson st, 26.5x100x26.1x100. Feb 8, due Feb 10, 1899, 5 % 30,000  
 Ghiglione, Angelo F to Henry de F Weekes. 6th st, n s, 125 e Av D, 25x90.10; Lewis st, No 195, w s, 48.11 s 6th st, 29.2x75.4 x29.1x71.5. Feb 10, due May 1, 1899. 4,000  
 Gissell, Herman C to THE GREENWICH SAVINGS BANK. 23d st, No 430, s s, 316.8 w 9th av, 16.8x98.9. Feb 6, due Feb 10, 1899. 9,000

Luft, Rachel wife of Ignaz to Marie Streindler. 25th st, No 225, n s, 275 w 2d av, 25x98.9. Dec 18, 1894, 3 years. 1,000  
 Levy, Jefferson M to Charlotte M wife of Frederic Goodridge. Liberty st, n w cor Church st, 34 6x100x36x100.8. Feb 8, 3 years, 4 1/2 % 175,000  
 Lewis, Wm H, Toledo, O, to Patk H Gilhooly, Elizabeth, N J. Grand st, No 384, n s, 50 w Suffolk st, 25x100; Clinton st, Nos 182, 184 and 186, e s, 250 s Grand st, 52.6x54x70x100; Attorney st, Nos 13 and 15, w s, 100 s Grand st, 37.6x100. 1-9 part of all. Jan 1, 1 year. 3,000  
 Levy, Rosa to Jonas Weil and Bernard Mayer. Cherry st, No 272, n s, 26.1x113.1x26.1x113.7. Feb 10, 6 months, 750  
 Lyman, William to Judson S Todd. 116th st, n s, 90 w Park av, 100x100.11. Feb 10, demand. 10,000  
 Lapple, Frederick to Geo M Miller and ano trustees will of Levin R Marshall. Allen st, No 184, e s, 82.6 n Stanton st, 17.6x87.6. Feb 8, due Dec 1, 1901, 5 % 5,500  
 Lawrence, Gustavus L to Leopold Gusthal and ano trustees will of Edward Ridley. Hamilton terrace, w s, 125 n 141st st, 75 x100. P. M. Feb 7, 1 year, 5 % 13,500  
 Same to Frederic J Middlebrook, Brooklyn. Hamilton terrace, w s, 200 n 141st st. P. M. Feb 7, 1 year, 5 % 4,500  
 Same to same. Hamilton terrace, w s, 225 n 141st st. P. M. Feb 7, 1 year, 5 % 18,000  
 Same to same. Hamilton terrace, w s, 325 n 141st st. P. M. Feb 7, 1 year, 5 % 18,000  
 Mahan, Ellen L to Augustus T Gillender as trustee under will of Mary H Mahan. 86th st, No 160, s s, 173 e Amsterdam av, 17x106.10. P. M. Oct 10, 1895, due Feb 6, 1898, 5 % gold, 9,000  
 McKeen, John R to Ellen L Demorest admrx, &c, of W Jennings Demorest. 56th st. P. M. Feb 13, due Dec 20, 1896, 5 % 4,000  
 McLeson, Phoebe G widow to Peter Moller et al trustees will of Peter Moller. 31st st, No 16, s s, 166.4 w Madison av, 20.11x75. Feb 11, due Feb 13, 1899, 4 1/2 % 16,500  
 Moran, Mary J, Sarah C and John G and Gertrude E Mills to Wm F Patterson. Amsterdam (10th) av, s e s, plot 15 map of 128 acres in 12th Ward, part of estate of Isaac Dyckman known as Fort George property, 100x445.6 to Harlem av, x-x460. Feb 4, due Feb 1, 1898, 5 % 1,560  
 Morris, Francis to Chas F Stoppani, Brook-

lyn. 29th st, No 114 W. P M. Feb 13, 4 years, 5%. 16,700  
 Muller, Rosalie to John Giefer. 84th st n s, 77.10 w 1st av, 22.1x102.2. Secures notes. Feb 4, due Nov 1, 1896. 7,000  
 Martin, Wm C to Frances R Wallace, Brooklyn. 38th st, s s, 180 e 4th av, 15.6x98.9. Feb 6, due Feb 7, 1899, 5%. gold, 20,000  
 Masin, Anton to Edwd D Cowman as trustee will of Hester E Trotter. 64th st. P M. Feb 7, due Feb 1, 1901, 5%. 9,000  
 McEntee, James D and Mary E his wife to Edwd C Platt. 87th st, n s, 100 w Amsterdam av, 31.3x100.8. Feb 8, 1 year. gold, 3,000  
 Same to same. 87th st, n s, 131.3 w Amsterdam av, 31.3x100.8. Feb 8, 1 year. gold, 3,000  
 Mescall, Mary A wife of James formerly McKee to THE FRANKLIN SAVINGS BANK. 45th st, No 411, n s, 152 w 9th av, 24x100.4. Feb 6, 1 year, 5%. 7,000  
 McCormack, Michael to James Hagan. 5th av, s e cor 113th st, 50.5x99.7. Feb 8, 1 year. 7,000  
 McGurk, John H to Sherman Evarts. West Broadway. P M. Feb 11, 3 years. 5%. 10,000  
 McLaughlin, Alonzo G to THE NEW YORK LIFE INS AND TRUST CO. 12th st. P M. Feb 11, 3 years, 5%. 14,000  
 Meister, Fanny to Henry Gucker et al trustees will of Maria Gucker for benefit of Caroline Schuchman. 13th st, s s, 158 w Av C, 25x103.3. Feb 11, 5 years, 4 1/2%. gold, 11,000  
 Metzger, Martin to David J King et al exrs and trustees Edwd J King. 8th av. P M. Feb 11, due Mar 2, 1898, 5%. 35,000  
 McLaughlin, Thos J to Jacob M Newman. Lexington av, n e cor 97th st. P M. Feb 10, due Dec 1, 1896, 5%. 28,500  
 Meyer, John F to THE EMIGRANT INDUSTRY SAVINGS BANK. Washington st, Nos 528 and 530, w s, 35.2 s Charlton st, 68.10x69x68.6x69. Already mortgaged to mortgagee. Feb 10, 1 year, 4 1/2%. 9,000  
 McCabe, John to Jacob Ruppert. 8th av. No 2641, s w cor 141st st. Saloon lease. Nov 29, 1895, demand. (Error; location and amount omitted.) 3,500  
 Norris, John G to Frances E Baker et al trustees will of Geo G Lake. Madison av, n e cor 63d st. P M. Feb 10, 6 months, 5%. 50,000  
 Same to Albert I Sire. Same property. P M. Sub to last mort. Feb 10, installs, 5%. 12,000  
 Nerjes, Henry and Gustav A, of Nerjes Bros, to Bernheimer & Schmid. 7th av, No 41, cor 13th st. Saloon lease. Feb 13, note, demand. 2,900  
 Peetsch, Henry C L to TWELFTH WARD SAVINGS BANK. 115th st, n s, 295 e 1st av, runs n 30.11 x s e 42 to st, at point 323.5 e 1st av, x w 28.5, with all title to strip of land abt 1.6 wide and extending in a n w direction along n e s of said premises. Feb 13, 1 year, 5%. 1,600  
 Same to Cath A Kehoe. Same property. Sub to mort \$1,600. Feb 13, 1 year, 5%. 400  
 Pettit, John, West Orange, N J, to Grosvenor B Hubbard trustee will of James Bogert. Pearl st, Nos 247 and 249, n s, 96.5 e John st, runs n 93.6 x e 15.2 x n 18.5 x e 4.6 x n 6.3 x e 17.2 x s 115.11 to Pearl st, x w 37. Feb 11, 1 year, 5%. gold, 28,000  
 Power, Amelia R to Wm H Sage. 11th st, No 17, n s, 197.2 e 5th av, 23.4x103.3. Sub to mort \$18,000. Feb 10, due Feb, 1897, 5%. 1,000  
 Powell, Harry W to THE GERMANIA LIFE INS CO. 147th st, n s, 225 e Boulevard, 17x99.11. Feb 5, due Feb 1, 1899, 5%. 10,000  
 Same to same. 147th st, n s, 242 e Boulevard, 17x99.11. Feb 5, due Feb 1, 1899, 5%. 10,500  
 Same to same. 147th st, n s, 259 e Boulevard, 16x99.11. Feb 5, due Feb 1, 1899, 5%. 10,000  
 Same to same. 147th st, n s, 275 e Boulevard, 16x99.11. Feb 5, due Feb 1, 1899, 5%. 10,000  
 Powell, H Wheeler to Jacob D Butler. 147th st, n s, 225 e Grand Boulevard, 17x99.11. Sub to mort \$10,000. Feb 5, due Feb 4, 1897. 2,000  
 Same to same. 147th st, n s, 242 e Grand Boulevard, 17x99.11. Sub to mort \$10,000. Feb 5, due Feb 4, 1897. 1,500  
 Same to same. 147th st, n s, 259 e Grand Boulevard, 16x99.11. Sub to mort \$10,000. Feb 5, due Feb 4, 1897. 2,000  
 Same to same. 147th st, n s, 275 e Grand Boulevard, 16x99.11. Sub to mort \$10,000. Feb 5, due Feb 4, 1897. 2,000  
 Same to same. 147th st, n s, 291 e Grand Boulevard, 17x99.11. Sub to mort \$10,000. Feb 5, due Feb 4, 1897. 1,500  
 Same to same. 147th st, n s, 308 e Grand Boulevard, 17x99.11. Sub to mort \$10,000. Feb 5, due Feb 4, 1897. 1,500  
 Same to Charles Bondy. 147th st, n s, 291 e Grand Boulevard, 17x99.11. Feb 5, 3 years, 5%. 10,500  
 Same to Saml W Weiss trustee for estate of Therese Weiss. 147th st, n s, 308 e Grand Boulevard, 17x99.11. Feb 5, due Jan 1, 1899, 5%. 10,500  
 Phillips, Hartwig I to THE FARMERS' LOAN AND TRUST CO. 52d st, No 426, s s, 325 w 9th av. P M. Jan 20, due Feb 10, 1899, 5%. 18,000

Same to same. 52d st, No 428, s s, 350 w 9th av. P M. Jan 20, due Feb 10, 1899, 5%. 18,000  
 Pritz, Frederick to George Ehret. Av A, No 1594, n e cor 84th st, 25x98. Feb 8, 1 year, 5%. 3,000  
 Ryan, Jessie E to THE EQUITABLE LIFE ASSURANCE SOCIETY of the U. S. 133d st, No 43, n s, 368.4 e Lenox av, 16.8x99.11. Feb 10, due Jan 1, 1897, 5%. gold, 6,000  
 Rhein, Meyer L to Marx L Rhein. 61st st, No 54, s s, 177 e Madison av, 20x100. Feb 6, 10 years, 5%. 25,000  
 Rogers, Peter F to George Ehret. 51st st, No 614 W. Store lease. Feb 6, demand. 2,000  
 Rohrig, Wm H to Magdalena Huldberg. 7th av, w s, 34.8 n 27th st, 27x69.5x27x68.11. Feb 1, 2 years. 3,000  
 Ruppell, Geo H and Emilie his wife to Otto H Dage. 76th st, Nos 355 and 357, n s, 200 w 1st av, 50x102.2. Sub to mort \$18,000. Also secures bond Karoline Noll. Feb 11, due Sept 1, 1896. 1,000  
 Rappaport, Pauline wife of and Moses to Bernard Levy. 78th st, n s, 188.4 e 3d av, 16.8x102.2. Aug 6, 1895, 1 year. 500  
 Reid, Walter, Madison, N J, to Chas A Peabody, Jr, and Thos S Walker. 116th st, s s, 555.6 e 8th av, 21x100.11. Feb 11, due Oct 1, 1897, 5%. gold, 22,500  
 Same to same. 116th st, s s, 576.6 e 8th av, 27x100.11. Feb 11, due Oct 1, 1897, 5%. gold, 30,000  
 Same to same. 116th st, s s, 603.6 e 8th av, 27.6x100.11. Feb 11, due Oct 1, 1897, 5%. gold, 30,000  
 Ring, Chas E, Brooklyn, to Judson S Todd. Cherry st, No 364, n s, 151.9 e Montgomery st, runs e 22 x n 97.2 x w 17.7 x s 2.4 x s 89.9. Jan 21, 1 year. 4,000  
 Same to same. Cherry st, No 366, n s, 173.9 e Montgomery st, 22.2x97.2x26.4x97.2. Jan 21, 1 year. 4,000  
 Rosenfeld, Benjamin to Charles Griffen et al trustees under will of Samuel Willets. Annuity trust. Clinton st, No 19. P M. Feb 11, 5 years, 4 1/2%. 15,000  
 Same to Sarah H Powell. Same property. P M. Sub to last mort. Feb 11, installs. 3,000  
 Seely, Frank to THE NEW YORK SAVINGS BANK. 15th st, n s, 125 w 8th av, 25x103.1. Feb 11, due June 1, 1897, 4 1/2%. 14,000  
 Salmon, John R to Mary Hinterkoff. 150th st, No 476, s s, 114 e Amsterdam av, 17x99.11. Jan 7, 3 years, 5%. 3,500  
 Scholes, Amelia to Matilda Von Ramdohr. Rivington st, No 38, n s, 26 e Forsyth st, 24.10x100x25x100. Feb 3, due Jan 1, 1897, 5%. 18,000  
 Same to same. 10th st, No 277, n s, 144 w Av A, 25x94.8. Feb 3, due Jan 1, 1897, 5%. 12,000  
 Schreiner, Joseph J and George Fennell to Kate M Norton. 104th st. P M. Feb 6, due Feb 7, 1897, 5%. 9,550  
 Simmons, John R to Henry I Sprague. 65th st, No 164, s s, 192 e 10th av. P M. Feb 7, 2 years, 5%. 2,000  
 Same to same. 65th st, No 162, s s, 210 e 10th av. P M. Feb 7, 2 years, 5%. 2,000  
 Smith, Frank L, Tarrytown, N Y, to Edward Uhl. Boulevard and 146th st. P M. Jan 29, 5 years. 20,000  
 Stahl, John with John Koedding. Agreement creating annuity during life of John Koedding, of per month, 25  
 Schreiner, Joseph J and George Fennell to Ashbel P Fitch. 103d st. P M. Feb 3, 1 year, 5%. 5,000  
 Spencer, Mary J to Aldous-Taylor Building Co. St Nicholas av, No 852. P M. Jan 31, due Feb 1, 1899, 5%. 4,500  
 Stern, Lilly R to Celine Rheinhold. 1st av, n w cor 49th st, 40.6x56x40.7x56. Sub to mort \$22,000. Jan 20, 2 years. 6,000  
 Smedley, Emma Z wife of Frederic G to BROADWAY SAVINGS INST. 47th st, No 152, s s, 233.4 e 7th av, 16.8x100.4. Feb 13, 1 year, 4 1/2%. 12,000  
 Smith, Isaac L to GERMAN-AMERICAN REAL ESTATE TITLE GUARANTEE CO. Crosby st, Nos 45 and 47, e s, 49.9x100x50x100. Feb 11, demand. 18,500  
 Smith, Clarence W, Cold Spring, N Y, to Josephine R, Annie E and Herbert R Smith. Norwalk, Conn. Pike st, No 11, e s, 24x85, except strip 3 ft wide conveyed to Josiah Randel, 1/4 part. Oct 17, 1829. Feb 13, secures note, demand, 5%. 3,250  
 Spears, Eliz M widow to Samuel Keeler. Lots 15, 16 and 17 map Classus Paine, Westchester. 12th st, s s, 325 e 5th av, 19.9x103.6x22.3x103.6; 118th st, No 223, n s, 326.8 w 2d av, 16.8x100.10; 2d av, w s, 100.11 s 122d st, 35x82.7; 3d av, e s, 77.11 s 136th st, 52x86.5 to Lincoln av, x50x172.1. Jan 25, 1886, 1 year. 606  
 Tellkamp, Anita to Woldemar C Dyrsen. 4th st, s s, 25 e Macdougall st, 25x109. Jan 31, due Feb 1, 1899, 5%. gold, 10,000  
 The Children's Aid Society to NEW YORK LIFE INS CO. 63d st, s s, 400 e West End av, 87.6x100.5. Feb 3, installs 5%. 40,000  
 Truetter, Marie A wife of and Paul to George Freygang. 2d av, e s, 20.11 s 125th st, 20x75. Feb 6, 6 months. 4,951  
 The Brainerd Quarry Co, Portland, Conn, with John R Todd. Agreement guaranteeing renewal of notes made by Henry C Irons. Oct 11, 1895. 500  
 Turl, Joseph H to Annie M Howard as

guardian of Winifred Howard, Yonkers, N Y. 27th st, No 255, n s, 159.7 e 8th av. P M. Feb 11, 3 years, 5%. 11,000  
 Same to same as guardian of Phyllis M Howard, Yonkers, N Y. 27th st, No 253, n s, 184.5 e 8th av. P M. Feb 11, 3 years, 5%. 11,000  
 The New York Homeopathic Medical College and Hospital to J Frederic Kernochan as committee of Marie Marshall. 63d st, n s, 102 w Av A, 75x63. Feb 5, 1 year, 5%. 5,000  
 Von Ganther, Theodor to Robert Ernst, Zurich, Switzerland. 99th st, s s, 159.10 e 3d av, 25.1x100.11. Feb 11, 3 years, 5%. See Conveys. gold, 15,000  
 Veit, Mary K wife of Richd C mortgagor with Geo P Upham, Nahant, Mass. Co-vent av, No 81, e s. Extension of mort. Jan 7. nom  
 Von Ramdohr, Matilda to Alex E Von Ramdohr. 15th st, n e s, 183.4 n w Rutherford pl, 24x103.3. Feb 10. Secures annuity to mortgagee of, per month, 60  
 Weed, Joseph E, Brooklyn, to Clarence F True. 93d st, s s, 56 w West End av. P M. Feb 6, due Aug 6, 1897. 2,500  
 Same to same. 93d st, s s, 80 w West End av. P M. Feb 6, due Aug 6, 1897. 2,500  
 Same to Edwd C Perkins, Plainfield, N J. Boulevard, s w cor 88th st, 100.8x100. Sub to mort \$265,000. Feb 7, due June 1, 1896. 2,000  
 Welcker, John to Alexander Walker and Judson Lawson. West End av. P M. Feb 6, 1 year, 5%. 14,250  
 Wenige, Josephine to Chas F Goepel as trustee for Alfred Dolge & Son, C F Goepel & Co, D E Adams, Benedict & Hight. Robinson & Wallace, P F Turner, Scheuck & Schlichte, John Morse and John F Dearborn. 71st st, s s, 158.4 w 3d av, 16.8x100.5; 82d st, s s, 135.6 e Av A, 18.9x102.2. Feb 4, due Dec 1, 1896. 1,075  
 White, Isaac to Chas L Jones as guard of Grace N. Florence C and Horace J Parmelee. 119th st, s s, 285 e Lenox av, 75x100.11. Feb 7, 2 years. gold, 5,000  
 Wilder, Geo W to Jane E Wilder, Brooklyn 103d st, No 323, n s, 100 e Riverside av, 20x100.11. Feb 5, 5 years, 5%. 20,000  
 Wallach, Moses K to Karl M Wallach. 7th st, n s, 160 e 3d av, 25x102.2. Sub to mort \$16,000. Feb 1, demand. 2,500  
 Wallach, Moses K mortgagor with Wm M Kingsland, Mount Pleasant, N Y. 73d st, No 211, n s, 160 e 3d av, 25x102.2. Extension of mort. Dec 2, 1895. nom  
 Wertheim, Herman, Brooklyn, to Wm H Schmohl. Delancey st, Nos 279 and 281. s s, 33.4 w Canaan st, 35.5x75. Feb 13, 2 years. 4,000  
 Same to Mary M and Charles Lanier exrs in trust for Mary M Lanier. Same property. Feb 10, due Feb 6, 1901, 5%. gold, 33,000  
 Wigger, Christian G to H Koehler & Co. Judson st, No 74. Saloon lease. Feb 10, demand. 800  
 Williams, Warren S to THE GERMANIA LIFE INS CO. 34th st, s s, 321 w 9th av, 29.4x98.9. Feb 13, due Aug 1, 1899, 5%. 37,500  
 Same to same. 34th st, s s, 350.4 w 9th av, 29.4x98.9. Feb 13, due Aug 1, 1899, 5%. 37,500  
 Warnstadt, Morris J to Lehman Bernheimer. 19th st, No 41, n s, 300 e 6th av, 25x92. Feb 1, 5 years, 5%. gold, 38,000  
 Webster, Eliza C to Henry C Raynor. 182d st, s w cor Audubon av, 25x70; Anthony av, n w cor Minerva pl, 50x100. Feb 10, installs. 2,500  
 Youmans, Edgar W to William Jay and ano as trustees for Anna B Hunt. Canal st, n e cor Washington st, runs s e along Canal st 69.5 x n e 56 to an alley, x n 8.6 x n w 18 x w 8.6 x n 0.9 x w 61.5 to Washington st, x s 22.2 to beginning, with right to said alley; Washington st, No 479, e s, 182.6 s Spring st, 20.4 to alley x 80, with all title to said alley. Feb 11, 3 years, 5%. gold, 40,000  
 Same to same. Same property. Feb 11, 1 year. gold, 4,000  
 Yankauer, David and Max mortgagors with Henry Morrison exrs and trustees Henry I Hart. Av A, e s, 25.8 n 85th st, 26x72. Extension of reduced mort. Feb 13. nom  
 Zahn, John C and John F Bayly to Jacob Ruppert. 109th st, No 88 E. Store lease. Jan 16, demand. 1,250  
 Same to same. Lexington av, No 2028. Store lease. Jan 15, demand. 1,250  
 Zoeller, Henrietta to Jacob Rose. 118th st, No 58 E. P M. Feb 13, installs. gold, 500

23d and 24th WARDS

Mortgages under this head marked with \* denote that the property is located in the new Annexed District (Act of 1895.)

\*Babcock, Geo E to Sarah M Gowen widow, Clara I Adams, Eva F Jenkins. Chas S, Edwd L and Blanche L Gowen children and only heirs of Horace M Gowen. Lot 258 and westerly 1/2 of lot 222 map of Village of Wakefield. P M. Feb 1, 3 years, 5%. 1,600  
 Blauvelt, John M to Fanny M Whaley. Crotona av, w s, 100 n Lebanon st, 25x100. Feb 11, 3 years, 5%. gold, 2,500  
 Brady, Daniel to Dorothea Schumacher, admrx, & c of John Schumacher. College av, No 426, e s, 50 s 145th st, 25x100. Feb 11, 3 years, 5%. 5,000

Brown, Rhena S wife of Ezra to Chas D Valentine. Webster av, n w s, 161.4 n e Cole st, 125x90.6x124x78. Feb 5, 5 years, 5. 5,500

Coogan, Matthew to Laura Manley. 147th st, s s, 365 w Brook av, 25x100x25x99.9. Feb 7, 5 years, 5. 15,500

Same to same. 147th st, s s, 415 w Brook av, 25x104.6x25x102.1. Feb 7, 5 years, 5. 15,500

Same to The Bradley & Currier Co (Lim.) 147th st, s s, 365 w Brook av, 25x100. Sub to mort \$15,500. Feb 7, due Aug 6, 1896. gold, 1,500

Corbett, George, James C and Honora sole heirs of Honora Corbett to Adolph G Hupfel. Courtlandt av, s w cor 162d st, 50x130; parcel begins at point in e property line of depot grounds at Melrose Station, on N Y & Harlem Railroad distant 50 s 162d st, runs s 20 x w 30 x n 20 x e 30. Feb 7, 1 year. 8,000

Corbett, George to James C and Honora Corbett. Same property. Feb 7, 1 year. 4,000

Chatterton, Lilian R to Mary D Eden. 6th or Edenwood av, centre line, 2x32 n Fordham Landing road or Highbridge road, runs n along said centre line 82.4 x w 132.3 to Croton Aqueduct, x s 83 x e 132.2. Feb 8, 3 years. See Conveys 4,000

Chatterton, Lilian R wife of and Walter S to Birkbeck Invest Savings and Loan Co of America. 6th av, centre line, 293.2 n Fordham Landing road or Highbridge road, runs n along said centre line 41.2 x w 132.3 to Croton Aqueduct, x s 41.2 x e 132.2. Feb 5, installs. gold, 4,000

Same to same. 6th av, centre line, 334.4 n Fordham Landing road or Highbridge road, runs n along said centre line 41.2 x w 132.3 to Croton Aqueduct, x s 41.2 x e 132.2. Feb 5, installs. gold, 4,000

Coogan, Matthew to Judson S Todd. 147th st, s s, new line, 415 w Brook av, 25x100. Feb 10, 1 year. 1,500

\*Crenay, Mary F, widow, Brooklyn, to George Hill. Digney av, e s, 215.11 s Kingsbridge road, 100x100. Feb 7, 3 years. gold, 800

Crawford, Mary T to Saml W Milbank. Prospect av, e s, 62.6 s 156th st, 18.9x90. Feb 13, 5 years, 5. gold, 5,000

Same to same. Prospect av, e s, 81.3 s 156th st, 18.9x90. Feb 13, 5 years, 5. gold, 5,000

Duffy, James and Bridget his wife to Sarah J Miller. Fulton av. P M. Feb 7, 8 years, 5. 1,200

Dunn, Maggie to James K Holmes and John A Philbrick, of Holmes & Philbrick. 147th st, n s, 529.5 w Brook av, 54x100. Sub to mort \$53,000. Feb 3, due Jan 1, 1897. 6,000

Eden, Mary D wife of and John H to THE MUTUAL LIFE INS CO of New York. Manor Church to Macomb's Dam road, n w s, at e cor of land of Isaac Valentine, which point is also n w cor of said road, now known as Aqueduct av, and St James st, runs n e along said road 419 x n w 347.6 x s w 380.4 x s e 345, contains 3 18-100 acres. Feb 6, due Feb 7, 1897, 5. 30,000

\*Eller, Geo W and Susan E his wife, Mt Vernon, N Y, to Wm H Archer Eastchester, N Y. Pratt av, e s, lots 25 and 26 block 32 of Section C of Edenwald, on map of part of Section C of Edenwald, Town of Eastchester, 50x100. Jan 11, 3 years. 1,500

Erdenbrecher, August F A to Alfred E Bertin. 3d av, w s, 150 s 167th st, 25x166.5 x 25x168.10. Feb 10, due Feb 1, 1899, 5. 7,000

\*Galvin, Bartow J to Ephraim B Levy. Lots 454, 455 and 456 map of Van Nest Park, 24th Ward. P M. Dec 27, 1895, due Feb 13, 1900, 5. 1,375

Geismann, Moise to TITLE GUARANTEE AND TRUST CO. 3d av, s e cor Rose st. P M. Feb 13, 3 years, 5. 6,000

Guion, Barnard R to Cyrus C Miller. 3d av, No 3470, e s, 27x100x26x—. Feb 11, 3 years. 5,500

Hey, George and Marianna to Mary Proppe. Railroad av, e s, 190.5 n 169th st, 165.5x150, with all title to right of way over strip of land, 10x—, running from 169th st; Railroad av, s e s, lot 60 map of village of Morrisania, 50.2x150. Feb 10, 2 years, 5. 5,000

Hohl, Charles to Thos B Clark. Forest av. P M. Feb 8, 1 year, 5. 6,000

\*Isakson, Paulina to Levi H Mace, 1st st. P M. Feb 4, 3 years. 200

Ketchum, Angelica S wife of and Edgar to Edith J Hulbert. Bremer av, e s, 324 n from s w cor lot 56 on map of Highbridgeville in Town of West Farms, runs e 215 x n 30 x w 115 x s 9.6 x w 100 to av, x s 20.6. Jan 15, 3 years, 5. 5,000

Same to same. Bremer av, e s, 344.6 n from s w cor lot 56 on map of Highbridgeville in Town of West Farms, runs e 100 x n 9.6 x e 115 x n 37 x w 216.5 to av, x s 20.6. Feb 15, 3 years, 5. 5,000

Kronenberger, Lizzie wife of Jakob to Adolph G Hupfel. Morse av, n w s, part lot 91 map of Morrisania, &c, 35.11x142 x 37.6x131. Feb 8, demand, 1,000

Kepler, Minnie to Gertrude E Master. Dawson st, n s, 213.3 e Prospect av, runs n w 110.11 x n e 13.6 x e 13.7 x s e 110.5 to st, x s w 25. Sub to mort. Feb 11, 1 year. 400

\*Kraemer, Chas L to Stephen Jenkins. 2d av, s s, being easterly 1/2 of lot 222 map of Village of Wakefield, 50x114. Feb 8, 3 years, 5. 500

Lynch, Valentine D to New York and Suburban Co-operative Building and Loan Assoc. Forest av, n e cor 165th st, runs e 100 x n 79 x w 20 x s 54 x w 80 to av, x s 25. Feb 6, installs. 14,000

McCarthy, Nora widow to THE MUTUAL LIFE INS CO of New York. Boscobel av, n e s, 223.9 s from Highbridge av, runs e 140.5 to centre of the Brook, x s w along same as it winds and turns, 105 x w 139.6 to av, x n 93, 23d Ward. Feb 7, due March 1, 1897, 5. 1,000

Metzler, John H to James J Edwards. Valentine av, w s, 174.5 s 180th st. P M. Feb 8, 1 year, 5. 1,591

Same to same. Valentine av, w s, 274.5 s 180th st. P M. Feb 8, 1 year, 5. 1,591

MacDonald, Alexander to Alice M Holland. Union av, e s, 196 n Kelly st, 29x95. Sub to mort \$1,000. Feb 11, demand, 1,000

Mahler, Helena and Frank Van Pelt to Moritz L Ernst and Max Weil. Brook av, n e cor 139th st. P M. Sub to mort \$3,150. Feb 4, 8 months. 5,600

Same to same. Same property. Building loan. Sub to morts \$8,750. Feb 4, 8 months. 14,000

Mulhern, Mary J wife of Thomas to Caroline A Thorn. Sedgwick av, n w s, 73.6 n e Perot st, 25.7x96.4x24.6x98. Feb 11, 3 years. 1,000

Meyer, Fredk W to Geo W Robinson. 149th st. P M. Feb 11, 4 years, 5. 8,500

Moebus, Sophia widow to August Freutel. Courtlandt av, e s, 25 n 154th st, 22x100. Feb 13, 2 years. 1,000

Neville, Annie E wife of and John H to HARLEM SAVINGS BANK. Franklin av, e s, 100 s Tremont av, 100x100. Feb 7, 1 year, 5. 3,850

Ogden, James W to Polka M, Ludo W and Alfred P Wilkens, trustees will of Louis Wilkens. Eagle av, e s, 27 s 161st st, 16.7x71. Feb 8, due Feb 1, 1898. 3,000

Same to same. Eagle av, e s, 43.7 s 161st st, 3 lots, each 16.7x71. 3 morts, each \$3,000. Feb 8, 3 years. 9,000

Same to same. Eagle av, e s, 93.5 s 161st st, 16.7x71. Feb 8, due Feb 1, 1898. 3,000

\*Pinchbeck, Geo W to Banyer and Eliz H Ludlow, Cath L Searing and Harriet Le Roy Cox. Parcel in 24th Ward, formerly Town of Westchester, begins at point where n e bank of Bronx River intersects e line of Barrett's Creek. P M. Jan 29, 3 years, 5. 90,000

\*Pierson, John G to Edwd V Burton. Lot — map of the Arden property in Town and County of Westchester. Substitute mort. Feb 8, due March 20, 1897, 5. 214

Pohndorf, Diedrich to Rachel Feldman. Bathgate av, s e cor 174th st, 25x100. Jan 22, 2 years. 2,000

Pisciotta, Giacomo to Elizabeth W Burke, Llewellyn Park, Orange, N J. 169th st, s e cor Fox st, runs e 45 x s 62.2 to Fox st, x n 76.9 to beginning. Feb 6, due Jan 1, 1899. 5,000

Same to Chattie De Hart. 169th st, s s, 45 e Fox st, runs s w 62.2 x n along Fox st 78.9 to 169th st, x s e along same 45. Sub to mort \$5,000. Feb 7, due Feb 1, 1899. 2,000

Same to same. 169th st, s s, 45 e Fox st, runs s 62.2 to e s Fox st, x s 20.8 x e 12.2 x n 71.9 to 169th st, x w 22. Feb 6, due Jan 1, 1899. 4,000

Riley, Richard to Isabella E K Burnham, Yonkers, N Y. 152d st, s e cor Railroad av East, 105.8x59.2x63.2x129. Jan 25, 3 years, 5. 3,000

Stonebridge, Margaret to Mount St Vincent Co-operative Building and Loan Assoc. Crescent av, adj lot 7 map of Belmont Village, West Farms, runs e along said av 128.9 to e cor of Crescent av and Cambrelling av, x s w along Cambrelling av 123.4 x n w 100 to lot 7 x n e 42.1 and being lot 20 on said map. Feb 13, installs. 3,250

\*Schaefer, Philip F to Mary U wife of Geo J Griffen, Yorktown, N Y. 6th av, s s, being easterly 1/2 of lot 607 map of Village of Wakefield, 50x114. Feb 10, due April 1, 1901. 3,000

Shewell, Eliz A to Alexander Mackenzie and ano guards of Rebecca E, Catherine, Margaret, Geo R, Isabella and Sophie E Mackenzie. Westchester av, n e cor Bergen av, 94.11x75.5x37.3x107.3. Jan 22, 3 years, 5. 11,000

Smith, Barbara wife of John W to Frances F Hitchcock, Morrstown, N J. Jacques av, e s, 420.9 n Columbine av, 29.3x100x30.3x100. Feb 10, due Feb 1, 1901, 5. 2,800

Same to John S Adrian. Same property. Feb 10, due Feb 1, 1901, 5. 1,200

Steers, Mary E widow to HARLEM SAVINGS BANK. Washington av, e s, 287.6 s Fletcher st, 37.6x134.4x38.1x141.2. Already mortgaged to mortgagee for \$1,000. Feb 7, 1 year, 5. 500

Tiernan, Elizabeth to Harriet A Woodall. Ryer av, n w s, lot 187 map of Prospect Hill estate at Fordham, 50x122. Feb 1, 1 year. 400

Woodruff, Amos and Minnie his wife to Frederic E and Hugh N Camp, Jr, exrs Hugh N Camp. Kirkside av, e s, 207.1 n Kingsbridge road, 125x115.1x125x119.1.

P M. Sub to mort \$7,500. Dec 28, due Jan 2, 1899. 2,500

MORTGAGES—ASSIGNMENTS.

NEW YORK CITY

FEBRUARY 7, 8, 10, 11, 13.

Aspinwall, John and ano exrs and trustees John L Aspinwall to John Aspinwall and ano trustees will of John L Aspinwall for benefit of John Aspinwall. nom

Arnott, Emma and ano exrs Wm H Arnott to Henry Moulton, York, Me. \$3,323

Aldhous-Taylor Builing Co to Alfred T Leward, Brooklyn. 4,500

Beadleston, Alfred N and ano exrs Wm H Beadleston to Beadleston & Woerz, a corporation. nom

Brooks, Wm W, Canton, Mass, exr Rosina Hurd to Linda Kuenneth, a share to extent of 4,100

Brown, Addison to Edwin C and Geo E Kimball exrs Albert Bradford. nom

Bastian, Elizabeth to James W Hyde. 2,000

Byron, Henry to Rebecca P Wenner. 2,000

Bell, Letitia C exrtr Henry Vandevort to Caroline M Bell. nom

Bell, Caroline M to Letitia K Bell. nom

Briggs, Thos J and ano exrs Leonard Scott to Eva S Muse. 11,586

Bliss, George to Ellen F Palmer, Henry G Julian, Jr, and Annie J Kent. 8,000

Cameron, Marie to Edwd F Brown. nom

Clafin, Arthur B to Mary Patterson. 12,000

Cronly, John E to Phebe and Van Mater Stilwell exrs Joel P Stilwell. Re-recorded. 2,750

Dorsett, R Clarence to Thos S Ormiston. nom

Del Gaizo, Maria G to Moses G Wright. 2,300

Disbrow, Thos A, Richmond Hill, L I, to Maria G Del Gaizo. 2,000

Dickinson, Jane exrtr Kate Andrews to Elizabeth Dale, Ellen Dale as guard, &c, of Lillian, Kate F and Grace Dale and Jane Dickinson. 6,000

Daiker, George to Stephen Duncan, Natchez, Miss. 16,000

Einstein, Edwin to David L Einstein. 115,000

Flanagan, James to Sarah J Flanagan. 30,000

Finkbeiner, John to Margaretha Finkbeiner. nom

Goldsmith, Abraham to Alfred T Leward. 13,162

Hirsh, Edward and Henry to Title Guarantee and Trust Co. 25,000

Huldberg, Magdalena, Mt Vernon, N Y, to Anna Cohn. 3,000

Harlem Savings Bank to Thos S Walker. 7,055

Hartell, Marian C and ano exrs John Hartell to Palmer C Hartell. nom

Same to Edua H Caldwell formerly Hartell. nom

Holland, Alice M to Sophia Hencken. 5,511

Horowitz, Jacob to Thos R Manners. 1,000

Hart, Chas B to Geo W Hertzell and ano exrs and trustees Frederica Talman. 4,000

Harison, Gertrude exr Richd M Harison to Julia W Van Rensselaer. 3,000

Jackett, Geo B to George Bliss. nom

Keller, Ida to John E Simons. 2,598

Kasmire, Mary W, Brooklyn, to Francis M Marks. 11,000

Levy, Bernard to Joseph Wertheimer and Bernard Levy, of Levy & Wertheimer. nom

Loeb, Leo to Samuel Bauer. consid omitted

Lathrop, Wm G, Jr, trustee under will of John M Ryer to Lottie L wife of Otho Nowland, Wilmington, Del. nom

Levy, Felix to Henrietta Lippmann. 15,000

Middlebrook, Frederic J, Brooklyn, to Susan C Herriman et al exrs John Herriman. 17,194

McKinney, Danl A to Augustus H Hall. 2 assigns, each \$1,500. 3,000

Mitchell, Caroline W to Laemmlein Buttenweiser. 20,128

McDonald, Fredk C, White Plains, N Y, to Phebe McDonald of same place. nom

Marks, Francis M to Margt A Roberts. 11,194

Mayer, Fredericka to Isaac Danenberg. 9,000

McKellip, Sarah C wife of Wm A, Westminster, Md, to John R Voorhis. 6,000

Merritt, Armintha to Solomon Levi, Amsterdam, N Y. nom

Middlebrook, Frederic J, Brooklyn, to John M Bowers exr and trustee Wm B Cooper. 18,007

Same to Leopold Gusthal and ano trustees will of Edward Ridley. 10,003

Newman, Jacob M to William Hall's Sons. nom

Norwood, Lewis M to Catherine Norwood. nom

Nicholson, Edward to Ferdinand Kurzman. 10,000

Pollak, Ignatius as guard of Albin, Rudolph, Alice, Wilma, Irma and Semele Pollak infants to Julie Pollak as guard of Albin, Rudolph, Alice, Wilma, Irma and Semele Pollak. nom

Powell, Wilson M to Rachel H Powell. 8,000

Putnam, Margt E exrtr Albert E Putnam to David M Morrison as trustee Margt E Putnam and her issue. 1,000

Same to same. 2 assigns, each \$1,500. 3,000

Pitchie, Charles to Chas C Manning. 3 assigns, each \$250. 750

Richards, James and Louisa L his wife to Caroline C Clarke. 10,500

Ripley, Robt A trustee to Eliza C Ripley. 3,000

Table of names and amounts, including entries like 'Same to Helen W Ripley. 3,000', 'Strauss, Rosalie to Simon Adler, Henry S. Herrman and Francis M Marks. 3,000', and 'Danzig, Herman—C A Auffmordt. 4,138 40'.

JUDGMENTS.

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

NEW YORK CITY.

Table of judgments in New York City, including entries like 'Feb 8 Arnold, George—Edgar Lehman. \$2,238 41', '8 Allison, Wm W—Wyckoff, Seamans & Benedict. 71 43', and '11 Hecker, Herman—Jacob Fleischauer. 211 03'.

- 10 Hubbard, Charles—Washington Mon-salvatge. 150 13
- 10 Hofstetter, John J—S W Wiley. 705 28
- 10 Holm, Chas F—Parmele-Eccleston Lum-ber Co. costs 72 06
- 11 Horton, James A—H D Leslie individ and as recvr Casey Machine and Sup-ply Co. 2,579 70
- 11 Hines, Michael—David Mayer Brewing Co. 288 33
- 11 Hart, John L—Charles Mierisch. 149 01
- 11\*Hagan, Thomas—S W Fay. 482 98
- 13 Hill, Alexander F } A E Loizeau. ....
- \*Hill, Willoughby F } 2,216 92
- Hill, Hugh M }
- 13 Hellman, Meyer H—W L Tyler as com-mittee. 461 90
- 13 Hulin, John S—A A Fishel. 62 61
- 13 Hawes, John B—Charles Hipperling. 50 47
- 13 Hannah, Arthur J—Charles Schlesinger. 91 57
- 13 Henschel, Kaufman } Wheeling Corru-honey, Georgianna C } gating Co. 235 59
- 13 Hyams, George—J B Haskin, Jr. 104 88
- 13 Hart, John L—M H Healey. 105 88
- 14 Humphrey, John J admr Hugh Hum-phrey—Bank for Savings. 55 00
- 14 Hall, Murray H—People State N Y. 300 00
- 14 the same—the same. 500 00
- 14 Hirschbein, Julius—Jystrow Alexander 156 81
- 8 Jones, Solomon—Rachel Jones. 318 09
- 10 Johnston, Robt A—W H Ingham. 96 09
- 10 the same—Mary E Crittenden 622 97
- 13 Jackson, Saml B—Margaret Sullivan. 227 01
- 13 Johnson, Henry M—S F Myers. 327 40
- 13 Joyce, Maurice J—F A Conkling. 137 59
- 13 Janssen, Pierre—Henry Volkening. 136 40
- 13 the same—the same. 136 40
- 8 Kleinberg, Max—Rosa Kolotkin. 444 69
- 8 Kollat, Chas E—Carls Woll. 606 97
- 10 Kreitzberg, Ernest—Conrad Zeiger. 163 21
- 10 Klausner, Sam—Alter Gottlieb. 195 00
- 10 Kenel, Thos J—Equitable Gas Light Co, N Y. 39 97
- 10 Kleinman, Manuel—the same. 43 47
- 10 Kirby, W Wallace—A J Provost. 157 51
- 10 Kruse, Charles—Augusta Trageser. 113 60
- 10 Klausner, Herrman—August Marschall. 287 87
- 10 Kaempf, Herman—People State N Y. 500 00
- 10 Kuster, Herman J—John Conway. 117 50
- 11\*Kuhn, Charles—Benjamin Eichberg. 465 77
- 11 Kabachnick, Jacob—Jacob Horowitz. 209 14
- 11 Kessel, Adam H—Vincenzo Palumbo. costs 81 38
- 11 Katz, Herman—Charles Spielmann 113 89
- 13 Kichniawy or Lellman, Helene—Mary S Douglas extrx F E Douglas. (D) 4,667 81
- 13 Klein, Herman—Eastern Brewing Co. 228 63
- 14 Kane, Frank K—J A Johnston. 114 15
- 14 Knight, Edwd H } J S Hill. .... 41 67
- Knight, Lucy A }
- 14 Kurtz, Samuel—Robert Lawson. 276 48
- 14 Kruse, Charles—C B Barker & Co. 274 31
- 14 Kohn, Flora W admrx August Kohn—J T Horn sub-trustee B T Horn. 40,111 10
- 14 Kloenne, Fred—Albert Cheshire. 306 04
- 8 Lawrence, Chester B—Eva L Golden-son. costs 100 88
- 8 La Follette, Harvey M—Church E Gates & Co. 913 25
- 8 Lewis, Fredk J—S C Williams. 528 65
- 10 Lehman, Frieda—C S Truax. 80 48
- 10 Lenhart, Philip F—J B Lang. 543 82
- 10 Lutz, John S—Isaac Sommers & Co 406 46
- 10 Lindheim, Joseph—J W Cody. 183 68
- 10 Lyons, S Duane—W B Rice. 71 66
- 10 Latzke, Paul—Michael Wineburgh 219 05
- 10 Lyons, Nellie G—Harlem Lighting Co 106 25
- 11 Lockwood, James B—H D Leslie individ and as recvr Casey Machine and Sup-ply Co. 2,579 70
- 11 Lake, James R S—William Carr. 792 16
- 11 Lewy, Alexander—North German Lloyd 168 75
- 11 Lapidus, Louis W } Samuel Bau-man. 256 31
- \*Lapidus, Jacob L }
- 11 Levy, Simon } O H Hayes. .... 427 10
- \*Levy, Davis }
- Levy, Michael }
- 11 Laubenberger, Joseph — Julius Engel 378 70
- 11\*Lundie, Geo H—Henry Abegg. 97 78
- 13 Langer, Lyonce—J L Hoffman. costs 78 73
- 13 Lenare, Kate—J C Rodgers. costs 130 93
- 13 Lellman, Helene formerly Kichniawy—Mary S Douglas extrx F E Douglas. (D) 4,667 81
- 14 Lohrmann, William } Oswald Buden-lohmann, Edward } bach. 81 67
- 14 Laude, Bernard—J G Wallace. 161 40
- 14 Loucks, Leland L—Hills Bros Co. 148 65
- 14 Levy, Morris } Henry Sawyer. 979 35
- \*Levi, Chas C }
- 14 Leveen, Samuel—A J Badenhausen. 9 31
- 8 Myer, Henry V—Upjohn Pill and Gran-ule Co. 189 84
- 8 Madden, John—M L Leffler. 1,164 93
- 10 Mehrbach, Caroline—Ignatz Schultz. 2,564 85
- 10 Morgan, James A—E L Stevens. 689 55
- 10 Mayer, Chas B—J & M Hafsten. 1,041 55
- 10 Maglosky, Jacob—N Y Breweries Co (Lim). 186 49
- 10 Mergenthaler, John—Emile Rudolph. 193 15
- 11 Miner, Henry C, Jr—D A Barry. 1,952 09
- 11 the same—the same. 2,038 12
- 11 Mayerson, Abraham I—American Stamp-ing Co. 212 54
- 11 Mielz, August—H D Leshe individ and as recvr Casey Machine and Supply Co. 2,579 70
- 11 Munsell, Harvey M—Isaac Hirsch. 5,229 38
- 11 Mackey, David, Jr—Delamater Iron Works. 130 68
- 11 Mosher, Elwin H } L E White. .... 83 72
- Mosher, Merton S }
- 11 Morris, Albert C—John Van Orden 467 61
- 11 Mohr, Flora—Emma E Steele. 234 10
- 11 Mandel, Meyer—Albert Herskovitz. costs 87 39
- 11 Masterson, Wm H—Patrick Reddy. 5 58
- 13 Muller, Carolina—G S Lawrence. 68 30
- 13 Miner, H Clay, Jr—Perkins, Goodwin & Co. 1,541 91
- 13 Mann, Edwd C—B M Cowperthwait & Co. 204 21
- 13 Mertz, Louis G—W L Tyler as commit-tee. 461 90
- 13\*Macdonald, Nellie—Sigmund Horwitz. 27 61
- Maher, John } G W Alamillo. 113 38
- 13 Muller, Louis H }
- Maher, Patrick }
- 13 sued as } John Brosen. 1,273 07
- Maier, Pat'k L }
- 8 McArdle, Ann admrx John McArdle—John Kiernan. 818 21
- 8 McGraw, Thos H—Nassau Bank. 5,064 03
- 8 the same—the same. 10,078 96
- 8 the same—Riverside Bank. 5,235 58
- 10 McArdle, Joseph M—M J McArdle. 3,254 41
- 10 McFerran, Robt G—C T Collins. 707 16
- 10 the same—Anna M Collins. 1,276 16
- 11 McShane, Hugh—Mary A Holahan. 785 89
- 11 McDonald, Philip F—Henry Abegg 97 78
- 13 McGraw, Thos H—Herkimer Bank. 2,537 62
- 13 McDougall, Edwd A—F A Conkling. 137 59
- 13 McLaughlin, Thos J—L W Cohen. 80 69
- 13 McLaughlin, Pat'k J—Joseph Kahn. 139 30
- 13 McEvoy, Thos P—J W Hargreaves. 240 15
- 13 McDermott, John W—W J Peck. 252 61
- 14 McKnight, James—People State N Y. 300 00
- 14 McLaughlin, Harry—J P Jordan. 414 47
- 14 McLaughlin, Thos J—J N Stout. 50 87
- 14 McDermott, Rody—C F Rieth. 176 90
- 14 Mackaye, David M—Frederick Betz. 62 14
- 14 Marks, Mary E—Sarah C Boston. 509 10
- 14 Maher, Patrick—Emma L Cole. 110 15
- 8 Neubauer, Max—Z L Leonard. 233 33
- 11 Noble, Ransom E—E O Clark. 22 84
- 14 Nevins, Hugh C—J A Johnston. 114 15
- 11 Osborne, James L—John Van Orden. 467 61
- 13 O'Rorke, Bernard—W L Tyler as com-mittee. 238 75
- 13 O'Connell, Maurice—C A Brown. 173 40
- 14 Ochs, David } J S Spruance. 1,923 44
- Ochs, Bernard }
- 8\*Perault, Henry—Broadway Impt Co. 102 50
- 8 Peck, Wm H—J M Constable. 393 48
- 8 Palfrey, Edwd D—Jennie E Thorley. 136 60
- 8 Patton, Henry } Nassau Bank. 5,064 03
- Patton, David H }
- 10\*Peloubet, Saml S—G W Rodgers. 112 36
- 10 Peyser, Julius } Equitable Gas Light
- \*Peyser, Isaac M } Co, N Y. 16 09
- \*Peyser, Nathan }
- 10 Perrine, Elias R—John Dwight. 311 05
- 10 Phillips, Ward—Nat Bank of North America (assigned to Robert McGill). 792 54
- 10 Packer, James } Chilton Mfg Co. 91 74
- Packer, William }
- 10 Pollock, Max—People State N Y. 500 00
- 10 the same—the same. 500 00
- 10 Pape, Gevert—C H Evans. 331 24
- 11 Plunkett, Thos J—H D Leslie individ and as recvr Casey Machine and Sup-ply Co. 2,579 70
- 11 Powell, Margt R—Henry Hull. 291 86
- 11 Price, Charles—Carl Eggebrecht. 706 26
- 11 Patton, Henry } Herkimer Bank
- Patton, David H }
- 13 Pirola, Achille—Robert Hahne. 680 19
- 13 Perhaes, Emil M—Abraham Hecht. 368 00
- 13 Palmer, Geo W—Barstow Stove Co. 95 14
- 13 Paige, Edwd W—L G Backus. 662 02
- 14 Pierce, Cath E—Isaac Stern. 232 36
- 14 Pineus, Charles—Henry Sawyer. 979 35
- 14\*Pierson, John G—A B Jarrett. 111 59
- 14 Phillips, Louis—Jacob Simon. 319 77
- 11 Quick, E B—H D Leslie individ and as recvr Casey Machine and Supply Co. 2,579 70
- 13 Quinn, Hugh—Gideon Fountain. 4,060 41
- 8 Russell, George—W R Brown. 5,047 96
- 8 Roch, Louis G—A S Thorp. 316 40
- 8 Robinson, James K—S C Williams. 528 65
- 10 Rogers, Henry—C S Stockton. 109 13
- 10 Rosenfeld, Leo—Equitable Gas Light Co, N Y. 46 60
- 10 Reiss, Edwd C—E H Hobbs. 269 90
- 10 Rathbun, Geo A—C J Wright. 435 77
- 11 Rothe, Catharina or Katie—Daniel Levy. 219 87
- 11\*Robertson, Walter P—D A Barry. 1,952 09
- 11 the same—the same. 2,038 12
- 11 Rose, Frank S—J H Goidey. 40 61
- 11 Riggs, John B—Melissa F Mead. 851 14
- 11 Reamer, Eliz L—Henry Seaman. 1,335 22
- 11 Roche, Thomas—W N Main. 209 65
- 13 Ryan, Kate admrx William Ryan—Mayor & c. 568 48
- 13 Russel, P Henry—N Y, N H & H R R Co. costs 75 78
- 13\*Robertson, Walter P—Perkins, Good-win & Co. 1,541 91
- 13 Reynolds, Charles—E M Pritchard. 67 50
- 13 Reamer, Eliz L—A J Woodruff. 225 23
- 14 Ramelli, Erman—Carolina Ramelli. 50 90
- 14 Roche, John D—T C Lyman Co. 1,313 63
- 14 Riedell, William—B F Kelle. 173 77
- 8 Schechter, William—G E Ranous. 133 62
- 8 Simon, Felix—Max Freund. 104 18
- 8\*Soper, William R } J H Sherwood. ....
- Schroeder, Frank H }
- 8 Schwab, Sarah—Max Wolff. 70 93
- 8 Schwager, August C—Carls Woll. 606 97
- 8 Sons, Joseph—H H Jackson exr P G H Jackson. 187 40
- 8 Stewart, Saml S—Central Nat Bank, N Y. 10,073 67
- 8 the same—D H Bennett. 5,043 04
- 8 Schuyler, Chas E—Hussing & Co. 76 74
- 10 Seaver, Francis M—Nat Iron Bank of Morristown, N J. 10,502 98
- 10 Simon, Semche—H A Groen. 3,180 50
- 10 Strong, Chas L—Stanstead Granite Co (Lim). 257 51
- 10 Sharp, Fredk W—William Coogan. 151 95
- 10\*Sumner, Louis—W H Williams. 97 47
- 10 Seymour, Frank E—Real Estate Record Assoc. 211 99
- 10 Scheuer, Max } Henrietta Steinau. ....
- Scheuer, Ralph }
- exrs } 7,100 00
- 10 Schwaer, Simon }
- 10 Schwartz, Nicholas—William Neely. 143 08
- 10 Spraker, James D—R C Williams. 853 52
- 10 Schmitt, Frank—B W Greene, Jr. 53 28
- 10 Shannon, James A—Harlem Lighting Co. 106 25
- 10 Suedley, Charles—L M Simpson. 141 71
- 10 Steilen, Ernest—Michael McGill. 119 40
- 10 Sena, Regis—Louis Le Bailly. 190 55
- 11 Seidenberg, Emil } Germania Bank, N
- Seidenberg, Joseph }
- Stiefel, Adolph } Y. 755 56
- 11 the same—the same. 745 21
- 11 Schlegel, George—H D Leslie individ and as recvr Casey Machine and Supply Co. 2,579 70
- 11 Schwarz, Max—E A Price. 838 92
- 11\*Sutton, Theodore W—J C W Rankin. 117 01
- 11 Simons, Emanuel—Astoria Veneer Mills. 410 28
- 11 Swain, Chas R—Mary A Frost extrx Calvin Frost. 4,800 78
- 11 Schreyer, Rudolph—H R Cladin Co. 365 51
- 11 Stewart, Walter H—R H Casey. 752 65
- 11 Siegel, Solomon H—M B Phillips. 632 60
- 13 Spinola, E'vira N extrx F B Spinola—C Andrews. 10,137 94
- 13 Shattuck, James M } Cyril Francklyn.
- Shattuck, Howard J }
- 13\*Stegeman, Sigmund—Simon Friedman. 381 30
- 13 Spiess, Isaac—California Wine Assoc. 549 39
- 13 Small, Rufus—S F Myers. 327 40
- 13 Simpsons—A W Andrews. 605 9
- 13 Spitz, Albert—Wheeling Corrugating Co. 235
- 13 Sipperly, Wm H—Headley & Farmer Co. 199 59
- 13 Sullivan, John T—F J Quinlan. 69 99
- 13 Scott, Anne—Louis Greenbaum. 164 00
- 14 Stubbs, Charles—Henry Borman. 87 53
- 14 Spitzer, Geo W—Julius Schwarz. 220 94
- 14 Stewart, Robert—R Rothschilds Sons Co. 127 61
- 14 Skidmore, H J—C F Drozeski. 85 55
- 14 Schiele, Lewis—Michael Wineburgh. 143 93
- 14 Schloesser, Frederick—William Ende-mann. 449 25
- 14 Sutton, Woodruff Jr—C M Bouguy. 233 29
- 14 Scott, Benj J—People State N Y. 300 00
- 14 Short, John C—American Union Life Ins Co. 501 29
- 14\*Schuyler, John M—C C Wheeler. 79 76
- 14 Stolpe, Dora—Julius Burstein. 83 50
- 8 Mayor, &c—Hyman Monness. 475 00
- 8 U S Savings and Loan Bank—L G Gudd. 546 45
- 8 Consolidated Wall Paper Co—W R Brown. 5,047 96
- 8 J B Brewster & Co—Nat Butchers' and Drovers' Bank, N Y. 2,242 20
- 8 Trenton Falls Lumber Co—Nassau Bank Co. 10,078 96
- 10 United Electric Telephone Co—Mianus Electric Co. 272 05
- 10 Manhattan Investment and Construc-tion Co—David Goldlust. costs 27 76
- 10 Sociere Des Huiles D'Olive De Nice—James Rothe. costs 269 07
- 10 3d Av R R Co—Barbara Weber admrx Frederick Weber. 7,215 69
- 11 Workingman's Co-operative Assoc of United Ins League—Annie Fitzgerald assignee Michael Cusick and ano. 29 44
- 11 Mayor, &c—Allen Fitch. 3,700 00
- 11 the same—Austin Flint. 2,500 00
- 11 Baird Clock Co—Market and Fulton Nat Bank, N Y. 4,710 87
- 11 Backus Mfg Co—J J Brookman. 110 62

11 N Y Photogravure Co—Ullman Mfg Co. 85 74  
 11 Manhattan Rectifying Co—Benno Rosenberg. 70 00  
 11 Simpsons—G W Jenkins. 494 71  
 11 the same—Alice F Spencer. 229 94  
 11 Long Island Wall Paper Co—Thomas Riessner. 522 82  
 13 Undertakers and Medicinal Supply Co—S R Dunlop. 89 83  
 13 3d Av R R Co—J P Munsey an infant by Susan Munsey his guard. 363 00  
 13 Johnson & Johnson—H S Ward recr. 266 52  
 13 Mayor, &c—J F Gibb. 921 90  
 13 Odol Co—J J Gilroy. 351 91  
 13 Manhattan Railway Co } Anna K Riesz  
 Metropolitan Elevated } extrx William  
 Railway Co } Riesz. 3,921 76  
 13 the same—G J Parisette. 978 53  
 13 the same—Charles Doering. 1,069 58  
 13 the same—Emma Weber individ  
 and as extrx Theresa July. 1,391 22  
 13 N Y Filter Co—C G Cornell, Jr. 1,670 89  
 14 V Loewer's Gambrinus Brewery Co—Casper Staff. costs 93 85  
 14 Vulcan Gas Heating Co—Bradford Printing Co. 135 62  
 14 Liberty Mfg Co—Margaret Lumb extrx Enoch Lumb. 216 30  
 14 Union Railway Co, N Y—Barbara Doeller admr John Doller. 2,290 76  
 14 Manhattan Railway Co } Amelia White.  
 Metropolitan Elevated }  
 Railway Co } 1,509 86  
 14 Commonwealth Rubber Co—Harry Ferguson. 15,094 46  
 14 Bowery Savings Bank—J J Gearns admr Mary A Gearns. 2,835 89  
 14 Mayor, &c—Leopold Turk. 150 00  
 14 N Y Ice Co—Samuel Silverstein admr Louis Silverstein. 708 38  
 14 Westerleigh Collegiate Institute—N Y Warming and Ventilating Co. 1,555 09  
 8 Thompson, Jefferson D—R B Taliaferro. 122 93  
 10 Torres, Nicanor—S P Johnson. 141 83  
 10 Thornton, Amasa—N F Sauer. 416 98  
 10 Thorne, Irving—J W Cody. 129 76  
 10\* Topper, Herman—P A Siegelstein. 59 50  
 11 Tuft, John B—Charles Frohman. 395 05  
 11 Timken, Henry L—Gerolamo Cella. 93 59  
 11 Taylor, John L—Bank of America. 7,269 58  
 13 Thornton, Hugh A—Felix Amabile. 169 88  
 13 Topping, Wm A } C P Ayers. 196 52  
 Topping, Henry S }  
 13 Theis, Peter—Henry Volkering. 136 40  
 13 the same—the same. 136 40  
 14 Thomas, Wm A—Brinckerhoff Myers. 583 41  
 14 Tucker, R Schuyler—J C Weiss & Co. 45 48  
 13 Underhill, John G—E S Osborne. 95 00  
 11 Von Dohlen, John J—Theresa Koehler. 289 95  
 11 Vernam, Remington } Enoch Rutzler.  
 Vernam, Florence G } 9,853 94  
 8 Van Brunt, Cornelius—Merchants' Nat Bank of Poughkeepsie. 871 72  
 14 Vosbury, Edw N—William Neely. 182 40  
 10 Van Riper, Etta—M I Maibrunn. 100 33  
 11 Van Note, Edwin M—James Worrall. 144 18  
 11 Van Cortlandt, James S—Mary A Frost extrx Calvin Frost. 4,800 78  
 13 Van Cleef, Jacob—L W Cohen. 75 15  
 8 Weber, Albert—C E Candee. 442 48  
 8 Wilson, Richard W—Leah Davis. 1,743 90  
 10 Whitney, Fredk C—H C Winttingham. 68 81  
 10 Weingartner, Henry J exr Christiana Straub—Margaret Watt. 258 12  
 10 Weidling, Chas G—Adam Weiffenbach. 288 02  
 10 Weintraub, Mary—P A Siegelstein. 59 50  
 10 Wallberg, Chas A—F T Holmes. 97 70  
 10 Weinstein, Annie—People State N Y. 500 00  
 10 Wellwood, John H—E N Crow. 174 91  
 11 Weiffenbach, Charles } Eliz C Bailey.  
 Weiffenbach, Henry } 1,125 34  
 11 Willoughby, Dillon C—Niles & Johnson. 64 22  
 11 Willinsky, Louis—William Wicke Co. 47 77  
 11 Winterbottom, John J—H D Leslie individ and as recr Casey Machine and Supply Co. 2,579 70  
 11 Weber, Joseph—E A Price. 838 92  
 11 Warren, Henry M—King Bridge Co. 2,259 30  
 11 Waigand, Anton—C H Galliker. 40 72  
 11 Wallach, Hayman—H B Claffin Co. 603 19  
 11 Wood, Leonard H—F L Holt. 175 31  
 11 Waterbury, Amelia } W H Sawyer Lum-  
 Waterbury, Edw P } ber Co. 118 90  
 13 Wakeman, Thaddius B—Title Guarantee and Trust Co. 150 05  
 13 Watains, James O—Hetty Green. costs 88 76  
 13 Woodcock, Daniel as att'y G F Dailey et al—John Kohlman. 2,053 51  
 13 Weinberger, Chas H—J B Meyer. 255 21  
 14 Van Praag, Emanuel } HA Brodek. 315 46  
 \*Van Praag, John }  
 14 Willoughby, Dillon C—Charles Bellows. 82 64  
 14 Watson, G Warren—H R Purdy. 85 08  
 14 Wolff, Charles—Leopold Miller. 73 03  
 14 Weinberg, Herman—WE Burkhardt. 97 41  
 14\* Weidman, Geo L—Crandall & Godley Co. 181 95  
 14 Weisman, Adolph—Moses Shwitzer. 90 17  
 14 Woog, Jacob—S M Cohen. 771 29

14 the same—Solomon Friedman. 1,483 61  
 14 Wagner, Charles—J C Simon. 135 20  
 14 Wayra, Wunzel—H D Perner. 54 33  
 10 Yesky, Samuel—Elias Marks. 129 10  
 11 Yaccarino, Carlo—Pasquale Gargiulo. 79 36  
 8 Zimmermann, John—Carls Woll. 606 97

SATISFIED JUDGMENTS.

NEW YORK.

February 8 to 14—Inclusive.

Armstrong, James H—G J Penfield. 1894. 862 54  
 \*Bartens, Charles—G D Watson. 1896. 2,091 95  
 Bankers & Merchants Telegraph Co—City of Philadelphia. 1892. 81 92  
 Same—same. 1892. 16,666 03  
 Brady, John—R A Serrell. 1895. 91 45  
 Same—same. 1895. 229 30  
 Budenbach, Oswald—U S Vinegar Co. 1896. 3,965 68  
 Burlando, Emanuel—Antonio Cagliostro. 1895. 65 06  
 Burlando, Emanuel and Mary C—Henry McShane Mfg. Co. of Baltimore City. 1895. 251 72  
 Catlin, Jr, Julius—Sarah L Myers extrx J K Myers. 1893. 129 40  
 Carley, Michael E and Maria C—Thomas Garvey. 1892. 228 80  
 Combes, K Carman—Richard Meyer. 1893. 1,395 39  
 \*Coogan, Matthew—Health Dept, N Y. 1895. 209 50  
 Decker, Joseph F; Sarah L Myers extrx J K Dudley, John L } Myers 1893. 129 40  
 D'Auria, G Pasquale—Frank Van Pelt. 1896. 66 40  
 Desmond, John—R W De Grushie. 1894. 110 31  
 \*Duffy, Peter and Clara—Ann Duffy extrx Michael Duffy. 1896. 262 47  
 Diefenthaler, Henry J—U S Vinegar Co. 1896. 3,965 68  
 Dougherty, Joseph—Allison Butts recr Mutual Benefit Ice Co (assigned to C J Earley). 1892. 797 80  
 Doyle, Michael L—Nat Park Bank (assigned to W P Walsh). 1894. 14,711 47  
 Emery, Livingston—George Barrie. 1895. 62 16  
 Fleitmann, Herman } Sarah L Myers extrx  
 Fleitmann, Edward } J K Myers. 1893. 129 40  
 Fleitmann, Fredk T }  
 \*Goltze, Adolph—People State N Y. 1894. 100 00  
 Gibson, James W Co—T C Irwin. 1896. 337 99  
 Gunning, Catherine } Sarah Gunning. 1892. 2,536 82  
 Gunning, James }  
 Gunning, Marten }  
 Hardt, William A } Sarah L Myers extrx J K  
 Harriman, Oliver } Myers. 1893. 129 40  
 Harriman, James L }  
 Hart, Mitchell and Isaac H—Samuel Steinreich. 1892. 641 99  
 Heldman, Albert J—R W De Grushie. 1894. 140 31  
 Hoctor, John—Sabino Guarino. 1895. 7,202 36  
 Howe, Alex C—W E Thorn. 1885. 1,971 04  
 Hughes, Rosanna—Ann Duffy extrx Michael Duffy. 1896. 262 47  
 Jenkins, Ida L and Mary E—E P Hatch. 1896. 323 51  
 Kauffman, Eugene J—Matthias Rock 1889. 190 73  
 Kobbe, Herman—W W Astor. 1891. 730 08  
 Krug, Emma—Joseph Roderick. 1895. 35 15  
 Keller, Wilhelm H—Conrad Muller. 1894. 164 76  
 Long, Joseph—R W De Grushie. 1894. 140 31  
 Lindgens, Henry A } Sarah L Myers extrx J K  
 Low, Joseph T } Myers. 1893. 129 40  
 Leavitt, James T }  
 Mahler, Helena—J C de La Mare. 1896. 306 71  
 McKee, Mary A—John Schreyer. 1894. 30 57  
 Miceli, Silvio—Frederick Hertel. 1894. 189 32  
 Martin, Thos C—W J Johnston. 1896. 133 71  
 Metropolitan Elevated } J B Green. 1895. 707 33  
 Railway Co }  
 Manhattan Railway Co }  
 Molleson, Phebe G—J B Smith (assigned to Lawyers' Surety Co). 1896. 116 39  
 Mittelstaedt, Emma—Imperial Chemical Mfg Co. 1894. 17 00  
 \*McEntyre, Geo B—Antonio D'Andre. 1896 451 14  
 Same—same (same by assign). 1893. 2,580 87  
 Same—same (same by assign). 1893. 83 91  
 Most, Albert—John McArdle. 1895. 219 11  
 Same—same admr John McArdle. 1895. 128 85  
 N Y Elevated R R Co } Maria L Cornell individ  
 Manhattan Railway } and as extrx C B Cor-  
 Co } nell. 1895. 879 59  
 Same—Maria Geis guard W H Geis et al. 1895. 5,408 55  
 N Y Elevated R R Co } A A Carey. 1895. 4,825 27  
 Manhattan Ry Co }  
 Noble, William—N Y Bottling Co 1896. 113 83  
 Nat Broadway Bank—Sarah L Myers extrx J K Myers. 1893. 129 40  
 Peysor, Henry M and John F—Sarah L Myers extrx J K Myers. 1893. 129 40  
 Postal Telegraph Cable Co—City of Philadelphia. 1892. 16,666 03  
 Same—same. 1892. 81 92  
 Pulling, Henry S—G J Penfield. 1894. 62 54  
 \*Rice, Thos E—G D Watson. 1896. 2,091 95  
 Rosenfeld, Isaac H—E W Hazzer. 1895. 225 90  
 Saward, Geo A and Eliz J—Katie Dick. 1896. 1,052 01  
 Schutts, Geo H—F H Pattison. 1896. 48 50  
 \*societe des Huiles D'Olive de Nice—James Rorke. 1896. 269 07  
 Spies, Amel' L extrx Francis Spies—John B White & Bros (Lim). 1894. 1,017 77  
 \*Stelubock, Morris—People State N Y. 1894. 100 00  
 Sweeny, Dan S }  
 Sweeny, John H } Edward Mulligan. '95. 1,780 18  
 Sweeny, Chas D }  
 Schenck, Henry—Frank Lazarus. 1894. 509 73  
 Schiers, Emma W—B W J Fox. 1895. 89 87  
 \*Sheils, James—Health Dept, N Y. 1894. 209 50  
 Smaek Saml W—Charles Edason. 1895. 176 28  
 Stephenson, John H—J R Crum. 1892. 70 48  
 Stegnamillo, Pamela M—J S Merriam. 1894. 196 72  
 Suchau, Christian H } Sarah L Myers extrx J K  
 Slater, Horatio N } Myers. 1893. 129 40  
 Spahr, Ann and Charles—J & M Haffen. 1895. 703 73

Slevin, James J admr John Flunkett—H Koehler & Co. 1894. 287 62  
 \*Tynburg, Seig—Nat Bank of North America, N Y. 1896. 792 54  
 Vingut, Henry K—Ralph Slazenger. 1895. 115 35  
 Van Ingen, Dudley } Sarah L Myers  
 Van Volkenburgh, Philip } extrx J K Myers  
 Van Volkenburgh, Edward } 1893. 129 40  
 Winkhaus, Frederick—Sarah L Myers extrx J K Myers. 1893. 129 40  
 White, Webster—Sabino Guarino. 1895. 7,202 36  
 Willner, Esther—I M Witkoski. 1896. 28 41  
 \*Welch, John W—August Klipstein. 1896. 155 63  
 \*Same—W B Reed. 1896. 1,423 39  
 Zimmerman, Joseph J } Antonio D'Andre. 1896. 454 14  
 Zimmerman, Jacob A }

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

MECHANICS' LIENS.

NEW YORK.

FEBRUARY 8.

West End av, No 569, w s, 90.8 n 92d st, 15x100. Black & Boyd Mfg Co agt Emma L Hayward. \$235 00  
 23d st, Nos 115 and 117, n s, 124 w 6th av, 50 x98. }  
 24th st, Nos 108 and 110, s s, 125 w 6th av, 50 x98. }  
 Josephine Grisez agt Alfred B Darling and Lewis Verande. 314 00  
 144th st, n s, 125 w St Anns av, 100x100. Vermont Marble Co agt Frederick Lutgens. 185 00  
 11th av, s e cor 188th st, 64x125. Same agt Louis Haberstroh, Augustus P Bruderlein and Herman Horenburger. 95 00  
 Same property. Same agt Louis Haberstroh and Augustus P Bruderlein. 475 00  
 49th st, No 12, s s, 207.4 e 5th av, 22.8x100. J Schwarzwalder & Sons agt John Doe and James Fay. 34 00  
 90th st, No 3, s w cor Madison av, 25x100. Same agt same. 51 00  
 Downing st, n w cor Bedford st, 50x75. Joseph Rosezweig agt Edward Judson. 172 45  
 Broadway, e s, whole front bet 44th and 45th sts, abt 200x abt 100. Campbell & Zell Co agt Oscar Hammerstein. 3,795 00

FEBRUARY 10.

Main st, e s, 75 n Silver st, 25x100. Bertha Goldman agt Mrs M H Grab. 112 00  
 144th st, n s, 125 w St Anns av, 100x86. G. Genoso Avallone agt Frederick Lutgens. 250 00  
 147th st, n s, 125 e Willis av, 135x89. Same agt Davis Dunne. 554 00  
 11th av, s e cor 188th st, 64x125. Joseph Bologna and ano agt Louis Haberstroh and G P Bruderlein. 367 63  
 Av B, No 163. George Derr agt S A Palmer. 3,430 00  
 Rutherford pl, No 2, w s, 20.3 s 17th st, 19.9x94. Morris Eschwege agt Joseph N and Josef N Osborn. 204 95  
 14th st, s s, 49 9 w Broadway, 29.2x106.6. }  
 13th st, n s, 123.9 w Broadway, 28.2x100. }  
 John A Dooner agt Louisa and Hollis Hummell, Egerton L Winthrop, Geo D and A H Smith and F W Moore. 350 00  
 Same property. Wm C W Child agt same. 700 00

FEBRUARY 11.

Washington av, w s, 100 s West Farms to Westchester road, abt 70x76x—x48. John Hare agt J E Pearson and Henry Cebuse. 8 95  
 121st st, n e cor Lexington av, 50x100. John Carew & Co agt Charles Bichterman. 400 00  
 64th st, No 203, n s, 100 w Amsterdam av, 25 x100.5 }  
 65th st, s s, 100 w Amsterdam av, 25x100.5 (n) }  
 Giovanni Adamo agt Anthony E Stilger. 1,389 07  
 Delancey st, Nos 31 and 33, s w cor Forsyth st, 40x75. Charles Koenig agt Michael Engert. 34 55  
 Cottage Grove av, w s, 175 s McGraw av, 25x 100. Thos B Bowne & Son agt Carl Haese and James Fish. 41 60  
 Lexington av, n e cor 121st st, 75x100. Harvey Forrest agt Son Bros, C Bichterman and Frank E Small. 9 20

FEBRUARY 13.

Western Boulevard, s w cor 88th st, 100.8x100. John P Kane Co agt Armintha Merritt, Joseph E Weed and Wm J Mertz. 430 51  
 106th st, n s, 100 w Amsterdam av, 100x100. Brady & McGuire agt Elizabeth McKinlay. 500 00  
 88th st, Nos 12 and 14, s s, abt 175 w Madison av, 50x100. Albert Pierce agt John W Livingston. 858 00  
 106th st, s s, abt 70 e Madison av, 50x100. Martin & Co agt E C Thatcher and Wm C Bunting. 187 00  
 Same property. Same agt E C Thatcher. 220 58  
 19th st, Nos 159 and 161, n s, abt 103.4 e 7th av, 46 7x100. Davies & Thomas Co agt R H Macy & Co and Cheney & Preyer. 719 04  
 Orchard st, w s, 110 n Rivington st, 100x100. }  
 Allen st, e s, 128 n Rivington st, 144x87.9. }  
 Cornelius M Breen agt Anna and Wm F Lennon. 951 35  
 Amsterdam av, s w cor 106th st, 50x100. Pietro Altieri agt W M Hennessy and W H Masterson. 100 00  
 Wooster st, Nos 8 and 10, e s, 50x66x50x96. Balthasar Maibach agt Mary Tobin. 443 00

FEBRUARY 14.

134th st, s e cor St Nicholas av, 36x—x20x100. Central Iron Works agt Margt A and John J McCaffrey. 420 00  
 Cherry st, No 427, 25x92.6x25x90.7. Max Steinhart agt Rebecca Schaumburg. 40 25

1st av, No 647, w s, 24.8 n 37th st, 24.8x78. James J Gannon agt Sam Morgenstern...39 45  
Westchester av, n s, abt 500 n Unionport road, 63x171x—, gore. Thos L Newman agt Wm E Cavanagh...109 54  
56th st, Nos 342 and 344, s s, abt 250 e 9th av, 50x100. Patrick McLaughlin agt S Van R Cruger and Jacob Muller...248 60  
Amsterdam av, n w cor 106th st, 50x.00. Pietro Altieri agt W M Hennessy and W H Masterson...100 00

**SATISFIED MECHANIC'S LIENS  
NEW YORK.**

FEBRUARY 8.

Broadway, e s, whole front, bet 44th and 45th sts, —x80.3 x —x 114.9. Carpenter Enamel Rheostat Co agt Oscar Haumerstein (Lien filed Jan 17, 1896)...\$432 60

FEBRUARY 10.

Anthony av, e s, 150 n Burnside av, 25x100. William Clarke agt Rose Prowler and William Henderson, Jr. (Feb 6, 1896)...29 73  
Franklin av, w s, 50 n 170th st, 50x100. Same agt Hannah E Levi and William Henderson, Jr. (Feb 6, 1896)...64 80  
160th st, Nos 668 and \*68½ E. Frederick Deickman agt Henry Crantz and George Coors. (Sept 12, 1894)...155 00  
\*Elizabeth st, No 147, w s, abt 102.9 n Broome st, 25.3x—. Martin Kane and ano agt John Greenburgh. (Aug 29, 1895)...79 75

FEBRUARY 11.

167th st, n s, 150 e Southern Boulevard, abt 20x —. Burlington Venetian Blind Co agt Daniel Olmsted and W R Folsom. (Dec 19, 1895)...12 75  
Willis av, No 147, w s, 75 s 135th st, 25x84. Asmus D Evertsen agt John Lockwood and J W Hotaling & Co. (Feb 6, 1896)...62 03  
Willis av, No 149, w s, 50 s 135th st, 25x84. Same agt same. (Feb 6, 1896)...50 96  
6th av, No 692, e s, 59.7 s 40th st, 29.7x—. G W Rader & Co agt estate of James H Ridabock, James and Isaiah Hamel. (May 17, 1893.)...285 96

FEBRUARY 13.

113th st, n s, 125 w Madison av, 175x100.2. Wm H McWhirter agt Richard W Hawkes. (Oct 25, 1895)...4,000 00  
113th st, n s, 175 w Madison av, 175x—. Alfred S Farnam agt same. (Nov 13, 1895)...1,420 00  
Delancey st, Nos 279 and 281, s s, 33.4 w Cannon st, 35.6x75. Clara Messer agt Herman Wertheim (assigned to M Reynolds Plumbers Supply Co). (Nov 18, 1895)...1,435 00  
Same property. Peter Callan agt same. (Dec 3, 1895)...1,106 37  
Same property. Same agt same (Nov 25, 1895)...1,106 37  
Same property. John Todd and ano agt same and Louis Zimmerman (assigned to Pincus Lowenfeld. (Nov 12, 1895)...684 58  
\*1st av, n e cor 37th st, 150x150. Charles Jung agt Patrick Skelly and Charles Staiber. (Jan 23, 1896)...15 12  
\*Delancey st, Nos 279 and 281, s s, 33.4 w Cannon st, 35.5x—. Lazar Farkas et al agt Herman Wertheim and Louis Zimmerman. (Nov 14, 1895)...290 00  
\*Same property. Bennett Felt Co agt Herman Wertheim. (Feb 8, 1896)...68 00

FEBRUARY 14.

\*Delancey st, Nos 279 and 281, s s, 33.4 w Cannon st, abt 35.5x—. Adelstein & Avrutine agt Herman Wertheim. (Feb 11, 1896)...460 00  
144th st, n s, 125 w St Anns av, 100x100. Frederick Koopmann agt Frederick Loutjens. (Feb 3, 1896)...2,080 00  
144th st, n s, 125 w St Anns av, 100x100. Frederick Koopmann, Jr, agt Frederick Loutjens. (Feb 4, 1896)...2,080 00

\* Discharged by deposit.  
: Discharged by bond.

**BUILDINGS PROJECTED.**

The first name is that of the owner; ar't stands for architect, m'n for mason, cr for carpenter and b'r for builder.

When character of roof is not mentioned it is to be understood that the roof is to be of tin.

**SOUTH OF 14TH STREET.**

Plan 182—Rivington st, n w cor Chrystie st, 12-sty brk hotel, 91.10x75.2; cost, \$200,000. D O Mills, 15 Broad st; ar't, Ernest Flagg, 54 Broad st.  
193—Henry st, No 119, 25x65, 2-sty brk stable; cost, \$4,000; Moses Baumgarten, 136 E 95th st; ar't, Max Muller, 21 Centre st.  
194—Broome st, No 556, 5-sty brk stable, 25.1x84.4; cost, \$18,000; Rachel A England, 235 E 118th st; ar't, John Hauser, 1441 3d av.  
197—14th st, s s, 84 e Av C, 100x50, 4-sty brk factory; cost, \$17,000; Eagle Pencil Co, 140 E 80th st; ar't, Chas Stegmayer, 306 E 82d st.  
208—Prince st, Nos 137, 139 and 141, 60x 71.3, 6-sty brk manufactory; cost, \$50,000; Cyprien Gousset, 17 Charlton st; ar't, Jardine, Kent & Jardine, 1262 Broadway.

**BETWEEN 14TH AND 59TH STREETS.**

199—6th av, n e cor 19th st, 68.44x152, 6 sty brk stores; cost, \$200,000; Lachman; Morganthau & Goldsmith, Tribune Building; ar'ts, Buchman & Deisler, 11 E 59th st.

**BETWEEN 59TH AND 125TH STREETS, EAST OF 5TH AVENUE.**

185—Madison av, s w cor 104th st, 5-sty brk store and flats, 26x90; cost, \$30,000; Joseph J Schreiner, 110 W 121st st, and Geo Fenell, 121 W 121st st; ar't, John Hauser, 1441 3d av.

186—Madison av, n w cor 103d st, seven 5-sty brk stores and flats, corner 25.10x95, rest 25x95; cost, corner \$28,000, others \$20,000 each; ow'r and ar't, same as last.

**59TH AND 125TH STREETS, WEST OF CENTRAL PARK WEST AND 8TH AVENUE.**

183—116th to 120th st, bet Boulevard and Amsterdam av, block bounded by, 4-sty, basement and sub-basement public building, 207 x84; cost, \$375,000; Columbia College; ar'ts, McKim, Mead & White, 160 5th av.

184—116th to 120th st, bet Boulevard and Amsterdam av, block bounded by, 4-sty, basement and sub-basement public building, 150x100; cost, \$220,000; ow'r and ar'ts, same as last.

187—107th st, s s, 125 e Boulevard, five 4-sty brk dwell'gs, 15x52; cost, \$8,500 each; Thos Morgan, 55 West 33d st; ar'ts, E L Angell and Wm Higginson, 108 Fulton st.

**110TH AND 125TH STREETS, BETWEEN 5TH AND 8TH AVENUES.**

180—117th st, n s, bet St Nicholas and 7th avs, two 7-sty and basement brk flats, 39.9 and 60x95.10; cost, each, \$75,000; ow'r and ar't, Henry F Cook, 264 Columbus av.

**NORTH OF 125TH STREET.**

181—131st st, s s, 100 e 7th av, five 5-sty brk and brownstone flats, 25x85.11; cost, each, \$30,000; Leopold Kahn, 369 W 123d st; ar't, Henry Andersen, 1180 Broadway.

196—Fort Washington Ridge road, e s, 100 n Depot lane (177th st), 3-sty and basement brk and stone private dwell'g, 20x43; cost, \$8,500; John Fox, 169 Monitor st, Brooklyn; ar't, Joseph Wolf, 1 Madison av.

**23D AND 24TH WARDS**

179—Boston av, e s, s 235 Perot st Kingsbridge, 2-sty frame dwell'g, 21x30; cost, \$3,000; Augustus S Frazee, 185 W 88th st; ar'ts, Ahneman & Younkheere, Kingsbridge.

188—Southern Boulevard, n s, 100 e Briggs av, three 3-sty frame tenem'ts, 16 8x65; cost, \$4,500 each; Mary J O'Brien, 2283 Bathgate av; ar't, Chas S Clark, 719 East 177th st.

189—Fra klin av, w s, 125 n Lebanon st, 2-sty frame dwell'g, 19x34; cost, \$2,900; John N Blauvelt, Crane pl and Gray st; ar't, J J Vreeland, 709 Tremont av.

190—Tinton av, w s, 138 86-100 s 169th st, 2-sty frame dwell'g, 19x45; cost, \$3,500; ow'r and ar't, H B Roach, 1149 Tinton av.

191—Melrose av, n w cor 156th st / four 4-Melrose av, s w cor 156th st / sty brk flats, two 25x95 and 100; cost, \$18,000 each; two 25x75; cost, \$12,000 each; Michael Reilly, 417 E 115th st; ar't, John P Walther, 205 E 125th st.

192—Lockwood's dock, Boston Post road, Eastchester, N Y, 1-sty frame fuming closet, 6x8; cost, \$75; Pure Aluminum and Chemical Co, John Shepard, Supt, Lockwood's dock, Boston Post road, Eastchester, N Y.

195—Cauldwell av, w s, 425 s 156th st four 2-sty frame dwell'gs, 18.9x43; cost \$3,400 each; total cost, \$13,600; Charles Pitchie, 819 E 165th st; ar't, Chas C Manning, 1070 Park av.

198—3d st, n s, 130 w 4th av, Williamsbridge, 2-sty and attic frame dwell'g, 18x28; cost, \$900; Mary Coyne, 2350 Lorillard pl; ar't, Wm Graul, 215 Bowery.

200—Creston av, n e cor Kingsbridge road, 2-sty and attic frame dwell'g, 25 6x41.8, cost, \$3,500; Merritt L Steward, 2709 Bainbridge av; ar't, Ernest R Tilton, 22 State st.

201—154th st, n s, 170 e Morris av, 3-sty frame tenem't, 22x50; cost, \$5,500; Fredy and Margaret Schaefer, 519 East 154th st, ar't, W C Dickerson, 149th st and 3d av.

202—161st st, n s, 275 e Morris av, 3-sty frame tenem't, 22x60; cost, \$5,800; Edwin and Mary E Fisher, 531 E 161st st; ar't, Gustav Schwarz, 554 E 158th st.

203—Vyse st, e s, 150 n 172d st, 2-sty frame dwell'g, 21x40; cost, \$3,000; Henry H Neithardt, 1440 Bryant st; ar't, Niels Poelberg, Home st and Southern Boulevard.

204—Tinton av, e s, 100 s 166th st, 11x44, 2-sty and basement frame dwell'g; cost, \$2,500; Mary McCallan, 1074 Tinton av; ar't, W C Dickerson, 3d av and 149th st.

205—Anthony av, w s, 269 n Southern Boulevard, 20.10x39.4, 2-sty and attic frame dwell'g; cost, \$1,000; John Gordon, 66 West 134th st; ar't, F D Miller, Bedford Park.

206—Fox st, e s, 273 n 165th st, 22x52.6, 2-sty brk dwell'g; cost, \$6,500; Fredrik O Johannessen, 2275 Southern Boulevard; ar't, John De Hart, 1637 Fox st.

207—Prospect av, e s, 294.10 n Tremont av, 3-sty frame dwell'g, 19x60; cost, \$5,500; Ellen E Austin, 72 E 89th st; ar't, John De Hart, 1637 Fox st.

**ALTERATIONS.**

Plan 180—University pl, No 9, general alterations; cost, \$5,000; Union Theological Seminary, 700 Park av; lessee, Joseph H Stetson, 218 East 21st st; ar'ts, Kafka & Mott, 99 Nassau st.

181—8th av, No 633, new store front; cost, \$1,000; Samuel I Lewis, Goshen, Orange Co, N Y; ar't, James Stroud, 1267 Broadway.

182—Henry st, No 107, n s, store on 1st floor; cost \$250; owner, Mayer Flatow, 107 Henry st; ar't, Fred'k Jenth, 191 Forsyth st.

183—Broadway, s w cor 10th st, new show window; cost \$1,045; lessee, Edward Hart, 172 E 94th st; ar't, Bruno W Berger, 105 and 106 Bible House; owners, Henry Metcalfe, 113 E 36th st and Gertrude Farragut, 113 E 36th st.

184—31st st, No 43 E, 22x50, new stairs; cost, \$300; Fredk A Snow, 2 Nassau st; ar't, John H Knobel, 41 W 99th st.

185—Vanderbilt av, e s, 108 s 178th st, 1-sty extension; cost, \$100; Chas Heylmann, Mt Hope, New York City; ar't, Wm H Mever, 1858 Vanderbilt av; lessee, Wm N McKenzie, 714 E 178th st.

186—Columbia st, No 120, new partitions and stairs; cost, \$525; Bertha Harris 67 West Houston st; ar't, John W A Sievers, 129 Hudson st, Hoboken, N J.

187—Madison av, No 312, interior alterations; cost, \$3,500; Emma E Cathers, Hotel Majestic; lessee, Chas M Heymann, 101 E 65th st; ar't, Buchman & Deisler, 11 E 59th st.

188—165th st and Forest av, s w cor, lowering building 2 feet; cost, \$400; Henry Eberhardt, 862 Forest av; ar't, John W Decker, 841 Forest av.

189—West Broadway, No 339, new beams and stairs; cost, \$1,500; E Ducker, 344 E 96th st; lessee, William Hartkopf, 339 West Broadway; ar't, Louis F Heinecke, 62 Bowery.

190—Spring st, No 33, extension; cost, \$1,047; Domenico Buonocove, 33 Springst; ar't, Frank Paul Sabette, 2198 1st av.

191—Wooster st, Nos 105 and 107, 100x90, constructing support for water tank, substituting iron for wooden columns; cost, \$300; Chas H Fiske, Boston, Mass; agents, D Bird-sall & Co, 319 Broadway; ar'ts, Small & Shumann, 265 Broadway.

192—Rider av, w s, 25 n 136th st, 14x16, staircase put in; cost, \$400; Gustav Robitzek, 134th st and Willis av; ar't, Adolph Pfeiffer, 3101 3d av.

193—49th st, No 359 E, putting in new partitions and skylight and changing roof from mansard to flat; cost, \$350; Lilly R Stern, 116 E 81st st; ar'ts, Kurtzer & Rohl, 7th st and 3d av.

194—19th st, Nos 535 and 537 E; repairing damage by fire; cost, \$80; John U Brookman, West Park, N Y; lessee, The T New Roofing Co, 540 E 20th st.

195—33d st, No 324 E, putting in new store front and new watercoating on first floor; cost, \$300; John Courtney, 322 E 34th st.

196—41st st, No 449-455 W, girders on first, second and third floors to be shoved up and columns supporting same to be replaced by new ones; cost, \$500; Cutting Estate, Times Building; lessee, Theo Westing, 406 W 44th st; ar't, Robt E Moss, 46 Broadway.

197—2d st, No 193 (assembly rooms), removing partition on first floor and building stairs from first story to basement; cost, \$2,000; Katharina Braun, 100 Himrod st, Brooklyn; ar't, Samuel Sass, 21 Chatham sq.

198—Columbia st, No 118, 1-sty extension to assembly rooms; cost, \$3,000; Hain Freed, 1354 1st av; ar't, Samuel Sass, 21 Chatham sq.

199—Watts st, No 13, general alterations; cost, \$1,400; Joseph Niemever, 5 King st; ar't, Oswald Wirz, 822 Broadway.

200—Willis av, No 148, general alterations; cost, \$1,500; Mary McGuire, 148 Willis av; ar't, Julius Munckwitz, 247 West 125th st.

201—South st, No 31, repair damage by fire; cost, \$150; estate of W L Reese, 5 W 49th st.

202—24th st, Nos 619 and 621 W, putting in tanks and machinery; cost, \$600; estates of D C and A C Kingsland, 55 Broad st; contractors, The Copper Queen Mining Co, 99 John st.

203—Melrose av, w s, 75 s 154th st, moving building; cost, \$2,000; John Strothers, 723 E 142d st; ar't, W C Dickerson, 149th st and 3d av.

204—Madison av, n e cor 23d st, interior alterations; cost, \$17,000; Metropolitan Life Ins Co, 1 Madison av; ar'ts, N Le Brun & Son, 1 Madison av.

205—10th av, n e cor 36th st, altering show window; cost, \$200; Mrs W E Newhall, 36 Rich av, Mt Vernon; lessee, Frank Whalen, 216 W 40th st; ar't, James W Cole, 403 W 51st st.

206—3d av, No 213, 18x38, interior alterations and new stone front; cost, \$2,000; Mr Dochand, 203 East 19th st; ar't, John H Knobel, 41 West 99th st; contractor, W E Kruger, 203 East 19th st.

207—56th st, No 317 E, 25x60, 4-sty extension; cost, \$2,000; estate James Brady, 331 West 18th st; ar'ts, De Lemos & Cordes, Fulton Building, Fulton and Nassau sts.

208—Bremer av, e s, 87.6 n Kemp pl, moving building; cost, \$150; J Schuyler Anderson, 165th st and Jerome av; b'r, John H De Voe, Claremont av, Highbridge.

209—West Houston st, No 84, rebuilding roof so as to change from peaked to flat and make full story of attic; cost, \$1,965; Mrs Agnes C Lewis, 311 W 136th st; b'r, Geo D Hilyard, 103 E 29th st.

210—152d st, n s, 225 e Morris av, general alterations; cost, \$2,500; William D Freeman, 11 W 123d st; ar't, W C Dickerson, 149th st and 3d av.

211—106th st, No 169 E, general alterations; cost, \$1,200; Peter A Cassidy, 245 E 49th st, James R Keating and James M Fitzsimmons; ar't, John H Friend, 148 Alexander av.

212—Fulton st. No 141, enlarging show window; cost, \$150; Lorillard estate. 3 Mercer st; lessee, M V Cable, 10 Garden pl. Brooklyn; sub-lessee, Lazarus Spero, 235 E 19th st; ar't, John B Franklin, 121 W 111th st.

213—West Houston st. No 158, general alterations; cost, \$6,000; M Low estate, 208 Bleecker st; ar't, Frank E Albinger, 123 Liberty st.

214—Webster av. No 2442, raising building and building extension; cost, \$3,000; Julia Dennerlein, 2504 Lerillard st; ar't, James Dennerlein, same address.

MISCELLANEOUS.

BUSINESS FAILURES.

Schedule of assignments for the five weeks ending February 14, 1896.

Table with columns: Liabilities, Nominal Assets, Real Assets. Lists various individuals and companies with their respective financial figures.

N. Y. ASSIGNMENTS—BENEFIT CREDITORS

- 8. Cheney, Chas F and Augustus T Preyer, of firm Cheney & Preyer (287 4th av, contractors and dealers in iron, &c), to Elliott Smith; preferences, \$550, to Catharine Preyer.
10. Peek, Eben (24th st and 11th av, lumber merchant, to Wm S Kelley; preferences, \$5,494.74.
11. Dahلمان, Isaac H (205-211 E 24th st, dealer in horses), to Charles Dahلمان; preferences, \$12,302.
13. Smith, Horace M, Horace R Bateman and Chauncey N Frazier, of firm H M Smith & Co (83 Nassau st, wholesale dealers in gold pens, holders, watches, jewelry, &c), to Edwd V Slauson; preferences, \$14,410.
13. Nealon, John J and Chas W Higby, of firm Nealon & Higby (71 Leonard st, commission merchants), to John I Gisburne; without preferences.
14. Wood, Wm T and Geo F Robinson, of firm Wood & Robinson (Madison av and 137th st, lumber dealers), to Andw M Underhill; preferences, \$9,403.

Proceedings of the Board of Aldermen Affecting Real Estate.

The following resolutions calling for the following improvements have been passed by the Board and sent to the Mayor for approval.

\* Under the different headings indicates that a resolution has been introduced and referred to the appropriate committee.

NEW YORK, February 11, 1896.

SIDEWALK WIDENED.

Hester st, at junction of Division st, a space of 4 ft.

LINE OF DEMARCATION.

The line of demarcation bet "East" and "West," on the triangular gore of land bounded by E 130th st, 5th av, 140th st and Harlem River, be and the same shall hereafter be the "Harlem River" instead of the "Fifth av."

CROSSWALKS.

Audubon av, at n and s of 173d st.

CURBING, FLAGGING, ETC.

College av, bet 163d and 164th sts, at owners' expense.

REGULATING, GRADING, ETC.

156th st, from Elton to Morris av. College av, bet 163d and 164th sts, at owners' expense.

GAS MAINS LAID AND LAMP-POSTS ERECTED AND LIGHTED.

Lisbon pl, bet Ernescliff pl and Mosholu Parkway Weber lane, from Ackerman st to Church st.

33d st, two posts in front of the West 33d st Baptist Church.

98th st, bet Lexington and Park avs. Andrews av, from Hampden st to a point 150 s therefrom.

Bailey av, from Boston av to junction Albany Post road.

Cauldwell av, from 165th st to Boston road. Forest av, from Home st to 168th st.

PAVING.

105th st, bet Boulevard and Riverside av; asphalt 120th st, from Manhattan av to Morningside av East; asphalt. 156th st, from Elton to Morris av; granite block.

WATER MAINS.

109th st, bet Columbus and Manhattan avs. 113th st, from St Nicholas to Lenox av. 176th st, from Jerome to Fleetwood av. Bailey av, from Boston av to junction of Albany Post road. Forest av, from Home st to 168th st. St Nicholas av, e s, bet 112th and 113th sts. 3d av, e s, bet 80th and 94th sts.

APPROVED PAPERS.

Resolutions passed by the Board of Aldermen calling for the following improvements have been signed by the Mayor for the week ending Feb. 8, 1896. \*Indicates that the Mayor neither approved nor objected thereto, therefore the same became adopted.

FENCING VACANT LOTS.

122d st, Nos 222-258 W. 133d st, No 58 W. 137th st, Nos 667-673 E.

LAMP-POSTS ERECTED AND LAMPS LIGHTED.

Broadway, No 953, one post, at expense O W Hall. Broadway, No 1705, 2 posts, at expense of B D D'pierris. 123d st, No 229 E, 1 post, at expense of the Republican Club, 34th Assembly District. 129th st, No 122 W, 2 posts, at expense of Lenox Republican Club.

REGULATING, CURBING, FLAGGING, ETC.

Decatur av, from Kingsbridge road to Brookline st.

PAVING.

Convent av, bet 145th and 146th sts, asphalt.

CROSSWALK.

Sedgwick av, at s s Burnside av.

WATER MAINS.

Home st, bet Boston and Intervale avs. Macombs Dam road, bet 152d and 153d sts. Union st, bet Ogden and Bremer avs. 54th st, bet 11th and 12th avs. 55th st, bet 11th and 12th avs. 56th st, bet 11th and 12th avs. 100th st, bet Park and Lexington avs. 119th st, bet Park and Madison avs. 137th st, bet Southern Boulevard and Willow av. 153d st, bet 8th av and Macombs Dam road. 160th st, bet Morris and Vanderbilt avs. 176th st, bet Washington and 3d avs. Briggs av, bet Southern Boulevard and Suburban st. Gerard av, bet 149th and 165th sts. Park av, bet 97th and 102d sts.

ADVERTISED LEGAL SALES.

REFEREES' SALES TO BE HELD AT 12 O'CLOCK NOON AT THE NEW YORK REAL ESTATE SALESROOM, 111 BROADWAY, EXCEPT WHERE OTHERWISE STATED.

FEBRUARY 17.

Amsterdam av, No 1468, w s, 75 s 133d st, 24.11 x 100, 5-sty brk flat and store, by Geo R Read. (Amt due \$20,114.) 1st av, n e cor 108th st, 25.11x95, 5-sty brk tenem't with store, by William Kennelly. (Amt due \$6,990; prior mort \$11,500.)

FEBRUARY 18.

Lewis st, No 66, e s, 80 s Rivington st, 20x50, 3-sty brk tenem't and store, by William Kennelly. (Amt due \$2,025.) 34th st, No 308, s s, 143.9 e 2d av, 21.3x98.9, 4-sty brk tenem't, by P D Ingraham & Co. (Amt due \$6,279.) 35th st, No 305, n s, 100 e 2d av, 25x98.9, 4-sty brk tenem't and store, by P A Smyth. (Amt due \$7,757.) 45th st, No 137, n s, 282 w 3d av, 18x100.5, 3-sty stone front dwell'g, by P F Meyer. (Amt due \$11,653.) 89th st, No 113, n s, 225 w Columbus av, 25x100.8, 5-sty brk flat, by P A Smyth. (Amt due \$3,904; prior mort \$21,000.) Convent av, No 71, s e cor 144th st, 20x100, 4-sty brk dwell'g, by William Kennelly. (Amt due \$8,916; prior mort \$25,000.) 3d av or Boston road, No 2702, e s, 28 s 144th st, 28x85.2x25x72.7, 3-sty brk tenem't with stores. 3d av or Boston road, No 2750, e s, 112 n 145th st, 28x109.11x25x122.6, 2-sty frame store, by William Kennelly. (Partition sale.)

FEBRUARY 19.

Clinton st, No 214, e s, 68 n Madison st, 16x70.5, 3-sty brk tenem't, by W M Ryan. (Amt due \$2,851; prior mort \$—.)

FEBRUARY 20.

43d st, No 222, s s, 233 4 w 7th av, 16.8x100.4, 4-sty brk dwell'g. 50th st, No 220, s s, 198.10 w Broadway, 20x100.5, 3-sty brk dwell'g. Centre st, Nos 144 to 150, begins Centre st, s e Walker st, Nos 111 to 117, cor Walker st, 100x100, 5 and 7-sty brk stores and factories. 25th st, Nos 442 and 444, s s, 230 e 10th av, 40x98.9, two 3-sty brk tenem't with two 2-sty brk stables on rear, by P F Meyer & Co. (Partition sale.)

FEBRUARY 21.

96th st, No 164, s s, 169 e Amsterdam av, 29x101.8, 5-sty brk flat, by William Kennelly. (Amt due \$13,476.) 132d st, No 8, s s, 150 e 5th av, 35x99.11, 5-sty brk flat, by P F Meyer & Co. (Amt due \$7,157; prior mort \$28,500.) 20th st, No 48, s s, 167.4 e 6th av, 25x92x27.1x92, 4-sty stone front dwell'g; all right, title, &c, which Florestine Stanfield had on June 27, 1895; by Sheriff. (Sale under execution.) West End av, No 216, e s, 25 s 75th st, 20x36.5, 3-sty brk dwell'g, also rear courtyard adj above

premises, begins at point on e s of above 12.10 s from n line, runs e 11.5 x s 6.1 x s e 5.7 x s 4.10 x w 11.11 x n 4.9 x n and w 4 to s e cor dwell'g, x n 7 to beginning, by William Kennelly. (Amt due \$3,801; prior mort \$15,000.)

FEBRUARY 24.

76th st, No 174, s s, 80 e Amsterdam av, 20x77.2, 4-sty stone front dwell'g, by W G Schuyler-assknee (assignee's sale in rotunda of City Hall). Amt due \$9,366; prior mort \$19,250. 135th st, No 233, n s, 275 e 8th av, 25x99.11, 5-sty brk flat, by P A Smyth. (Amt due \$2,727; prior mort \$25,000.)

LIENS PENDENS

NEW YORK.

FEBRUARY 10.

Brook av, Nos 147 and 149, w s, 50 s 135th st, 50x90. Wm C Oesting agt Mary E Barry. action to declare lien; att'y, F P Hummel.

FEBRUARY 11.

Chrystie st, e s, 50 n Hester st, 25x100. Annie Kaempf agt Pauline Kaempf and ano; action to reform deed; attys, Myers & B. Delancey st, s w cor Forsyth st, 40x75. Charles Ko-nig agt Michael Englert; action to enforce lien; att'y, F A Dugro.

118th st, Nos 18 and 20, s s, 250 w 5th av, 50x85. Dept of Buildings, New York, agt John L Speroni and ano; violation of building laws; 2 actions; att'y, J V Dahlgren.

118th st, No 22, s s, 225 w 5th av, 25x90. Same agt Margt P and Augustus C Fransioli; similar action; same att'y.

Tea-dale pl, s s, 323.9 w Delmonico pl, 33.9x100 Home st, n s, 102 w Union av, 18x121x18.1x120.

Home st, n s, 158 w Union av, 17x124x17x123. Wm H Jackson agt Leon H Lissmann et al, action to recover possession; att'y, C H Brush;

FEBRUARY 13.

Bank st, s s, 230 w Greenwich st, 25x95. 44th st, s s, 180 e 3d av, 25x100.5 Peter J Hunt agt Patrick Cosgriff et al; partition; att'y, W W Westervelt.

181st st, s s, 25 w Wadsworth av, runs s 100 x w 145.6 to Kingsbridge road, x n 76.7 x e 80.1 x n 25 to st, e s 50 to beginning.

9th av, w s, 24.11 s 211th st, 50x100. 210th st, s s, 160 w 9th av, 200x99.11. 80th st, n s, 80 w Park av, 21x102.2. Wooster st, No 47, w s, 219.4 s Houston st, 25x100. Madison av, No 615, e s, 7.5 s 6th st, 25x95. Southern Nat Bank, N Y, agt Abraham Lichtenstein et al; action for receiver; att'ys, Einstein & T. Bedford st, n w cor Downing st, 92.8x90.2. Dept of Buildings, N Y, agt Edward Judson; violation building laws; building not built according to plans; att'y, J V Dahlgren.

21st st, No 541, n s, 250 e 11th av, 25x80. Same agt Maria T B C de R Moore, Fred'k S Myers and James N Wells; similar action; easterly wall is out of plumb; same att'y.

FEBRUARY 14.

2d av, No 656, e s, 25 s 36th st, 24.8x100. Peter Lang et al agt Andrew Diehl; notice of execution; att'y, E A Turrell.

Monroe st, No 74, s s, 135 w Pike st, 25x95. Dept of Buildings, New York, agt Abraham J Dworsky et al; violation building laws, easterly and westerly walls are bulged; att'y, J V Dahlgren.

32d st, n s, 360 w 8th av, 20x98.9. 10th av, e s, 49.5 s 36th st, 49.4x100. Also New Rochelle, N Y, property.

Mary A Kimbel agt Anthony Kimbel, Jr, and ano exrs Anthony Kimbel et al; action to recover power; att'y, Nathan Lewis.

10th st, No 438 E. Eleventh Ward Bank agt John Powers et al; action to set aside conveyance; att'y, G S P Stillman.

FORECLOSURE SUITS.

FEBRUARY 8.

13th st, s s, 299.3 w 2d av, 21.5x103.3 Susan M C Livingston agt Alexis C Audifred and ano; att'y, E de P Livingston.

53d st, n s, 215 e 2d av, 41x100.5. James F Dolan agt Herman J Bohlmann and ano; foreclos mechanic's lien; att'ys, Earley & P.

FEBRUARY 10.

Kingsbridge road, e s, 339.5 n w Williamsbridge road, runs n 337.9 x s e 279.3 to Williamsbridge road, x s w 30.4 x s w 51.8 x s e 112 in three courses, x s w 69.8 x s w 207 to Kingsbridge road, x n w 124.8 in six courses to beginning.

Mary Patterson agt Mary E Ryan individ and as extrx Patrick Ryan et al; att'y, P M Brown. St Nicholas av, e s, 124.1 n 145th st, 104.11x100. Frank W Gilbert agt Wm V O'Callaghan; foreclos mechanic's lien; att'y, Harry Overington.

Hudson st, w s, 84.11 n Perry st, runs w 31.10 x s 0.9 x w 40 x n - 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. Chas E Appleby trustee J B Miller agt Jenny Nelson et al; att'y, A H Wagner.

82d st, s s, 120 w Central Park West, 19x100. James E Mitchell agt Cath E Pierce; foreclos mechanic's lien; att'y, J M Gardner.

FEBRUARY 11.

Ryer av, w s, 25 n 182d st, 25x125. Dennis W Moran agt Adelaide M Thomson or Edge et al; att'y, James Kearney.

8th av, s e cor 155th st, 50x100. Henry J Welch agt Nathaniel Jarvis, Jr, et al; att'y, F W Pollock.

155th st, s s, 100 e 8th av, 225x100. Same agt same; same att'y.

South st, n s, 37.2 w Jefferson st, 31.10x65.4x31.10x64.4. Wm J Smith agt Teresa H Hickey et al; att'y, W C Roe.

109th st, s s, 83 e 2d av, 17x68. Jacob Engel and ano agt William Kroil et al; amended notice; att'y, C E Kene.

28th st, n s, 250 w 10th av, 50x98.9. Mollie Ottenberg agt James J Garvey et al; att'ys, Jeroloman & A.

Church st, Nos 82 and 84, w s, 61.1 s Barclay st, 41.8x32. Mary A Chisolm agt Chas H Green et al; att'ys, Schenck & P.

125th st, n s, 350 e Boulevard, 25x99.11. Geo G Kip agt Julia Wellner et al; att'ys, De Witt, L & De W.

136th st, No 206, s s, 134.2 w 7th av, 16.8x99.11. Garfield Nat Bank agt Hannah Shannon and ano; att'ys, J A and A S Mapes.



124th st, n s, 175 e 1st av, runs n 100.11 x e 25 x s 10.11 x e 25 x s 90 to st, w 50 to beginning, with all machinery, appurtenances, &c Frances M Ridabock et al exrs James H Ridabock agt Abraham Steers et al; amended notice; att'y, G L Shearer.

FEBRUARY 13.

105th st, s s, 175 e Park av, 18.9x100.11. Henry E Fox agt Emil J Winterroth and ano; foreclos mechanic's lien; amended notice; att'ys, Blandy, M & S.

Boulevard, s e cor 76th st, 75x89 3x72.8x107.8. Henry B Barnes agt George Meyer et al; amended notice; att'ys, Jay & C.

Inwood av, e s, 259 s Wolf pl, 50x130. Sarah H Purser agt Mary Schafer et al; att'ys, R E & A J Prime.

Perot st, s w s, 99 n w S-dgwick av, 21x80. Sedgwick av, w cor Perot st, 50x99.

N Y Co-operative Building and Loan Assoc agt Henry F Fagan et al; att'y, William Langdon.

Elizabeth st, w s, 103 n Broome st, 25.2x76.9x 25.2x76.4. Max Juster agt Henry M Greenberg and ano; foreclos mechanic's lien; att'y, W H Reed.

Lot Nos 151, 191, 257, 261, 269, 296, 298-300, 306-312, 316-320, 325-329, 332, 335-346, 348-363, 365-375, 377, 378, 380-382, 384, 385, 387, 388, 390, 397, 398, 399, 401, 404-439, 448, 449 460-468, 470, 522, 525-531 inclus map Eastchester and Westchester. Edwd V Burton agt Matilda Fraser et al; amended notice; att'y, J C de La Mare.

136th st, Nos 130-134, s s, 300 w Lenox av, 50x99.11. Sidney Madlock agt Mary A Kelly et al; att'ys, Fettretch, S & S.

FEBRUARY 14.

Front st, No 56, n w cor Cuylers alley, 18.7x84.7x 18.7x84.10. Eliz M Crosby agt Henry C Zimmerman et al; att'y, John Lindley.

102d st, s s, 100 e Columbus av, 30x100.11. Metropolitan Life Ins Co agt Henry C Acker et al; att'ys, Ritch, W, B & W.

CHATELS.

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

NEW YORK CITY.

SALOON AND RESTAURANT FIXTURES.

February 7 to 13—Inclusive.

Allen, Bridget. 12 Monroe...M J O'Neill. Pool Table. \$25  
 Allott, Benj. 634 Columbus av...E Haas. Restaurant Fixtures. 1,400  
 Arata, Peter. 407 Canal...Rubsam & H. (R) 1,790  
 Archiopoli, Angelo. 2 James...F Aiello. 750  
 Autman, Saml. 89 Attorney...Restaurant F Co. Restaurant Fixtures. 60  
 Black, P C....Wagner & S. Pool Table. (R) 25  
 Braun, G C T. 363 10th av...J Ruppert. (R) 2,200  
 Brockhagen, Henry. 608 W 47th...Bachmann B Co. 1,000  
 Brokman, Abram. 170 Essex...P Weidmann. 1,000  
 Bauer, John. 655 11th av...Bachmann B Co. (R) 1,090  
 Bischoff & Bohling. 1084 2d av...B & S. 6,000  
 Braitsch, Chas. 164 Av C...Feigenspan B Co. (R) 800  
 Bauer, Valentine. 357 Bowery...G Ehret. (R) 3,000  
 Bercholtz, Michel. 133 Division...F Oppermann. 700  
 Blumenfeld, Jacob. 12 Bowery...J Weiser. Restaurant Fixtures. 200  
 Bohlmann, Hy. 41 Spring...Consumers. 1,300  
 Bremen, W M. 683 Washington...B & W. (R) 200  
 Cassel, C L...Wagner & S. Pool Table. (R) 55  
 Clark, J J, Jr. 334 Canal...Bramhall-D Co. Restaurant Fixtures. 726  
 Coakley, F P. 799 7th av...M Groh's Son. (R) 3,000  
 Carroll, W J. 460 W 57th...J Ruppert. 500  
 Conrad & Seger. 972 2d av...I Danenberg. (R) 1,000  
 Culhane & Keane. 1510 3d av...J Ruppert. (R) 4,534  
 Deutsch, Israel. 171 Essex...B & S. 1,200  
 Dunne, Jos. 418 11th av...H Koehler & Co. (R) 3,400  
 Dunleavy, Michl...Bavarian Star. (R) 305  
 Dooley, Bernard. 376 Cherry...P Skelly. 550  
 Doyle, Cornelius. 147 Chatham...P & W Ebling. (R) 600  
 Duppler, Chas. 45 3d av...G Ehret. (R) 3,500  
 Enstrom & Blantin. 16 Dutch...B & W. (R) 143  
 Eisner, Max. 164 Allen...Restaurant F Co. Restaurant Fixtures. 35  
 Ehnuss, J H. 733 Washington...D Bernes. 900  
 Same...same. (R) 625  
 Eiskant, Wm. 186th st and Washington av...A Runk. (R) 300  
 Faber, Fred. 179 E 2d...H B Scharmann. (R) 1,200  
 Fluss, Philip. 1447 1st av...Bernier Mayer Co. 95  
 Friend, Robt. 81 10th av...J Ruppert. (R) 947  
 Fusco, Biaggio. 407 E 112th...D Stevenson. 700  
 Fisher, Geo. 141 Bowery...H Schlosser. Restaurant Fixtures. 1,294

Fuller, W H. 21 Ann...Emerald and P B Co. (R) 1,500  
 Gesele, Hy. 100 Fulton...Consumers B Co. (R) 2,500  
 Guidette, Raffaell. 242 Elizabeth...H B Scharmann. (R) 700  
 Gerwig, Adolf. 218 W 65th...M Groh's Son. (R) 500  
 Goldbronn, J and T. 436 E 9th...C Stein. (R) 800  
 Graham, William. 417 West...B & W. 2,000  
 Greeley, C W. 456 Greenwich...H Steinhardt. 4,500  
 Grinnon, D J. 636 8th av...M Groh's Son. (R) 4,000  
 Grube, Kathie. 1432 3d av...G Ehret. (R) 900  
 Haber, P and M. 525 E 5th...H B Scharmann. (R) 700  
 Hepburn, Geo. 5 and 7 Ann...J Everard. (R) 2,800  
 Herzog, Leo. 1 Howard...S Liebmann. (R) 4,855  
 Hart, M J. Kingsbridge...Emerald and P B Co. Pump. 30  
 Huegin, Ernst. 657 10th av...V Loewer. (R) 1,500  
 Hickey, F J. 875 1st av...Bavarian Star. (R) 2,500  
 Jaeger & Semcken. 1152 1st av...S Liebmann. (R) 2,500  
 Kasnovitz & Chirlstein. 167 Forsyth...S E Hoernlein. Pool Table, &c. 80  
 Kelly, Denis. 1349 2d av...P Doelger. 1,950  
 Kennedy, Wm. 259 South...Rubsam & H. (R) 1,148  
 Koehler, Anton. 36 1st...H Elias. (R) 500  
 Koppmann, Osias. 30 Suffolk...H B Scharmann. (R) 500  
 Kronenberger, Lizzie. 1351 Boston av...A Hupfel. 1,550  
 Kaempfer, Fredk. 782 Washington...C Stein. (R) 2,000  
 Kalinsky, Annie. 20 Monroe...Bavarian Star. 950  
 Karl, Michl. 157 E 127th...G Ehret. (R) 700  
 Kavanagh, B J. 1681 Park av...G Ehret. (R) 1,000  
 Lange, J H. 1671 Av A...G Ehret. (R) 2,500  
 Lienesch, Philip. 740 9th av...G Ehret. (R) 2,500  
 Labar, Willard. 2491 3d av...P & W Ebling. (R) 3,200  
 Lapraux, Marcel. 2 Catharine...C A Bereuter. Pool Table. 125  
 Lawrence, M B. 624 W 52d...Bachmann B Co. (R) 700  
 Leonard, T J. 2248 3d av...B & S. Pool Table. 125  
 Maguire, Stephen. 559 9th av...D Stevenson. 291  
 Mallon, P M. 1622 Amsterdam av...H Vogel. 200  
 Martin, J J. 17 and 19 East Broadway...Paterson Consolidated B Co. (R) 2,500  
 McMahan, Bernard. 27 9th av...Consumers B Co. (R) 1,500  
 Meyers, J E. 61 Spring...D Stevenson. 4,566  
 Murphy, John. 50 and 52 Trinity pl...P P Meagher. (R) 800  
 Murray & Valentine. 46 3d av...J Ruppert. (R) 4,344  
 Murray, John. 699 1st av...H Koehler & Co. (R) 1,500  
 Mansmann, John. 635 W 42d...V Loewer. (R) 518  
 McGivney, T J. 2391 1st av...Emerald & P B Co. (R) 950  
 Montagnon, A and M. 123 W 26th...G Ringler. (R) 700  
 Maher, Thos. 169 and 171 Park row...E Mulligan. (R) 4,929  
 Matz, T F. 475 Pearl...G Ehret. (R) 3,000  
 McIntyre, Peter. 558 W 51st...G Ehret. (R) 1,000  
 Miller, Saml. 339 W 39th...G Ehret. (R) 1,000  
 Mueller, Geo. 526 8th av...C Stein. (R) 2,500  
 Muller, L C. 257 7th av...S Liebmann. 600  
 Murphy, Wm...Wagner, S & R. Pool Table. (R) 50  
 Murphy, M C. 195 Hudson...B & W. (R) 3,724  
 Neely & O'Neill. 796 10th av...C & M Raab. Restaurant Fixtures. 400  
 Nutter, J H. 404 4th av...H Elias. (R) 3,500  
 Nerjes, H and G A. 41 7th av...B & S. 2,900  
 Newmann, C E. 341 7th av...G Ehret. (R) 4,200  
 Ochsenretther, John. 32 Norfolk...S Liebmann. (R) 300  
 Orset, Francis. 196 Lexington av...R T Grossen. Restaurant Fixtures. 500  
 Palmer, G W. 2430 3d av...B & S. 1,800  
 Perlstein, Julius. 112 Rivington...Molie Perlstein. 450  
 Potter, W N. 10 Union sq...G Ringler. (R) 1,500  
 Powers, Bridget. 499 6th av...Consumers B Co. (R) 2,000  
 Petterson, J F. 1153 3d av...L Gitzendanner. Restaurant Fixtures. 100  
 Powers, Kath S. 287 3d av...Restaurant F Co. Restaurant Fixtures. (R) 700  
 Pritz, Fredk. 1594 Av A...G Ehret. 3,000  
 Recht, Amelia. 183 Bowery...R Levig. (R) 900

Reedy, Jas. 484 3d av...R Tucker. 1,500  
 Reineke, Julius. 28 Delancey...D Stevenson. 600  
 Rogers, P F. 614 W 51st...G Ehret. 2,000  
 Rohrs & Hohns. 463 3d av...Consumers B Co. (R) 450  
 Rock, Albert. 844 E 138th...I Preusse. (R) 2,500  
 Rows, Milford. 1259 Park av...Restaurant F Co. Restaurant Fixtures. 55  
 Ryan, John. 100 3d av and 134 and 136 E 13th st...S G Condit. (R) 1,000  
 Schuette, Anna. 1972 Amsterdam av...J & E Klerrkel guard of. Restaurant Fixtures. 425  
 Schumacher, A F. 138th st and Willis av...A H Slevers. (R) 7,500  
 Seyler, G F. 196 1st av...H B Scharmann. 1,200  
 Slemen & Rathgen. 195 West...H Elias. (R) 1,500  
 Skennion, Thos B and Susan T. Williams-bridge...J Kress B Co. (R) 200  
 Same...same. (R) 200  
 Slattery, D T. 364 Water...J Ruppert. (R) 1,472  
 Sprung, W and A. 152 Rivington...India Wharf. (R) 785  
 Stamm, W and A. 36 E 4th...F C Raek. Restaurant Fixtures. 100  
 Sweeney & Ditchett. 618 E 138th...G Ringler. (R) 2,624  
 Seufert, Jos. 362 E 10th...F Oppermann. (R) 800  
 Schwarz, E. 174th st and 10th av...G Ehret. (R) 4,500  
 Stadelberger, Frank. 830 8th av...M Groh's Sons. (R) 5,000  
 Stroh, J and A. 213 Delancey...Congress B Co. (R) 665  
 Susman, Herman. 35 1st av...C A Bereuter. Pool Table. 185  
 Walter Bros. 2621 3d av...D G Yuengling. (R) 1,500  
 Ward & Geraghty. 342 7th av...J Ruppert. 4,800  
 Warnock, Hy. 692 Hicks st, Brooklyn...D Stevenson. 1,000  
 Weiss, G J. 755 6th av...Consumers B Co. (R) 3,750  
 Weiss, Louis. 312 E 3d...H B Scharmann. (R) 900  
 Wigger, C G. 74 Hudson...H Koehler & Co. 800  
 Wilson, H A. 152 E 23d...J B Doerr. Restaurant Fixtures. 3,500  
 Wolf & Schwinger. 123 Broome...H B Scharmann. (R) 1,240  
 Winkelmann, Carl. 1414 Av A...H Koehler & Co. (R) 1,300  
 Ward & Geraghty. 115 1st av...J Ruppert. (R) 5,050  
 Weiermuller, Fritz. 406 W 37th...G Ehret. (R) 1,500  
 Ziegenbein, Josephine. 300 E 102d...G Ringler. 1,421

HOUSEHOLD FURNITURE.

Anderson, Mary. 519 W 51st...J Baumann. 126  
 Anderson, M G. 12 W 135th...M Henshel. 461  
 Armstrong, Wm. 51 W 128th...Cowperthwait & Co. 214  
 Bennett, D T. Westchester...L Baumann. 461  
 Bertram, Lucy A. 178 W 94th...Fidelity L Assoc. 200  
 Booth, J B. 25 Morningside Park...J Baumann. 241  
 Burkhardt, Emil. 70 E 96th...Fidelity L Assoc. 100  
 Bassford, Chas. 525 W 50th...L Baumann. 119  
 Benners, May. 253 W 39th...H Mannes. 175  
 Browning, Albert. 367 W 126th...L Baumann. 158  
 Brown, Robt. 33 W 65th...H Mannes. 131  
 Bourdean, Annie. 208 E 12th...J G Long. 350  
 Brada, Eliz. 117 E 92d...L Baumann. 277  
 Browne, H W. 1919 7th av...Fidelity Loan Assoc. 200  
 Browne, Mary E. 1919 7th av...Fidelity Loan Assoc. 200  
 Campbell, J V. 368 W 117th...S Baumann. 221  
 Colson, E C. 177 E 60th...J Baumann. 122  
 Connolly, Mrs R. 1440 Park av...H B Kellner. 132  
 Cowan, J F. 1632 Amsterdam av...M Henshel. 112  
 Crampton, Kate. 377 4th av...J Baumann. 338  
 Churchill, Mrs J B. 204 E 41st...J Lewin. 152  
 Canfield, Charlotte. 141 W 16th...W Wetzel. 114  
 Clark, E L. 241 E 25th...J Gregg & Co. 121  
 Clayton, Lillian E. 149 W 66th...H Mannes. 288  
 Cockaday, E M. 127 W 133d...J Gregg & Co. 106  
 Callahan, P J. 162 West Houston...L Baumann. 167  
 Chalifour, Mary. 8 Clinton pl...Healy & Ellis. 106  
 Clark, T L and T. 246-249 W 124th...Fidelity Loan Assoc. 200  
 Crowley, Minnie. 2213 8th av...L Baumann. 132

- Davis, H S. 173 W 81st and 6 E 34th  
...Fidelity L Assoc. 200
- Dirix, Julia. 1131 Madison av...G B De-  
Weir. 1,500
- Daly, Nora. 164 E 107th...Estey & S.  
Piano. 270
- Davis, G H. 1692 Broadway...L Bau-  
mann. 180
- Douglass, Carrie. 325 W 52d...L Bau-  
mann. 224
- Fish, Annie M. 73 E 120th...L Bau-  
mann. 141
- Fitzgerald, Katie. 189th st and 3d av...  
L Baumann. 153
- Fay, G F. 160 E 32d...R M Walters.  
Piano. 140
- Franklin, Susie. 219 W 127th...L Bau-  
mann. 124
- Geary, Nellie. 1145 Willis av...J Bau-  
mann. 181
- Gerety, W H. 169 E 127th...L Bau-  
mann. 189
- Good, Mary. 91 7th av...S Baumann. 1,814
- Geil, Kaethe. 127 E 10th...C Loewen-  
stein. 700
- Goldstein, Jacob. 67 Stanton...L Bau-  
mann. 139
- Graves, Adaline. 1243 Putnam av, Brook-  
lyn...J Baumann. 161
- Germer, Geo. 282 W 11th...L Baumann.  
172
- Gilpatrick, T J. 7 E 3d...L Baumann. 115
- Gracey, Wm. 1035 1st av...L Baumann.  
180
- Gross, Hannah. 223 Varick...L Baumann.  
182
- Gumbel, J W A. 799 1st av...H Israel  
& Sons. 166
- Haight, Hattie. 330 W 21st...L Bau-  
mann. 133
- Hartwell, F W. 131 W 133d...L Bau-  
mann. 181
- Hourwich, I A. 203 East Broadway...  
Cowperthwait & Co. 180
- Humphrey, H J. 102 and 104 E 125th...  
H Israel & Son. 990
- Hart, Millie. 231 W 43d...H Mannes. 207
- Harris, Irene. 634 Lexington av...H  
Mannes. 323
- Healey, Rose. 157 Hudson...J Gregg &  
Co. 100
- Hotovitzky, Alex. 323 2d av...J Gregg  
& Co. 159
- Hunt, Grace D. 12 W 65th...H Mannes.  
353
- Hahn, Jeanette. 151 W 35th...H B Kell-  
ner. 370
- Haight, Ed C. 328 Lexington av...Mary  
E Haight exr of. 2,000
- Hall, A J. 622 E 141st...Fidelity L  
Assoc. 100
- Harris, Annie. 203 E 14th...H B Kellner.  
215
- Irving, Irene M. 145 E 30th...H Israel  
& Son. 352
- Johnston, Kate. 628 E 152d...L Bau-  
mann. 186
- Keifer, Jacob. 312 W 18th...D O'Far-  
rell. 413
- Krone, Aldine. 155 E 79th...J Lewin  
& Co. 118
- Leveene, Sarah. 159 E 106th...R M Wal-  
ters. Piano. 115
- Lewis, Jennie. 231 W 32d...D O'Farrell.  
317
- Loveridge, S B. 6 Morningside av...  
J Baumann. 212
- Mayer, Maurice. 427 W 36th...D M  
Brown. 100
- McVey, Robt. 106 Eldridge...D M  
Brown. 188
- Meyer, E A. 361 W 51st...H Mannes. 140
- Miller, Minnie. 341 W 18th...H Mannes.  
133
- Marquardt, Fred. 1005 3d av...L Bau-  
mann. 154
- McGoey, Annie. 137 W 67th...L Bau-  
mann. 168
- Merchant, Mrs M M. 212 W 14th...Cow-  
perthwait & Co. 249
- Merton, John. 110 Greenwich...L Bau-  
mann. 128
- May, Mrs I. 2290 2d av...O Franke Co.  
Piano. 175
- Mayer, Nellie. 162 W 66th...J Bau-  
mann. 174
- Mead, T F and A M. 220 and 222 W 123d  
...A R & C R Mead. 1,000
- Meyer, Maurice. 274 Greenwich...Fid-  
elity L Assoc. 100
- Miller, Mrs M B. 112 E 54th...H B  
Kellner. 110
- Muehsam, Amelia. 9 E 112th...J Bau-  
mann. 198
- Ortega, Nellie. 211 E 11th...J Bau-  
mann. 118
- O'Hanlon, Laura. 335 E 20th...Jordan.  
M & Co. 209
- O'Rourke, Lizzie. 283 Av A...L Bau-  
mann. 266
- Osgood, J M. 159 W 45th...Cowper-  
thwait & Co. 216
- Peabody, Belle. 101 W 78th...L Bau-  
mann. 235
- Petereit, Albert. 120 W 102d...L H Han-  
ley. 300
- Peabody, Isabel. 75 W 65th...Jordan.  
M & Co. 116
- Plomonder & Moisan. 1435 Broadway...  
J Gregg & Co. 313
- Prange, Louis. 304 E 11th...J R Keane &  
Co. 254
- Reineke, Fritz. 413 E 106th...C Frick.  
250
- Rideout, Adda F. 2102 8th av...L Bau-  
mann. 122
- Rollwagon, Emily S. 124 W 98th...S  
Baumann. 220
- Rossignol, Paul. 142 West Houston...  
D O'Farrell. 220
- Roth, Ricker. 165 E 105th...A Bernstein.  
257
- Russell, Ollie. 120 W 63d...J Bau-  
mann. 165
- Rosenberg, M N. 137 Rivington...D M  
Brown. 102
- Rosenthal, Albert. 312 E 115th...J Lem-  
elson. 150
- Rossbach, W and E. 204 E 29th...M P  
Howell. 150
- Spachney, Leopold. 314 Broome...J Ru-  
benstein. 187
- Stehr, Mrs. 2133 Honeywell av, Tremont  
...G W Allen. 209
- Stewart, Ellie. 71 E 87th...J Lewin &  
Co. 341
- Sutton, A F. 221 W 15th...L Baumann.  
112
- Switzer, W E. 26 Cortlandt...Murray.  
D & Co. 180
- Schroeter, Wm. 206 E 80th...H Mannes.  
155
- Smith, Victor. 351 Amsterdam av...H  
Mannes. 149
- Stowell, J S. 226 W 25th...H Mannes. 126
- Sterling, W F. 247 E 77th...J R Keane &  
Co. 129
- Sturla, Annie H. 14 W 22d...O F Spate.  
375
- Tobin, Maggie. 462 E 115th...D O'Far-  
rell. 218
- Villaume, H and W. 158th st and Mott  
av...T Vickers. 350
- Varley, Mrs T W. 1355 5th av...Cow-  
perthwait & Co. 168
- White, Lizzie. 538 E 13th...H S Eisler.  
133
- White, John. 5 Mangin...D M Brown. 110
- Weatherill, Sarah. 325 W 26th...L Bau-  
mann. 204
- Weeks, Martha. 231 W 25th...L Bau-  
mann. 161
- Williams, Ada. 439 W 35th...L Bau-  
mann. 127
- Wilson, Emma. 241 W 42d...Doherty &  
Co. 133
- Warner, L M. 111 W 34th...Fidelity L  
Assoc. 150
- Washler & Schwatz. 67 1st...S I Hersch-  
mann. 143
- Wildner, Geo. 157 Forsyth...H S Eis-  
ler. 115
- Willis, Annie. 107 W 53d...J Bau-  
mann. 114
- Zweibet, Louis. 136 Eldridge...J Ru-  
benstein. 118

## MISCELLANEOUS.

- Adler, H and J. 273 Chambers st, New  
York, and 273 Douglass st, Brooklyn...  
L Smith. Machinery, &c. 341
- Attusa, Anna. 439 E 12th...S Duca.  
Barber Fixtures. —
- Adler, J P. 104 and 106 Bowery and 84  
Elizabeth...J R Husson. Theatre Fix-  
tures. (R) 375
- Angelino, Vito. 160 E 44th...V Pate.  
Barber Fixtures. 171
- A H Petercit Brass Turning Co. 353 E  
78th...Garvin Machine Co. Machinery.  
2120
- Barton, Mary A. 35 W 125th...Crandall  
& G Co. Confectionery Fixtures. 342
- Bell, John. 303 W 13th...G W Gee.  
Butcher Fixtures. 300
- Berg, Saml. 46 Canal...F & G Haag &  
Co. Barber Fixtures. 227
- Borden, Emma M. 8 W 33d...Thos C  
Borden. Hotel Fixtures. (R) 5,000
- Braunstein, Julius. 138 Orchard...J W  
Tufts. Soda Fixtures. (R) 1,722
- Brehone, Frank...E R Knapp. (R) 100
- Bernstein, Simon. 109 Ludlow...Ben-  
nett & G. Soda Fixtures. 300
- Bilotti & Palermo. 226 E 59th...G & C  
Scarpinati. Barber Fixtures. 1,000
- Bisehoff, Hy. 416 E 117th...R Sturcke.  
Grocery Fixtures. 43
- Baron & Houchin Mfg Co. 205, 207 and  
209 Centre...D Kruse. Machinery, &c.  
2,500
- Bell, Hannah. 505 E 70th...W Wheeler.  
Machinery. 1,274
- Bergmann, Jacob. 52 Rivington...N  
Goodelman. Drug Fixtures. 1,000
- Breivogel, John. 848 10th av...S Litt-  
man. Barber Fixtures 220
- Carraher, Pat, Jr. 332 Monroe...Hugh  
Carraher. Machinery. 350
- Chicklacos & Gumbilos. 299 Grand...J  
Matthews Co. Soda Fixtures. (R) 435
- Colburn, M L. 355 W 14th...S S White  
Mfg Co. Dental Fixtures. 91
- Corell, Hy...C Brandt. Horse, Truck, &c.  
150
- Coxe, R C. 26 E 23d...W J Demerest.  
Pictures. (R) 402
- Casamassa, John. 300 E 125th...T J  
Collins. Barber Fixtures. 494
- Cosmo, Sirignano. 21 Bowery...Archer  
Mfg Co. Barber Fixtures. 322
- Camell, J V. 137-141 W 99th...Hincks  
& J. Coach. 800
- Caporale, Saverio. 135 9th av...A  
Schwaab, Jr, & Co. Barber Fixtures.  
(R) 788
- Cardinale, G and F. 139½ Mulberry...  
A Cagliestro. Grocery Fixtures. 452
- Desisto & Montasano. 28 Av B...T J  
Collins. Barber Fixtures. 533
- Dircks, Marie K. 888 and 890 Amsterdam  
av...I O Taylor. Confectionery Fix-  
tures. 200
- Dornbusch, C E. 242 E 77th...M P Fran-  
sioli. Horses, Trucks, &c. (R) 1,500
- Dultz, Aaron. 1049 2d av...Morse &  
Rogers. Boots, Shoes, &c. (R) 90
- Depuma, G. 1920 3d av...R Rainforth.  
Barber Fixtures. 50
- Dohm, Gustav. 194 E 2d...P Reiden-  
bach. Wagon. 22
- De Martino, Gaetano. 200 W 28th...  
A Schwaab, Jr, & Co. Barber Fixtures.  
(R) 411
- Empire Dairy Co. 386 and 388 West  
Broadway...J F Galvin. Milk Wagon. 90
- Erdman, Fredk. 186 E 73d...J Pritchard.  
Coaches, Horses, &c. 1,981
- Eisenberg & Nadolsky. 196 East Houston  
...I Fox. Cigar Fixtures. 125
- Elkin, P H...R Hill. (R) 300
- Elzner & Sablopf. 90 Essex...Hollister  
C & Co. Bakery Fixtures. (R) 200
- Emer, Delia. 527 and 529 W 131st...  
J C Watson & Co. Horses, Coaches, &c.  
(R) 188
- Enstrom & Blanten. 16 Dutch...H Wil-  
ker. (R) 330
- Esposito, Vincenzo. 459 W 31st...A Pe-  
trone. Barber Fixtures. 34
- Exchange Printing Co...H J Weber.  
Press. (R) 2,060
- Fazio, Giovanni. 335 E 34th...G Macca-  
rone. Machinery. 150
- Freeman, F B. 56 Vesey...F Wesel Mfg  
Co. Machinery. (R) 570
- Faulkner, Ernestina. 1212 3d av...S  
Littman. Barber Fixtures. 100
- Ferraro & Lamonte. 502 W 52d...J Sou-  
vay. Barber Fixtures. (R) 110
- Fitzpatrick, G M...G Dessecker. Coffin  
Wagon. 225
- Flynn, Alice. 100 and 9 Bowery and 108  
and 108½ Bowery...M Alonzo. Hotel  
Fixtures. 1,200
- Same...M Barrett. Hotel Fixtures. 1,500
- Flynn, E E. 123 Bowery...same. Hotel  
Fixtures. 2,000
- Frank, F. 134 and 136 Canal...E Rich-  
man. Hotel Fixtures. 250
- Freeman, P and M A. 226 E 42d and 319  
and 321 E 44th...S B Porter. Mach-  
inery, Horses, &c. (R) 1,200
- Glasser, C. 246 Delancey...J Matthews.  
Soda Fixtures. (R) 357
- Grunet, Jos. 305 Delancey...M Werner.  
Machines, &c. 75
- Gunther & Stucke. 428 E 19th...A D  
Puffer & Sons. Soda Fixtures. (R) 597
- Galiani, Tony. 76 Catharine...A  
Schwaab, Jr, & Co. Barber Fixtures. (R) 18
- Germano, F. 110 9th av...L Girdina.  
Barber Fixtures. 117
- Gmelin, Albert. 213 E 55th...J Hoyler.  
Machinery. 800
- Gordon, John. 313 E 38th...J Baum.  
Horses, Carts, &c. 1,475
- Gotter, Gustave. 167 E 96th...C H  
Hinck. Grocery Fixtures. 383
- Hammerly, Marion A. 1319 2d av...W D  
Browning. Grocery Fixtures. 565
- Handel, J. 203 Washington...Archer Mfg  
Co. Barber Fixtures. (R) 29
- Hyams, John. 456 Hudson...A Wolf.  
Cigar Fixtures. (R) 50
- Same. 163 E 125th...same. Cigar Fix-  
tures. (R) 125
- Hacker & Waldhiter. 142 Orchard...B  
Geshowsky. Butcher Fixtures. 50
- Haist, Wm. 880 10th av...C Groll.  
Horse, Cart and Butcher Fixtures. 300
- Haug, J B. 412 and 414 E 59th...C G  
Keater. Milk Fixtures. (R) 724
- Hashuowitz & Chulstein. 167 Forsyth...M  
Levin. Store Fixtures. 43
- Hernstein, A L. 139th st and Rider av...  
Laurence, F & Co. Machinery. (R) 10,000
- Herzog, Otto. 213 W 50th...H Reimmul-  
ler. Horses, &c. 1,000
- Hickock & Co. 30 Vesey...Fidelity Loan  
Assoc. Press, &c. 200
- Hoffmann, J A. 1297 Lexington av...C  
Solms. Undertaker Fixtures. (R) 300
- Henry Nicholsburg Machinery Co...J G  
Patten. Patent. 750
- Home Book Co...J R Myers. Plates, Fix-  
tures, &c. (R) 5,660
- Hetzel, Val. 315 Canal...L E Niess.  
Bakery and Lunch Fixtures. 500
- Pillman & Cristal. 53 East Broadway  
...S Hillman. Press, &c. 150
- Jacobson & Abramson. 162 Fulton...  
Archer Mfg Co. Barber Fixtures. 850
- Kerr, R E. 855 9th av...D P Nichols &  
Co. Cab. 860
- Kohl, Peter. 463 W 51st...T J Collins.  
Barber Fixtures. 359
- Krause, W P. 324 W 21st...H D Steffens.  
(R) 3,100
- Kaplan, Morris. 188 Norfolk...J Stewart.  
Machinery. 65
- Klages, Ernest. 897 2d av...N P Lard-  
guist. Wagon. 75
- Kohlberger, L & J. 1590 Av A...S Levy.  
Butcher Fixtures. 300
- Knoffka, Kate. 324 10th av...B Metzger.  
Store Fixtures, Furniture, &c. 150
- Kosintzka, Leiba. 78 Clinton...J Levy.  
Butcher Fixtures. (R) 7
- Leland, W J. Grand Hotel...Stafford, W &  
K. Hotel Fixtures. (R) 77,005

Lewin, Cath L. 150 W 16th...Fiss & Doerr. Horse. 125  
 Larna, Pasquale. 2021 1st av...A Petrone. Barber Fixtures. 470  
 Leader, A J. 82 and 84 Nassau...Walter & B. Type, &c. (R) 1,850  
 Lehman, Ida V. 417 W 47th...M Harnig. Laundry Fixtures. 190  
 Levenberg, Max. 74 Monroe...L Cohen. Machines, &c. 160  
 Levy & Samuels. 80 Henry...N Persky. Bottler Fixtures. 1,400  
 Lowe, Emma, Montgomery, N Y...G Jetter. Dairy Fixtures. 3,000  
 Lowey, Wm. 6 Barclay...Markert & F. Press, &c. 551  
 Lunser, Jacob. 111 Canal...N Walker. Store Fixtures. 115  
 Lamonte, G and A. 3 Columbus av...P Gervasi. Barber Fixtures. 387  
 Lopard, Nicholas. 1 Great Jones...L H Thorn. Barber Fixtures. 600  
 McDonald, Ed. 108 8th av...Thos McDonald. Butcher Fixtures. 300  
 Mayer, Benhard. 28 Rivington...K Dietee. Wagon. 125  
 Mayer, Theo. 1227 3d av...J Matthews. Soda Fixtures. (R) 360  
 McMunn & Ackerman. 419 W 15th...Fiss & Doerr. Horses and Trucks. (R) 2,000  
 McGinn, J J. 413 9th av...W Koening. Milk Wagon. 175  
 Must, Conrad. 78 E 3d...C Tiedemann. Grocery Fixtures. (R) 150  
 Magavero, Barlato. 748 E 177th...Archer Mfg Co. Barber Fixtures. 18  
 Marrano, G and D. 208 Bowery...A Marano. Confectionery Fixtures. 350  
 Mayerbach, Andrew. 409-413 E 75th...A Busby. Horses. 80  
 McConnell, Barnie. 224 East Broadway...W B Davis. Coupe. (R) 195  
 Muller, Jacob. 418 and 420 E 62d...C Rieger. Machinery. (R) 2,000  
 Naughton, J H & L C. 154 and 156 E 53d...Jas Naughton. Livery Fixtures. 8,000  
 Nelke, D L. 73 Watts...Cranston & J. Machine. (R) 280  
 Neubert, Mrs F A...G Dessecker. Landau. 300  
 Pirone, Pellegramo. 310 E 36th...Archer Mfg Co. Barber Fixtures. 44  
 Pruzina, F J & Co. 138 E 58th...A Blessy. Cigar Fixtures. 150  
 Pertsch, F and W. 711 E 9th...Anna Pertsch. Press, &c. 200  
 Pitney, J W. 153 and 155 E 32d...Fifth Nat Bank. Horses. 1,500  
 Pohly, Albert. 77th st and Amsterdam av...J W Tufts. Soda Fixtures. (R) 400  
 Pitney, J W. 153 and 155 E 32d...Van Tassel & K. Horses, &c. 1,000  
 Same...M Rathbun. Horses, &c. 1,500  
 Roth, W B. 1396 2d av...Mislig & Bragin. Drug Fixtures. 150  
 Runnelsburg, M F. 2704 3d av...J Gray. Store Fixtures. 100  
 Randel, W F. 114 Nassau...Fidelity Loan Assoc. Office Fixtures. 100  
 Rau, Thos. 516 W 35th...S Tonnier. Machinery. 500  
 Reeber, J & Co. 2585-2595 3d av...J Reeber's Son. Horses and Trucks. 507  
 Same...same. Second-hand Fixtures. 213  
 Robinson, C L. 43 W 50th...H A Parr. Dental Fixtures. 150  
 Rogers, J J. Far Rockaway, N Y...M S Mulvy. Hotel Fixtures. (R) 3,257  
 Redmond, L H. 424 E 18th...J Bickmann. Horse. 64  
 Rohmer, Louis. 1370 3d av...M E Sergeant. Horse. 135  
 Schiebelhuth, W C. 2310 1st av...A Kuehn. Confectionery Fixtures. 100  
 Schierenbeck, John. 416 W 39th...F B Ehlers. Builder Fixtures. 200  
 Sebree, W E. 83 Nassau...J Matthews. Soda Fixtures. 415  
 Silverstone, A F. Bennett Building...Mary Silverstone. Office Fixtures. 135  
 Smith, Cathie. 471 Lenox av...A Schwaab, Jr. & Co. Barber Fixtures. 183  
 Southworth, Martha. 11 Powell pl...Fidelity Loan Assoc. 100  
 Salzman, M. 227 Rivington...Bennett & G. Soda Fixtures. 168  
 Siff, S...J W Tufts. Soda Fixtures. 620  
 Simons, F M. 1 and 3 E 13th...Thos Typsetting Machine Co. Machine. 1,600  
 Sniffen, T W. 133d st and 8th av...Donigan & N. (R) 150  
 Spiwack & Gritz. 97 Hester...Bennett & G. Soda Fixtures. 125  
 Scorese, Pasquale. 855 3d av...Archer Mfg Co. Barber Fixtures. 850  
 Slaiber, J F. 1721 Broadway...G H Benson. Horse, &c. 200  
 Sparling & Heide...G Schumacher. Truck. 195  
 Stearns, C M. 148th st, near Morris av...J F Stearns. Horses, Trucks, &c. (R) 5,000  
 Stern, Sol...J W Tufts. Soda Fixtures. (R) 113  
 Sweeney, D S and J H. Sweeney's Hotel...A Gilman. Hotel Fixtures. 3,000  
 Tangredi, Ludwig. 1769 and 1771 Lexington av...S Littman. Barber Fixtures. (R) 932  
 Tietjen, G & E. 289 Willis av...E Bohlen. Confectionery Fixtures. 1,600  
 Tilson & Murphy. 262 E 109th...Manhattan Type Co. Press. 350

Tantolo, Pasquale. 1993 2d av...A Schwaab, Jr. & Co. Barber Fixtures. (R) 755  
 Ventura, V and L. 175 Av C...A Schwaab, Jr. & Co. Barber Fixtures. (R) 195  
 Wallace, Wolff. 25 Columbia...J Matthews. Soda Fixtures. (R) 191  
 Wertheimer, Louis. 210 E 38th...D Hummel. Horse, &c. 110  
 Wertheim, Max. 1751 2d av...N Morgensstern. Machine, &c. 160  
 Villone, Nicolas. 95 1/2 Sullivan...J Souvay. Barber Fixtures. (R) 324  
 Walker, Thos. 2181 8th av...Mary Walker. Horse and Wagon. 200  
 Walter, M K. 187 Av C...E F Deile. Store Fixtures. 300  
 Weiner, Gustav. 61 and 63 Duane...E D Griggs. Machinery, &c. 798  
 Weinstein, Abraham. 138 Orchard...J Brounstein. Soda Fixtures. 425  
 Weynand, John. 633 E 138th...S Littman. Barber Fixtures. (R) 334  
 Wildstein, A. 128 East Houston...Bennett & G. Soda Fixtures. 1,280  
 Zuhr & Diering. 125 Mangin...J A Stein. Machinery. 1,500

BILLS OF SALE.

Adams, G E. 58 3d av...J Cohen. Liquors, &c. 500  
 Bohler, Ernst. 289 Willis av...G & E Tietjen. Confectionery Fixtures. 3,600  
 Cable, T E and F W Hayward. 176 1/2 Broadway...E L Cable and F E Hayward. Saloon Fixtures. 1  
 Carr, David. 114 W 48th...Margaret Carr. Furniture. 1  
 Cypres, Michl. 2318 2d av...G Lewson. Drug Fixtures. 1  
 Duffy, Michl, Jr. 204 and 206 E 102d...N Marks, Jr. Horses, &c. 500  
 Dietrich, Gustav. 263 Av B...M Kugelmann. Restaurant Fixtures. 100  
 Fiaud, Christian. 101 3d av...Johanna Fiaud. Restaurant Fixtures. 200  
 Faile, Geo E. 18 W 85th...Emma S Faile. Furniture. 1  
 Harnig, Mark. 417 W 47th...I V Lehman. Laundry Fixtures. 220  
 Hermann, Isaac. 1486 3d av...S Reiss. Jewelry Fixtures and Stock. 9,700  
 Hayne, H. 161 E 4th...A Neumann. Crayon Fixtures, &c. 30  
 Lisker, Rubin. 155 Orchard...H Pirozhnick. Piano. 175  
 Lowe, W R. 2272 7th av...F E Hipple. Cigar Fixtures. 150  
 Kugelmann, Moses. 263 Av B...M Dietrich. Restaurant Fixtures. 110  
 Lutz, Geo. 14 Av A...L Seibert. Florist Fixtures. 100  
 Mercurio, Jos. 102 Mott...C De Marce. Saloon Fixtures. 1  
 Niess, Louise E. 315 Canal...V Hetzel. Bakery and Lunch Fixtures. 1,300  
 Oestrich, Sarah. 774 Madison av...Abram Oestrich. Furniture. 1  
 Posner, Geo...Esther E Posner. Piano. 1  
 Pennacchio, G N. 56 Spring...A Ruberte. Bakery Fixtures. 1  
 Phillips, Ward...Ella J Phillips. Office Fixtures. 500  
 Rabadau, Baltasar. 1043 Park av...A Rabadau. Cigar Fixtures. 500  
 Reiss, C W. 2141 3d av...H Schuster. Liquors, &c. 150  
 Schuette, Emil. 1972 Amsterdam av...Anna Schuette. Restaurant Fixtures. 1  
 Simpson, Julia E...A E Rosenstock. Furniture. 56  
 Sweeney, D S, J H and C D. Sweeney Hotel...A Clason. Bar Fixtures, &c. 1  
 Smith, H J. 258 10th av...Smith & Zimmermann. Butcher Fixtures. 200  
 Tinagero, J A. Williamsbridge...C W Oakes. Furniture. 250  
 Williams, F E. 182 W 4th...W H Nelson. Confectionery Fixtures. 182  
 Weinhausen, Maurice. 730 9th av...Bertha Weinhausen. Butcher Fixtures. 200  
 Same. 66 Av B...same. Butcher Fixtures. 200

ASSIGNMENT OF CHATTEL MORTGAGES.

Adler, S B to L F Weiss. (Mort given by Bauer & Eichler, Jan 22, 1895.) 500  
 Gibbs, D N to H E Link. (J Dugan, Oct 8, 1895.) 1  
 Raab, C and M to R Schmidt. Neely & O'Neill, Jan 29, 1896.) 400  
 Tucker, Robt to B & S. (J Ready, Feb 7, 1896.) 1,500  
 Vickers, Thos to J H Allen. (H and W Villanme, Feb 6, 1896.) 350

Westchester County Conveyances.

February 1 to 10—Inclusive.  
 EASTCHESTER.  
 Lucas, Edwin J to Arthur M Johnson, lots 64 and 65 map Chester Hill, property Forster and ano. \$1  
 N Y and Mt Vernon Land and Construction Co to T McClure Peters and ano, w s road from Eastchester to White Plains, abt 7 acres. 1  
 Thurber, Wm D to Geo W Thurber, part lot 241 s e s Greenwich st, West Mt Vernon, 33.4x100. 1,000

Spence, John to Loretta C Symonds, lots 1 and 2 and w 1/2 3 map Wright property, Tuckahoe. 7,500  
 Bard, Harriet E to Ella M Curtis, n e 1/4 lot 234 map West Mt Vernon; also e 1/2 lot 1,000, Mt Vernon. 1  
 Sielke, Johanna to Wm S McPhelters, s s Greenwich st 181.9 w Howard st, 53x100, Mt Vernon. 500  
 Redding, Thos to Agnes Yost, s s Stevens av 149.5 e White Plans road, 50x77, Mt Vernon. 1  
 Wood, Joseph S to Johanna Sielke, s s Greenwich st 181.9 w Howard st, 53x100. Mt Vernon. 1  
 Henderson, Wm to Mary Axtell, lots 10, 11 and 12 block 2 map property S W Cowen et al. 1,650  
 Bard, Wm H to Harriet E Bard, lots 65, 84 and 171 map L I Sound L and I Co. 2 map Farrington estate. 1  
 Same to same, part lot 234, West Mt Vernon. 1  
 Same to same, lot 13 map New York Building Lot Assoc. 1  
 Smith, Jessie I to Percival Kuhne and ano trustees, n e cor Sidney and Archer avs, 234x125. 1  
 Wood, Joseph S to Horace G C Thornton, lots 102 and 103 Villa Park. 4,000  
 Wood, Frank W to Edward H Patterson, lots 75 and 77 map Dunham Park. 1,200  
 Schwartz, Alice to Marx Wintjen, lot 195 e s 8th av, Central Mt Vernon, 50x100, 1,650  
 Hill, Edward B, Jr, to Frank W Wood, lots 75 and 77 Dunham Park. 1,000

MAMARONECK.

Holt, Henry to Wm R Bull, lots 1 and 2 map property J Addison Young. 1  
 Judson, Cyrus F to Lloyd C Sproull, lots 170 and 171 map L I Sound L and I Co. 400  
 Sniffen, Edwin W to Emma J Sniffen, lot 31 map First Sub-division Grand Park. 1

NEW ROCHELLE.

Leary, Mary to Edwd M McGrath, w s 1st st, 50 s Union av, 50x109x58x139. 3,000  
 Fox, Patrick to Patrick C Reynolds and wife, e s Allard av, 30x120. 500  
 Siener, Chas A to The Standard Impt Co, part lot 1 e s North st, map property C D Mead, 30x100. 2,825  
 Holmes, Wm H et al, A L Clark ref, to Chas A Siener, same property. 2,825  
 Goldsmith, Leonard A to Walter W Dowling, e s Weyman av, 91x300; also n e s Neptune av, abt 260x135. 1  
 Iselin, Edith C to Franklin O Smith, lot 10 map Sycamore Park. 450  
 Donnohue, Michael to John P Donnohue, n s Bayard st, 50x200. 1  
 Crennan, John J to Chas A Herman, lot 27 e s 6th st, West New Rochelle. 235  
 Canchois, Lillian to Fredk A Canchois, lot 8 block B, Rochelle Park. 1

PELHAM.

Bard, Wm H to Ella M Curtiss, parts lots 386, 348, 332 and 179, Pelhamville. 1  
 Same to Harriet E Bard, parts lots 348, 332, 361 and 329 same map. 1  
 Horton, Alfred L to Norman A Lawlor, lot 75 map Pelhamville. 500  
 Same to Nellie A Lawlor, lot 129 same map. 1  
 Pelham Heights Land Co to Ben L Fairchild, lots 248, 250, 252, 254, 256, 258, 260, 262 and 264 block 11 grantor's map. 1

YONKERS.

Dwyer, Winifred to John F Hart, w s Clinton st, 125 n St Marks av, 25x100. 1  
 Dixon, Walter B to Francis B Cohn, lots 11 and 12 map part Shearwood Hill. 1  
 Dale, Henry to Laura S W Lake, e s Palsade av, 100 n Glenwood av, 100x218. 1  
 Cohn, Eliza to John W Huhna, lot 8 map Shearwood Hill. 650  
 Cohn, Francis C to Leo Cohn, lots 53 and 54 map Sherwood Park L and I Co. 1  
 East Side Land Co to Frank Fiedler, lots 62, 70 and 76 grantor's map. 1,125  
 Same to Nathan A Hanan, lots 73, 74 and 75. 1,125  
 Feder, David L to Frances C Cohn, lots 53 and 54 map Sherwood Park L and I Co. 2,500  
 Missionary Society M E Church to Thos Derivan, w s Buena Vista av 21.9 n Vark st, 24x-. 3,000  
 Nathan, Marcus to Walter B Dixon, lots 119, 120, 120 1/2, 121, 121 1/2, 122 map part Sherwood Park. 1  
 Skelly, Geo E to Mary T Skelly, lots 40 and 41 map property Thos W Ludlow, Jr. 1  
 Irwin, Robt to Mary A Irwin, lot 14 s s Parker st, village map. 1  
 Wiggins, Isabella F to Thomas Skipper, lots 160 and 162 e s Buena Vista av, city map. 1  
 Eggleston, Edwin T to Annie L Eggleston, w s Waverly st 240 n Park Hill av, 25x 100. 1,300  
 Berwick, Mary et al, G Reeves ref, to Mary A Cooley, w s, North Broadway, 47x-. 5,500  
 Bloom, Chas W et al, Allen Taylor ref, to The Yonkers Savings Bank, e s Cliff st, 132 s Elm st, 25x100. 1,500

Table listing property owners and their details, including Gleason, John J. to Arthur McMullen, Same to same, int in tract e of Park Hill av, 8 acres.

Table listing property owners and their details, including Schmidt, W C—J L Davis, West Orange, Shanahan, Daniel—Belleville B and L Assoc.

Table listing property owners and their details, including Tromans, Alfred—F Bonykamper, Jr, et al, Vincent st.

CHATTEL MORTGAGES.

Table listing chattel mortgages, including Allison, Samuel—G Krueger B Co, Bannach, H V—Hills Union B Co.

MORTGAGES.

Table listing mortgages, including Agens, W S—J H Agens, Orange st, C B Alston Co—Mut Ben Life Ins Co.

HOUSEHOLD FURNITURE.

Table listing household furniture, including Brandt, Gustaf—A H Van Horn, Dawson, Mary—same.

MISCELLANEOUS.

Table listing miscellaneous items, including Blanchard, G A—J Iwet, drug store, Buntin, G T—R Smith, stable.

JUDGMENTS.

Table listing judgments, including H J Ames Hat Leather Co—L R Barnard, Chemical Co.

HUDSON COUNTY.

(In each conveyance, mortgage and chattel mortgage where the city or town is not mentioned, read it Jersey City.)

CONVEYANCES.

FEBRUARY 4 TO 10—INCLUSIVE.

Table listing conveyances in Hudson County, including Ackerman, Henry—F Fleischbein, Weehawken, Backner, Henry—J F Doyle, Kearney.

NEW JERSEY.

Note.—The arrangement of the Conveyances, Mortgages and Judgments in these lists is as follows: in the first name in the Conveyances is the grantor; in Mortgages, the Mortgagor; in Judgments, the Judgment debtor.

ESSEX COUNTY.

CONVEYANCES.

Feb 4 to 10—Inclusive.

Table listing conveyances in Essex County, including Adams, Fredk—W S Risk, East Orange, \$12,000, Allen, F B—N Verzellino, Kinney st.

Paret, John trustee Emily L—B Lang, Bayonne 1,400  
 Roworth, Hattie E—A Blizzard, Kearney, nom  
 Sandmann, Doris—Caroline Stubenbord, nom  
 Same—Elizabeth Wunderlich, nom  
 Stadler, Charles and Emma Weber by City Collector—C A Stadler, 24  
 Thomas, Alletta C—H Byrne, nom  
 Same—same and P Tumulty, nom  
 Tumulty, Philip and Kate by Sheriff—P Tumulty 1,240  
 Tierpey, Myles—I L Smith, Hoboken, 4,800  
 Tietjen, J N—C W Wenner, nom  
 Tietjen, Emil—R Holtz, 975  
 Torigliani, Ponfiglio—P Geibelt, 85  
 Wahlis, Carl—Maria Lookhoff, West Hoboken, nom  
 Wenner, C W—Catherine Tietjen, nom  
 White, Annie—R Holgate and W Haggass, nom  
 Wolbert, F C—D O'Brien, 4,900  
 Young, David—G Harper, Kearney, nom

MORTGAGES.

Allison, George—Augusta Ahrens, 1 year, 200  
 Blizzard, Albert—Eighth Ward B & L Assoc of Newark, Kearney, installs, 1,200  
 Bove, John—G. Blauch, West Hoboken, 3 years, 4,300  
 Branagan, Mary J—Provident Institution for Savings, 2 years, 300  
 Bush, Samuel and William—New Jersey Title Guarantee and Trust Co, installs, 2,000  
 Byers, J S—Centreville B and L Assoc, Bayonne, installs, 4,200  
 Carr, Richard—Birbeck Investment Savings and Loan Co of America, installs, 1,000  
 Demarest, E W—Centreville B and L Assoc, Bayonne, installs, 600  
 Same—same, Bayonne, installs, 600  
 Dickson, James—Margaret E Evans, 3 years, 1,000  
 Donnell, Annie C—Bayonne B and L Assoc No 2, Bayonne, installs, 3,050  
 Drew, Mattie E—Maggie C Lutkins, 3 years, 2,200  
 Driemuller, John—Gusie W Small, 3 years, 2,800  
 Fay, Mary A—B D Daumont 2 years, 600  
 Foley, Michael—Hudson Trust and Savings Inst, Hoboken, 3 years, 2,000  
 Griffin, J W and Michael McInerney—India Wharf Brewing Co, demand, 2,000  
 Guisberg, Joseph and Sarah—C H Bose, Bayonne, 7 years, 700  
 Hager, Catharine E—Julia L Ford, 2 years, 750  
 Horbelt, Eugene—H Prunaret, North Bergen, 3 years, 350  
 Same—A M Bachelnt, North Bergen, 6 years, 800

Hubner, Adam—J Quatlander, 3 years, 1,000  
 Hussa, W B S—E Russ, West Hoboken, 5 years, 4,000  
 Johnson, C B—Centreville B and L Assoc, Bayonne, installs, 600  
 Same—same, Bayonne, installs, 600  
 Same—same, Bayonne, installs, 2,400  
 Kelly, Beesy—Centreville B and L Assoc, Bayonne, installs, 1,200  
 Lang, Bernard—Trustee of Emily L Paret, Bayonne, 5 years, 1,000  
 Lindblom, C E—Eighth Ward B and L Assoc of Newark, Kearney, installs, 1,000  
 Massarelli, Gennaro—Mary Stryberg, Bayonne, 1 year, 5,000  
 Same—The Manhattan and Suburban Savings and Loan Assoc, Bayonne, installs, 5,000  
 McClelland, Thomas—Hudson Trust and Savings Inst, Union, 3 years, 4,800  
 McLaughlin, Dennis—New Jersey Title Guarantee and Trust Co, Hoboken, installs, 50,000  
 Same—Hoboken Bank for Savings, Hoboken, installs, 50,000  
 Muller, Martin—F Berg, 1 year, 1,400  
 Muller, Wilhelmina—Mutual Life Ins Co, Hoboken, 1 year, 24,000  
 Ness, Carrie—Hudson Trust and Savings Inst, Union, 3 years, 1,500  
 O'Brien, Dennis—Trustee to G Vreeland, 12 years, 4,000  
 Parker, Joseph, Jr—J M Dennis, Kearney 3 years, 11,000  
 Perley, Fannie N—Exrs of H E Eilshemius, Kearney, 2 years, 3,400  
 Ramaglia, Olinto—Town of Union B and L Assoc, Hoboken, installs, 1,200  
 Reynolds, Thomas—Centreville B and L Assoc, Bayonne, installs, 400  
 Reid, G B—J Stumpf, Kearney, 1 year, 3,200  
 Roberson, Horace and J J S Krebs—Centreville B and L Assoc, Bayonne, 1 year, 600  
 Same—same, Bayonne, 3 morts, each \$600, installs, 1,800  
 Stillwell, Peter—Jennie Gorlin, installs, 800  
 Smith, I L—Hoboken B and L Assoc, Hoboken, installs, 1,400  
 Smith, C P—E M Voorhees, 5 years, 10,000  
 Stoddard, C H—New Jersey Title Guarantee and Trust Co, installs, 7,000  
 Vix, George—Mary McLaughlin, Weehawken, 1 year, 500  
 Walker, Elizabeth F—C A Onvrrier, demand, 700

CHATTEL MORTGAGES.  
 SALOON AND RESTAURANT FIXTURES.  
 Bevers, Sophie and Harry, West Hoboken—G Ringler & Co, 700  
 Cordes, Charles—Consumers' B Co, 500

Griffin, J W and Michael McInerney—India Wharf B Co, 2,000  
 Kane, Samuel—D Bernes, 325  
 Mulry, P H—P Scharfer & Son, 500  
 Tormey, G M—Eagle B Co, 325

HOUSEHOLD FURNITURE.  
 Connors, Timothy—L Baumann, 106  
 Davis, John—D O'Farrell, 51  
 Did, Jacob, Hoboken—J Baumann, 72  
 Feeley, M J—L Baumann, 104  
 Flynn, Mary, Hoboken—same, 181  
 Green, Mrs Michael—same, 45  
 Haverty, Annie—J Baumann, 148  
 Hefferan, Delia—L Baumann, 174  
 Hessler, Joseph, Union—J Baumann, 102  
 Hinger, Alfred—F Steinbecker, 50  
 Klein, Elizabeth—Jane Wilson, 450  
 Lewis, Florence—J Baumann, 192  
 Madigan, F J and Nora—R Carly, 183  
 Van Luenden, Leon, Hoboken—J Baumann, 102  
 Weinthal, S S, Hoboken—John Mullins & Co, 162

MISCELLANEOUS.

Ayers, W H, West Hoboken—Mosler Safe Co, safe, 40  
 Daly, F E, Hoboken—National Cash Register Co, cash register, 175  
 Freeman, H L—Strickland & Van Ness, candy and tobacco store, stock and fixtures, 103  
 Grazziano, Antonio—F & G Haag & Co, barber fixtures, 215  
 Jatzen, A H and Katie and Diedrich Wilkins, Union—G Ringler & Co, bottling business, stock and fixtures, horse, wagon and harness, 2,000  
 Kerker, J H, Hoboken—A D Puffer & Sons soda water apparatus, 350  
 Muller, Charles—C Muller, grocery and butcher shop, 1,400  
 Samuels, Louis—H Weiss, drug store, stock and fixtures, 500  
 Samuel, G—Mosler Safe Co, safe, 25  
 Winne, A L, Hoboken—C Parrott, wagon, 155

BILLS OF SALE.

Wrede, Bertha J, Hoboken—C Lang, grocery business, horse and wagon, no consid  
 Weiss, Henry—L Samuels, drug store, stock and fixtures, 500

JUDGMENTS.

Billings, Albert, H D Harmer and Billings & Harmer—A A Smith & Co, 103  
 Dorn, Frederick—J H Jackson, 95  
 Marquardt, Henry—J W Connor, 272  
 Mehan, Marietta—E Twogood, 118  
 Worth, Louisa M—G Feder, 80

# REVIEW AND RECORD.

## BROOKLYN, FEBRUARY 15, 1896.

**MONEY TO LOAN**  
 — ON —  
**BROOKLYN REAL ESTATE**  
**LONG ISLAND TITLE GUARANTEE COMPANY,**  
 375, 377 AND 379 FULTON ST., BROOKLYN.

### RECENT AUCTION SALES.

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

FOR WEEK ENDING FEBRUARY 14.  
 T. A. KERRIGAN.  
 12th st. No 293, n s, 87.5 e 5th av, 20x117.5, 2-sty frame (brk filled) dwell'g. George Heerle, \$1,600  
 \*Bainbridge st. No 396, s s, 412 e Ralph av, 17.3 x 100, 2-sty brk dwell'g. Elizabeth P. O'Toole, 4,500  
 \*Bainbridge st. No 400, s s, 416.6 e Ralph av, 17.3 x 100, 2-sty brk dwell'g. Geo E Elliott et al trustees, 4,500  
 Atlantic av, Nos 2881-2885, n w cor Jerome st, 47.8x89.6x47.6x84.11, two 4-sty brk stores and tenem'ts. Joseph H Cain, 24,750  
 \*Cranberry st, No 85, n s, 61.11 e Henry st, runs n 50 x e 12.5 x s 25 x s 25.4 to Cranberry st, x w 15.1 to beginning, 4-sty brk store and dwell'g; morts, &c, \$2,500. Geo H Roberts, 2,500  
 \*Gates av, No 569, n s, 155 e Toumpkins av, 20x 100, 4-sty brk flat and store. Eliza M Huntoon et al trustees, 8,000  
 \*Gates av, No 571, n s, 175 e Toumpkins av, 20x 100, 4-sty brk flat and store. Same, 8,000  
 Berkeley pl, No 22, s s, 170.2 e 5th av, 22x95, 2-sty frame dwell'g; morts, &c, \$3,500. Wm F Auerbach, 750  
 4th av, n e cor 40th st, 100.2x100, vacant, 8,500  
 4th av, No 418, n w s, 30.4 s w 7th st, 18.9x60, 3-sty brk dwell'g; morts, &c, \$8,500. John J A Rogers, 7,150

JAS. L. BRUMLEY.  
 Bedford av, No 970, w s, 439 s Willoughby av, 25.11x100, 3-sty stone front dwell'g. J Miller, 8,500  
 Har' st, No 24, s s, 217 e Nostrand av, 19x100, 2-sty front 3-sty rear stone front dwell'gs, L & T Martin, 7,150

TAYLOR & FOX.  
 \*Boerum st, No 197, n s, 150 w Bushwick av, 25x 100, 3 sty frame store, 3,600

WM. P. RAE.  
 Clifton pl, No 214, s s, 200 w Bedford av, 25x 92.2x25x91.11, 1-sty frame dwell'g. Pridget Tracy, 1,550

J COLE.  
 7th av, No 523, s e s, 100 n e 18th st, 17x72, 2-sty frame dwell'g; all title to strip on n e s premises, 3x72. M J Smith, 1,350  
 Total, \$76,950  
 Corresponding week, 1895, \$188,575

### City of Brooklyn.

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

### CONVEYANCES.

FEBRUARY 7. 8. 10, 11, 13.  
 Adelphi st, w s, 20 n Greene av, 38x67, hs & ls. James F Carey heir Mary Carey to Ada B Farnsworth. Mt. \$10,000. nom  
 Baltic st, n s, 475 e Bond st, 25x100, Michl F and John J Farrell to Mary A Farrell all being heirs of Ann and John Farrell dec'd. 2/3 parts. \$650  
 Bergen st, s s, 100 e Bond st, 20x100, h & l. Eugene C Potter to Louis Schlang. Mt. \$3,500. nom  
 Bergen st, n s, 40.6 e Hoyt st, 20x80, h & l. Margt M Handran to Helena I Greene formerly Handran. 1/2 part to hold as joint tenants. Sub to mort \$1,000. nom  
 Bergen st, n s, extends from Saratoga to Hopkinson av, 700x107.2. Lewis C Rowe, Boston, Mass., to Annie E Barnaby, Plainfield, N. J. All liens. nom  
 Bergen st, s s, 183.4 w Buffalo av, runs s to centre Hunterly road, x n w along same to point 200 w Buffalo av, x n 78 to st, x e 16.8, h & l. Hulda P Larsen to Alma C or E Nelsen, errors. Mt. \$1,600. 300  
 Berkeley pl, n s, 100 e 6th av, 20.10x100, h & l. Wm J Ballard, Jamaica, L I, to Julia D Ballard. Mt. \$10,000. nom  
 Bainbridge st, s s, 283.4 w Patchen av, 16.8 x 58.8x16.10x59.2, h & l. Elizabeth Bebell to Wm F Bebell. exch  
 Bainbridge st, n s, 396 e Hopkinson av, 18 x100, h & l. Mary K Gibbins to Helen M Donaldson. Mt. \$4,300. nom

Bond st, e s, 50 n Butler st, 25x50, h & l. Emma V Morris widow and devisee Richd F Morris to Lawrence Lyons. 850  
 Brooklyn and Jamaica Plank road as lies between n s Somers st and s s Hull st. All title, &c. Jacob H Sackmann, Washington Sackmann exrs Jacob H Sackmann to Fredk A Reid. 25  
 Butler st, n e s, 125 n w Bond st, as laid down on map 50 feet wide, 100x100. Adelaide E Johnson to Arthur A Housman. Mt. \$17,500. nom  
 Barbey st, w s, 362.6 s Arlington av, 37.6x 95. Mary wife of Francis X Pecqueux to Catherine Von Urf. 6,500  
 Bleecker st, s e s, 100 n e Hamburg av, 25x 100. Otto Lehmann to George Gutting. Mt. \$3,750. nom  
 Broadway, n s, 225 e Keap st, 25x100, Jacob W Reed to Rachel Reed his wife. 7,500  
 Brooklyn and Jamaica plank road, s s, lot 53 block 9 map Jas L Williams property, 26th Ward, 25.1 x 129.2 x 28.1 x 140.4. John A La Grange to Mary M Bates. B & S and C a G. nom  
 Same property. Mary M Bates to Mary W Smith. B & S and C a G. nom  
 Canarsie Village to Landing road, w s, adj D Dooley on s, indeft parcel. John Andrews to Elwood Abrams, Cold Springs, L I. 800  
 Clarkson st, n s, 493.10 e Flatbush av, 22 x100. Amelia Burke to Martha A Sinnott. gift  
 Clinton st, w s, 45 n Huntington st, 20x90. Susan E Howard, New Bedford, Mass, to Catherine Kelly. 4,000  
 Collins st, n s, 486.1 e Canarsie av, 20x100. John E Tousey to Gaudenzio Monetti. B & S. Sub to street alteration and taxes and assessm'ts from 1889. nom  
 Collins st, n s, 506.1 e Canarsie av, 20x100. Same to Cathrine Moretti. B & S. Sub as above. nom  
 Columbia st, e s, 202.2 n Degraw st, 20.5 x97.6. Mary wife of and Patrick Noonan to Empire Loan and Investment Co. Mt. \$4,190, taxes 1894 and 1895. nom  
 Columbia st, e s, 142.5 n Degraw st, 20x 97.6. Same to same. Mt. \$4,190, taxes 1894 and 1895. nom  
 Degraw st, n s, 222 e 4th av, 16.8x98.6. Long Island Loan and Trust Co as late guard estates Eugene W. Arthur H and Mary A Allen to said Eugene W. Arthur H and Mary A Allen. nom  
 Degraw st, n s, 160 w Buffalo av, 14.9x 102x33.9x100. Philander Stevens to Joseph G Biot. Course omitted. 200

Dean st, No 242, s s, 75.10 w Nevinsst, 16.3 x100, h & l. Wm F Bebell to Elizabeth Bebell. *Mt.* \$2,550. nom

Dean st, n s, 60 w Nostrand av, 20x100. William Dickson to Janet Dickson his wife. nom

Dean st, s s, 100 e Rockaway av, 25x107.2. John Potts to Otto E Reimer. *Mt.* \$3,500, taxes 1895. 5,000

Decatur st, n s, 175 w Hopkinson av, 20x100, h & l. William McClenahan to Joseph Trapnell, Jr. *Mt.* \$3,500. nom

Same property. Joseph Trapnell, Jr. to Geo D Freestone. *Mt.* \$4,450. nom

Eastern Parkway, s s, 100 e Thatford av, 17.10x100, h & l. Foreclos. Wm J Buttling to Martha E McLoughlin. 2,500

Fenimore st, s s, 300 e Nostrand av, 40x87.5x40x87.4. Julia Levy to A Fred Silverstone, New York. *Mt.* \$500. nom

George st, n w s, 150 n e Hamburg av, 25x100. Chas L Steuerwald to Jacob Nasel. *Mt.* \$3,500. nom

Hoyt st, e s, 80 n Bergen st, 20x80.6. Margt M Handran to Helena I Greene formerly Handran. Q C. nom

Halsey st, n s, 150 w Reid av, 16.8x100. Bella Roden wife of Henry R to Lillian Doughty. *Mt.* \$3,000. 5,500

Hart st, s s, 275 e Evergreen av, 25x97.6. Annie Stapleton widow to Eliz J Flanagan. *Mt.* \$3,500. 7,500

Hendrix st, e s, 200 s Belmont av, 25x100. Theodore Kiendl to Elizabeth Johnson. 1,800

Hendrix st, w s, 100 s Eastern Parkway, 23x100. Frederick Eiermann to Gustav Werner and Carl Wenzelis. *Mt.* \$2,000. nom

Heyward st, s s, 273 e Lee av, 18.6x100, h & l. Michael Dillmeier to Duncan D Chaplin, New York. *Mt.* \$3,200. nom

Hancock st, s s, 293.9 e Tompkins av, 18.9x100, h & l. Wilfred Burr to Alonzo S Ketcham. *Mt.* \$4,500. nom

Herbert st, s w cor Humboldt st, 26.8x86.5 x12.7x89.8. Partition. Saml T Maddox to Ricka Bender. 3,425

Herbert st, s s, 26.8 w Humboldt st, 20.10x83.20.9x86.5. Partition. Saml T Maddox to Ricka Bender. 1,400

Herbert st, s s, 47.6 w Humboldt st, 20.6x79.8x20.9x83. Partition. Saml T Maddox to Jane A O'Rourke. 1,375

Hooper st, s e s, 33.6 s w Harrison av. Party wall agreement. Emily J Hanna, Lewisburg, Pa, with Emily A Peterson. nom

Java st, n s, 383.4 w Manhattan av, 16.8x100, h & l. Wm H Jones to James H McKillop. *Mt.* \$3,500. nom

Java st, s s, 370 e Franklin st, 25x100, h & l. John Mill to Patrick Cunningham. 3,500

Jefferson st, n s, 249 e Bremen st, 25x100, h & l. George Gutting to Saml B Hooper. *Mt.* \$1,000. 12,750

Jerome st, e s, 60 s Durvea av, 20x100. Albert Sibley to Saml T Hudson, New York. 1888. 200

Jewel st, w s, 170 s Norman av, 25x100, h & l. Wm E Hadley to John Brodie. *Mt.* \$3,500. 4,500

Keap st, s e s, 85 s w South 4th st, runs s w 42.4 x s e 100 x n e 16.4 x n 14.1 x s e 12.5 x n e 11.11 x n w 104.6, h & l. Andrew R Baird to Louisa wife of Ulrich Maurer. *Mt.* \$2,500. nom

Lincoln pl, n s, 164.2 e 5th av, 20.1x118. Joseph W Myer to Wm B Doughty, New York. 2,500

Lincoln pl, n s, 161.2 e 5th av, 20.1x118. Release mort. Geo J Weybrecht to Joseph W Myer. 2,000

Linden st, n w s, 400 s w Central av, 50x100. Frances L Horton to Esther A Robinson. B & S. All title. 300

Lafayette pl, n w s, 250 n e Broadway 18.8x100, hs & ls. John F Ames, New York, to Sarah F Ames. *Mt.* \$3,500. 4,558

Lombardy st, s s, 200 w Morgan av, 25x100. Jeremiah V Meserole to Michael Glennon. All liens. 400

Lombardy st, s s, 175 w Morgan av, 25x100. Release mort. J V Meserole to Dominick Blighe. 500

Macon st, s s, 254 e Patchen av, 18x100. Foreclos. Wm J Buttling to Wm F Tooker, Jr. *Mt.* \$4,500. 2,500

Macon st, n s, 220 e Marcy av, 20x100, h & l. Helen J wife of Wm H Dole to Celia S Brush. nom

Macon st, s s, 125 w Tompkins av, 20x100, h & l. Geo M Winslow to Harriet M Winslow. nom

Same property. Samuel Winslow to George M Winslow. nom

Macon st, n s, 22 w Ralph av, 18x100. Foreclos. Edwd J Bergen to Emma F Cook. 5,560

Madison st, s s, 100 w Stuyvesant av, 20x100, h & l. Mary T Doughty to Bella Roden. *Mt.* \$6,000. Feb 7. exch and 1,500

Madison st, n s, 336 w Franklin av, 14x100. M Anne'ta Marcy formerly Worth to Bertha D De Bevoise. *Mt.* \$2,500. 4,300

Marion st, s s, 212.6 w Hopkinson av, 18.9x100. Margt F Woodhull to Geo W Heatley. *Mt.* \$4,000, taxes 1895. nom

Marion st, Nos 315, 317, 319, 321 and 323. Max Tisch to Adolph Cohen. 1/2 part. In payment for services.

Marion st, n s, 78 e Saratoga av, 95x100. Max Fisch, New York, to Martha Salberg. *Mt.* \$2,500, taxes, &c. nom

McKibbin st, n s, 125 e Humboldt st, 25x

100. Gerson Levy to Ida Gilbert. *Mt.* \$2,500, taxes, &c. 3,350

McKibbin st, s s, 150 w Graham av, 25x100, h & l. Wilhelmina or Mina Laufer heir of Charles Uzmann and Eva Weiglein formerly Uzmann to John Uzmann. 1-6 part. 500

Melrose st, s s, 125 e Bremen st, 25x100. Partition. D Gilbert Barnett to Bertha M Kehlenbeck. 3,000

Melrose st, s s, 100 e Bremen st, 25x100, h & l. Partition. D Gilbert Barnett to Christina Prigge. 3,000

Milford st, e s, 343.9 n Liberty av, 18.9x100. Wm H Godward, New York, to Charles Schwanewidel. Undivided int. *Mt.* \$1,074. 1,800

Moffat st, s s, 250 e Central av, 100x100. Foreclos. Frank H Parsons to William Glazier. 6,000

Monroe st, s s, 325 e Bedford av, 20x89.6x20.1x91.6. John T Barnard to Charlotte D C Barzard. Q C. 1,000

Monroe st, n s, 275 w Patchen av, 20x100, h & l. Danl B Norris to Henry A Goulden. *Mt.* \$3,000. nom

Monroe st, n s, 307 w Ralph av, 20x100. August Hartnagle to Ella L Hartnagle his wife. *Mt.* \$4,500. nom

Monroe st, n s, 235 w Patchen av, 20x100. Danl B Norris to Julia Forster. *Mt.* \$3,500. nom

Morrell st, s w cor Moore st, 25x100, h & l. Adolf Bergida to Samuel Baumohl. 1/2 part. All liens. nom

Moore st, No 22, s s, 175 e Leonard st, 25x100. Foreclos. Wm J Buttling to Jacob Paskusz, New York. *Mt.* \$7,000. 3,200

Moore st, No 24, s s, 200 e Leonard st, 25x100. Foreclos. Same to same. *Mt.* \$7,000. 3,000

North Elliott pl, e s, 64.3 n Park av, 25x68.10x25.5x65.8. Amelia V Chegwidzen to Willard P Bowser. *Mt.* \$7,500. 9,500

Ormond pl, e s, 85.6 n Fulton st, 19.8x100, h & l. Henry H Baker to Anna R Hurlburt. *Mt.* \$5,500. 50

Ormond pl, w s, 188.8 n Fulton st, 20x100. Ormond pl, w n 0.3 x e 44.4 x e 45.8 x e 10. Hamilton Trust Co to Wm H Locke. 7,000

Osborn st, w s, 175.1 n Glenmore av, 74.11x100. Riverdale av, s w cor Christopher av, 100x100. Stone av, n e cor Riverdale av, 270x—, to Christopher av, x— to Riverdale av, x— to beginning, 22 lots. Stone av, e s, 230 s Livonia av, runse to w s Christopher av, at point 229.6 s Livonia av, x w to Stone av, x n 2.8. Foreclos. Wm J Buttling to Hugo Weil, New York. 4,500

Same property. Hugo Weil to Andrew and Jacob Meurer. consid omitted

Park pl, s s, 538.8 e Underhill av, 18.2x131, h & l. Wm J Hartford to Cath A his wife. *Mt.* \$6,000. nom

Powell st, w s, 137.6 s Belmont av, 75x100, hs & ls. Ida Burstein, New York, to Thos J Gleason. C a G. *Mt.* \$9,400. nom

Powell st, w s, 137.6 s Belmont av, 56.3x100. Thos J Gleason to William Greve and ano exrs, &c. John N Eitel. nom

Powell st, w s, 193.9 s Belmont av, 18.9x100, h & l. Same to Howard C Conrady. nom

Prospect st, w s, 150 n Vernon av, 25x100. Peter J Curren to Mary E Curren. nom

Prospect pl, s s, 203.10 e 5th av, 16.8x100. David A and Chas L Fithian, Harriet E Dunn and Francis A De Beer heirs David Fithian to Mary E Kirk. nom

President st, s s, 450.8 e 8th av, 25.10x100, h & l. Ernestus Gulick to James M Stearns. *Mt.* \$15,000. nom

Pacific st, n s, 233.4 w Saratoga av, 16.8x100, h & l. Mary H Dowley to Danl L Hardenbrook, Jamaica, L I. *Mt.* \$2,500. nom

Pacific st, No 89, n s, 140 w Henry st, 22x90. Gerard B Van Wart ref to Robert E L Howe. *Mt.* and int \$5,079. 8,100

Pacific st, n s, 200 e Stone av, 50x100. Charles Redmayne to Amanda W Jeffery. All liens. nom

Same property. Joseph Seitz, Dobbs Ferry, N Y, to Charles Redmayne. 7,160

Pacific st, n s, 225 e Stone av, 25x100. Foreclos. Thos H York to Joseph Seitz, Dobbs Ferry, N Y. 3,650

Palmetto st, s s, 125 n e Bushwick av, 25x100. Release dower. Mary C O'Brien widow to Joseph W Blaisdell. 165

Same property. Thos W, John J and Anastasia E O'Brien children and heirs Thos E O'Brien to same. 3-7 parts. 829

Same property. Dennis A, Margt L and Mary C and Agnes O'Brien by Eug ne A Curran guard to same. 4-7 parts. 1,106

Palmetto st, No 181, n w s, 225 n e Central av, 25x100. Sabina wife of Edward Lynch to Joseph Frey. 1,550

Rutledge st, s s, 241.6 e Bedford av, 20.9x100. Laura S Metcalfe to Chas F Lewis, New York. nom

Same property. Amos S Lamphear to Laura S Metcalfe. *Mt.* \$5,500. nom

Ralph st, s e s, 250 n e Central av, 25x100, h & l. Hyde & Gload Mfg Co to Jacob Manneschildt. B & S. nom

Ralph st, s e s, 300 n e Central av, 25x100, h & l. Simon Feligman, New York, to Joseph Barudio. *Mt.* \$4,962. Error. nom

Sackman st, s e cor Belmont av, 33.4x100, hs & ls. Simon C Wilson to Martha A Oliver. *Mt.* \$5,000. exch

Sackman st, w s, 50 s Pacific st, 25x84.11. Everett A Ralph, Jamaica, L I, to Frederick Hornby. *Mt.* \$3,000. nom

Sackman st, s w cor Pacific st, 50x84.11. Sackman st, w s, 75 s Pacific st, 32.2x105. Pacific st, s s, 105 w Sackman st, 20x107.2. Same to same. *Mt.* \$18,500. nom

St Marks pl, No 99, n s, 400 w 5th av, 20x100, h & l. Edgar W Young to Louise wife of Charles Kathe. *Mt.* \$5,000. nom

Schermerhorn st, No 161, n s, 235 e Smith st, 20x100.9, Willis R Smith, Round Hill, Conn, to Abraham Abraham, 1/2 part, and Nathan and Isidor Strauss, New York, 1/2 part. tenants in common. nom

Schermerhorn st, No 163, n s, 255 e Smith st, 20x100.9. Horace M Smith, Round Hill, Conn, to same in same proportion. nom

Sherman st, w s, 203.7 s Greenwood av, 5x100. John R Benedict to Cobridge H Benedict. Sept 30, 1892. nom

Seigel st, s s, 145.8 e Humboldt st, runs s 100 x e 26.4 x n 50 x e 5 x n 50 to Seigel st, x w 31.4. Gerson Levy to Ida Gilbert. *Mt.* \$3,800, taxes, &c. 4,600

Sackett st, s s, 117 w 5th av, 25x95. Ellen Donohue to Florence J Donohue. 1/2 part. *Mt.* \$6,000. nom

Seigel st, n s, 200 w Leonard st, 25x100, h & l. Gerson Levy to Ida Gilbert. *Mt.* \$3,400, tax, &c. 3,800

Smith st, w cor 3d pl, runs s w 262.19 to 4th pl, x n w 75x266.10 to 3d pl, x s e 75. Foreclos. Alvan R Johnson to New York Building Loan Banking Co. *Mt.* \$15,000. 2,675

Smith st, w s, 63.8 n Baltic st, 20.4x85, h & l. Bertram Schellenberg by Chas B Schellenberg guard to Levi Blumenau, 2-28 parts. Sub to life estate said Levi Blumenau. 190

Same property. Max, Clara, Gustave, Herman and Moses Blumenau and Louise Brenner to same. All title. nom

Shore road, s e cor 95th st, runs 38.7 to Bay Ridge Parkway proposed, x— along curve of same to point 20 s 95th st, x s 80 x w to Shore road, x n—. Chas C Mackay to County of Kings. 7,850

Sunpster st, n s, 125 e Ralph av, 25x100. Emilia Lange and John Dustmann heirs Henry Dustmann to Annie Finken. B & S. C a G. 1,350

Same property. Gertrude L Dustmann by Helen J Dustmann guard to same. Infant's share. 350

Same property. Release dower. Helen J Dustmann widow to same. 99

Suopster st, n s, 100 e Ralph av, 25x100. Emilia Lange and Annie Finken heirs Henry Dustmann to John Dustmann. B & S. C a G. 1,275

Same property. Release dower. Helen J Dustmann widow to same. 94

Same property. Gertrude L Dustmann by Helen J Dustmann guard to same. Infant's share. 331

Same property. John Dustmann to Mary Dustmann. B & S and C a G. nom

Union st, Nos 613-617, n s, 457.6 w 4th av, 80x95. Lillian Canchois to Frederic A Canchois. nom

Union st, s s, 225 w Ralph av, 146.5x140.2x123.7x102.3. George Ansell to Mary E Kilborn. nom

Withers st, n s, 150 e Lorimer st, 25x100. Katharina Kern widow to George Dietrich. *Mt.* \$2,500, tax, &c. 2,800

Same property. Viktoria Fischer to Katharina Kern. *Mt.* \$2,500. nom

York st, s s, 175 e Jay st, 25x122 to Tallman st. Bernard J McBride to Henrietta C Fitzgerald widow. B & S. nom

South 1st st, No 353, n s, 25 e Keap st, 25x77. Casper Wolf to Martha Goss. *Mt.* \$800. 2,600

3d st, n s, 63.10 e 7th av, 17x90, h & l. Alexander Taylor to Geo W Burke. *Mt.* \$8,000, tax, &c. nom

South 3d st, n s, 125 w Wythe av, 20x75. Paulina Weseman to John Jonas, New York. *Mt.* \$3,000. nom

South 3d st, s s, 20 w Rodney st, 20x47.6, h & l. Frances L Young to Thos J Young. nom

North 4th st, s w s, abt 65 s e Berry st, 25x60. Adaline Knoeller or Knoler, Jersey City, Mary L Weeber or Weber, Matilda Miedreich or Medrich, Geo F and Francis H Trapp heirs Francis A Trapp and Francis H Trapp and ano exrs Francis H Trapp to Madeline Trapp. nom

North 4th st, n s, 104 e Roebing st, 25x121.6x23.3x113, h & l. Teresa Derando to Annie Dimiere. B & S. nom

North 6th st, s s, 100 e Bedford av, 20x100. Matilda wife of Thos J Patterson to Arthur S Somers. nom

7th st, s s, 234.2 e 7th av, 19.3x100. Elizabeth M Harloe to Elias H Bartley. *Mt.* \$5,500. June, 1894. nom

8th st, n e s, 350 w 3d av, 100x200 to 7th st, hs & ls. Oscar E A and Margareta Wiessner to John W Konvalinka. Sub to balance on \$7,500 mort. 18,000

Same property. John W Konvalinka to Margareta Wiessner. Sub as above, 18,000

9th st, n s, 212.10 e 7th av, 20x100. Ed-  
ward Hughes to Mathilde A Koch. B &  
S. C a G. *Mt.* \$4,000. 6,700

9th st, s s, 200 e 3d av, 25x72.6. Saml C  
and James H Yeaton, Mary L Brooks,  
Northfield, Vt. to Harriet A Babcock. 3,500

16th st, No 388, s s, 112 e 5th av, 19x100,  
h & l. Henry Thompson to Anna Thomp-  
son. *nom*

11th st, n s, 224 e 3d av, 21x100, h & l.  
Mary J Casselbohm formerly O'Connor  
devisee Susannah Hunt to Anna E Van-  
derhoef, New York. All liens. 200

11th st, s s, 164.6 e 4th av, 16.8x100, h &  
l. Henrietta J wife of Benj F White to  
Hannah and James J Mooney. *Mt.* \$3,-  
500. 4,200

12th st, n s, 269.10 w 7th av, 25x100. John  
W Dickinson to Chas F Wend. *Mt.* \$1,500.  
2,500

17th st, s s, 212.6 e 8th av, 12.6x100, h &  
l. Mary A Dunne to John W Hareus. 2,300

23d st, s s, 387.6 e 3d av, 18.9x100.2. Louis  
H Schenck to Joseph F McDonnell. *nom*

East 32d st, w s, 100 s Av F, 20x100. Ger-  
mania Real Estate and Impt Co to Martin  
Lyons. 382

East 40th st, e s, 237.6 n Av A, 40x100.  
Germania Real Estate and Impt Co to  
Mary C Pinckney, Larchmont, N Y. 370

41st st, s s, 125 e 7th av, 200x100.2. Mar-  
tha P Judgeto Wm B Smith. *Mt.* \$3,100.  
*exch* and 1,000

42d st, s s, 425 w 3d av, 25x100.2. Rudolph  
Reller to Fredk E Reller. *nom*

East 43d st, e s, 380 s Av E, 42.9x100.1x  
48.2x100. Germania Real Estate and  
Impt Co to Henry Munster. 350

East 43d st, e s, 100 s Av E, 40x100. Ger-  
mania Real Estate and Impt Co to Fredk  
G Isles. 500

47th st, n s, 140 w 4th av, 20x100.2, h & l.  
Wm J Brown to Saml T Sherwood. *Mt.*  
\$2,800. *nom*

51st st, s s, 220 e 4th av, 60x100.2. Saml.  
T Sherwood to Bertie M Rogers. *Mt.* \$2,-  
000. 3,500

53d st, s w s, 140 e 14th av, 20x200.4 to  
54th st. The West Brooklyn Land  
and Impt Co to Board of Education, City of  
Brooklyn. 700

54th st, n s, 300 w 5th av, 60x100.2. Caro-  
line A Rushmore to Jaques V B Bergen.  
4,200

58th st, n s, 200 w 13th av, 60x100.2. Ro-  
melia A Dater, New York, to Alferetta D.  
Kennedy. 3,100

74th st, s s, 100 w 10th av, 60x100. The  
Bay Ridge Park Impt Co to Mary J Brown.  
1,200

82d st, s w s, 380 n 11th av, 40x200 to  
83d st. Walter L Johnson to W Bennett  
Wardell. Correction deed. 1,200

Av E, n s, 60 e East 35th st, 40x97.6. Henry  
J Uderitz to Germania Real Estate and  
Improvement Co. *nom*

Av E, n e cor East 35th st, 60x97.6. Jus-  
tice Uderitz to same. *nom*

Av F, s s, 40 e East 34th st, 73.7x106.11x  
38.1x100. Germania Real Estate and  
Impt Co to Henry J Uderitz. New York. *nom*

Av F, s e cor East 34th st, 40x100. Same  
to Justice Uderitz. *nom*

Av G, s s, 170 e Rockaway av, 50x100.  
John H Ireland to L Remsen Schenck. 500

Albany av, w s, 105.7 n Butler st, runs w  
100 to centre Old Cedar st, x n to line  
122.3 n Butler st, x e 100 to av, x s 16.8,  
h & l. Louis A Keillich, Philadelphia.  
Pa. to Johana Meehan. *Mt.* \$3,500. *nom*

Atlantic av, s w s, 210 s e from n w s lot  
497 map No 4, Fort Hamilton village,  
34 3x—, Henry Kortlang, Hoboken, N J,  
to Anna M wife of Paul Albers. B & S.  
*nom*

Atlantic av, n e cor Furman st, runs e 60 x  
n 55 x n e 27.8 x e 14.6 x n 19 x w 10 x s  
13 x w abt 69 to Furman st, x s 75. Ade-  
lina M Breinig, New Milford, Conn. Re-  
becca M Nearing, Maria G and Frank H  
Heissenbuttel to Heissenbuttel, Nearing  
& Co joint tenants. *Mt.* \$30,000. 25,000

Arlington av, s w cor Cleveland st, 40x100,  
hs & ls. Leander Dunning to Zopher F  
Dunning. *Mt.* \$4,525. 7,500

Arlington av, s s, 64 e Warwick st, 34x  
100, h & l. Helen M Badger to Herbert  
L Mason. *exch*

Alabama av, Williams av, Livonia av and  
Riverdale av—the block, 500x200.  
Williams av, Hinsdale st, Newport st and  
Riverdale av—the block, 500x200.  
Mary L Darling to Mabel Cogswell. *Mt.*  
\$42,718, taxes 1895. *nom*

Benson av, s w s, 256.9 n w De Bruyns  
lane, 50x191x50x190. Louis Fischer, New  
York, to Louis Lutz. 2,065

Buffalo av, s w cor Park pl, runs w 150 x  
s 127.9 x e 50 x n 100 x e 100 to av, x n  
27.9. Henry A Mott, New York, to Mary  
V Mott. B & S. *nom*

Brooklyn av, w s, 107.6 s Av G, 40x100.  
Germania Real Estate and Impt Co to  
Frank E Murray. *nom*

Carlton av, w s, 81.6 s Bergen st, runs s 19.6  
x w 100 x n 20 x e 52 x s 0.6 x e 48.  
John Ridgway to Edith S wife of John J  
Ridgway. 3,000

Carlton av, w s, 181.6 s Fulton st, 19.5x  
100, h & l. Harriet M wife of Wm H Lane  
formerly Desmond and Cora J Desmond,  
Boston, Mass. to Wm E Warden. 4,000

Cropsey av, e cor Bay 32d st, 44.3x115.7x  
43.8x108.6. John F Morrissey, Jr, to  
Georgia S Marvin. 2,000

Classon av, w s, 25 s Butler st, 80x100.  
Herman Grablfs to Patrick Byrne. 4,500

Classon av, e s, 161.6 s Atlantic av, 16.7x  
70. Felix Hertzog to Rachel Levy. *Mt.*  
\$2,000, taxes, &c. *nom*

De Kalb av, n s, 250 w Lewis av, 100x100,  
hs & ls. Emil Reineking to Jennie L  
wife of Manly A Ruland. *Mt.* \$22,000. *nom*

De Kalb av, n w s, 76.8 n e Bushwick av,  
runs n w 261.8 x n e 132.9 x s e 107.5 x  
s w 50 x s e 108 to De Kalb av, x s w 75.  
Frank S Howard by Lydia M Howard  
special guardian to Daniel R and Fredk  
R Morse, Edwd S and Wm B Howard,  
firm Howard & Morse. All title. *nom*

East New York av, n w s, 213.9 s w Pacific  
st, runs n w 65.1 x s w 18.10 x s e 70.7 to  
av, x n e 18. Albert Waterhouse to Fredk  
A Reid. *Mt.* \$3,000. *exch*

East New York av, s e s, 157.7 n e Atlantic  
av, runs n e 50.7 x s 58 x w 23.7 x n 7.2 x  
w 12.7 x n w 37.6. Release mort. Fred-  
erick Cobb to Anna M Thompson. *nom*

East New York av, s e s, 157.7 n e Atlantic  
av, 21x41.1x27.6, gore. Anna M Thomp-  
son to James E Pearson, Hempstead, L I.  
*nom*

East New York av, s e s, 157.7 n e Atlantic  
av, runs s 58 x w 23.7 x n 7.2 x w 12.7 x  
n w 37.6. Release dower. Mary A wife  
of John F Owens to John F Owens. *nom*

East New York av, s e s, 209.2 s w Will-  
iams av, runs s 58 x w 23.7 x n 7.2 x w  
12.7 x n 41.1 to East New York av, x n e  
29.7. Anna M Thompson to Albert Wa-  
terhouse. *Mt.* \$1,000, int from April 10,  
1889, taxes 1894 and 1895. *exch*

Fort Hamilton av, n e cor Shore road, 640  
to Denyse st, x n 225 x w 3.1 x s 50 x  
w 186 to Shore road, x s to beginning.  
Also plot bounded n by land and land un-  
der water of Michael Gates and Sarah  
A Kennard, e by Shore road, s by land  
and land under water of United States  
Government, and w by pier line.  
Chas W and Phebe F Church to County  
of Kings. 192 500

Franklin av, n e cor Crown st, runs e 322 x  
n w 265.11 x again n w 13.9 x w 226.5 to  
Franklin av, x s w 206.5. John Morrissey  
to Sarah F Morrissey. 1/2 part. B & S. *nom*

Same property. Geo W Chaucey to John  
Morrissey. 1/2 part. *Mt.* 1/2 \$2,500. 1893.  
*nom*

Flatbush av, n e s, 114 s e Av F, 20x117.1x  
24.2x130.6. Louis Feldmann to Germania  
Real Estate and Impt Co. *nom*

Flatbush av, s w s, 380 n w Av G, 120x100.  
Germania Real Estate and Impt Co to  
Louis Feldmann. *nom*

Greenwood av, n s, 25 w Prospect av, 52x  
100.7x54x83.7. Wm B Aitken to Chas H  
Griffiths. *nom*

Glenmore av, n s, 125 e Linwood st, 25x  
100. Jacob Werner to Anna Werner his  
wife. *nom*

Grant av, e s, 415 s Adams av, 25x100.  
George and Henry Flier to Alfred Soper.  
*Mt.* \$400. *nom*

Grand av, e s, 90 s Park av, 75x100, hs  
& ls.

Steuben st, w s, 90 s Park av, 75x100, hs  
& ls.

James F Carey heir Mary Carey to John  
Offeman. *Mt.* \$24,000. *nom*

Gates av, n w s, 150 s w Knickerbocker av,  
25x100. John Rueger to Long Island  
Real Estate Exchange and Investment  
Co, Brooklyn. Correction deed. *Mt.* \$2,-  
500. *exch*

Gates av, n s, 280 w Sumner av, 20x100.  
Austin Gunnison to Geo W Bowers. *Mt.*  
\$6,900. *exch*

Graham av, s e cor North 2d st, 50x50, lot  
1199 assessment map Williamsburgh;  
also, 1/2 of lots 1201 and 1202 same map  
and being probably in the rear of above,  
50x50. Amelia Ballay formerly Schick  
to Geo W, Henry and Elizabeth Schick.  
B & S. *nom*

Greene av, s s, 220 w Throop av, 20x100, h  
& l. Geo F Taylor to Julia A Taylor. *Mt.*  
\$3,000. *nom*

Jefferson av, n s, 100 e Ralph av, 20x100. }  
Jefferson av, n s, 140 e Ralph av, 160x }  
100. }  
William Glazier to Charles Collins, of  
Harrison, N Y. *Mt.* \$13,000. *exch*

Jefferson av, n s, 375 e Stuyvesant av, 20x  
100. Geo B Montague to Isabella S Mon-  
tague. *Mt.* \$3,500. *nom*

Jefferson av, n e cor Ormond pl, 20x  
100. Foreclos. Wm J Buttlng to Albert  
G McDonald. *Mt.* \$4,000. 2,000

Knickerbocker av, w s, 50 s Himrod st, 25x  
100, h & l. John Bosch to Michael Bau-  
mann and Francis his wife. *Mt.* \$3,000.  
*nom*

Knickerbocker av, w s, 62.6 n Schaeffer st,  
12.6x75. Sarah E. Burtis, Hempstead, L  
I, to Edwin H Stone. *Mt.* \$900, taxes,  
&c. *nom*

Lafayette av, No 94, s s, 60 w South Oxford  
st, 20x80, h & l. Fredk C Dexter to Geo  
W Heatley. *Mt.* \$5,500 and tax 1895. *nom*

Lewis av, e s, 62.6 s Jefferson av, 37.6x80,  
hs & ls. Minnie H wife of Wallace B  
Hunter, East Orange, N J, to Margt C  
Waldorf, Fallsborough, N Y. *Mt.* \$9,600.  
20,000

Livonia av, n e cor Junius st, runs e 189 to  
w s New York & Manhattan Beach R R,  
x n 500 to Dumont av, x w 24 to point  
165 e Junius st, x s 100 x w 80 x s 100 x  
e 10 x s 80 x w 95 to Junius st, x s 220.  
N Willard Curtis to Schryer or Scheyer

Nathan. *Mt.* \$10,370, low under fore-  
clos. *nom*

Myrtle av, No 160, s s, 42.6 w Prince st, 20  
x75. Lucy A, Mary A, John J, Chas A  
and Fannie M Bradley and John Kane to  
Michael McNally. Q C. *nom*

Same property. Michael McNally to Mar-  
garet McNally. *Mt.* \$9,500. 2,000

Meserole av, s s, 50 e Oakland st, 25x100,  
h & l. Geo J or A Metzler to Mary Metz-  
ler. *nom*

New York av, e s, 190 n Av G, 40x100.  
Germania Real Estate and Improvement  
Co to Richard von Lehn. *nom*

Nostrand av, e s, 346 n Av F, 30x100. Ger-  
mania Real Estate and Improvement Co  
to Louise Lucie, New York. 525

Nostrand av, e s, 370 n Av F, 30x100. Ger-  
mania Real Estate and Improvement Co  
to Gustav Schiller, West Hazleton, Penn.  
525

Nostrand av, e s, 220 s Av G, runs e 100 x  
s 60 x w 38.3 x n 7.8 x s w 124.1. Ger-  
mania Real Estate and Improvement Co  
Nostrand av, w s, 380 n Av F, 40x100.  
Germania Real Estate and Improvement  
Co to Nellie C Carroll. *nom*

Nostrand av, w s, 160 s Av F, 60x100. }  
Nostrand av, e s, 290 n Av G, 200x100. }  
Edwd C Wieman to Julius L Wieman, *nom*  
Nichols av, w s, 225 n Union av, 25x90.  
Alonzo Reed, Rensburg, N Y, to John  
M Stearns, B & S. *nom*

to Brooklyn Heights R R Co. *nom*

Patchen av, n w cor J fferson av, 48x95.  
Oscar Wiedhopf to Danl P Morse. *Mt.*  
\$20,000. *nom*

Putnam av, s s, 95 w Patchen av, 80x100.  
George Gutting to Otto Leemann. *Mt.*  
\$4,000. *exch*

Putnam av, n s, 260 e Howard av, runs n  
96.3 x s e 5.3 x s 24.2 x e 20 x s e 15.1 x  
s 68.2 to av, x w 40, hs & ls. Van Mater  
Stilwell to Henry A G Heuschkel, of Ro-  
wayton, Conn. *Mt.* \$14,000. *exch*

Ralph av, n e cor Sumpter st, 25x100.  
Emilia Lange, Annie Finken and John  
Dustmann heirs Henry Dustmann to  
Charles Schroeder, B & S. C a G. 4,275

Same property. Gertrude L Dustmann by  
Helen J Dustmann to same. Infant's share.  
1,110

Same property. Release dower. Helen J  
Dustmann widow to same. 315

Ralph av, s e cor Putnam av, runs e 95 x s  
21 x w 44.10 x n 1 x w 50.2 to Ralph av,  
x n 20, h & l. Max Rosenthal, New York,  
to Hannah Hyman. *Mt.* \$14,750. *exch*

Rensselaer av now closed, plot begins 56.11 s  
Park pl and 98.1 e Schenectady av, runs  
s w along centre said Rensselaer av, abt  
79.11 x e 77.10 x n 18.1. Alfred Moore to  
Theron A Upson. *exch* and 250

Same property. Release mort. Emily Boett-  
cher widow to Alfred Moore. 250

Rockaway av, e s, 110 n Glenmore av, 30x  
100.1. Israel Rader to Louis Peck. *Mt.*  
\$3,500. 4,500

Rockaway av, e s, 125 n Sutter av, 25x  
100.1, h & l. Anna Leinfelder to Jakob  
Frank, New York. *Mt.* \$3,000, and taxes  
1895. 3,550

Schenectady av, e s, 79.8 s Park pl, runs n e  
along centre former Rensselaer av now  
closed, about 20.10 x w 20.3 to e s Sche-  
nectady av, x s 4.8. Theron A Upson to  
Alfred Moore. *exch*

Snediker av, w s, 255 n Liberty av, 20x100.  
Giosippe Greco to Joseph V Wilson. *Mt.*  
\$1,800. 2,800

Sumner av, w s, 20 n Pulaski st, 17.9x82,  
h & l. Margaret wife of Philip Bossert  
to Clara MacFadden. 5,050

St Marks av, s s, 75 e Franklin av as w-  
dened, 20x88.11. Partition. Wm J Carr  
to Edward Lonergan. 1,200

Saratoga av, e s, 75 n Pacific st, 25x100, h  
& l. Wm T Gascoigne to Thos G Hender-  
son, George Taylor and Fredk R Gilles-  
pie. *Mt.* \$500. 1,050

Thatford av, e s, 196 n Glenmore av, 16x  
100. Foreclos. Wm J Buttlng to Louisa  
A Sackmann, Detroit, Mich. 1,250

Throop av, n e s, 75 s e Bartlett st, 25x95.  
Israel Cohen to David Fertig. *Mt.* \$5,000.  
*nom*

Union av, w s, 13.3 s South 4th st, 20x61x  
23.10x48. Ludwig Conrad to Louise Con-  
rad. *nom*

Same property. Louise Conrad to Christina  
Conrad. *nom*

Van Sielen av, e s, 125 s Eastern Parkway,  
25x100. Rosina Helgans to Edwd W  
Lauer. 1,050

Van Sielen av, e s, 150 s Eastern Parkway,  
12.6x100. Union Real Estate Co to  
Edwd W Lauer. *nom*

Vermont av, e s, 160 n Eastern Parkway,  
20x100. }  
Georgia av, w s, 120 s Glenmore av, 20x }  
100. }  
Alabama av, e s, 120 s Glenmore av, 20x }  
100. }  
Geo M Binns, Olivia M Overfield, Louisa  
S Andrews and Nathaniel Binns heirs  
Isaac Binns to Leonidas Binns. Partiti-  
on. *nom*

Vermont av, e s, 140 n Eastern Parkway,  
20x100. }  
Georgia av, w s, 140 s Glenmore av, 20x }  
100. }  
Alabama av, e s, 140 s Glenmore av, 20x }  
100. }  
Leonidas and Nathaniel Binns, Olivia M  
Overfield heirs Isaac Binns to Geo N  
Binns. Partition. *nom*

Vermont av, e s, 120 n Eastern Parkway. 20x100.  
 Georgia av, w s, 160 s Glenmore av, 20 x100.  
 Alabama av, e s, 160 s Glenmore av, 20 x100.  
 Geo N and Leonidas Binns. Olivia M Overfield and Louisa S Andrews heirs Isaac Binns to Nathaniel Binns. Partition. nom  
 Vernon av, n s, 75 e Rogers av, 35x100. James Deighan to Catharine Deighan. B & S. nom  
 Washington av, w s, 32 n St Marks av. runs s w 60.7 x w 20.7 x n 7.7 x n e 76.1 to av, x s 15.2. Lucretia S Bennett and Eugenie Stillwell to Harmanus B Hubbard. 4,608  
 2d av, n e cor 73d st. 40x100. Release mort. Elmira E Christian extrx Hans S Christian to James H Lightbourne. 2,500  
 2d av, n e cor 73d st. 40x100. James H Lightbourne to Bay Ridge Free Library Assoc. 2,500  
 2d av, n w s, at centre line bet 79th and 80th sts, runs n w along centre line 340 x n e to s w Van Brunt or Bennetts lane, x s e along same to 2d av, x s w —. Jaques Van Brunt to Alfred G, Chas C and Frederick Ely, New York. 5,000  
 3d av, w cor 92d st, 40x110. Michael Hurley to Frank G Mittaght. 3,200  
 3d av, s e cor Shore road, runs e along av 40.2 to Bay Ridge Parkway proposed, x s along same 13.9 to s s 3d av, x w, s w and s on curve to an angle x still s along Parkway 318.5 x e, s e and s on curve to 4th av as laid on Town Survey map x e along av 30 to Parkway, x s 12.6 to 4th av as opened, x w 184.6 x w, n w and n on curve 68.6 to Shore road, x n along same 426.8; land under water to pier line bet lands of Helen L Johnson, the A Ruelh Hotel Co and Shore road. Maria Antoinette, Maria A, Mary S and Thos H Gelston to County of Kings. 222,500  
 3d av, e s, 75.2 n 54th st, 25x100. Patrick McInerney to Caroline Adams. 3,400  
 3d av, n w s, 25 s w 95th st, 50x110. Frank Moss, New York, to Malvina A D wife of George De Mets. 1,300  
 6th av, No 253, e s, 134 n Garfield pl, 19x 90. h & l. Wilfred Wiley to Annie M Wiley. Mt. \$6,000. nom  
 8th av, No 418, w s, 20 s 15th st, 27.3x56.3 x25.11x57.9. Foreclos. Wm J Buttlng to Francis D Sheldon. 8,000  
 Same property. Francis D Sheldon, New York, to Herbert L Mason. 9,155  
 Same property. Herbert L Mason to Helen M Badger. Mt. \$8,000. exch  
 10th av, n w s, 40 s w 15th st before widening 40x97.10. Foreclos. Wm J Buttlng to Valentine S Watrous exr Marietta Watrous. 1,400  
 12th av, s e cor 67th st, 20x100. John A Swenson to Fred Amundson. 450  
 13th av, s w cor 60th st, runs w 80 x s 71.4 x 79.7 to centre block, x e 154.3 to 13th av, x n 100. Archibald F Arbuckle, St Louis, Mo, to John F Weber. 1,200  
 19th av, n w s, 147.9 s w Bath av, 60x 96.11. Hugh Stewart to Maggie A Brown. 1,800  
 Interior lot, begins at centre line bet Dean and Bergen sts, at point 310 w Ralph av, runs w 40 x n 26.5 x e 40 x s 33.4. Eliz B Darling to Hermann Hartmann. nom  
 Lots 12, 21 and 32 map Steph Abrams, Flatlands. Townsend, Elwood, Geo S, Steph E, Major G and Joel C Abrams, Maria Forbell and Mary A Mathews to Hannah Abrams. nom  
 Lots 102, 103 and 104 block 4 map 937 lots New Utrecht Impt Co. Release mort. Duncan D Chaplin to New Utrecht Impt Co. nom  
 Same property. Release mort. William Ziegler to same. 225  
 Same property. The New Utrecht Impt Co to Duncan D Chaplin, New York. nom  
 Lots 102, 103, 104, 129, 130 and 131 block 4 same map. Duncan D Chaplin, New York, to Michael Dillmeier. Mt. \$3,000. nom  
 Lots 441, 442 and 443 block 13 map 1197 of W Zeigler, Flatbush and New Utrecht. Laura L Ray, New York, to Thomas Wright, New York. 1,080  
 Part lot 497 map 4. Fort Hamilton Village. Henry Kortlang, Hudson, N J, to Anna M wife of Paul Albers. nom  
 Same property. People State New York to Henry Kortlang. letters patent  
 Parcel 37 map Linden terrace. Mary E White widow to Lucy A wife of Saml G Cozine, Jamaica, L I, Emily A wife of Abram Pettit, Middletown, N Y, Caroline A wife of Asa M Thayer, Brooklyn, Caroline O wife of Geo C Lawrence, Stamford, Conn, Jane D, Kath E, Chas P and Arthur E White, Stamford, Conn. nom  
 Parcel begins abt 36.4 e West 9th st and 129.5 n Canal av, runs e 164.9 to centre Small Creek, x s e 32.4 x s 90.3 x e 128.1 x s e 80.5 x n e 120.4 x s e 49.6 all along said creek to Coney Island Creek, x n 94.6 x n 323 x n 109.8 x n 101.1 x n 169 x n 305.6 x w 82.11 all along Coney Creek, x s 832.8; also.  
 Island lying in Coney Island Creek, begins 593.7 e West 9th st and 282.1 n Canal av, runs s 61.11 x s 52.6 x s 50 x s 50.11 x s 52.3 x s 100.6 x s 36.2 x n 38.11 x n 51.5 x n 51.11 x n 50.7 x n 50 x n 50.2 x n 51.3 x n 61.11.

Chas S Voorbies to Thos A Walsh. B & S and C a G. nom  
 Same property. Abby L Wells, John Z. Jeremiah, John A, Jr, and Kath L Lott and Maria J Livingston to same. 1,000

MORTGAGES.

FEBRUARY 7, 8, 10, 11, 13.

Abrams, Hannah wife of and Townsend to John Andrews. Lots 12, 21 and 32 map S Abram's property, Flatlands. Jan 31, 3 months. See Conveys. \$100  
 Adams, Caroline to Patrick McInerney. 3d av. P M. Feb 8, 3 years, 5%. 1,600  
 Allen, Frederic S, New York, to Susan C Perry, Waterbury, Conn. Lexington av, s s, 188 w Lewis av, 19.6x100. Feb 6, 1 year. 550  
 Albers, Anna M wife of and Paul Albers to Ira O Miller. Atlantic av, s w s, 210 s e from n w line lot 497 sectional map No 4, Village of Fort Hamilton, 34.3x—x—, Feb 10, 2 years. 475  
 Austin, Maggie K wife of Chas T to Title Guarantee and Trust Co. Hancock st, s s, 274.2 w Reid av, 18.10x98.1x18 10x 97.11. Feb 13, 2 years, 5%. 2,500  
 Bechtoldt, Josephine to Mutual Benefit Loan and Building Co, New York. Powell st, w s, 250 n Liberty av, 25x100. Feb 11, 3 months. 200  
 Bell, Edward to Town of New Utrecht Co-operative Building and Loan Assoc. 95th st, n e s, 225 s e 2d av, 25x100. Nov 16, installs, 5%. 2,000  
 Same to same. Same property. Jan 16, installs, 5%. 500  
 Bottjer, Kate to Chas A Webber. Gates av, n s, 287.6 e Reid av, 20.10x100. Feb 10, due Jan 1, 1899, 5%. 5,500  
 Bovo, Antonio and Louise his wife and Antonio Giuro to Elizabeth Magner. Denton pl, s e s, 220 n e 1st st, 20x90. Feb 1. (Corrects error in last issue) 200  
 Brown, Maggie A to Title Guarantee and Trust Co. 19th av, w s, 147.9 s Bath av, 60x96.11. Feb 5, demand. 4,000  
 Babcock, Harriet A wife of and Marlon P to Title Guarantee and Trust Co. 9th st, s w s, 200 s e 3d av, 25x72.6. Feb 10, 3 years, 5%. 2,500  
 Bambach, Katherina wife of Christian to William Ulmer. Av K, at n w cor land Brooklyn & Rockaway Beach R R Co. 89.9 to centre line East 95th st, x100x87 x100.1. Feb 8, 1 year, 5%. 6,000  
 Brush, Celia S to Helen J Dole. Macon st, n s, 220 e Marcy av, 20x100. Feb 10, 3 years, 5%. 2,500  
 Baumann, Michael and Frances his wife to John Bosch. Knickerbocker av, P M. Feb 1, 1 year. 1,250  
 Beckmann, Henry T to Wm H Schilboeck. Ralph av, s w cor Monroe st, 20x80. Sub to mort \$5,000. Dec 6, 2 years. 900  
 Bernard, Helen S wife of Henry O to Marie R Graves. Nostrand av, s w cor Pacific st, 114.6x100. Sub to mort, \$7,000. Feb 8, 1 year, 5%. 3,000  
 Brittain, John A and Annie A to Serial Building, Loan and Savings Inst. Cedar st, w s, 350 s Montgomery st, 25x100. Dec 17, installs. 1,200  
 Bull, Henry C to John Henessv, Roslyn, L I. 57th st, n e s 180 n w 13th av, 40x 100.2. Feb 5, due Feb 1, 1899, 5%. 2,700  
 Curley, Patk J to Wm L Flanagan as managing director. Atlantic av, No 71. Saloon lease. Feb 11, demand. 1,000  
 Cauchois, Lillian wife of and F A, New Rochelle, N Y, to Leonora Le Breton Chapman. Union st, n s, 457.6 w 4th av, 26.8x95. Dec 31, due July 1, 1899, 5%. 5,500  
 Same to same. Union st, n s, 484.2 w 4th av, 26.8x95. Jan 31, due July 1, 1899, 5%. 5,500  
 Cauchois, Lillian, New Rochelle, to Steinwender, Stoffregen & Co. Charge upon her separate estate including Nos 613, 615 and 617 Fulton st to secure contracts for coffees purchased by her husband, F A Cauchois & Co. Jan 25, 1894. —  
 Chaplin, Duncan E mortgagor with Title Guarantee and Trust Co. Extension of mort. Aug 13. nom  
 Conley, Patrick to Bryant C Hawkins. Setauket, L I. Quincey st, n s, 225 w Marcy av, 25x100. Sub to mort \$1,400. Feb 6, 1 year, 5%. 300  
 Cooke, Mary E wife and James Cooke, Jr, to Ludwig Levy. La Grange st, e s, 175 n Manjer st, 36.10x92.1x33.5x92. Feb 8, 3 years, 5%. 1,000  
 Cooke, Emma F wife of and Benjamin to Title Guarantee and Trust Co. Macon st, P M. Feb 8, 3 years, 5%. 3,750  
 Cothren, Nathaniel to Ellen McCaffrey. Underhill av, w s, 50 s Dean st, 25x100. P M. Jan 20, due May 1, 1896. 420  
 Campbell, Saml I to Bernard Levy, New York. 6th av, e s, 81 s 11th st, 19.6x75.6. Jan 2, due Dec 31, 1896. 500  
 Carroll, Nellie C to Germania Real Estate and Impt Co. Nostrand av, w s, 380 n Av F, 40x100. Jan 22, 3 years, 5%. 400  
 Carpenter, James O to Wm H Lyon. Fulton st, s w s, 79.8 n w Bedford av, 60x 78.8x61.4x65.11. Feb 10, 6 months, 5,000  
 Drennan, Marie T widow and John A Hamilton to Martha J Foster. Tompkins av,

e s, 50 s Stockton st, 50x90. Feb 11, due May 1, 1899, 5 1/4%. gold, 1,200  
 Driscoll, Ellen K widow to Jeremiah Reid. Sackett st. P M. Feb 11, 1 year. 2,500  
 Dart, Thomas and Mary his wife to Thos A Smith. Butler st, s e cor East 29th st and which cor is 102.1 e of e s Lawrence st and 395.4 n Vernon av, runs e 75 x s 100 x75x100. Feb 7, due May 1, 1899, 5%. 2,500  
 Donald, Ann J by Robert Donald committee to Saml W Burtis. Hayemeyer st, s w cor South 1st st, 58x70. Feb 4, 1 year. 3,000  
 Deighan, Catharine wife of and James to Joseph F Curren. Vernon av, n s, 75 e Rogers av, 35x100. Jan 22, 3 years, 5%. 4,000  
 Deinhardt, John and Martin to John Schaffner. Harrison av, e s, 25 n Gerry st, 25x 100. Feb 1, 3 years, 5%. 4,000  
 Dempsey, John to John Faulkner. Ocean Parkway, w s, 640 n Av O, 60x250 to East 5th st. Feb 6, 1 year. 500  
 Donaldson, Hellen M to Mary K Gibbins. Bainbridge st, P M. Feb 3, installs, 1,200  
 Doyle, Harriet A wife of and Francis A to Broadway Savings Inst, New York. 4th st, n e s, 417.10 n w 7th av, 20x95. Feb 7, 3 years, 4 1/2%. 5,000  
 Dunning, Zophar F to Lizzie E Washburn. Arlington av, s w cor Cleveland st, 40x 100. Feb 6, due May 1, 1899, 5%. 1,500  
 Ely, Alfred G, Chas C and Frederick, New York, to Jaques Van Brunt. 2d av, n w s, at intersection center line block bet 79th and 80th sts, runs n w 340 x n e to Van Brunt's or Bennet's lane, x s e to 2d av x s w to beginning. Feb 7, due Feb 10, 1901, 5%. 4,000  
 Eisenla, John B to Title Guarantee and Trust Co. Stagg st, s s, 250 e Union av, 25x100. Feb 11, 3 years. 2,400  
 Farnsworth, Ada B to James F Carey. Adelphi st, w s, 39 n Greene av, P M. Feb 10, due Feb 11, 1897. 1,250  
 Same to same. Adelphi st, w s, 20 n Greene av, P M. Feb 10, due Feb 11, 1897. 1,250  
 Fleming, James and Catharine his wife to Title Guarantee and Trust Co. St Marks av, n s, 148 e Schenectady av, 24x127.9. Feb 11, 5 years, 5%. 1,100  
 Finch, Ida to Frances M Vibbard. Fulton st, n s, 69.2 e Saratoga av, runs e 19.5 x n 73.6 to Hull st, x w 27.7 x s 34.1 x s 34.2. Jan 21, 3 years, 5%. 5,000  
 Same to Patriek English. Same property. Sub to mort \$5,000. Feb 8, due Feb 1, 1897. 300  
 Flanagan, Eliz J to Annie Stapleton. Hart st. P M. Feb 3, 9 years, 5%. 2,500  
 Francke, Jennie W wife of Herman C, St Louis, Missouri, to Daily News Savings and Building Loan Assoc. Powers st, s s, 136.2 w Graham av, 37.6x75. Jan 30, installs. 4,200  
 Frank, Jacob, New York, to Anna Leinfelder. Rockaway av, e s, 125 n Sutter av, 25x100.1. P M. Sub to mort \$3,000. Jan 23, installs. 300  
 Freestone, Geo D to New York Building Loan Banking Co. Decatur st, n s, 175 w Hopkinson av, 25x100. Feb 1, installs. 5,367  
 Frindel, Simon to William Ulmer. Varet st, s s, lot 270 section 10 map filed by W W Campbell, Master in Chancery, 25x 100. Feb 10, demand. 500  
 Gillam, Elizabeth wife of and Adrian to Julia Carman, of St James, L I. Lot 30 map Matthew Clarkson, Flatbush; Rogers av, n e cor Robinson st, 22.6x92.6. Jan 10, demand. 400  
 Germania Real Estate and Improvement Co. Consent of stockholders to mortgage Addition No 5 Vanderveer Park to Title Guarantee and Trust Co for 2,250  
 Germania Real Estate and Improvement Co to Title Guarantee and Trust Co. Flatbush av. P M. Feb 10, 3 years, 5%. 2,250  
 Griggs, Henrietta to Matilda F Bange. St Marks av, s s, 275 e Rockaway av, runs s 46.8 x s e 41.4 to East New York av, x e 25 x n w 33.9 x n 39 to St Marks av, x w 25. Jan 5, 1 year, 5%. 1,000  
 Gibbins, Mary K to John H McClure. Rockaway av, n w s, 90 s w Broadway, runs n w 67 x s w 2.1 x s 50 to Bainbridge st, x e 48.11 to av, x n e 2.1. Feb 6, demand, 5%. 4,000  
 Gill, Hannah wife of Robinson to Henry Geckler. Reid av, e s, 60 n Quincey st, 20x85. Feb 8, 3 years, 5%. 3,000  
 Same to same. Reid av, e s, 40 n Quincey st, 20x85. Feb 8, 3 years, 5%. 3,000  
 Same to Viola R Bishop. Reid av, e s, 80 n Quincey st, 20x85. Feb 8, 3 years, 5%. 3,000  
 Glazier, William to Charles Collins of Harrison, N J. Moffat st, s s, 250 e Central av. 6 lots. 6 P M mortg, each \$2,500. Feb 1, 3 years. 15,000  
 Goulden, Henry A to Daniel B Norris. Monroe st. P M. Feb 5, installs, 5%. 3,430  
 Same to W R H Martin and Frank R Chambers, firm Rogers-Peet Co. Monroe st, s s, 200 w Reid av, 25x100. Feb 5, 3 years, 800  
 Graham, James and Julia A to Alfred J Pouch. Chaucey st, w cor Evergreen av, 235x100; Evergreen av, s cor Chaucey st, 100x98.4; Chaucey st, s e s, 215.6 x n w Evergreen av, 19.6x100. Feb 7, 1 year. 4,000  
 Hagenburger, Carrie to John Reis and Flora L Davenport. Bedford av, No 777. All title. Jan 30, 4 months. 50  
 Heilman, Regina mortgagee agrees to ex-



tend a mortgage by Sarah Lichtenstein to Leopold Michel. Feb 10, nom  
Henderson, Thos G, George Taylor and Fredk R Gillespie to Wm T Gascoigne. Saratoga av. P. M. Feb 10, 3 years. 200  
Honey, Archibald T to Emma C Billings. Dean st, n s, 240 e Franklin av, 20x100. Jan 9, due May 9, 1897. 1,000  
Halstead, Stephen C to Title Guarantee and Trust Co. 78th st, s s, 110 e 2d av, 40x109.4. Feb 4, due Feb 7, 1899, 5%, 3,250  
Harcus, John W to Mary A Dunne. 17th st, s s. P. M. Feb 5, due Feb 1, 1899, 5%. 1,450  
Hodgson, Rachel B to Harriet L Bedell. Pacific st, s s, 400 e Franklin av, 100x120. Feb 8, due Mar 26, 1897, 5%. 900  
Hooper, Saml B to George Gutting. Jefferson st. P. M. Feb 7, 3 years. 3,750  
Hubbard, Harmanus B to Lucretia S Bennett and Eugenie Stilwell. Washington av. P. M. Jan 1, 3 years, 5%. 2,000  
Hull, Anna C to Matilda L Bedford. New York, 45th st, n s, 300 w 5th av, 60x100.2. Feb 1, 1 year, 5%. 1,400  
Same to Laura W wife of Geo P Bedford. New York. 45th st, n s, 360 w 5th av, 40x100.2. Feb 1, 1 year, 5%. 700  
Hianlon, Joseph, New York, to The German Savings Bank, Brookly'n. Willoughby av, n w s, 225 n e Evergreen av, 25x100.6x25.4x104.8. Jan 7, due June 1, 1897, 5%. 1,200  
Hoffmann, Mary A wife of Daniel to The New York Savings Bank, Nostrand av, e s, 80 n Lexington av, 20x70. Feb 13, due June 1, 1899, 4 1/2%. 7,500  
Irvine, William to Thos D Miller. Vanderbilt av, e s, 260.2 s Flushing av, 22x99. Feb. 10, 3 years, 5%. 2,000  
Johnson, Susan wife of and Francis to Jane A Voorhies. Plot bounded n by land Samuel Hubbard e by land A Staats s by land heirs Altie Stillwell and w by land Geo R Stillwell, contains 1 1/4 acre. Feb 3, 3 years. 150  
Kilborn, Mary L to De Witt C Brown. Union st, s s, 225 w Ralph av, 146.5x110.2x123.7x102.3. Feb 1, 3 years. 1,500  
Kehlenbeck, Bertha M to Anna A Kelly. Melrose st, s s, 125 e Bremen st, 25x100. P. M. Feb 6, 3 years, 5%. 1,500  
Kehlenbeck, Bertha M to Chas E Kehlenbeck. Melrose st, s s, 125 e Bremen st, 25x100. Sub to mort \$1,500. Feb 8, 1 year. 468  
Keeler, Eugene A to Title Guarantee and Trust Co. Halsey st, n s, 117.6 e Tompkins av, 17.6x100. Feb 13, 3 years, 5%. 2,500  
Ketcham, Alonzo S to Wilfred Burr. Hancock st. P. M. Feb 11, 1 year. 1,000  
Kirk, Joanna W to Charles C Keitbolz. Monroe st, s s, 294 w Throop av, 19.3x100. Feb 11, due May 1, 1896. 150  
Koster, Mary E to Title Guarantee and Trust Co. Linden st, n s, 345 e Hamburg av, 60x200 to Grove st, Feb 11, 1 year. 2,600  
Latus, Mary T to Wm J Moran. Halsey st, s s, 20 w Throop av, 20x100. Nov 28, due Jan 1, 1897. 500  
Leech, Georgianna to Richd B Leech. Putnam av, n s, 61 w Irving pl, 20x80. Jan 4, 1892, 5 years, 5%. 7,500  
Lozier, Sarah J, New York, to Everett P Wheeler. Hicks st, s w cor Middagh st, runs s w 25.2 x n w 42.2 x n w 30.3 x n e 25.3 to Middagh st, x s e 72.5. Feb 1, 5,000  
Lauer, Edwd W to Margt G Earle, New York. Van Sicken av, e s, 125 s Eastern Parkway, 18.9x100. Feb 6, 3 years. 2,000  
Same to Jacob Cozine. Van-Sicken av, e s, 113.9 s Eastern Parkway, 18.9x100. Feb 6, 3 years. 2,000  
Lehmann, Otto to Title Guarantee and Trust Co. Bleecker st, e s, 100 n e Hamburg av, 25x100. Feb 10, 3 years, 5%. 3,750  
Levy, Julia to Rosa Levy. Fenimore st, s s, 300 e Nostrand av, 40x87.5x40x87.4. Feb 6, 1 year, 5%. 500  
Lewis, Chas H and Lucie A to Mary S McGay. New York. East 29th st, w s, 260 s Av F, 40x100. Feb 11, 3 years, 5%. 2,500  
Lisk, Wm H to John Courtney. 95th st, n e s, 150 s e Av L, 25x87.4x25x86.8. Feb 10, 1 year, 5%. 300  
Lamb, James to Mary S Croxson. Park pl, n s, 465 e Classon av, 25x131. Feb 7, 2 years, 5%. 6,500  
Same to same. Park pl, n s, 440 e Classon av, 25x131. Feb 7, 2 years, 5%. 6,500  
Leggett, Clara to Williamsburgh Savings Bank. Evergreen av, w cor Schaeffer st, 25x100. Feb 7, 1 year, 5%. 5,000  
Lennart, Celia F wife of and Henry to Title Guarantee and Trust Co. Columbia st, e s, 40.2 s Woodhull st, 19.1x70. Feb 7, 3 years, 5%. 3,400  
Leinfelder, Anna to Albert G McDonald. Liberty av, s s, 80 w Thatford av, runs s 100 x w 20.1 x n w 92.2 to East New York av, x e 51.9. March 26, demand. 350  
Loebbe, Minnie wife of and Fredk C to Title Guarantee and Trust Co. Quincy st, s w cor Lewis av, 26x82. Feb 7, 3 years, 5%. 12,000  
Same to same. Quincy st, s s, 26 w Lewis av, 18x82. Feb 7, 3 years, 5%. 5,000  
Loneragan, Edward to Hubert G Taylor, County Treasurer. St Marks av. P. M. Feb 7, 1 year, 5%. 780  
Mason, Herbert L to Isabella Hannam, New York. Arlington av, s s, 64 e Warwick st, 34x100. Feb 6, 3 years. 3,500  
Mason, Herbert L to Francis D Sheldon. 8th av. P. M. Feb 3, 5 years, 5%. 8,000  
Marks, Henrietta to Bushwick Savings Bank. Stockton st, s s, 160 w Throop av, 20x100. Feb 7, 1 year, 5%. 2,500  
Mason, Herbert L and Maude L to Hiram Bush. Gates av. P. M. Feb 10, due June 1, 1896. 1,000  
McDonnell, Joseph F to Louis H Schenck. 23d st. P. M. Feb 8, 5 years, 5%. 2,650  
McNally, Michael to Maggie McNally. Myrtle av, s s, 42.6 w Prince st. P. M. April 12, due April 1, 1900, 4%. 2,000  
Marren, Margt B and Lillie L Riley to James H Hart and Margaret his wife. Powell st, w s, 150 s Liberty av, 25x100. Sub to mort. \$1,800. Feb 3, 5%. 850  
Matthey, Thecla widow to Lawrence Conzen. 5th av, e s, 62.6 s 14th st, 12.6x97.10. Feb 5, due July 1, 1897. gold, 300  
Meurer, Andrew and Jacob to Hugo Weil, Osborn st, Christopher st cor Riverdale av, Riverdale cor Stone av and Stone av. P. M. Feb 8, due Aug 10, 1897. 4,500  
McKillop, James H to Patrick Monahan. Java st. P. M. Feb 5, due July 1, 1897, 5%. 1,000  
Meehan, Johana to Louise M Hammett. Philadelphia. Pa. Albany av, w s, 105.7 n Butler st, 16.8x100x—x100. Dec 31, due Dec 1, 1895. 500  
Nelson formerly Smith, Matilda M mortgagor with Philip F Wocker. Extension of mort. Jan 27. nom  
Oxx, Chas P and Sarah E his wife to People's Trust Co. Coney Island Plank road, s cor Johnsons lane, runs s w 6 chains 36 1/2 links x s w 2 chains 87 links x s w 2 chains 30 1/2 links x s w 1 chain 13 1/2 links x s 5 chains 93 1/2 links x n e 5 chains 60 links x n e 2 chains 19 1/2 links to Jane P plank road, x n 10 chains 28 1/2 links, being 7 acres 1 rood and 27 90-100 perches. Feb 7, 1 year, 5%. 1,000  
Peterson, Emilie E to Sarah A Larkin. Pulaski st, n s, 195 w Stuyvesant av, 20x100. Feb 1, 2 years. 1,600  
Prigge, Christina to Clementine S Patchen. Melrose st. P. M. Feb 6, 2 years, 5%. 1,000  
Partridge, Sarah E to Anna M Bulley and Anna M E Watkins. Bedford av, e s, 310 s Willoughby av, 20x100. Feb 8, installs, 5 and 6%. gold, 4,300  
Peterson, Emily A wife of and Nicholas and Sanford Peterson mortgagors with Hannah C Young, Madison, N.J. Extension of mort. Feb 11. nom  
Peterson, Emily A wife of and Nicholas to Title Guarantee and Trust Co. Hooper st, s w cor Harrison av, runs s 100 x w 50 x n 20 x e 16.6 x n 80 to Hooper st, x e 33.6. Feb 11, demand. 25,000  
Pinckey, Mary E, Larchmont, New York, to Germania Real Estate and Improvement Co. East 40th st. P. M. Dec 23, 3 years, 5%. 190  
Redmayne, Charles to Joseph Seitz, Dobbs Ferry, N.Y. Pacific st. P. M. Feb 1, 3 years, 5%. 5,500  
Same to same. Same property. P. M. Feb 1, 2 years. 1,660  
Rogers, Bertie M to Saml T Sherwood. 51st st. P. M. Feb 7, 3 months. 500  
Rosenberg, Samuel to Jacob Manneschmidt. Stone av, e s, 125 n Eastern Parkway, 25x100. Feb 4, 1 year. 150  
Redding, Phebe A to The Brevoort Savings Bank. Pleasant pl, e s, 128.6 s Herkimer st, 19x95. Feb 11, 1 year, 5%. 1,260  
Reilly, Catherine widow to Title Guarantee and Trust Co. Clinton st, w s, 45 n Huntington st, 20x90. P. M. Jan 20, due Jan 31, 1899, 5%. 1,500  
Reich, Abraham and Cacile his wife to Solomon Monday. Ewen st, e s, 40 n Varet st, 40x75. Feb 11, installs. 2,000  
Reller, Fredk E to South Brooklyn Co-operative Buildg and Loan Assoc. 42d st, s s, 425 w 3d av, 25x100.2. P. M for this lot; 46th st, s s, 260 e 6th av, 20x67.5x20x69.5. Feb 11, installs. 2,400  
Schroeder, Charles to Germania Savings Bank, Kings Co. Ralph av, n e cor Sumpter st. Feb 13, 1 year, 5%. See Conveys. gold, 4,000  
Skinner, Rachel G to Dime Savings Bank, Brooklyn. Montague st, s w cor Henry st, 25x100. Feb 13, 1 year, 5%. 15,000  
Saltzieder, Mathilde E widow to Title Guarantee and Trust Co. Bergen st, s s, 325 w Underhill av, 25x131. Feb 10, 3 years, 5%. 1,200  
Somers, Arthur S to Mathilde wife of Thos J Patterson. North 6th st. P. M. Feb 10, installs. 6,000  
Sauer, Henry to Williamsburgh Savings Bank. Gwinnett st, e s, 166 n e Harrison av, 44x104x44x100.7. Feb 7, 1 year, 5%. 4,000  
Silberzweig, Cilie mortgagor with Eleanor L Lasso. Extension of mort. Feb 27. 1,700  
Strain, James H to Fannie Peterson guard. 84th st, s w s, 275 s e 2d av, runs s w 100 x e 55 x s w 108 to centre line right of way between land Mary Bullocke and Tracy and Russell, x s e 20 x n e 207.9 to st, x n w 75. All title to use right of way 33 ft wide extending from 3d av. Feb 8, 3 years, 5%. 3,500  
Sullivan, Delia wife of Daniel to South Brooklyn Co-operative Building and Loan Assoc. 40th st, s s, 125 e 4th av, 25x100.2. Sub to mort. Feb 4, installs. 2,000  
Silcox, Anna E wife of Chas V to Chas M and F B Pratt. New York av, w s, 190 n Av G, 40x102.6, error. Feb 10, installs. 2,830  
Townsend, Jeanie G wife of and James A to Mary Bullocke. Av J, s s, extends from West st to Gravesend av, 200x100. Feb 6, 3 years. 2,000  
Trapuelli, Joseph, Jr, to William McClenahan. Decatur st. P. M. Feb 8, installs. 950  
Uderitz, Henry J, New York, to Germania Real Estate and Impt Co. Av F, s s, 40 e East 84th st, 73.7x106.11x33.1x100. Feb 8, 3 years, 5%. 600  
Van Hardt, Mary formerly Zubrod to John A Straley, Louis B Hasbrouck and Nicholas Schloeder, of Straley, Hasbrouck & Schloeder. Marcy av, e s, 75 n Floyd st, 25x81. Feb 6, 1 year. 600  
Von Urff, Catharine to Harlem Co-operative Building and Loan Assoc. New York. Barbey st, w s, 362.6 s Arlington av, 37.6x95. Feb 10, installs. 4,000  
Wiedhopf, Oscar to Dime Savings Bank, Williamsburgh. Patchen av, n w cor Jefferson av, 22x95. Feb 10, 1 year, 5%. 12,000  
Same to same. Patchen av, w s, 22 n Jefferson av, 26x95. Feb 10, 1 year, 5%. 8,000  
Wiessner, Margareta to The State Bank. 8th st, n e s, 350 n w 3d av, 100x200 to 7th st. Feb 10, notes. 6,000  
Wilson, Augusta S, Putnam Co, N. Y., to Joseph Vollkommer. Arlington av, n w cor Shepherd av, 25x100. Jan 25, notes. 900  
Woods, Alexander to Wm R Adams. Bergen st, n s, 257 e Troy av, 18.9x145.1x—x138.7. Sub to mort. Feb 7, 1 year. 175  
Wade, John B to Brooklyn Savings Bank. Fulton st, s w cor Washington av, runs s 80 x w 63.9 x n 20.11 x n e 80 to st, x e 34. Feb 10, 1 year, 5%. 6,000  
Walsh, Margaret wife of and Thomas to Bedford Co-operative Building Loan Assoc. St Marks av, n s, 310 e Troy av, 21.2x127.9. Feb 6, installs. 900  
Warden, Wm E to Equitable Co-operative Building and Loan Assoc. Carlton av. P. M. Feb 5, installs. 4,250  
Wash, Thos A to Chas S Voorhies. Parcel begins abt 36.4 e West 9th st and 129.5 n Canal av, &c. Feb 7, 1 year, 5%. See Conveys. 621  
Werner, Gustav and Carl Wenzelis to Frederick Eiermann. Hendrix st. P. M. Feb 7, installs. 1,200  
Wild, Mary wife of William, Smithtown Branch, L.I. to Edwd B Lewis 4th av, e s, 25 s 21st st, 25x75. Feb 7, 2 years. 1,000  
Williams, Henry R to Johanna Kulenkamp. Ryder av, s s, 570.9 e Gravesend av, 50x140. Jan 23, 3 years. 1,500  
Willis, Wm H, New Bedford, Mass, to Lizzie M Burnett. 5th av, e s, 48 s 13th st, 20x80; 5th av, n w cor 12th st, 20x70. Jan 21, 3 years. 500  
Young Hannah C, Madison, N.J., with Title Guarantee and Trust Co both mortgagees. Agreement as to priority of mortg made by Emily A Peterson. Feb 11. See Peterson. nom  
Zwingli, Emma to Peter V Burnett. Humboldt st, s w cor Debevoise st, 25x100. Feb. 10, due March 1, 1901, 5% 3,250

MORTGAGES—ASSIGNMENTS.

FEBRUARY 7, 8, 10, 11, 13—INCLUSIVE.

Andrews, Mary J to Geo W Pearsall. \$200  
Bange or Bauge, Matilda F to John Morgan. 600  
Beer, Louis to Wm J Lloyd. 1,000  
Blackford, Eugene G to Alfred T Howard. 1,500  
Brower, Geo V to Bridget McCaffery. nom  
Burtis, Townsend W exr Townsend W Burtis dec'd to Charlotte A Gilbert, N.Y. 4,000  
Same to Sarah M B Kellogg, N.Y. 3,000  
Same to James M Burtis and ano exrs James M Burtis dec'd. 2,500  
Bond and Mortgage Guarantee Co to Cornelia H Van Norden. 3,000  
Best, John to Stewart McDougall. 1,000  
Clark, Elizabeth L to Emma J Brigham, East Orange, N.J. nom  
Colyer, Isaac S to Josephine B Ralph. 1,000  
Carey, James F to Josephine L Wells, New York. 2,500  
Crane, Geo W to Marv M Riker. 1,000  
Cummings, Chas E, David J and Thos W, firm R Cummings' Sons, to R Cummings Sons, a corporation. nom  
Dickinson, Henry N, Wethersfield, Conn, to Franklin Trust Co. 2,000  
Duryea, Louis T and Frank W to Ella E Hall. 2 assigns, each \$1,000 2,000  
Davenport, Wm B, Public Admr, as admr Geo I Blackwell to Effingham Mayhem. 5,037  
Dwinelle, Mary E exrtr Andrew J Dwinelle to Albert W Law. 8,211  
Disbrow, Robt N and ano trustees will Jane Mowbrey to Title Guarantee and Trust Co. 5,000  
Eiermann, Frederick to Robert Wilson. nom  
Fithian, David A to Harriet E Dunn. 500  
Grace, Patk J to Jeremiah Reid. 500  
Halstead, Grace C to Geo W Pearsall. 300  
Holden, Esther S, Bridgeport, Conn, to John Holden, New Rochelle, N.Y. 200  
Hurlburt, Lawrence to Joseph H Harksen. 2,500  
Hegeman, Peter and Danl J admsr Elbert Hegeman, Jr, to Ada M Chapman. nom

Hurlburt, Anna R to Stephen C Halstead. 700  
 Hall, Wm T to Mary H Dowley. 500  
 Jacobs, Lewis to Louisa J Nabert. nom  
 Same to Caroline A Nabert. nom  
 Kiley, Thomas W to Joseph Vollkommer. 2 assigns. 246  
 Leavens, Charlotte and Sarah L Hodgetts admsrs will annexed Charles Hodgetts to Sarah L Hodgetts. 3 assigns, each \$5,125. 1890. 15,375  
 Lang, Frank C and ano admsrs Louis Ilse-mann to Henry Bieg and Wm J Kandall. 1,062  
 Same to Louis Bossrt. 200  
 Lynch, Daniel J to Joseph M Foley. 135  
 Lansing, Jane to Geo C Klein. 700  
 Lansing, Jane to George C Klein. 700  
 Mauson, Helen A guard Helen A Allen formerly Watkins to Helen A Allen. nom  
 Murtha, James A to Elizabeth Murtha. gift  
 McCabe, Mary admxr Thomas McCabe to Mary McCabe. 3,000  
 Nassau Trust Co, Brooklyn, to Mary E Besson. 503  
 Negus, Wm I trustee Priscilla S Crocheron to David Crocheron et al trustees for Adelaide E Jones and Priscilla J Raisbeck. 1894. nom  
 Ostreicher, Samuel, New York, to Emma Lotary. nom  
 Otte, Frederick to The Henry Elias Brewing Co, N Y. 500  
 O'Keefe, James to Chas J Maguire exr and trustee will Ellen Dunne. nom  
 Onderdonk, Emma to Mary E Stanton. 4,000  
 Orr, Alex E as trustee to Title Guarantee and Trust Co. 100,000  
 Prebn, Henry M to Karl C Mantele. 2 assigns, each \$225. 450  
 Pearsall, Geo W exr Elizabeth Brush to Lawrence Hurlburt. 1,000  
 Redell, Mary E et al exrs Sarah E Dunderdale to Maria S Bange. 2,500  
 Same to same. 500  
 Same to Mary E Bedell. 3,000  
 Same to same. 500  
 Same to Forbes Dunderdale. 3,000  
 Robinson, Clementine Y. Seattle, Wash, to Sarah F Jackson. 2,500  
 Schopps, Mary to Anna Fahrenholz and Anna S wife of George H Finck. 7,000  
 South Brooklyn Savings Inst to Chas C Kerr as exr A Smith Ring. 2,600  
 Schink, Louisa to Edwd A Everitt. 550  
 Title Guarantee and Trust Co to Julia B Hanks. 3,000  
 Same to Harrison B Moore. 2 assigns, each \$7,000. 14,000  
 Same to Wm S Ginnel and ano exrs Henry Ginnel. 5,500  
 Same to Edwd H R Lyman as trustee Cath A Lyman. 4,500  
 Same to Mary A Merwin. 1,000  
 Same to Emma Savage. 1,100  
 Same to Douglass A Willis. 6,500  
 Title Guarantee and Trust Co to Geo E Thackeray et al exrs Richard Thackeray. 300  
 Same to same. 700  
 Same to Amelia P Ingraham. 4,000  
 Same to Wm S Ginnel and ano exrs Henry Ginnel. 2,500  
 Same to same. 4,500  
 Same to same. 2,500  
 Same to same. 2,250  
 Same to Fredk G Lothrop. 2,800  
 Title Guarantee and Trust Co to Long Island Historical Soc. 2 assigns, each \$2,250. 4,500  
 Same to Wm S Ginnel and ano exrs Henry Ginnel. 9,000  
 Same to Forrest H Parker as guardian Mabel S, De Witt H and Hattie S Parker. 1,000  
 Wackermann, Mary to Sarah A Edmonston. 2,000  
 Warts, Wm H guard Wm H Fitzgerald to James P Judge and Walter L Durack, firm Judge & Durack. 449  
 Wilde, John, trustee Saml Wilde dec'd for Alice W Harris to Title Guarantee and Trust Co. 1,000  
 Same as trustee for Sarah W Nicholson to same. 1,200  
 Wilkins, Morris as exr Edwd H Ludlow to Mary H Hall and ano exrs Elizabeth Ludlow. 2,000  
 Wilde, John trustee Sarah Wilde dec'd for Sarah W Nicholson to Title Guarantee and Trust Co. 3,500  
 Same to same. 2,400  
 Young, John M, Madison, N J, to Hannah C Young. 7,650

JUDGMENTS.

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

Feb.  
 10 Ashmore, Herbert E—W R Brown..... 5,047 96  
 11 Arnold, Samuel—J Ruppert..... 166 75  
 11 Anderson, Geo M—L R Henderson..... 435 59  
 13 Aronson, Peter—L S Lachman..... 31 22  
 7 Bock, Charles—F Bischoff..... 231 34

7 Byrne, Frank E—P L and R Ronalds..... 90 67  
 8 Briggs, Stephen O—W H Brower..... 116 13  
 10 Browne, Valentine—Wm McCulloch, Jr. and ano..... 75 35  
 11 Bartley, William—Jessie L Case exr..... 420 12  
 11 Baker, Amelia F—J H Burtis..... 205 41  
 11 Browning, Geo A—H Hohenstein and ano..... 40 31  
 11 Barnett, Samuel—National Wall Paper Co..... 186 55  
 11 Becht, Frank—H M Wiltse..... 31 62  
 11 Roseman, Geo W—A K Lynch..... 100 93  
 11 Bourke, William—E Oelbermann..... 1,791 44  
 13 Burgess, Mary—L Cohen & Bros..... 12,912 39  
 13 Braun, Richd Th—Smidt & Dnensing..... 1,312 55  
 7 Craig, William—Yellow Pine Co..... 207 58  
 7 Cleary, James—Samuel Lee..... 180 26  
 8 Calder, Patk D L—M T F Gourad..... 394 96  
 10 Crooke, Charles—A A Low..... 39 05  
 10 Connelly, Walter T—E P Gleason Mfg Co..... 86 63  
 10 Christ, Frederick—W E Tyler as committee, &c..... 109 15  
 10 Coffin, Joseph W—T L McKee..... 152 93  
 11 Clarke, Chris C—N P Cowles..... 1,948 20  
 11 Cleland, Thomas—Adeline V Sutton..... 1,536 06  
 7 Doull, Robt S—J G Norris..... 96 81  
 7 Duffy, John—Moore & Sinnott..... 492 14  
 10 Dolan, James H—Brooklyn Heights R R Co..... 108 31  
 10 Duff, John A—W L Tyler as committee, &c..... 153 23  
 10 Downs, Peter—W L Tyler as committee, &c..... 243 48  
 11 Dietzel, Robt as admr } H Weber..... 90 07  
 Dietzel, Theresa }  
 13 Doherty, Ann—E A Willard..... 1,018 33  
 14 Duckworth, Walter F—John H Day..... 89 47  
 10 Edland, Charles—C Nelson..... 29 75  
 11 Erickson, John—C J Ryder..... 79 54  
 11 the same—C E Ross & Son..... 135 99  
 11 Edwards, Sidney—C S Reeves and ano..... 586 28  
 7 Flynn, Walter J—F H Hobbs..... 250 08  
 8 Fuller, Theodore—L Arnold..... 93 57  
 8 Fellows, Ernest W, sued as "Edwin" W—H C F Koch and ano..... 76 39  
 8 Farr, Mary E—Elizabeth Williams..... 22 45  
 10 Francisco, Geo W—B G Latimer & Sons..... 55 20  
 10 Francisco, Chas H—the same..... 83 45  
 10 Foley, John—W L Tyler as committee, &c..... 310 07  
 11 Faherty, George—Brooklyn City & Newtown R R Co..... 106 82  
 13 Fehrs, John—C Erb..... 108 85  
 13 Fickett, Sophronia M—Powell & Titus..... 395 83  
 14 Feldman, Israel—Helene Galewski..... (D) 343 90  
 14 the same—the same..... (D) 348 93  
 7 Groban, Chas, as admr George Groban—J H Hoelt..... 110 04  
 7 Graham, Joseph W—S C Shauer and ano..... 376 07  
 10 Graves, John—Harry W Dean..... 377 81  
 11 Grant, John—Otto E Reimer Co..... 93 61  
 7 Hayward, Fredk W—Ida L Thomas and ano..... 259 98  
 10 Hartshorn, Chas E, Jr—W H and A G Lockwood..... 92 14  
 13 Heimbecker, Henry—A W Harrington..... 120 27  
 13 Henry, Alexander—L B Tejada..... 28 35  
 14 Herold, John G—Polytechnic Institute..... 80 07  
 7 Jelliffe, Alfred—F H Hobbs..... 250 08  
 13 Johnston, Katharine J—G J Weigold, Jr..... 310 03  
 13 Jennett, Wm J—E Ney..... 72 44  
 7 King, Frank D—Export Paper Bag Co..... 315 18  
 7 Kreitzberg, Ernest—C Zieger..... 163 21  
 8 Kapulkin, Schaie M I, or } Hyman Ep- } Vogel, Mandel } stein..... 184 82  
 10 Kelly, Frank—J A Hughes as admr..... 29 60  
 10 Keiser, Ernst—Welz & Zerweck..... 377 90  
 10 Krises, Joseph—P Wechsler..... 51 25  
 11 Kester, Christian—H M Wiltse..... 11 60  
 11 Knischer, Henry—J Ruppert..... 278 18  
 10 Lewis, Meyer—W L Tyler as committee..... 271 23  
 10 Lynch, James F—the same..... 243 72  
 11 Lane, Mary A—G A Lane..... 197 49  
 13 Lanbenberger, Joseph—J Engel et al..... 378 70  
 7 May, Abraham H—Ellen L White..... 228 75  
 7 Marquart, Henry—R C Williams et al..... 188 07  
 7 Mayher, Timothy C—S C Shauer and ano..... 893 49  
 10 Mendenhall, Lorenzo—F Peterkin..... 25 00  
 10 Mutchler, "Frank"—R Webber..... 97 03  
 10 Moore, Geo L—T L McKee..... 152 93  
 11 Molloy, Catharine—Rebecca S Monfort..... 405 00  
 11 Metelski, William—P J Richrath..... 117 57  
 11 Morgan, James F—Brvoort Building Co..... 92 87  
 13 Marks, Mary E—J D Campbell..... 509 10  
 13 Malone, John—The Brooklyn Heights R R Co..... 106 82  
 7 Noll, Conrad—W Burke..... 389 60  
 7 Nussbaum, Israel—Follmer-Clogg Co..... 122 20  
 11 New York and Harlem R R Co—Julia Ward as admr..... 2,750 00  
 11 National Life Assoc—W Steiner..... 409 50  
 7 Orth, Henry and Mary—A G Smith..... 94 56

10 Osiecki, Thos J—J J Kennedy..... 134 06  
 7 Phillips, Sophia L (now Silcox) extrx Walter S Phillips—Ursula Phillips..... 858 37  
 10 Pickering, Frank B—T L McKee..... 152 93  
 10 Petersen, Marcus—D D Thorp..... 508 46  
 13 Potts, George—F Trotter..... 62 85  
 13 Peter, August—Brooklyn Heights R R Co..... 106 82  
 14 Paskusz, Jacob—Helene Galewski..... (D) 343 90  
 14 the same—the same..... (D) 348 93  
 14 Pape, Gewert—C H Evans et al..... 331 24  
 7 Reinhart, Chas W—Sabra M Reinhart..... 52 63  
 8 Richey, Albert S—H Braistedt..... 2,381 42  
 10 Rodden, Thomas—W L Tyler as committee..... 133 12  
 10 Russell, George—W R Brown..... 5,047 96  
 13 Rooney, James—The Mechanics and Traders' Bank of Brooklyn..... 1,262 57  
 13 Rooney, James—J H & T L Houmiedieu..... 993 13  
 7 Silcox, Sophia L (formerly Phillips) extrx Walter S Phillips—Ursula Phillips..... 858 37  
 7 Smith, Thomas J—Benj Moore Co..... 175 10  
 10 Schwerdt, John—C Vogt, Jr, et al..... 190 39  
 10 Shevlin, "Michael" J—W P Latham et al..... 148 62  
 10 Smith, Matthew—W L Tyler as committee, &c..... 404 56  
 11 Shaw, Samuel—Brooklyn Heights R R Co..... 106 82  
 11 Schaffer, Frank—A J Mellor..... 194 80  
 13 Schneider, Sebastian—E L Graf..... 78 67  
 7 Tosi, Marie an infant, by John Tosi guard—Atlantic Av R R Co..... 81 82  
 10 Tilson, Richard—W L Tyler as committee, &c..... 116 23  
 10 Triebel, Christ—the same..... 154 93  
 11 Titterton, Franklin H—Brooklyn Heights R R Co..... 106 82  
 7 Hillside Sanitarium—F J Vose..... 3,676 45  
 7 Empire Paper Mills—Nichols Chemical Co..... 97 69  
 7 Hooper Natl Process Drying Co—L J Pennock..... 231 15  
 8 Kaufman Dairy and Ice Cream Co—J Gray..... 617 62  
 10 Consolidated Wall Paper Co—W R Brown..... 5,047 96  
 11 Keen-Sutterle Co—J W Hampton, Jr, et al..... 2,778 41  
 14 Keen-Sutterle Co—A Ladenburg et al..... 6,973 17  
 8 Brooklyn City R R Co—J E Wood..... 2,180 79  
 8 Metropolitan Life Ins Co—M Robinson..... 108 52  
 13 Undertakers' Medicinal Supply Co—S R Dunlop..... 89 83  
 13 Union Traction Co—Anna C Callahan an infant by guard..... 167 46  
 8 Vogel, Mandel—H Epstein..... 184 82  
 10 Van Dyke, William—J W Mehl..... 367 31  
 10 Von Glahn, Henry—H Bodin..... 243 03  
 11 Vernam, Remington and Florence G—E Rutzler..... 9,853 94  
 7 Wittmann, Cath T—J Volkommer..... 96 18  
 7 Ward, Edward—R Murray..... 265 51  
 7 Weyand, Chas E and William—R Murray..... 265 51  
 7 Wolf, Dora—A Raeburn et al..... 168 08  
 8 Wood, Wm H—H F Kanenbly..... 176 39  
 8 the same—H F and A Kanenbly..... 232 75  
 8 Woolley, Jennie B—W Buhler, Jr..... 501 79  
 10 Williams, Elizabeth—Mary E Farr..... 61 00  
 10 Whitney, Fredk C—H C Wintringham..... 68 81  
 10 White, James—J W Mehl..... 367 41  
 10 Wingerath, William—F D Sheldon..... (D) 1,365 62  
 11 Weber, Henry—H M Wiltse..... 56 35  
 11 Waterbury, Edwd P—C S Reeves et al..... 586 28

SATISFACTION OF JUDGMENTS.

FEBRUARY 8 TO 14—INCLUSIVE.  
 Atlantic Av R R Co—P Fortune. 1894..... 268 37  
 Beatty, James—Long Island Brewery. 1893..... 269 24  
 Bennett, Cath D and Rensen T Schenk as committee Cornelia L Bennett—Irene E Storm by guard. 1895..... 67 07  
 Brooklyn Heights R R Co—J P Goldner as admr. 1896..... 1,050 04  
 Same—Lillie M Brosnan by guard. 1896..... 1,500 00  
 Same—Anna Brosnan by guard. 1896..... 1,500 00  
 Fields, Thos F and Frank—Frank Seaman. 1895..... 89 46  
 Fields, Thos F—the same. 1895..... 141 44  
 Hamilton, Charles—G K & H M Birge. '95..... 196 34  
 Holman, Frank—C Worms (vacated). 1894..... 1,263 04  
 Jacoby, Sigmund—Eastman's Co, N Y. 1896..... 108 77  
 Mauneeck, James—C A Brown and ano. 1895..... 687 35  
 Moller, Wilhelm—W Ulmer. 1893..... 503 58  
 Nagle, John A—Brooklyn L R R Co (release). 1893..... 76 70  
 NY & Harlem R R Co—Julia Ward as admr..... 27 50  
 O'Hara, John T—J V Dubernell. 1891..... 2 40  
 Pinel, Gustav W—W D C Scheelje. 1896..... 285 38  
 Saward, Geo A and Eliz J—Katie Dick. 1896..... 1,052 01  
 Schreiber, Christian—W D C Scheelje. 1896..... 285 38  
 Westendorff, Bernhard—W and W C Grandemann. 1888..... 381 94  
 Weber, Ludwig—J Librovicz. 1895..... 147 13  
 Wolf, George—E R Merrill. 1895..... 149 98  
 Wolf, George—W Leborious. 1894..... 69 67

MECHANICS' LIENS.

FEBRUARY 7.

Jefferson av, s s, 179 w Howard av, 19.3x100. S J Ryan's Son agt C H Rogge.....\$106 60
Halsey st, s s, 200 w Ralph av, 52.3x100. Frank Schmitt agt Frank H Collins.....300 00
Fulton st, No 228, Waldorf Cate. Benj C Smith agt Sarah Gracie and Frank and Jane Robison.....110 00

FEBRUARY 8.

Dean st, s s, 219.8 w Grand av, 25x110. Robt F Minto agt Sophia Dietrich and J F Snell.....500 00

FEBRUARY 10.

40th st, n s, 100 w 6th av, 100x100. Ma'lon & Son agt John A La Grange and Wm H Barton.....220 00
Linden Boulevard, n s, 162.6 w Rogers av, 75x 117.6. Henry McShane Mfg Co agt A S Bedell, Wm H Doughty and J S Dutton.....400 00
St Marks av, n s, 350 e Buffalo av, 127.9x125. Wm T Bitt agt Adelia S Robbins and Thos H Robbins.....194 80
Washington av, s e cor Douglass st, Geo F Blake Mfg Co agt Brooklyn Maternity Hospital and Frank Mapes & Son.....254 43

FEBRUARY 11.

Washington av, s e cor Douglass st, 150x130. T New Roofing and Mfg Co agt Brooklyn Homeopathic Maternity and Frank Mapes & Son.....56 48
17th st, n s, 120 e 10th av, 50x90.2. Michael Breggio agt Benj F McCaulay and Anna Kornemann and James O'Connor.....200 00
Bay 11th st, es, 140 n Benson av, 57x100. Silvestro Siritanni agt John E Farley and M J Tully.....600 00
Bath av, s w s, 50 n w Bay 19th st, 20x100. Hobby & Doody Co agt Betty and Herman Stern and Wm H Smith.....206 66
Bay 16th st, e s, 50 s 85th st, 40x100. Hobby & Doody Co agt George Hutter and Wm H Smith.....206 67
\*Driggs av, n e cor Monitor st, 200x100. King & Adams agt City of Brooklyn and Steph M Randall.....7,500 00
Hull st, n s, 335.10 e Bushwick av, 58.9x100. Earl A Gillespie agt Hopkins Case and Kate Strauss.....298 01

FEBRUARY 13.

7th av, e s, 74.6 s 15th st, 50x97.10. Henry McShane Mfg Co agt Benj W Blott and Charles Pfeiffer.....260 21
Fulton st, s s, 100 e New York av, 75x100. William Smith agt H O Roberts.....75 00

EDITOR RECORD AND GUIDE:

The lien filed by King & Adams against me on school property on Driggs av is unjust, as I have had no dealings with them.

STEPHEN M. RANDALL.

SATISFACTION OF MECH. LIENS.

FEBRUARY 6.

Dean st, s s, 125 e Rockaway av, 25x102.2. Rockaway av, n e cor Dean st, 94.5x80. Rose J McMurray agt E A Brand et al. (Lien filed Jan 30, 1896).....\$612 00

FEBRUARY 7.

Kingsland av, s w cor Richardson st, 50x100. Booth Bros agt G B Hartmann and G Hesse. (Sept 19, 1895).....220 00
Same property. Hommel & Harnden agt same. (Aug 25, 1895).....107 00

FEBRUARY 8.

3d av, s w cor Pacific st, 71x100. Andrew P Blist agt Swedish Evangelical Lutheran Church of Brooklyn. (Dec 10, 1895. 25,400 00
Fulton st, s s, 80 e New York av, 80x100. Henry McShane Mfg Co agt H O Roberts and Hopkins & Roberts and T F Powell. (Jan 11, 1896).....1,159 21

FEBRUARY 10.

Fulton st, n s, 205.8 w Nostrand av, 80x70. Christian & Clark agt E Manneck. (Oct 1, 1895).....71 19

FEBRUARY 11.

Fulton st, n s, 205.8 w Nostrand av, 80x70. Monroe Iron Works agt E Manneck. (Nov 8, 1895).....548 00
Hamburg av, easterly cor Madison st, 100x100. Otto E Reimer Co agt Emil Reineking. (Jan 29, 1896).....582 94
\*Jefferson av, n w cor Patches av, 100x100. Charles Hancock agt O Weidhopf. (Jan 10, 1896).....549 54
\*Same property. Nathan Collar agt same. (Feb 6, 1896).....50 00

FEBRUARY 13.

Patches av, n cor Bainbridge st, 23x50. Rafael Revillo agt Patrick Donlon. (Dec 26, 1895).....100 00

FEBRUARY 14.

Seigel st, No 22, s s, abt 100 w Leonard st. Anton Flugel agt F H Reeve, Rosenberg & Feinberg and August Huber. (Dec 4, 1895).....475 00

\*Discharged by deposit.

NEW BUILDINGS.

The first name is that of the owner; ar't stands for architect; b'r for builder. All roofing material is tin unless otherwise specified, and cornices are iron.

Plan 123--North 9th st, n s, 175 w Roeb ling st, 1-sty frame shop, 25x60; cost, \$500 ow'r, ar't and b'r, Phillip Hogan, 225 North 8th st.
124--East 29th st, e s, 340 s Av F, 2-sty and attic frame dwell'g, 27x40; cost, \$3,000; D Linge, Rogers av, near Av E; ar't, A W Pierce, 1127 Flatbush av; b'r, C Bals, 367 E 39th st.
125--4th av, e s, 125 n 94th st, 1 1/2-sty frame stable, 18x13; cost, \$175; Jos P Taylor, 94th st and 4th av.
126--4th st, n s, 25 w Hoyt st, three 4-sty brk flats, 25x57; total cost, \$19,500; ow'r, ar't and b'r, Jos L O'Neil, 462 Warren st.

127--4th st, n w cor Hoyt st, 4-sty brk flat 25 and 19x65; cost, \$9,000; ow'r, ar't and b'r same as last.
128--Ralph st, s s, 141.8 e Central av, three 3-sty frame flats, 20x52; total cost, \$9,000; Adam Metz, 1403 Greene av; ar't, W B Wills, 17 Troutman st.
129--Harman st, s s, 175 w Irving av, two 3-sty frame flats, 25x58; total cost, \$8,500; E Augustin, 318 Hamburg av; ar't, Charles Neunayer, 1153 Myrtle av.
130--Malbone st, n w cor Nostrand av, 1-sty frame barber shop, 16x20; cost, \$150; John H Neary, Flushing av and North Oxford st; b'r, H Stover, Brooklyn av, bet East New York av and Maple st.
131--Bay 47th st, e s, 300 s Harway av, 1 1/2-sty frame boat builder's shop, 16x21; cost, \$125; S Voorhees, on premises.
132--East 14th st, e s, 100 s Av X, 2-sty frame dwell'g, 20x32; cost, \$2,400; Anne Healy, East 14th st, cor Av X; ar't and b'r, P Healy, same address.
133--McDougal st, s s, 63.10 w Broadway 1-sty brk smoke-house, 5x8; cost, \$25; ow'r and b'r, Jacob Weinmann, on premises.
134--Miller av, s w cor Arlington av, 1-sty frame stable, 20x13; cost, \$25; Chas E Miller, 19 Arlington av; b'r, Geo W Morris, 2992 Fulton st.
135--46th st, n s, 90 w 4th av, 1-sty brk junk storage, 12x38; cost, \$500; Flora Fields, 118 5th av; ar't, E D Earl, 371 Fulton st.
136--57th st, n s, 120 e 5th av, five 3-sty brk flats, 20x45; total cost, \$20,000; Jos Franko and M Briglio, 329 57th st; ar't, H L Spicer, 1269 3d av.
137--Ocean av, w s, 200 n Voorhees av, 2-sty and attic frame dwell'g, 35x48; cost, \$5,000; M A Teets, 190 Lenox road; ar't, F C Wessell, 190 Lenox road; b'r, G H Magill, Gravesend road, near Ocean av.
138--Franklin st, e s, 42 s Java st, three 4-sty brk flats, two 27.10x60, one 27.4x60; total cost, \$25,650; Sarah E Buckhout, White Plains, N Y; ar't, J M Baker, 27 Hart st.
139--New York av, w s, 300 n Av F, 2-sty and attic frame dwell'g, 20x31; cost, \$1,200; Chas Bartel, 240 E 10th st, New York; ar't and b'r, H Miller, 373 E 10th st, New York.
140--Ross st, s s, 62.10 w Lee av, 4-sty brk flat, 37.1x82; cost, \$14,000; Henry Roth, 1058 Broadway; ar't, H Volweiller, 483 Hart st.
141--8th av, n e cor 39th st, 4-sty brk flat, 25x60; cost, \$5,500; John Dieckman, 8th av and 38th st; ar't, John Lynch, 334 5th av; b'r, J J Donlon, 831 Dean st.
142--Bleecker st, n s, 100 w Evergreen av, 4-sty brk flat, 25x55 1/2; cost, \$9,000; Mrs E J Stammler, 19 Bleecker st; ar't, W B Wills, 17 Troutman st; b'r, U Maurer, 389 South 3d st.
143--Stanhope st, s s, 100 w Irving av, four 3-sty brk flats, 25x62; total cost, \$16,000; Von Glahn Bros, Washington and Park avs; ar't, W B Wills, 17 Troutman st; b'r, Aug Huber, 323 Stockholm st.
144--Stanhope st, s s, 200 w Irving av, 3-sty brk flat, 25x62; cost, \$4,000; ow'r, ar't and b'r, as above.
145--Stanhope st, s s, 225 w Irving av, 3-sty brk flat, 25x62; cost, \$4,000; ow'r, ar't and b'r, as above.

ALTERATIONS.

Plan 147--42d st, No 124, raise building and put in new foundation; cost, \$120; Dan'l Cronan, Palmetto st and Ridgewood av.
148--Bridge st, e s, 175 n Willoughby st, add 1 sty to brk dwell'g; cost, \$1,000; Jas C King, 361 Bridge st; ar't, W H Cable, 470 Bergen st.
149--Herbert st, No 71, add 1-sty frame extension; cost, \$200; J Muller, 71 Herbert st; ar't and b'r, B Hartmann, 81 Kingsland av.
150--Washington av, No 110, add 2-sty brk extension; cost, \$500; Jas Noulton, on premises; ar't, P McMahon, 563 Warren st; b'r, P J Herbert, 228 Bergen st.
151--Pulaski st, n e cor Tompkins av, new store front and interior alterations; cost, \$300; H Meyer, 186 Arlington av; ar't, H Vollweiler, 483 Hart st.
152--Marcy av, e s, 50 n Floyd st, interior alterations to frame flat; cost, \$300; M Bergman, 351 Marcy av; ar't, W B Wills, 17 Troutman st.
153--Hudson av, w s, 130 n Prospect st, new flat roof in place of peak; cost, \$200; A Bounnierio, 9 Navy st; b'r, A Pape, Tulip st, near Kingston av.
154--Cedar st, s s, 70 e Bushwick av, interior alterations and extensions to three dwell'gs; total cost, \$5,000; Mrs Dora Bassemir, 8 Cedar st; ar't, D Acker, 752 Broadway.
155--St Marks av, s w cor Brighton Beach R R, cut opening in front and centre walls; cost, \$500; ow'r's, ar't's and b'r's, Cranford & Co, 16 Court st.
156--Java st, s s, 370 e Franklin st, add 3-sty brk extension, 13x12; cost, \$1,200; P Cunningham, 78 Meserole av; ar't, P Tillion, 209 Manhattan av; b'r's, Cranford & Paul, 78 Meserole av.
157--Hamilton av, s e cor Union st, take out part first story wall and support same with steel beams and build new balcony; cost, \$2,000; E Montesi, on premises; ar't, Carl F Eisenach, 59 Court st.

158--Broadway, Nos 1141-1145, put in new store fronts; cost, \$1,500; Jacob Willman, 1032 Broadway; ar't, Th Engelhardt, 905 Broadway; b'r's, John Rueger Building Co, 250 Moore st.
159--Hicks st, No 39, add 2-sty brk extension and interior alterations; cost, \$500; Edwin Cole, 299 1/2 12th st; b'r's, John Hickey & Bro, 8th st, bet 4th and 5th avs.
160--Myrtle av, No 629, add 1 sty and 2 stories on extension; cost, \$3,000; Estate of Catherine Clark, Flushing and Bedford avs; ar't, Th Engelhardt, 905 Broadway.
161--Broadway, No 1563, add 1-sty brk extension and put in store front; cost, \$600; F J Buckwalter, 1563 Broadway; ar't, F Holmberg, 911 Broadway.
162--Skillman st, w s, 82 9 n Myrtle av, add 2 stories on extension; cost, \$300; Andrew Bissland, 655 Myrtle av.
163--Montauk av, e s, 100 s Atlantic av, add 1-sty frame extension to factory; cost, \$100; C Hancock, Snediker av, near Glenmore av; b'r, J C Smith, 225 Miller av.
164--Osborn st, w s, 225 s Belmont av, 1-sty frame extension, interior alterations; cost, \$1,000; Gruskin, Oginsz & Son, 182 Osborn st; ar't, L Danancher, Rockaway av and Av G.
165--Watkins st, e s, 225 n Blake av, add 1-sty frame extension, 20x9; cost, \$250; Josie Tomaszewska, on premises; ar't, L Danancher, Rockaway av and Av G.
166--Eldert st, s s, 100 e Evergreen av, new store front; cost, \$125; M Griener, 168 Eldert st; ar't, E Dennis, 115 Himrod st; b'r, B J Dennis, 237 Nostrand av or 115 Himrod st.
167--Graham av, No 564, new store front; cost, \$100; H C Dexter, 50 New st, New York City.
168--Gates av, No 415, add 1 sty on extension; cost, \$150; S May, 417 Gates av; ar't, Hodgson, 474 Summer av.
169--Rochester av, No 150, repair fire damage; cost, \$500; E Wohlke, on premises.
170--Belmont av, s s, 100 w Stone av, new store front; cost, \$150; M Panoff, on premises; ar't, L Danancher, Rockaway av, cor Av G; b'r, A Volesky, Osborn st.
171--19th st, s e cor 3d av, interior alterations; cost, \$250; F Friese, 509 East Houston st, New York; b'r, Valentine Bires, 276 19th st.

COMING JUDICIAL SALES.

SALES TO BE HELD AT THE REAL ESTATE EXCHANGE 189 AND 191 MONTAGUE STREET, EXCEPT AS OTHERWISE STATED.

FEBRUARY 17.

Debevoise st, Nos 115-119, n s, 175 e Morrell st, 50x100, 3-sty brk dwell'g and several 2-sty frame sheds; assessed value, \$3,500; by Jacob Cole.

FEBRUARY 18.

Broadway, w s, s, 235.7 s e N Y and Manhattan Beach R R, runs s e 20 x s w 136.8 to Brooklyn and Jamaica Plank road, x n w 20.3 x n e 139.11 to beginning, vacant; assessed value, \$1,500; by Jacob Cole.
Atlantic av, Nos 228 and 230, s s, 195.5 e Court st, 34.1x79.3x4.6x73.6, 4-sty brk store; assessed value, \$10,000; by Chas A Perkins ref, in rotunda Court House.
St Marks av, No 1729, n s, 414 e Rockaway av, 18x127.9.
St Marks av, No 1731, n s, 432 e Rockaway av, 18x127.9, two 2-sty frame dwell'gs, assessed value, each, \$350.
by J E Pidgeon ref, in rotunda Court House.
Bergen st, No 1272, s s, 3\*0 w Kingston av, 20x100, 3-sty brk dwell'g; assessed value, \$5,000.
Prospect pl, No 1264, s s, 375 e Troy av, 18x90, 2-sty frame (brk filled) dwell'g; assessed value, \$1,500.
Prospect pl, No 1266, s s, 393 e Troy av, 18x90, 2-sty frame (brk filled) dwell'g; assessed value, \$1,500.
Herkimer st, No 728, s s, 208 4 e Utica av, 16.8x103, 2-sty frame (brk filled) dwell'g; assessed value, \$1,900.
Livonia av, No 74, s e cor Watkins st, 25x75, 2-sty frame dwell'g with 1-sty frame shed on rear; assessed value, \$1,800.
Putnam av, No 1095, n s, 120 e Broadway, 20x100, 3-sty brk dwell'g; assessed value, \$5,100.
South 4th st, No 206, s w s, 20 s e Roeb ling st, 20x92, 3-sty brk dwell'g; assessed value, \$4,000.
by T A Kerrigan, at 9 Willoughby st.

FEBRUARY 19.

Columbia st, No 215 begins Columbia st, President st, Nos 93 and 95, n e cor President st, 20x80, three 3-sty brk stores and tenem'ts; assessed value, \$9,500; by Jacob Cole.
Flushing av, No 674, s s, 375 w Throop av, 25x100, 2-sty brk dwell'g; assessed value, \$2,700; by T A Kerrigan, in rotunda Court House.

FEBRUARY 20.

Myrtle av, Nos 762 1/2 and 764, s s, 75 e Nostrand av, 50x100; No 762 1/2, 3-sty brk store; No 764, 1-sty frame building; assessed value, \$5,550; by Jacob Cole.
Sheridan av, e s, 256.3 s Adams av, 18.9x100, 2-sty frame (brk filled) dwell'g; assessed value, \$1,500; by H J Forker ref, in rotunda Court House.
Himrod st, No 81 and 83, n w s, 400 n e Evergreen av, 50x77x50x75.7, two 2-sty frame dwell'gs with 2-sty frame building on rear; all title and interest of Charles Kuhlman which he had on July 30, 1895; assessed value, \$2,800; (Sberiff's sale under execution).
Marion st, No 361, n s, 130 w Hopkinson av, 12.6x100, 2-sty and basement brk dwell'g; assessed value, \$1,800.
Marion st, No 359, n s, 142.6 w Hopkinson av, 12.6x100, 2-sty and basement brk dwell'g; assessed value, \$1,800.

Kent st. No 241, n s, 225 e Oakland st., 25x100, 2-sty frame dwell'g with 1-sty frame shed on rear; assessed value \$1,200.

FEBRUARY 21.

Broadway, No 1712, w cor Rockaway av, runs s w 90 x n w 46 x n e 17 x s e 26 x n e 73 to Broadway, x s e 20 to beginning, 4-sty brk store and flat; assessed value, \$17,500; by Geo E Miner ref, in rotunda Court House.

FEBRUARY 24.

Pulaski st, Nos 239-269, n s, 294.6 e Throop av 330.6x100, 1, 2, 4 and 5-sty brk buildings composing The Fred Hower Brewery; assessed value \$102,000, together with chattel mortg, accounts machinery, appurtenances, &c; by Wm P Rae Co, on premises. (Dissolution sale.)

LIS PENDENS.

FEBRUARY 7.

Shore road, s e cor 86th st, runs s 53 to Bay Ridge Parkway as proposed, x n 16.6 x n, n e and e to 86th st, x n 9.2 to 86th st, x w 24 x w 10.2 to Shore road

Shore road, s e cor 86th st, runs s 53 to Bay Ridge Parkway as proposed, x n 16.6 x n, n e and e to 86th st, x n 9.2 to 86th st, x w 24 x w 10.2 to Shore road

Waterbury st, s e cor Maujer st, runs e 125 x s 95 x e 625 x n 95 to Maujer st, x e 25 x s 95 x e to Canal, x s 271.3 x w 676 x s 61.6 x w 187 x n 106.5 x w 116 x s 5.7 1/2 x w 525.1 to Waterbury st, x n 310.

Shore road, n e cor 86th st, runs n 55.1 to Bay Ridge Parkway as proposed, x s 56.5 x s, s e and e to 86th st, x s to 86th st, x w 20.6 to Shore road.

Shore road, n e cor 86th st, runs n 55.1 to Bay Ridge Parkway as proposed, x s 56.5 x s, s e and e to 86th st, x s to 86th st, x w 20.6 to Shore road.

FEBRUARY 8.

Glenmore av, n w cor Snediker av, 25x100. Hannah P Littell agt James T Fick and ano; att'y, E E Roosa.

Fannie E Brown agt Benj R Lamb et al; att'y, G R Brown. Rockaway av, n e cor Dean st, 94.5 1/2 x 100. Van Mater Stillwell agt Eliza Potts et al; att'y, Van Mater Stillwell.

FEBRUARY 10.

Douglass st, n s, 310 w 5th av, 20x100. Peter C Reilly agt Thomas Corr and ano; att'y, S N Garrison. President st, n s, 117 w 6th av, 16.8x95. Eugene G Blackford agt Charlotte A Biersds; att'y, Hobbs & G.

Kingsland av, w s, 222.4 n Nassau av, 19x100. Mary F Moorhouse agt Jonas Feldberg et al; att'y, Wells, W & S.

FEBRUARY 11.

Bayard st, s s, 96.2 w Graham av, 19.6x100. Peter Horr agt Bertha Knorr; att'y, Chas Reinhardt. Bainbridge st, n s, 443.6 e Ralph av, 17.9x100. Chas M Marsh agt Mary E Murray et al; att'y, C M Marsh.

Franklin av, e s, 60 s Putnam av, 20x80. Brevoort Savings Bank agt James H Sinclair et al; att'ys, Wray & P.

Ocean Parkway, e s, at intersection by road leading from Coney Island to Sheephead Bay, runs s 1,346.2 e or 181 x s 327 to Sea Breeze av, x e 1,202 x s 290 to Atlantic Ocean, x e 400 to land B & B R R, x n 385 x w 400 x n 50 x w 200 x n 150 x e 400 x n e 246.6 x n 162.9 x e 215 x n e 547 to Coney Island av, x n 1,176.9 to Sheephead Bay road, x w 2,100. 4-9-10 parts. Wm A Engeman agt Geo H Engeman; att'y, F I Pearsall.

FEBRUARY 13.

17th st, n s, 324.5 w 5th av, runs n 75 x w 3 x n 25.2 x w 25 x s 10.2 to st, x e 25. Brooklyn City Co-operative Building and Loan Assoc agt Wm Moloney et al; att'ys, Delany & N.

Stone av, w s, 150 s Liberty av, 25x100. Sarah L Totten agt Isaac Axelrod et al; att'y, E W Van Vranken. Hopbush st, n s, 400 e Nostrand av, 50x100. Catharine Janson agt Margaretha Scelging et al; partition; amended notice; att'ys, Fisher & V.

FEBRUARY 14.

Central av, s w s, 40 n w Halcyon st, 20x80. Bushwick av, n e cor Cook st, 25x80x25x88.2. Grove st, s e s, 23 n e Broadway, 19x83.11. Sutter av, n s, 40 e Milford st, 20x90. Gates av, n w s, 25 n e Irving av, 25x75.

CHATTELS.

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

SALOON AND RESTAURANT FIXTURES.

Table listing saloon and restaurant fixtures with names and amounts. Includes entries for Beattie, P. 19 Fulton... Beadleston & W (R) 1,000; Browne, F M. 992 Jefferson av... M Seitz (R) 2,000; Boemermann, H. 1119 Bedford av... S Liebmann (R) 5,000; Brandhorst, J F. 977 De Kalb av... S Liebmann (R) 1,500; Burke, P. 110 Dwight... M Seitz (R) 500; Crawley, C. 374 9th st, cor 6th av... J Ruppert (R) 1,030; Carley, P J. 4th av and 60th st... M Seitz (R) 623; Carney, Minnie. 1st av, cor 55th st... J Schaefer (R) 150; Cummings, N and J Wheelin. 96 Stone av... C Frese (R) 1,200; Davern, D A. 182 Johnson... M Seitz (R) 588; Flathmann, F. 399 Grand av... Wm Ulmer (R) 1,500; Fahdt, Chas J. 1606 and 1608 Bushwick av... Malcom B Co (R) 600; Flynn, Wm J. 240 Flushing av... M Seitz (R) 1,465; Fuhr, W. 673 Driggs av... P Weidmann (R) 700; Garvin, J. 475 Hicks... M Seitz (R) 800; Goldsmith, E. 487 North 2d... Kodziesen, Dreyfuss & Co (R) 1,200; Goldman, I. 386 Bedford av... Wagner & S. Pool Tables (R) 310; Heinemann, H. 182 Bayard... M Seitz (R) 612; Herbert, Lena wife of and C. 246 Bushwick pl... J G Grauer (R) 1,000; Hartmann, M. 595 Flushing av... F Munch (R) 500; Hansen, C. 341 Stagg... F Ibert (R) 1,100; Jappen, O. Washington av, cor Fulton st... W H Reynolds (R) 1,049; Kennedy, D J. 500 Grand... Danenberg & C (R) 2,000; Kearney, J J... Otto Huber (R) 2,700; Lauthier, Jeannette... Otto Huber (R) 7,000; Leidich, A. 96 Walton... L Eppig (R) 700; Mehling, J. 254 Hopkins... C Bick (R) 600; Moller, Kath. 7 Cook... J G Grauer (R) 800; MacNamara, J J. 39 Dean... S Liebmann (R) 700; McManus, J. 150 York... M Seitz (R) 865; Mueller, R. 1196 Bedford av... R Davenport, Pool Tables, &c (R) 135; McIntyre, P. 805 Classon av... T C Lyman & Co (R) 400; McKenna, J. 37 Prince... H B Scharmann (R) 500; Mehrtens, E W. 2932 Atlantic av... D & C (R) 300; Nellis, J L. 513 5th av, cor 13th st... P Ballantine (R) 2,500; Petersen, F. 151 Furman... M Seitz (R) 721; Petersen, F. 151 Furman... Mary A Petersen, Restaurant Fixtures (R) 600; Plander, F. 1813 Bergen... S Liebmann (R) 900; Ryan, Leonora. Vesta av, w s, near Atlantic av... Congress B Co (R) 550; Riebling, W... Otto Huber (R) 800; Schneider, J. 66 Freeman... J Kress (R) 1,300; Sabath, W L. 15 Atlantic av... India Wharf B Co (R) 2,968; Scott, L. 173 Washington... Bramhall-Deane Co. Range (R) 96; Siro, F. 83 Sackett... M Seitz (R) 648.

Wester, C. 17 Boerum pl. . . . H B Scharmann. (R) 2,000  
Whiting, J D. 145 Hudson av. . . . M Seitz. (R) 2,900

HOUSEHOLD FURNITURE.

Arnhold, J. 95 Marion. . . . J Michaels. 120  
Bittman, J. 441 Humboldt. . . . J A Schwarz & Bro. 222  
Bradford, T D. 670 President. . . . Cowperthwait & Co. 292  
Bradley, J J. 1412 Gates av. . . . J Michaels. 120  
Brown, W G. 1239 Bedford av. . . . R Treacy. 278  
Congdon, F O. 331 Union. . . . J Baumann. 363  
Conley, Sarah. 249 7th. . . . J Michaels. 143  
Crissey, Carrie. . . . B H Lord. Piano. 210  
Doherty, Mary. 56 Douglass. . . . J Michaels. 214  
Duryea, A C. 267 South 3d. . . . A Schulz. 198  
Engel, N B. . . . D O'Farrell. 364  
Fitch, C H. 185 Keap. . . . Cowperthwait Co. 260  
Flowers, Mathilda. 479 Warren. . . . J Michaels. 151  
Foster, Emma. 220 Broadway. . . . A Schulz. 169  
Girod, Mrs G W. 538 Hancock. . . . Brooklyn F Co. 113  
Groh, Hannah. 201 Irving av. . . . J Michaels. 104  
Halliday, Mrs W. 538 Hancock. . . . Brooklyn F Co. 178  
Harford, J J. 146 Fulton. . . . J E Costilo. 860  
Hegarty, Ellen. 550 Henry. . . . J Michaels. 159  
Hellstern, Amelia. 148 Sumner av. . . . J A Schwarz & Bro. 212  
Holly, Anna T. 191 Baltic. . . . J S Merriam. secures rents  
James Lennon, Jr, Assoc. 256 Hoyt. . . . J Michaels. 232  
Kennedy, Mrs J M. 21 Lefferts pl. . . . Cowperthwait & Co. 938  
Kuhne, H. 158 Harman. . . . J A Schwarz & Bro. 194  
Kurtz, S B. 1033 Bedford av. . . . J Michaels. 180  
Killbride, Lizzie. 332 Van Brunt. . . . J Michaels. 133  
Kehoe, W F. 104 Douglass. . . . R Treacy. 125  
Lang, Mrs J. 123 Fulton. . . . J Michaels. 131  
Lyon, O F. 46 Brooklyn av. . . . Brooklyn F Co. 191  
MacKnight, Mrs Wm. 100 Pineapple. . . . Brooklyn F Co. 226  
Madden, Marguerite. Kings Co Hotel, Jamaica av. . . . Brooklyn F Co. 259  
Mansell, T F. 282 Wyckoff. . . . Brooklyn F Co. 158  
Miner, J. 27 5th av. . . . J Michaels. 101  
Marr, J R. 72 Jefferson. . . . J Baumann. 199  
Parker, H F. 1432 Bedford av. . . . Cowperthwait Co. 321  
Pickett, Miss. 269 17th. . . . J Michaels. 142  
Pitts, J R. Flushing, L I. . . . H C Rath. 235  
Pratt, W C. Bay 20th. . . . Brooklyn F Co. 205  
Rice, Mrs J F. 100 Pineapple. . . . Brooklyn F Co. 164  
Rosenberg, I. 157 Boerum. . . . J A Schwarz & Bro. 223  
Ricker, Bella. 642 Evergreen av. . . . J Baumann. 135  
Rice, T S. 988 Butler. . . . J C Hememan. 500  
Russell, R. . . . L Webster. 160  
Schoffin, F S. 102 Pineapple. . . . A Pearson. 219  
Schaeffer, F E. 307 Bushwick av. . . . J A Schwarz & Bro. 111  
Shoning, Annie. 16 St John pl. . . . J Michaels. 209  
Stegman, V. 137 Concord. . . . J Michaels. 126  
Stansfield, Amelia. 782 Lafayette av. . . . Brooklyn F Co. 203  
Stevens, J. 31 Fleet. . . . J Michaels. 161  
Tyrrell, K. 179 13th. . . . Brooklyn F Co. 141  
Vrooman, Mary and S S. 217 Atlantic av. . . . J Michaels. 649  
Williamson, Mrs A P. . . . Brooklyn F Co. 188  
Wessel, May. 233 Stockton. . . . J A Schwarz & Bro. 639  
Whitmore, A H. Av C and East 9th st. . . . J Michaels. 153  
Yutti, J. Clinton pl, Cypress Hills. . . . A Schulz. 239

MISCELLANEOUS.

Allers, C D. Wythe av and South 5th st. . . . Nat Cash Reg Co. 175  
Ackermann, H. . . . P Barrett, Son & Co. (R) 1,000  
Baptiste, J H. 698 Myrtle av. . . . F Pietsch. Printer Fixtures. 350  
Bauer, Wm. 94 Reid av. . . . A J Schlicher. Barber Fixtures. 200  
Bloch, B. 610 5th av. . . . Nat Cash Reg Co. Register. 200  
Balling, A. 179 Graham av. . . . Nat Cash Reg Co. Register. 200  
Banchito, P. 1253 Myrtle av. . . . R Rainforth. Barber Fixtures. 174  
Braak, H and G Kock. 233 Boerum. . . . Meltzer Bros. (R) 500  
Brautschek, L. 44 Beekman. . . . Damon-Peets Co. Press 56  
Brewster, C H. 634 Pacific. . . . A M Stein & Co. Horses. (R) 210  
Buono, A. 103 Hamilton av. . . . A Schwaab, Jr. Barber Fixtures. 118

Clarke, Bridget. 9th av and 39th st. . . . P Bracken. Horses. 154  
Crummey, Annie V. 336 Fulton. . . . A Katenhorn. Store Fixtures. 100  
Capen, E A and A F Crawford. 209 Front st, New York. . . . Whittier, Cotton Mills. Machinery. 562  
Donnelly, J H. 37 Parker. . . . Well Bros. Milk Fixtures. 864  
De Baun, D H. 30 Vanderbilt av. . . . L E Van Horn. (R) 2,000  
Dittmar, J. 74 Stagg. . . . Conner, Fendler & Co. Paper Cutter. 65  
Drobnitzki, W. 68 and 70 Troutman. . . . A Wedekind. Machinery. 5,000  
Drummond, R. 444 Pearl st, New York. . . . Empire Typesetting Machine Co. Machine. 2,450  
Same. . . . same. Machine. 2,450  
Frankel, J. 679 Grand. . . . Mosler, B & Co. Safe. 120  
Gambino, O. 2121 Eastern Parkway. . . . T J Collins F Co. Barber Fixtures. 416  
Greenberg, Harris and Hyman. . . . J Strauss. Cows. 200  
Goldberg, A. . . . W Witt. (R) 840  
Hartung, C L. 137 North 2d. . . . L Etzsdorf. Barber Fixtures. 75  
Hollwedel, H A. 27 and 29 Evergreen pl. . . . W F Hollwedel. Oil. 250  
Horton, M S. Blythebourne, L I. . . . Brunswick-Balke-Collender Co. Bowling Alley. 500  
Houchin, W B and A L Baron. 205 and 207 Centre st, New York. . . . D Kruse. Machinery. 2,500  
Holland, Clara F. Electrotype plates at 24 New Chambers st, New York. . . . Etta A Cool. 1/2 part. 94  
Huene, A C & Bro. 111 Broadway. . . . Ella M Shand. Printer Fixtures. (R) 2,000  
Karasek, M. 30 Moore. . . . J Anzelowitz. Van. 1/2 part. 110  
Kent, Evelena. West 12th st Coney Island. . . . Whittman Bros. Bottler Fixtures. 447  
Keicher, F. 189 Irving av. . . . C Keicher. Butcher Fixtures. 125  
Levin, I. 172 McKibbin. . . . B Stein. Drug Fixtures, &c. Secures Articles of Co-partnership. See Stein. 200  
Levison, M. 324 Madison. . . . J Fuchs. Wagon. 130  
Linker, J. 15 Metropolitan av. . . . J Fuchs. Wagon. 40  
Lowey, W. 6 Barclay st, New York City. . . . Market and Fulton Nat Bank. Presses, &c. 551  
Leach, M H, Jr. . . . M H Leach. Horses. &c. (R) 1,500  
Ljungberg, M. 6 Henry and 104 Fulton. . . . J Bunce. Lodging House Fixtures. 1,415  
Lamberta, A and M Sacco. 11 Sumpter. . . . Archer Mfg Co. Barber Fixtures. (R) 32  
Little, Mrs John. 387 Bridge. . . . Mosler, B & Co. Safe. 65  
Maneus, A. 554 North 2d. . . . Archer Mfg Co. Barber Fixtures. (R) 341  
McBride, R C. Hotel Argyle, Bath Beach. . . . Nat Cash Reg Co. Register. 200  
Moodhe, Eliz A. 97 South 5th. . . . Keyes & Wilson. Carriage. 500  
Market, A. 80 7th av. . . . Maria Muller. Barber Fixtures. 850  
Marolda, N. Jay st, cor Nassau st. . . . Archer Mfg Co. Barber Fixtures. (R) 514  
Morick, H. 21 and 23 Grand. . . . Nat Cash Register Co. Register. 80  
Pietragallo, L. 440 Union. . . . Archer Mfg Co. Barber Fixtures. 127  
Rudolph, O. 662 Park av. . . . J P Baumann & Son. Knitting Machines. 379  
Rathjen, H. 450 8th av. . . . Nat Cash Reg Co. Register. 200  
Rohde, E. 421 Hicks. . . . Roberts & Collins. Bakery Fixtures. (R) 300  
Rolk, C and Wm Roes. 330 Clifton pl. . . . L Schroeder. Grocery Fixtures, Lease, &c. 2,500  
Reilly, J. . . . Bacret & Brush. (R) 300  
Schofer, Isabella. 76 Throop av. . . . Manhattan Type Foundry. Press, &c. 135  
Schmitz, A A and Lizzie B. 231 Greene av. . . . P Corroll. Dressing Cases. (R) 250  
Stein, B. 61 Morrell. . . . I Levin. Drug Fixtures, &c. Secures Articles of Co-partnership. See Levin. 200  
Unser, L. 297 Hamburg av. . . . Mary Parker. Barber Fixtures. (R) 170  
Von Essen, E. 592 5th av. . . . J Matthews Apparatus Co. (R) 650  
Wilshusen, F. 1022 De Kalb av. . . . Meta Clausmeyer. (R) 3,000  
Weiser, H. 26 Vernon av. . . . H Bloch. Market Fixtures. (R) 240  
Whitty, M. 75 Atlantic av. . . . Venable & Heyman. (R) 415  
Williams, F L. 96 Cedar. . . . H D Holberg. Bakery Fixtures. 300  
Williams, W E. 446 Hicks. . . . Nat Cash Reg Co. Register. 300  
Wilkes, D W. Fulton st, Chauncey st and Lewis av. . . . L W Palmer. Coal Yard. (R) 7,786

BILLS OF SALE.

Becker, J. Johnson, near Knickerbocker av. . . . A Strober. Lumber. 105  
Fink, C. 1867 Fulton. . . . O Velle. Fish Market. 62

Friedrich, H. 220 Graham av. . . . C Duttweiler. Bakery Fixtures. 500  
Hooper Natural Process Drying Co. 60 Hamilton av. . . . India Wharf B Co. Plant. nom  
Kelly, Mary F admrx J H Kelly. 40 Hoyt. . . . Geo V Kelly. Paints. 1,500  
McCourt, Mary. 301 Hudson av. . . . Rose McCourt. Stock and Fixtures. 200  
Nelken, F L. 655 and 657 Warren. . . . J Lockett. Horse and Wagon. nom  
Touf, S. Graham av, cor Moore st. . . . Mollie Touf. Produce Stand. 25  
Vaight, Anna. S17 Kent av. . . . C Schlecting. Bottler Fixtures. 225  
Woelber, C. 367 De Kalb av. . . . E Rughaese. Saloon Fixtures. 1,900  
Walpert, L. 560 Driggs av. . . . S Olstein. Shoe Store. 300  
ASSIGNMENT OF CHATTEL MORTGAGES.  
Bielenberg, H. 977 De Kalb av. . . . S Liebmann's Sons B Co. (J F Brandhorst. Feb 12, 1894.) 1,400  
Gurnee, O R to Edward C Reinhardt. (Mort made by C E Reinhardt, April 3, 1895.) 1,650  
Ogden, Ella G to Austin, Nichols & Co. (Elliott Ogden, Oct 10, 1895.) nom  
Valentine, F C to Oscar H Stearns. (Wm J Wedekind, A to Ida Drobnitzki. (W Drobnitzki, Feb 7, 1896.) 500

Queens County Records

CONVEYANCES.

January 19 to 23—Inclusive.

Barbig, Caroline to Oliver B Smith. South Oyster Bay Turnpike, w s, 80x370, at Greenwich Point, Town of Hempstead. Feb. 15. Mort \$5,000. \$825  
Caines, Ann E to Ellen E Stuart. Parcel at Roslyn, begins at s e cor of land heretofore conveyed by grantor to Virginia, William C and Robert Stuart, runs from said cor at centre of highway from Roslyn to Glenwood, n w — x s w x s e — to centre of said highway, n e —, contains 2 22-100 acres. Nov. 12, 1863. gift  
Campion, Chas E to Geo A Daley. Parcel of woodland at Maspeth, Newtown, at n w cor of land of — Dahlbender, —, 4-18 part. Dec 12. 1900  
Cimitiere, Charles to Erastus D Benedict. Union av, lots 48 and 49 map of land of P J Spencer at Woodhaven. June 4, 1895. nom  
Citizens Real Estate Co to Philip Durkes. Lot 605 map No 1 of Rose property at Flora Park. July 26, 1895. 70  
Ferris, Morris to John Nowinski. Hunter av, s s, 250 e Jane st, 25x84.9x25.7x90.4, 37 1/2. Ward, L I City. Feb 10. 775  
Goodsell, John S and Chas H heirs Chas H Goodsell and Mary A Goodsell widow to Martin J Holley. Lots 46 and 47 block 2 map of 423 lots at Winfield, part of Cornelius Hyatt Homestead. Jan 6. 400  
Greene, Mary E wife John to Celia Modesta. Newtown road, w s, 25 s Nichols av, —x101. 11x25x95.4, Newtown. Mort \$1,100. Dec 4, 1895. nom  
Hewlett, Augustus J to Frank H Weyant as treasurer of the Hewletts Chrysanthemum Social. Franklin av, w s, adj land of Henry Schmidt exr, &c, at Hewletts, 50x188.6x15x192.10, Jan 14. nom  
Johanson, Johan E to Caroline A Johanson. Steinway av, w s, 425 s Broadway, 25x100, 4th Ward, L I City. Mort \$2,000. Jan 20. nom  
Kirby, Ralph to August Reybeck, Princeton st, s s, 125 w Union av, 25x100, Hempstead. Feb 13, 1895. 125  
Larke, Richd A exr and heir of Catherine Larke to Joseph Reade. Park st, s s, 325 w Myrtle av, 25x100, Newtown. Jan 13. 225  
Neimeyer, Fred to Mary Neimeyer. Brookdale av, n w s, 74.2 s w Ipswitch av, 50.4 x120.9x50x120.6; Ipswitch av, w s, 112 n Brookdale av, 25x123.8, Great Neck. Mort \$600. Jan 18. gift  
Pooler, Edwina P wife of Frank A to Emken Chemical Co. Hancock st, s e s, 123.4 s w Bodine st, 125x67x125x39.8, Jan 9. 1,000  
Rapeley, Augustus to Hugh Hart. Pearshall st, s s, 325.3 w Gale st, 25x100, L I City. Feb 11. 500  
Rohde, August to The County of Kings. Oceanview av, w s, 550 s Myrtle av, 50x100, Newtown. Jan 7. 750  
Stuart, Wm C and Robert to Henry H Hoggins. Roslyn to Glenwood road, w s, 211.9 n from highway to Weeks Station and adj land of Baron Ward, contains 9 29-100 acres, Roslyn. Dec 3, 1895. 20,000  
Woolley, James V S to John A Davison. Lots 111 and 112 block 4 map of 716 lots at Newtown Heights, Newtown. Dec 12. 350  
Zeldler, Martin to Joseph M Lang. Woodward av, n e s, 50 s e Himrod st, 25x100, Newtown. Jan 20. 630  
Ziegler, William to William Kelly. Lots 414-418 block 13 map of Ingleside, Flushing. Dec 26. 1,200  
MORTGAGES.  
Armstrong, William to Far Rockaway Bank. Bayview av, n w cor Prospect st, runs n 250 x w 209.3 x s 50 x e 100 x s 200 to av, e 100, Far Rockaway. Jan 24, 1 month, 3,000  
Banks, Thomas to Robert Evans. Lot 564 block 21 map of North Woodside, Newtown. Dec 11, installs, 5 %. 1,100  
Bayles, Frank to Henry A Townsend. Walnut pl, s s, 100 w Bayview av, 50x150, Oyster Bay. Feb 11, 3 years. 1,000  
Bedell, Tredwell S to Joseph F Pihlstrom. Milburn road, w s, adj land of Oliver Bedell, 56x249.4, Baldwins. Jan 20, due Jan 1, 1899. 700  
Brush, Zopher to Geo W Brush. Elderts lane, n e cor Grau st, runs e 395.2 to Drew av, x n 150 x w 100 x n 24.2 x w — x s 159.9 to beginning, Jamaica. Nov 19, 1895, 3 years. 5,000  
Bushell, Edwd J to The Riverhead Savings Bank. Sea View av, w s, 150 s Mott av, 100

x121x105.10x125, Far Rockaway. Dec 5, 3 years. 2,500

Bushfield, Julia A to Phebe wife of Saml C Seaman. Centre av, w s, 197.11 s Brooklyn and Jamaica plank road, 20x84.2, Jamaica. Jan 2, 3 years. 1,336

Casina Land Co to Rudolph De Roode. Parcel at Hell Gate Neck, in Long Island City, called Willoughbys Point, now called Casina; also parcel in Newtown, being lot 7 on map of estate of Abraham Polhemus, contains 7 79-100 acres; also parcel in Newtown, be lot 6 on same map, contains 8 33-100 acres; also farm in Long Island City, adj Peter Rapelje's land, contains 43 1/4 acres; also parcel of meadow land in Long Island City, by land of Eza N Berrien, contains 2 acres; also lands under waters of East River, in front of and adj uplands of E J Wolsey, contains 40 94-100 acres. Jan 17, 1 year. 25,000

Dangmann, Karl to John Deinhardt. Himrod st, n s, 125 w Onderdonk av, 25x100, Newtown. Jan 21, installs, 5 1/2. 550

De Bevoise, Chas C to John H Meyer. New York av, e s, adj land of Jennie A Duryea et al, contains 33 acres, Jamaica. Jan 15, 3 years, 5 1/2. 1,500

Forest, Inez E wife of Henry A to Madison Co-operative Building and Loan Assoc. Road from Great Neck Middle road to Udall's mill, Town of Great Neck and 192.8 w of Hannah K Willett's land, contains 4 16-100 acres. Jan 21, installs. 6,000

Funk, Marie wife of and Jacob to Smith & Sils. Atlantic av, s w cor Hamilton av, 82 x 92, Jamaica. Nov 8, 1895, 1 year. 1,600

Gunther, August to Louis Bossert. Forest av, e s, 75 s Grove st, 25x95x25x95.9, East Williamsburgh, Newtown. Jan 17, demand. 278

Hitchcock, De Witt to The Long Island City Savings Bank. Henry st, n cor Prospect st, 50x90, 3d Ward, L I City. Jan 14, 1 year. 1,500

Hughes, Margt S formerly Combs to Geo L Wright, Merrick and Jamaica plank road, s s, adj land of Lewis Langdon, contains about 19,800 sq ft, Hempstead. Jan 10, 1 year. 275

Jephson, William to The Woodhaven Junction Land Co. University pl, s w cor Grant av, 50x100, Jamaica. Jan 20, due Feb 15, 1896, 800

Same to New York Mutual Savings and Loan Assoc. Same property. Jan 20, installs. 2,600

Julier, Elizabeth wife Peter to Welz & Zerweck. Lots 534 to 537 block 22 map of land at West Jamaica of F W Dunton. Jan 18, 1 year, 5 1/2. 250

Kuhn, Joseph to John Nowinski. Jane st, s w s, 74.9 n w Academy st, 46.1x—, 3d Ward, L I City. Jan 9, due July 9, 1908, 1,500

Methodist Protestant Church of Westville, L I, to The Riverhead Savings Bank. Lord av, n e cor Redwood av, 150x108, Inwood. Jan 8, 3 years. 4,000

Mohr, Christina to Elizabeth Bardon. Lots 326 to 329 map of Wagner farm on Fresh Pond road or St James Park, Newtown. Jan 6, 1 year, 5 1/2. 400

Mueller, George to Joseph Hellmann. Bleecker st, s e s, lot 53 map of Germania Real Estate and Improvement Co, Newtown, 25x 100, Feb 11, 1 year, 5 1/2. 200

Murphy, John H to Esther Weeks. Hempstead to Glen Cove highway, w s, and at s e cor of L I R R Cos grounds at Weeks Station, Greenville, town of North Hempstead, contains 3 1/2 acres. Jan 1, 3 years, 1,200

Nexsen, Mary M formerly Rapelje to Jennie P Roberts admx Wm T Roberts. Willow st, s s, 300 e Mulberry Co, 50x100, Corona. Jan 21, due Nov 1, 1899. 800

Netz, Louise to Annie Colletti. Hoyt av, n s, 25 e Lawrence st, 25x99.11, 5th Ward, L I City. Dec 31, demand. 1,000

Perry, Emerson W to Eva J Rogers, Ella R Downs and Estella M Ross. Gaston av, n e cor Arverne Boulevard, —x— to Meredith av, Arverne-by-the-Sea. Jan 13, 1 month. 2,325

Peterson, Herbert H to Columbian Building and Loan Assoc. McCormack av, e s, 550 s Belmont av, 25x100, Jamaica. Apr 4, 1895, installs. 1,000

Pollok, John J to Harlem Co-operative Building and Loan Assoc. Lots 11-25 block F, also lots 16-21 block C, lots 7-9 block 2, lots 1-3 block E, lots 8-10 block F, lots 7-11 and 32-39 block G, lots 9-11 and 30-36 and 20-21 block H, lots 32-40 and 15-19 and 5 and 6 block K, lots 10-37 block L map No 2 of mortgageor at Hicksville, Town of Oyster Bay. Jan 15, installs. 4,000

Rion, Anselme to David W Thompson. Buchanan pl, w s, 100 n Grand st old line, 25x 100, L I City. Jan 15, 1 year. 150

Roth, Philip to Mary E Man. Central av, n e cor Maple st, 100x102.8, Richmond Hill. Jan 2, 5 months. 2,500

Schliessmann, Anton to Abram S Post. Corona n s, 56.1 e Buenavista st, 89.10x—, Corona. Jan 20, due Oct 1, 1899. 6,900

Simpson, John C to John B F Bliven. Union pl, w s, 75 n Elm st, 25x100, Jamaica. Nov 30, 3 years. 300

Smith, William to the Queens Co Co-operative Savings and Loan Assoc of Jamaica. Catlin pl, n s, 50 e Slocum st, 50x100, Hewletts. Jan 2, installs. 1,300

Teubner, Kruno to Mary Lynch. Newtown and Bushwick Turnpike road, n w s, 363.3 n e Broadway, 96.9x—, Newtown. Jan 22, 3 years. 1,600

The Flushing Library Assoc to Ernestine Donuzlaf. Jamaica av, s e cor Jaggar av, 188.9x—, Flushing. Jan 17, 3 years. gold, 5,000

The Woodhaven Junction Land Co to Mads Madsen. Grant av, w s, 200 s Grafton av, 50x100, Jamaica. Jan 21, installs. 1,800

Same to William Jephson. Same property. Jan 21, 1 month. 850

Whiton, Louis C to Serial Building Loan and Savings Inst. Grafton av, s e cor Washington av, 50x100, Chester Park. Dec 17, 1895, installs. 2,800

Zeller, Philipp to Julia Offenbacher. De Bevoise av, w s, 207.3 s Potter av, 67.9x135, 5th Ward, L I City. Jan 23, 1 year, 5 1/2. 500

Zoebelein, John to John Leier. Lot 241 map No 2 of Long Island Real Estate Exchange and Impt Co, Newtown. Nov 27, due Aug 1, 1896, without interest. 500

Bangs, Francis S as guard to Erastus D. Benedict. 1,000

Barudio, Joseph to Horace F Burroughs. 500

Braunsdorf, John H to Gerrit D Van Vranken. 774

Bulowa, Alfred L M to Smith & Sils. 100

Calhoun, Margt C to T Halsted Myres. 2,500

Carpentier, Marius A to Eunice J Sherwood. 2,000

Downs, Ella R, Eva J Rogers and Estelle M Ross to Wm S Rogers. nom

Fuller, Fred to Andreas Schieber. 600

Himely, Luisa to Henry R Beekman and Franklin B Lord. 6,000

James, Saml B exr Phebe H Metford to Lizzie C Osborn. 200

Perkins, George to Albert W Seaman, guard of Ralph Parker. 214

Sherwood, Eunice J to Marius A Carpentier, other consid and 300

Stephens, S Louise to Elizabeth Mace. 1,000

Taft, Abigail S to Benjamin S Reeves as guard. 1,000

JUDGMENTS.

6 Bruel, Gus and Ida—Nason Mfg Co. 173 78

6 Bruel, Gus—the same. 332 43

6 Coco, Peter, Sr—Hugh Gray. 32 75

6 City of Brooklyn—Smith Pettit. 1,401 85

8 Dillon, Mary A—D Le Rog Dresser. 137 97

8 Hartman, John—Sarah Julian. 137 97

8 Halpin, Paul—C F Tietjen, trustee. 120 60

10 Hadden, Caroline I and James C—Phoebe A Henderson. 93 57

10 Iberger, Adam—William and David Hopkins as exrs John B Hopkins. 154 55

10 Kruse, Eliza—Chas A S Van Nostrand. (D) 879 84

6 Larsen, Magnus—Julius Engel. 1,875 20

10 Long Island City—James Kennedy. 6,047 91

6 Morgan, Wm E—John B Garner. (D) 607 82

6 Molle, August—Dorothea Schreiner. 256 25

8 McKane, Robert and William—East River Beef Co. 130 80

10 Metropolitan Street Ry Co—Robert Clegg. 82 29

8 Pretz, Chas E—John H Smith. 266 19

10 Peerless Mfg Co—Patk J Gleason and James Davren. 105 34

6 Rapelje, Wm W—Henry Agnew. 34 39

10 Rees, Isaac S—Trustees of Union College. 27 75

7 Smith, Charles and Ezra—Geo C and Franklin Miller. 172 18

8 Schock, Jacob—Adolph Prince. 362 05

8 Shipherd, Jacob F—Chas B Crowell. 75 22

10 Sheffield, Frederick and Agnes M—David D. Master. 1,112 81

7 Wacker, George—Mayor, Lane & Co. 236 47

10 Wittmann, Cath T—Joseph Vollkommer. 96 18

10 Willeits, Martha T—Thos T Taber. 74 95

MECHANICS' LIENS.

6 Jericho turnpike, n s, Westbury. Andrews Brothers agt Joseph L Torrence, owner, and Arthur Johnson, contractor. 436 25

6 Myrtle av, e s, lot 270 Hitchcock's 4th map of Corona Heights. American Patent Portable House Mfg Co agt Carmine and Georgine Berardo, owners, and Pepe Antonio. 107 19

6 Rapelje av, w s, lot 685 Hitchcock's 3d map of Corona Park, Newtown. American Patent Portable House Mfg Co agt Guissepe Rigolo. 125 00

7 Bartow st, s w cor Vandeventer av, L I City. Louis Bossert agt Joseph Cerunda, owner, and Charles Neidhardt, contractor. 569 97

7 Parcel at Oyster Bay, indef. R Bausch & Sons agt Emilie and Geo H Brown. 21 24

8 Hillside av, s s, Jamaica. John R Carpentier agt Board of Education of the School District of Jamaica, owners, and Frank Manes & Son, contractors. 4,956 24

8 Brookville to Syosset road, Syosset. Adamant Mfg Co of America agt Theo F Lewis, owner, and Ira A Hawley, contractor. 89 65

BUILDING MATERIAL MARKET.

BRICKS.—Conditions on the general market for common hards are getting to be somewhat unsettled, but with the turn mainly in buyers' favor. It seems to be a case of supply in excess of demand, with necessity for concession in part, if any one determined to realize, and even a shading on cost not proving effective as an attraction for orders. There is altogether, in various localities, quite a full consumption going on at present, and every day of good weather is being taken advantage of to urge forward work, but no really fresh outlets are opening and in a large number of cases the supply of brick wanted is already provided for in the accumulations of stock previously made and from which draft is taken in a large number of cases, rather than come into market for fresh supplies. And meanwhile, unfortunately, the fresh supplies are putting in an appearance with quite a degree of freedom that has made them bothersome since our last. All ordinary points of product have been represented in the offerings, although of late it is claimed the Long Island makers have stopped shipments on account of price, and left the field mainly to Jersey makes of various degrees of quality, the Staten Islands and the Hudson Rivers. The latter came down in quite a large fleet, just before the holiday, and have since proven something of a depressing factor upon values, with indeed a little doubt at the present writing as to just what is the fair wholesale figure. Quotations have been made "about as before," but we have information of actual business accomplished that makes it look as though \$6 would be a pretty difficult figure to exceed, if there was a positive determination to secure custom, while some of the poorer stock has gone as low as \$5. The latter, however, is principally Jersey product, as the Hudson River goods coming to hand have quite generally sustained the high standard of quality to which the market has been accustomed all the season. We learn that manufacturers along the Hudson contemplate another effort to perfect a combination to cover representation from entire line of river. So far has the matter progressed, that a committee is now working upon plan and scope of the or-

ganization and will, it is understood, report at a meeting to be held next week. The idea will be to restrict production and maintain uniform and remunerative prices.

DOORS, SASHES AND BLINDS.—Our local demand as yet amounts to practically nothing, and the market has an uncertain position. About old figures are quoted, but circumstances make the situation largely normal. Conditions at the West are reviewed by the "Northwestern Lumberman" as follows:

A better feeling is slowly developing among manufacturers and wholesale dealers, though it hardly appears that demand has increased sufficiently to give much cause for rejoicing. But at any rate, considerable talk is heard in favor of and predicting higher prices. The continued firmness of glass prices is a strong incentive to work for better values on the glazed list, and as factory lumber is not showing any weakness, everybody would like to shove doors up another notch or two.

Inquiries for odd work have not developed to the extent which had been expected, but it seems to be the general idea that everything in the building line has been awaiting the results of bidding on the bond issue. Now that the idea of a popular loan has proved such a decided success, it is believed a marked activity in building will speedily follow, and this will mean a good demand for special work. Stock goods will probably not move to any great extent until farmers begin to sell their grain, but as prices on wheat have had a firmer tendency lately, the outlook in this direction is improving.

Nearly all of the larger stock producing factories are in operation, but are either running short handed or on short time, confining production as far as possible to the requirements of present demand.

LATH.—During the interval since last report the market has been very well sustained, but more upon a basis of scant supply than through any special force to demand. It can be seen where in due time quite an amount of lath will be wanted for consumption and the call likely to develop quickly, but for time being buyers are indifferent and receivers probably fortunate in having nothing of importance upon which they feel anxious to realize. The quantity available for shipment at primal markets is said to be quite small.

LIME.—It now seems to be a pretty strong sort of market and reports are running cheerful. The advance in price of one week ago has been sustained readily enough as there was no old stock to take care of and fresh arrivals as previously indicated proved unimportant, while demand was good, and especially so after the dampness got out of the atmosphere. It seems to be quite generally understood that manufacturers at the Eastward are determined to ship moderately and that dealers in this locality will want supplies for working purposes even though actual consumption does not increase beyond present lines.

LUMBER.—So far as consumption is concerned, no change of importance has taken place, nor could such be expected at this time of year. It is mostly old work under way against which material has quite generally been engaged, and a large proportion of the stuff moving is simply delivery in execution of previous contract. In a wholesale way reports are just a trifle more cheerful. There has in several instances been quite good-sized engagements made for staple grades, and while particulars do not come to light there is reason to suppose that full rates were obtained, and especially so on fine qualities of which there is comparatively small quantity to last until the new cut becomes available in desirable condition. A few more traders are appearing upon the market, and they may be classed as the skirmish line of spring traders. There seems to be a feeling of doubt as to just how to weigh general chances for the future. Recent failures have unquestionably proven something of a disturbing factor, yet as the troubles were clearly traceable to natural causes, the disposition is to abstain from undue alarm and hope for the best. There is belief that conditions favor a better state of affairs in financial circles, and an improvement in that line must favorably influence manufacturing and building interests and beneficially reflect upon lumber. A salesman who has been doing a considerable amount of running around among the goods of late reports quite an uneven distribution of stocks and confirms a previous impression that the small dealers are poorly supplied, both in quantity and assortment, and the large concerns carrying a pretty good amount, some of it bought cheap, but now firmly held.

For export the trade is holding up very well and still affords quite a good chance for the finer qualities of White Pine and strengthening the position for those grades. First-class boxing, too, is doing better, and the indications are that about all the dry stock of upper quality will find a place before desirable fresh additions can be secured. A few Canadian manufacturers are said to be offering for future delivery at prices that would hardly be warranted with any expectation of increase of tariff.

Yellow Pine remains steady, and in some cases has been contracted for quite freely against special work, including some orders from car manufacturers, and former prices are claimed. The failures in this division of the trade have created natural comment, but all things considered, it seems to be conceded that the troubles were probably unavoidable. Carolina Pine arrives to some extent on contract, but there is not much doing at the moment on new orders.

Hemlock is not greatly sought after at the moment, but latest reports from primal markets indicate a pretty firm feeling among manufacturers, with hope of higher prices during the season. Spruce may be considered steady enough and quite likely to bring full rates, the Eastern people, indeed talking an advance, and in view of supposed control of a large portion of this State production capacity higher prices are predicted for 13-foot stock.