

REAL ESTATE BUILDERS GUIDE.
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AS the year goes on the commercial demand for money lessens. This makes more ample the funds available for employment in the speculative markets, which show considerable strength considering the circumstances. This strength is particularly noticeable in the coalers, which, according to ordinary reasoning, ought to be very much depressed as a result of the strike. Why they are not is because there is a belief prevalent that arrangements are maturing for closer relations among the anthracite roads, and that part of the advance in the price of anthracite coal will be retained when the strike is over, which will improve dividend prospects, especially in the case of Reading. It is also asserted that the Atlantic shipping combination has for one of its objects the pushing of American coal in European and other markets and will thereby create the demand which has always been needed to allow Reading to more fully exploit its large holdings of coal lands. A good deal of the general buying of the week has been based on the belief that peace in South Africa will be announced in a few days, and with it will come a new demand for all kinds of investment securities both here and abroad. It is easy to see why the announcement should be made, but not so easy to see why it should be followed by a boom in the security markets, seeing that the significance of the South African negotiations was in the fact that they were begun on Boer initiative, first through Dr. Kuyper, and later directly from the leaders in the field. This fact gave a guarantee of a favorable result; or if not that, then that hostilities could only be resumed in opposition to the judgment of the military leaders, and could not, therefore, be formidable or last long. This feature of the negotiations has not been overlooked, and in fact, accounts for whatever improvement has been seen in the financial outlook across the seas, and reflected in the advance and strength of British Consols, whose upward movement is not ended yet.

ON another page of this issue we publish a second letter from Alderman Ware on the subject of window and other building extensions, which contains an extract from an opinion of the Corporation Counsel as to the Board of Aldermen's powers in regard to these projections. It appears that according to the opinion of the legal adviser of the city, the Board of Aldermen have no power to allow windows, cornices, balconies or other structural projections beyond the street line, except under general ordinance drafted therefor, and in the drafting thereof must fix a definite license fee for each. That is a view that may naturally be expected to be expressed by the Corporation Counsel in response to a direct question as to whether such and such a projection is an authorized obstruction or structure in the street, just as an affirmative answer might be expected if he were asked by the Mayor whether saloons should be closed on Sunday. It remains with the Board of Aldermen to say what the language of the ordinance shall be and what the fees required, and then the citizen will have the right to ask judicial interpretation of the law. We need not point out that most of the projections from buildings gratify artistic taste, rather than supply practical requirements, and that if they are taxed severely they will disappear and the architectural appearance of our streets will suffer. Moreover, it would be a preposterous thing to attempt to force from owners compensation for the comparatively small amount of aerial space that they occupy, which space cannot be of the slightest use to the city, if for no other reason than because it is pre-empted to the owner's light and air easement. We have no desire to question the soundness of the Corporation Counsel's opinion, but we do not think it was the legislative intent to give such sweeping effect to the provisions of the charter on which the opinion was based. In the event of the regulations being severe and the fees more than nominal, the property owners and trade organizations will have

good ground for going to the Legislature to ask for amendments to the law. A serious objection to such movements as that with which Alderman Ware is now identifying himself is, that they put double charges on property. Custom having allowed the projection of bay and show windows, cornices and balconies, for instance, the value of the privilege, where it has any, comes to be included in the value of the property and, of course, also in the assessed value for taxation. Later the city puts a charge on top of that without making any allowance for it in the assessed values. Another is that it is poor wisdom to add to the expenses of development, and what is now proposed is a considerable expense, and would fall heaviest in the outlying sections where development needs most encouragement.

Study of a City Plan.

THE City Parks Association of Philadelphia has just performed an unusual and valuable public service. It has compiled and published a special report of the city plan, and by copious illustrations from photographs and drawings it has made its argument very concrete and intelligible, so that no Philadelphian to whom the report goes can fail to see the pertinence of the discussion, or fail to grasp the need of it and the desirability of the changes, both in fact and theory, that are therein advocated. The result, though it should never pass from knowledge to action, will be a forward step in popular education on a subject too little understood and that is still of prime importance. In the narrower and commercial sense there is no matter of deeper concern to the owners of real estate than the adoption of the city plan and the character of its suburban extension or modification; in a larger and public spirited sense, nothing is so fundamental to the improvement of cities as this science—if it may be so called—of urban geography. It is a good, notable thing that in at least one leading community an association made up of people of civic spirit has undertaken the study of this subject, the disinterested setting forth of the principles that ought properly to guide it, and the local application of these principles.

As to the pertinence of the discussion, there is a very common impression, even among well informed citizens, that the city plan cannot be changed, or that if it can, only an enormous amount of energy will serve to do so. On this point the report says that the notion, or doubt, "is a smoke without the smallest spark. Any street on the plan may be changed by precisely the same method as it was first adopted—by an ordinance of Councils. And not only may the plan be changed, but it is changed constantly. Streets that have been plotted are changed, streets that have been opened are vacated, actually, every day. It is like chasing a bug-a-boo to say so, but that bug-a-boo must be chased." The trouble is not, then, that a city plan can no longer be changed, but that the changes made are too seldom an improvement on the original plotting.

Philadelphia is like New York in having early had thrust upon it the grid-iron plan. In Philadelphia the blocks, according to Penn's plan, were mainly to be square instead of oblong, as with us; but there is the like monotony of straight streets without curve or diagonal. William Penn, however, was not quite as ill-advised as our own Clinton and the other members of the old New York street commission, or else the more generous space for growth that nature seemed to offer to Penn's settlement inspired a more generous altruism in the gentle Quaker's mind. At all events the frontispiece of the report—illustrating "William Penn's plan for the city of Philadelphia"—shows the provision of five open spaces, each half as large again as an ordinary block, for the area between Vine and South streets and the Delaware and Schuylkill rivers. The report notes that had the same protection of small parks been secured for the closely built up sections of the city—as the Consolidation Act of 1854 directed should be done—the city of Philadelphia would have had to-day 280 small parks instead of forty-five!

The prestige of Penn's name, or the force of a horrible but simple example, is shown by the fact that in the thirty or more outlying towns and villages that were consolidated in the city, the same plan of square blocks and straight streets had been adopted, the main connecting roads being taken as the bases. It is curious, remarks the report, that the advantage of diagonal streets did not more impress itself upon the early settlers. The saving of time was, perhaps, not as important to them as to us, but the inconvenience must have been felt. As to the later generations they—and we—have certainly no lack of visible illustrations of the value of diagonal thoroughfares. We do not even have to go to Washington to see this. In Philadelphia Ridge avenue, comments the report, "is a line of shops—and the shop keepers go where the travel is." Our

Broadway teaches the same lesson; while the possibilities in civic art of the diagonal street are well known.

The advantage of continuing some diagonals, of adopting the radial plan, as far as contour permits, in certain outlying districts, and a very interesting street plan worked out by Frank Miles Day, for the improvement of South Philadelphia, all explained in the report by means of drawing and text, need not here concern us. They are the concrete application of principles, of immense value locally; while for other communities they remain only principles that need to be reapplied. But it is an excellent thing to have had these put on paper. And two ideas that the report elaborates are so important, so novel to most citizens, and so generally in need of exposition to-day, that they must be given with some completeness:

"Winding, curving streets are far more picturesque than straight ones, and are particularly delightful for residences, whether for the employer or employed. Curving and diagonal streets give much greater opportunity for diversity of architecture than straight ones do. * * * There is not only no need for a man's home to be located on a straight avenue, but it will be more attractive if it is not. Of course, careful attention must be paid to the sewerage system, but that can easily be observed. * * * It is hoped that the surveyors will take the initiative, but it is also the duty of the people; and not only their duty, but their advantage. Building operations would be more likely to be successful, whether building the poorest class of homes or the best, if the streets were attractive. The houses show much better on a curve than on a straight line. For park purposes the great advantage of having the streets follow the contour of the land is obvious. Parks bounded by curving streets are much more attractive than perfectly square bits of ground."

The other touches the expense of the grid-iron system to the general tax payer and to the specially interested owner of abutting property. As to the first, it is obvious enough, if you stop to think of it, that the cost of pushing streets straight through a hilly or rocky country must be much greater than if they are allowed to follow the contour; and the cost of cutting and filling within the blocks, which is necessary when houses are to be erected, will be much greater in the aggregate than the slight addition to the length of street and sewer, and, consequently, to the cost of the main street bed, if the thoroughfare be permitted to have a grade or to deviate from the rigid straight line. It may be added that the filling very often kills fine trees that might have been saved had the street risen or fallen a little with the natural contour, and that many a time it would be worth while to swing a street a bit out of line to save a tree; while often a street cutting will render worthless an old property by putting it on a steep bluff, when the cheaper following of the contour of the land would have saved, or enhanced, its assessable value. The relation of grade to traffic has, of course, to be considered, but the character of the latter can be anticipated and to some extent predestinated suburban territory; while remembering the charm of curving streets the hill need not be climbed at its highest point. The road may wind around the hill at far less cost than cutting through it, and with more satisfaction to the traffic than if a shorter distance were secured at the cost of a steep gradient—the only alternative, if there were not to be a cut. The railroad ideal is as unsuited for suburban residence streets as is the unmodified checkerboard for the crowded parts of cities.

IN 1897 the Municipal Council of Paris instituted an annual architectural competition the purposes of which was to select from among the apartment houses erected during the year the six best designs. The owners of these six premiated houses are not only rewarded by medals, but certain small but sufficient remittances in taxation. It is interesting to observe that these competitions are growing continually more popular, and that the forty-one competitors of 1898 have now increased to fifty-six. Some people have wondered whether this needed stimulus to architectural merit could be transferred to New York, and have suggested that since the Board of Aldermen is not likely to institute the competition, the Municipal Art Society might make a trial of it, provided funds sufficient to make it an object for builders and architects to compete, could be raised. It is obvious, however, that the system could not be transferred intact to this city; but, some of the real estate associations might do well to consider whether the same idea could not be adapted to our local building conditions. Instead of instituting a competition for the purpose of selecting the best architectural designs, why not institute a competition for the six best income-bearing tenements or apartment houses, fireproof or non-fireproof, which could be erected, without any infringement of the building law, upon lots of certain standard

sizes. Such a competition might really help to make real estate in New York a more remunerative investment, and would probably be cordially welcomed by many builders and architects. Moreover, it might be unnecessary to encourage the successful competition by such baubles as bronze medals, or such a mercenary consideration as a remittance of taxation. For the successfully planned apartment house or tenement would be like virtue, its own sufficient reward.

Looking Ahead.

AS is natural during a holiday week towards the end of May, the sales announced in our gossip columns have neither been very numerous nor of any particular importance. The activity of the market is undoubtedly slowly moderating under the influence of the high prices for building material and land, as well as of the time of year. Last spring, indeed, the activity was maintained pretty well throughout the whole of June, but it can hardly be expected that such will be the case during the present year. There are the best of reasons for moderation, and it is noticeable that the large as well as the small speculators have reached this conclusion. During the past month the speculative corporations have been obviously reducing their purchases. The whole market will be certainly benefited by a period of concentration. In the meanwhile the demand continues excellent for well situated property in the business districts. There was the liveliest kind of bidding for the southeast corner of Fifth avenue and 16th street, which was offered at auction last Tuesday, and the price at which the property was finally knocked down, \$263,000, compares favorably with the level of recent sales in the same vicinity. The Union Club corner brought a somewhat higher price, but real estate on Fifth avenue naturally becomes more valuable as the approach to 23d street is made. There can be no doubt that this section is constantly gaining as a location for big wholesale houses, and at the present rate of consumption the whole district between 14th and 23d streets, Broadway and Sixth avenue, will be, within a few years improved with big loft buildings. The wholesale trade has to remain in pretty close touch both with the department stores and the hotels, and so must slowly but surely push its way uptown. Moreover, the Fifth avenue section has the advantage of new buildings, containing abundant floor space and all the latest conveniences.

In a huge, complex, growing economic organism, such as the city of New York, two parallel processes of expansion are always taking place. On the one hand there is a continual spread of population and business over the outlying districts of the city. On the other hand there is an equally steady process of readjustment taking place at the centre of population and business for the purpose of adapting the old machinery to the more exacting demands. During several years past it is the process of reorganization and renovation which has been dormant in the Greater New York. There has been expansion, of course, in every direction, but this expansion has been so much impeded by insufficient means of communication that it has not been allowed any free and abundant expression. The expansion that is has taken the form of increased concentration rather than increased area. But manifestly the time is soon coming when the dormant process of growth will be transferred to the outer rim of the circle. Beginning within a year one improvement after another will be added to the means of communication until the East and Harlem rivers will no longer exist as impediments to transit, and under the influence of this revolution in conditions a parallel revolution will take place in results. The day of the small builder and the small property owner will return. It will again become possible for a man to buy a comfortable and accessible brick house in New York city for less than \$10,000. The public generally will begin to take a greater interest in real estate. In the place of a few hundred expensive buildings there will be erected many thousand cheap ones. Not that the process of internal readjustment in Manhattan will not continue, but it will be somewhat obscured by the larger process of external growth. The conditions, which have made possible such an enormously high level of Manhattan real estate values, will not be reproduced in the other boroughs. The 100,000 people which are added to the population of New York every year (a larger number than that added to any other city in the world) will be partly spread over areas fifteen times the size of Manhattan Island. Values consequently will be both spread more thinly and shared by a much larger number of people.

From interviews published in another column with some prominent brokers and operators in the Bronx, it will be seen that the owners of real estate in that borough are fully alive to the fact that the dam will soon be down and the waters will

begin to overflow. Present conditions are not entirely satisfactory but the prospects for the next few years are all that can be desired. The new tenement house law has operated more in the Bronx than in Manhattan to decrease tenement house building, but not only is this condition obviously temporary, but it has been accompanied by an increase of building in the frame dwelling district. For a while the proportion of tenements erected in the Bronx will probably decrease, although it is not to be expected that the decrease will be maintained indefinitely. Of the increase in population in the Greater New York, the Bronx has in recent years been getting about one-fifth. Hereafter it will probably get a still large proportion, amounting in numbers to perhaps as many as 25,000 or 30,000 a year. Such an increase as this, which would be largely accommodated in one- and two-family dwellings, would consume real estate and increase values at an enormously rapid rate. Much of the land most available for exploitation is in the hands of syndicates who will open it up with enterprise and expedition. Within twenty years the population of the Bronx will probably be over 800,000 people. What a chance is that for real estate development!

Fire Insurance.

REMEDIAL DEFICIENCIES IN BUILDINGS THAT RAISE RATES

Some time ago, the Record and Guide published an article relating to insurance, the moral of which was: See what your insurance is going to be before building. This was good advice, not merely because, if followed, it would enable the owner of the building to save on his own expenses, but also because, so far as he found it possible to adapt his building to the standards of the fire underwriters, he would give his tenants the benefit of the most advantageous rates obtainable, and thus make his rentable space more desirable with the natural and agreeable result of such a fact on income. If the owner intended to be his own tenant, it would be all the more important that he should look to this matter of insurance in advance, because all the rewards of such an act of providence would go into his own pocket.

Briefly described, the plan under which buildings are now rated is this: The underwriters fix a standard of construction, to which is attached a key rate. To this rate there are added charges for deficiencies from the standards, from which are deducted allowances for exceptional construction. For instance, in buildings of fireproof construction, floor surfaces of concrete, tile asphalt, etc., or fireproof trim; and, in buildings of non-fireproof construction, metallic studs and lathing, beams, posts and girders 12 inches thick, waterproof or asbestos paper between floors, grade floor, fireproof, etc. The result obtained forms the basis for computing the rates on both building and contents. Further charges are made for hazard of occupancy and for stocks according as they differ in their susceptibility to damage. Credit is given for fire appliances put upon and in the buildings, and for precautions against and the detection of fire, as watchman, with watch clock, fire alarm systems, etc., and deductions are made for the same. There is also taken into account the possibility of the building being destroyed or damaged by fire from surrounding buildings under an exposure charge, which varies with the hazard involved and conditions applying. The rate thus obtained may be increased for untidiness, lack of proper care of rubbish or waste, or unsafe condition of heating or lighting apparatus or packing material; broken plaster, floors, walls, etc., or overcrowding. But as these charges for faults of management are generally temporary, they need not be considered in a general review of the details by which the rates are determined. It is, however, very important to bear in mind that, as stated above, the rates of insurance on the contents of the building, which are a considerable expense to the tenants, depend to an important extent upon the proximity of construction to underwriting standards.

Building standards designed by underwriters cannot always be entirely adopted in practical construction. It may not always be possible to unite the primary object of construction with the fullest degree of the subordinate object of saving running expenses; but so far as possible it will pay to do it. That the foregoing facts are not known, or if known, either not thoroughly appreciated or heeded, is shown by a case that was recently brought to the attention of the New York Fire Insurance Exchange, the local association of fire underwriters formed to supervise the carrying out of agreements among them and determine rates of premium, and is the natural recourse for all pursued by doubt in fire insurance matters. The seeker for information was the owner of a fireproof mercantile building, who imagined he had something which would meet all requirements of the underwriters and receive the minimum rate. He was, therefore, naturally much surprised when he received his rating to find that he was penalized, so to say, for a goodly number of important deficiencies which increased the rate materially; some of these deficiencies were, of course, due to necessary requirements of construction, but mostly they were such as could have

been avoided by a small additional expenditure, or perhaps without extra cost at all. This owner found himself subjected to a charge for extra height, which follows building above the height at which the Fire Department can conveniently handle fires, in fireproof buildings eight stories; a charge for wrought-iron or steel columns in the skeleton, the underwriters discriminating in favor of cast iron; a charge for an excess of area over 5,000 sq. ft. These are charges that were, probably, unavoidable, because no reasonable charges for insurance could be limitative of height, or prohibitive of the use of steel columns in place of cast-iron ones, or control area.

With other deficiencies, a distinction can be drawn, because with foreknowledge of their effects on insurance rates, they would very likely not have appeared. A charge was made for wood floor surfaces, when, not only would none have been made for a surface of either concrete, tile or asphalt, but a deduction would have been made on that account. It is the custom to lay wooden floors in mercantile buildings, but the underwriters consider the others very much better. Another charge was made because stone treads of the stairs were not supported by iron plates. In this city this support is required by the Building Code, and is of considerable importance in preventing the stone treads breaking and falling through and destroying the footing of the firemen; but, of course, the insurance schedule applies elsewhere as well as here. Where such treads exist, the charge is made according to the number of floors in the building, which charge may be halved if the stairway is in an enclosure of fireproof material. Another charge which may be mentioned was because the skylight was not standard. A standard skylight is one with a frame of metal fitted with $\frac{1}{2}$ -inch glass or $\frac{1}{4}$ -inch wire glass. The elevator openings, again, were not up to standard. Elevators, and stairways, too, to be up to standard, should be in brick shafts and all openings to same provided with standard fire-doors, that is, doors properly covered with metal. Charges are made for deviations from this standard.

In speaking of the general subject of rates as affected by defects in construction, an officer of the Exchange said the most common were: Skylights with wood frames or having glass less than the required thickness; lack of fireproof enclosures for stairways, elevators or other communications between floors with openings to the same improperly protected, iron columns and girders not protected by fireproofing (the last mentioned more particularly in buildings of non-fireproof construction, though found in many of the older fireproof buildings). Wood floors again were common, and were subject to a charge when laid on wood sleepers and the space between is not filled in with concrete up to the top of the sleepers, the amount charged is double that charged if the space is filled with concrete. In a building where all floor surfaces were of incombustible materials, such as tile, concrete or asphalt, no charge would be made at this point of the calculation, but a 5% deduction would be made from the building deficiencies. If communications between the floors were cut off with standard fire-doors at the openings, a special allowance was made in rating stocks that cover more than one floor, because by these means the danger of fire passing from one floor to another is eliminated in a great degree, and the stocks divided into as many different risks as there are floors upon which they are located.

In buildings of ordinary or non-fireproof construction the interior finish of wood sidewalls or ceilings, or wood lath furring on walls is a more or less common defect involving charges of considerable proportions, as well as roof space or blind attic; also the unprotected communications between floors, stone stair-treads without supporting under treads of iron, but the single 1-inch floor is without question the most frequent of all.

Another deficiency was the use of stone for bonds or caps in brick piers supporting important weights. A charge was made for this because stone would break under the action of heat, and in such an event there was danger of the wrecking of the building. The charge depended upon the number and importance of the stone caps or bonds used in the building. It was urged by the committee who drafted the schedule, that cast iron could be substituted to carry the weight just as well and would not rust sufficiently to affect the stability of the building, and could be arranged so as to form a thorough bond with the brick work. The use of cast-iron caps or bonds would relieve the building of a charge which varies according to the circumstances.

Builders, read Wants and Offers. See page 1002.

Exorbitant Fees in Condemnations.

In July, 1900, John J. Buckley, Charles Babcock and B. F. Kenney were appointed Commissioners to condemn land for the opening of the public place, at Morris av and 144th st. The awards for the lot and a half involved, amounted to \$11,625, and for acquiring this property the city was asked to pay costs of \$2,580, of which sum \$1,278 was for Commissioners' fees. Judge Greenbaum has cut these fees down to \$972. The Commissioners claim to have held no less than 58 meetings to consider this small matter. Judge Greenbaum said: "It is difficult to comprehend what business could have been transacted at so many executive sessions. Indeed, in nearly every instance where an executive session is noted it does not appear what business was transacted.

I consider such a practice highly reprehensible. The fees of the Commissioners will be taxed at the figures certified by the Corporation Counsel."

The action of the Corporation Counsel in bringing the matter before the court is in line with his policy to rid condemnation proceedings from the parties that entail unnecessary delays and expense upon the parties thereto—the city and the property-owners.

Real Estate and Building in The Bronx.

EFFECTS OF GROWTH OF POPULATION.

A review of the present status of realty in the Bronx, together with the outlook for the years to come, shows the conditions prevailing to be full of promise to property owners and those in general interested in that section. The growth of the Bronx in recent years has been pronounced. Its population has increased at a much higher rate, between the years 1890 and 1900, than has either Manhattan or Brooklyn Boroughs. In 1890, sixteen years after its annexation, its population was 86,757; in 1900 the census showed an increase of nearly 130 per cent, making a population of 200,500. The next highest increase was that of Queens Borough of about 75 per cent. Manhattan's increase was in the neighborhood of 30 per cent. This increase was due primarily, of course, to the overcrowding of New York City proper and the necessity of the newcomers and the old residents, who were compelled to move for one cause or another, to find cheaper and more remote places of residence. The extension of the elevated railroad and the work done by the Department of Street Improvements beyond the Harlem made the Bronx a desirable suburban residential section, while the reduction of the "L" fare in 1894 from 10 cents to 5 cents brought large numbers of people within its confines. An idea of the steady enhancing of values in real estate may be obtained by a glance at the amount of the realty assessment made in 1875, one year after its annexation, which was \$22,630,515, and in 1900, when it was \$130,528,750. In 1881 plans for 285 projected buildings were filed with the Department of Buildings calling for the disbursement of but \$1,052,995. The two million dollar mark was passed first in 1886, with 703 plans filed, calling for the expenditure of \$2,407,421, and from then until the present time a steady increase was made, with the exception of but three years, 1888, 1891 and 1893, until the culmination in 1899 of 2,538 plans filed for buildings to cost \$22,420,677.

During the past year there has been a marked decrease in building activity, as a result, partly of the high cost of building material and labor, but mostly because of the enactment of the recent Tenement House Law. A comparison of the Building Department's records of projected buildings in the Bronx for the first four months of 1901 and the corresponding period of 1902 shows the effect of this enactment, at least in the Bronx, to be startling. During January, February, March and April, 1901, there were filed plans for 322 tenements to be erected on an estimated cost of \$4,768,500, and for 161 private dwellings to cost \$720,150. During the first four months of 1902 there were recorded plans for only 27 projected tenements calling for the expenditure of but \$651,000, and the amount to be put into dwellings, 258 in number, had advanced to \$1,161,250. But where one district has lost, another has gained to an extent sufficient to be felt. A good deal of capital which would have been invested below 177th street, has been turned into the frame dwelling district above, giving that section a boom which it might not otherwise have felt. The value of property below 177th street, in what may be called the "brick" district, has been benefited by the cessation of building consequent upon the new law, because of the ever-increasing demand being allowed thereby to approach more nearly the supply. Flats and houses are commanding this year an average of about one dollar a month more than last, and about 90 per cent are tenanted, whereas last year vacancies were much too frequent to satisfy owners.

The lack of proper transportation facilities, which at first retarded the development of the country beyond the Harlem will soon be overcome. With the surety of the underground railway system, and the prospect of the New York & Port Chester Railroad Company's new road, to be ready for service at about the same time, much less is left to be desired in that line. Another want, felt more and more as each succeeding month passes, is the establishment of cross-country trolleys. The connection of the Jerome avenue and the Eighth avenue trolley lines at Central avenue, and of the former line with the elevated railroad at 155th street, will make accessible a section at present isolated. The New York & Port Chester electric railway will commence at a point a little north of the village of Port Chester, and run southwesterly through New Rochelle, Mount Vernon, Williamsbridge, etc., to the corner of Willis avenue and 132d street, where it will connect with the New York underground road. The round trip will be made, according to the schedule arranged, by 199 trains daily, running at so high a rate of speed that the trip from the City Hall in Manhattan to Port Chester will take a little less than an hour. This will make the district through which the road passes exceedingly desirable as a residential suburb, and will undoubtedly enhance values greatly.

The situation of the Bronx is ideal as a residential section for New Yorkers. Its proximity to business in Manhattan, together

with its natural beauties of sea and landscape and great parks promise for it a future which can hardly be exaggerated. In area it ranks second of the Greater City Boroughs. Queens is the only one larger, having 127.69 square miles, as against 60.9 square miles for the Bronx. Manhattan has 19.65, Brooklyn 42.68 and Richmond 57.19 square miles. In population the Bronx ranks third, with 200,057 people within its limits. Queens Borough follows with 152,999, although its area is more than twice as great, while Richmond, nearly as large, has but 67,021. Manhattan has a population of 1,850,093. By a comparison of areas it will be seen that the Bronx, settled as thickly, has accommodations for fully three times as many people, or more than 6,000,000.

E. B. Levy, an extensive owner and speculator in Bronx real estate, takes an optimistic view of the general situation. He said: "As an instance of the generally good condition of the realty market, may be cited that section bounded by West Farms road, Bronxdale road, Morris Park av and Unionport road. This district is situated near Bronx Park, where the New York & Port Chester Railroad Company has recently purchased 66 acres of ground, and where, it is the general belief, a station is to be erected. Owners of property are demanding and receiving prices greatly in excess of what they would gladly have taken a short time ago. Numerous improvements of a general character are being made by the city authorities. An extension and widening of Washington st is underway, and the name will be changed to the White Plains road. It will be 100 feet wide, and will extend from Boston road to West Farms road. Unionport road is to be widened to 80 or 100 feet, and will be extended so as to become one of the entrances to Bronx Park from the south side. Morris Park av will be widened to 100 feet, and will extend from West Farms road through the Morris Park race track. Moreover, 180th st will be broadened to 100 feet, and will extend from the terminal Rapid Transit station through Van Nest and Adams sts to the West Farms road. In all, it will make a fine array of broad avenues. Sewerage is now being placed along West Farms road up Morris Park av to the race track. The much-needed school house, for which the city acquired a plot 200x200 feet some three or four years ago, will be built in the fall. Plans are already completed by the School Department's architect. The Union Railway Company is laying tracks on Sedgwick av, from Highbridge to Morris Heights, connecting with the 161st st trolley line. The new route will carry passengers direct to the 177th st elevated station, and will make accessible a district at present reached only by the circuitous route of the Burnside av trolley, and the Putnam or New York Central R. R. A bridge is proposed from Sedgwick av, crossing the Harlem River and the Speedway, which will bring the district within the regions benefited by the Rapid Transit system."

In speaking of the manufacturing aspect of the Bronx, Mr. Levy called attention to the many transportation facilities offered by the annexed district around Van Nest, where advantage could be taken of both the railroads and the water, and any number of workmen and workwomen obtained. "The Morris Heights ship-building industry is a great one," he continued, "and the building of houses for the occupancy of the workmen and tradesmen would undoubtedly be a profitable investment. At present the men are compelled through lack of house-room in the vicinity of the shipyards to come long distances to work." Mr. Levy says speculative realty buying tends toward the lands bordering on the New York & Port Chester R. R., clear on out to the Connecticut line, the common opinion being that this road will cause a boom such as was never before felt.

G. F. Johnson, Jr., when asked his opinion of the Bronx situation, said: "The conditions are better than ever before, and show every promise of becoming better still. This is but the natural result of the better transportation facilities which will come with the completion of the Rapid Transit system and of the New York & Port Chester R. R., together with the steady influx of permanent residents into the Bronx. Nevertheless, it seems to me that a better layout plan could have been made for the underground railway. As it is, the extremes of the West Side and of the East Side will obtain the advantages, while the central tract, some six or seven miles wide, will receive practically none of the benefits. There should have been, and probably some day will be, three spurs to the road instead of two. With only two, it would appear that the most good would have been obtained with the Rapid Transit running up Lexington av. There is already promise of a manufacturing future for Bronx Borough. The purchase by the King's Windsor Cement Co. of the eastern waterfront, near 156th st recently, is an instance in point. There is no reason why the land and water routes shouldn't be taken advantage of by other companies. There would be no difficulty in obtaining labor. In my opinion the best residential section will ultimately be around 156th st and Westchester av, and north and east of this point, where there are more than 5,000 lots restricted to the building of private houses. There is never likely to be in the Bronx, however, a district of the very wealthy. It is too far away, even with rapid transit from New York City proper. Speculative buying is very brisk along the line of the Rapid Transit on Westchester av. Lots which sold a short time ago for \$3,000 to \$4,000 are now bringing \$7,000, and hard to find even at that price. Along the line of the New York & Port Chester R. R. there has been much buying of property in bulk, which will undoubtedly prove a good in-

vestment. There is a steady increase of population in all sections of the Bronx, and the demand for houses and flats, at the present time good, is increasing. The department stores are making money. One of them, on a plot 100x100, has recently added four stories, and accommodations are offered about equal to those of 125th st. A good feature is the building of brick houses in the districts where frame buildings are allowed, pointing conclusively, as it does, to the feeling of security in the permanency of the demand for dwellings. A large majority of the 2-sty frame houses are occupied by their owners, who let out the upper story to a tenant, who, in rent, virtually pays for the maintenance of both establishments."

Edward Polak, when questioned on the subject, said: "There has been a very marked decrease in the volume of building during the last year in the districts coming within the provisions of the Tenement House Law, which is probably caused nearly as much by the high cost of building material and of labor as by the law itself. On the other hand, the activity in the 'frame' district—that section north of 177th st and east of the Southern Boulevard—is most pronounced. The cessation of building operations in the 'brick' district, below 177th st, and from Webster av to the Southern Boulevard, has clearly a great deal to do with this, as capital which under the former conditions would have been invested there has been expended in the section further north. It has gone not alone into frame buildings, however, there is being manifested more and more, as time passes, a disinclination to take advantage of the absence of this regulation of the Building Department, holding in the 'brick' district, the increased demand for accommodations, and the promises of a further demand, causing many investors to think the building of frame houses bad business policy. Another effect has been the improvement of the renting situation below 177th st. The building activity of late years had been such that the supply got ahead of the demand. In the present lull, the demand has caught up, and there are probably 50% more flats and houses rented this year in the 'brick' district than last, notwithstanding the fact that an increased rental of about one dollar per month is asked of each new tenant. While it is found that owners of encumbered unimproved property are experiencing some inconvenience because of the assessments to meet municipal improvements, there is a greater demand for improved property, and a tendency toward increased prices. As an instance of the rental conditions, we have 90% of the flats in our charge filled at the present time, as against 50% last year. The conditions are good, and with the new transportation lines, we are to receive, and the steady influx of new residents, it is bound to become better still.

J. Clarence Davies, a real estate broker of wide experience in the Bronx real estate field, looks upon conditions there to be excellent, both as to the present and the future. Mr. Davies, when questioned, said: "The establishment of the better railway facilities which we will have within the next two or three years has already made itself felt upon the market by a readier demand for realty. Conditions were never better in the region of 149th st and 3d av—the business centre of the Borough of the Bronx. The sections through which the Rapid Transit is to pass, as well as those bordering upon the line of the new New York & Port Chester R. R. are being influenced by a speculative buying, which is made, undoubtedly, with the idea of improvement. Owners of properties in these neighborhoods are asking and receiving prices which, before the course of the railways was known, would have been considered almost preposterous. This is as it should be, for the property is, naturally, much more to be desired than it was formerly. In estimating the probable future of the Bronx, one can take no better guide than the past. The progress that has been made in the last twenty years, when this was virtually the country, is remarkable, yet only what should naturally come to a desirable district situated in such close proximity to a great and growing city like New York. Look at the records of realty transactions; the volume of building, and compare the first year's figures with the most recent. The Bronx has made greater proportionate advances than any of the other boroughs, even though it labored, as it did, under probably the poorest transportation scheme of them all—and transportation is the chiefest of essentials to a suburb. With the improvements in this line we are about to receive, there is no reason why the proportionate increase in population of the Bronx, between the taking of the census of 1890 and of 1900, should not be maintained for a long time. It is true that there has been a marked decrease in the number of building operations during the last year, as a result of the enactment of the new law affecting tenement construction, but this is not in any way an indication of a check in the steadily increasing importance of the Bronx. Rentals are in a much better condition this year than last, and new tenants are being asked a slightly increased figure. There is a good deal of building in the district above 177th st, where frame houses are allowed; but the activity is not confined alone to frame dwellings, there having been many of brick erected and in the course of completion at the present time. Taking it all in all, I think one may safely prophecy a steadily bettering condition in population, wealth, and all business and manufacturing interests."

Uptown Movement in the Lace Trade.

The removal this spring of the firm of Goldenberg Bros. & Co., the largest wholesale lace and embroidery house in the city, from their old quarters at No. 470 Broome st to the ground floor of the Constable Building, 5th av and 18th st, marks another step in the uptown progress of the wholesale business of the city. This movement may affect not only lace houses, but is quite likely to include silk and ribbon firms, as well as dealers in notions, etc. The district wherein the most activity is being displayed runs from 14th st up to 22d, and from 6th av nearly to Broadway. On 5th av and the adjacent side streets the building is especially active, not less than a half-dozen structures suitable for show and store-rooms being either in course of construction at the present time, and four or five more are on the boards. Already the well-known firm of P. K. Wilson & Sons, of No. 473 Broadway, and Burr & Hardwick, corner Broadway and Grand st, have announced their intention of moving to the building now being excavated for on the corner (the northwest corner of 5th av and 18th st), exactly opposite the Constable Building, which is expected to be ready for tenants by December or January next. Thus a little nucleus will be formed, around which, it is confidently predicted by some, will congregate during the next few years most of the lace firms which to any extent supply the retail lace dealers. On the other hand, others assert with equal vehemence that no significance is to be placed upon the removals which have so far included such a small proportion of the lace houses.

Mr. Putzel, of Asiel, Putzel & Co., is one holding this latter view. His firm assuredly does not anticipate a removal uptown, or indeed any change at all. It is Mr. Putzel's opinion that the bulk of the trade, at least of the jobbing trade, will for many years to come stay where it is. This view in its essentials is shared by S. E. Bloch & Bros., G. Cronkheim Co., Muser Bros., Newburger, Heine & Co., Voss & Stern and G. Seidenberg & Co. These are all firms doing a large volume of business, and a representative of each stated that no general move was anticipated, and that they failed to see any possible advantage to be gained by a change of base. They were equally unable to explain satisfactorily the course taken by the other firms which have already removed, or have signified their intention of doing so.

Mr. Field, of P. K. Wilson & Sons, was approached with a request that he define the position of that concern with regard to the removal contemplated. He said: "We are going uptown because we consider it a good business move to do so. We have not been influenced in our decision by the actions of any other concerns, our determination to make a radical move uptown having been reached some years ago. We neither know nor care whether or not all or any of the other lace houses contemplate a similar change of location, and we have no opinion to give out as to the probability of a general movement. We have been satisfied for some time that it was the proper thing for us to do, and have been prevented from making the move earlier merely because of our inability to secure suitable accommodations, which we have finally been able to accomplish."

Mr. S. T. Cozzens, of the firm of Goldenberg Bros & Co., when seen at the new headquarters of the company, made the following interesting statement regarding the initiative taken by their firm in the matter of moving uptown:

"For some time past we have been satisfied that it would be a matter of a few years only when the proper place for the wholesale lace and embroidery trade would be much further uptown than it now is. The whole trend of the retail dry-goods business is uptown, and in our opinion the wholesale houses will soon find it to their advantage to move further north. It is bound to come. There is no section between Grand and 14th sts which would be at all desirable, and when a sweeping change is made, as it surely will be made, the district in which we now are offers advantages superior to those to be found in any other section of the city. When we first let it be known that we intended coming up here the idea was scouted and ridiculed by everybody. Many of our competitors asserted that we entirely overestimated our importance as a firm, and that we would soon discover that not only would the other firms stay where they were, but that our trade would fail to follow us uptown. Both of these statements have proven incorrect. Our business has followed us to our new home, and other lace houses are coming to our neighborhood. We made this venture entirely upon our own judgment, without asking the co-operation or advice of any one. Some of our reasons for coming uptown are as follows: A very large part of the buyers coming to this city stop at hotels situated above 23d st. When he starts out, where does a buyer go first? Invariably the large retail dry-goods stores are visited, that he may form an idea of the prevailing fashions; and get a line on what he wants to purchase. Obviously a house situated in the neighborhood stands a better chance of being patronized than does a store a couple of miles away."

Mr. Hardwick, of Burr & Hardwick, corner Broadway and Grand st, says that those who supply the retail trade will have to move uptown, and that most of them will do so as soon as they can free themselves from their present stores. In many cases they are being held by leases, and as soon as these expire, or they can sublet, and secure good accommodations in the new district, they will undoubtedly remove also.

The Real Estate Situation

The following are the comparative tables of Manhattan and the Bronx of the Conveyances, Mortgages and Projected Buildings for the corresponding weeks of 1901 and 1902:

CONVEYANCES.			
1902.		1901.	
May 23 to 28, inc.		May 24 to 29, inc.	
Total No. for Manhattan	188	Total No. for Manhattan	237
Amount involved	\$1,782,396	Amount involved	\$3,130,886
Number nominal	107	Number nominal	108
1902.		1901.	
Total No., Manhattan, Jan. 1 to date.	5,966	Total No., Manhattan, Jan. 1 to date.	5,700
Total Amt., Manhattan, Jan. 1 to date	\$72,456,599	Total Amt., Manhattan, Jan. 1 to date	\$69,795,438
1902.		1901.	
May 23 to 28, inc.		May 24 to 29, inc.	
Total No. for The Bronx	56	Total No. for The Bronx	86
Amount involved	\$123,670	Amount involved	\$168,900
Number nominal	37	Number nominal	54
1902.		1901.	
Total No., The Bronx, Jan. 1 to date.	1,903	Total No., The Bronx, Jan. 1 to date.	1,815
Total Amt., The Bronx, Jan. 1 to date	\$5,365,308	Total Amt., The Bronx, Jan. 1 to date	\$5,100,081
1902.		1901.	
Total No., Manhattan and The Bronx, Jan. 1 to date.....	7,869	Total No., Manhattan and The Bronx, Jan. 1 to date.....	7,515
Total Amt., Manhattan and The Bronx, Jan. 1 to date.....	\$77,821,907	Total Amt., Manhattan and The Bronx, Jan. 1 to date.....	\$74,895,519

MORTGAGES.			
1902.		1901.	
May 23 to 28, inc.		May 24 to 29, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	194	Total number	184
Amount involved	\$4,715,650	Amount involved	\$553,244
Number over 5%	81	Number over 5%	26
Amount involved	\$1,021,450	Amount involved	\$112,144
Number at 5%	51	Number at 5%	44
Amount involved	\$1,109,000	Amount involved	\$391,100
Number at less than 5%	62	Number at less than 5%	5
Amount involved	\$2,585,200	Amount involved	\$50,000
No. above to Bank, Trust and Insurance Co.'s	34	No. above to Bank, Trust and Insurance Co.'s	22
Amount involved	\$2,355,500	Amount involved	\$166,050
1902.		1901.	
Total No., Manhattan, Jan. 1 to date.	5,022	Total No., Manhattan, Jan. 1 to date.	5,342
Total Amt., Manhattan, Jan. 1 to date	\$139,467,981	Total Amt., Manhattan, Jan. 1 to date	\$118,143,976
Total No., The Bronx, Jan. 1 to date.	1,423	Total No., The Bronx, Jan. 1 to date.	1,711
Total Amt., The Bronx, Jan. 1 to date	\$7,698,417	Total Amt., The Bronx, Jan. 1 to date	\$9,880,520
1902.		1901.	
Total No., Manhattan and The Bronx, Jan. 1 to date.....	6,445	Total No., Manhattan and The Bronx, Jan. 1 to date.....	7,053
Total Amt., Manhattan and The Bronx, Jan. 1 to date.....	\$147,166,398	Total Amt., Manhattan and The Bronx, Jan. 1 to date.....	\$128,024,496

PROJECTED BUILDINGS.			
1902.		1901.	
May 24 to 29, inc.		May 24 to 29, inc.	
Manhattan	The Bronx	Manhattan	The Bronx
Total No. New Buildings:		Total No. New Buildings:	
Manhattan	25	Manhattan	8
The Bronx	23	The Bronx	7
Grand total	48	Grand total	15
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan	\$835,435	Manhattan	\$324,350
The Bronx	91,780	The Bronx	51,100
Grand total	\$927,215	Grand total	\$375,450
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan	\$195,145	Manhattan	\$198,295
The Bronx	13,175	The Bronx	9,985
Grand total	\$208,320	Grand total	\$208,280
Total No. New Buildings:		Total No. New Buildings:	
Manhattan, Jan. 1 to date	393	Manhattan, Jan. 1 to date	1,129
The Bronx, Jan. 1 to date	382	The Bronx, Jan. 1 to date	611
Manhattan-Bronx, Jan. 1 to date	775	Manhattan-Bronx, Jan. 1 to date	1,740
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date	\$34,642,570	Manhattan, Jan. 1 to date	\$63,469,180
The Bronx, Jan. 1 to date	2,374,304	The Bronx, Jan. 1 to date	6,009,255
Manhattan-Bronx, Jan. 1 to date	\$37,016,874	Manhattan-Bronx, Jan. 1 to date	\$69,478,435
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan-Bronx, Jan. 1 to date	\$5,480,429	Manhattan-Bronx, Jan. 1 to date	\$3,734,054

Richard V. Harnett & Co., Incorporated, announce elsewhere in this issue the auction sale of the apartment Grand Court, located on the northwest corner of 78th st and Amsterdam av, for Thursday next. They will supply maps, etc., at No. 73 Liberty st.

The announcement on our inside front cover page, of the New York Mortgage and Security Company, of No. 149 Broadway, will be read with great interest because it shows why real estate securities are absolutely safe, free from care, and at the same time yield good interest. The capital and surplus of the New York Mortgage and Security Co. is \$1,250,000, and the title to all real estate covered by its guaranteed mortgages is insured by the Title Insurance Co. of New York. Edgar J. Levey is President, and Charles T. Barney and John D. Crimmins Vice-Presidents, of the company.

The Record and Guide has now on the press a volume edited by Wm. J. Fryer, containing all the laws and regulations concerning tenement houses. In size and character, it will be a companion volume to "The Building Laws of Greater New York," and will contain the alphabetical cross-indexes which have proved so valuable.

The price of the book bound in cloth will be \$1.50, and orders may now be sent to the Publication Office, Nos. 14 and 16 Vesey St., New York City. This will be the standard book on the subject.

Gossip of the Week.

SOUTH OF 59TH STREET.

7TH AV.—Potter & Bro. have purchased from Lieut. Robert Sterling Clark, U. S. A., through Slawson & Hobbs, the flat at the southeast corner of 7th av and 55th st, on plot 50.5x100. This purchase gives the buyers a plot fronting 125 feet on the avenue and 150 feet on the street.

FRANKLIN ST.—Daniel Birdsall & Co. have sold No 85 Franklin st, a 5-sty building, on lot 25x100. J. J. & A. K. Mack are the sellers.

52D ST.—Mrs. Celestia M. Ray has sold to a Mrs. Reddington No 254 West 52d st, a 3-sty dwelling on lot 20 x 100.5.

44TH ST.—James Kyle & Sons have sold for M. E. S. Palmer No. 148 East 44th st, a 3-sty and basement dwelling, on lot 13x100.

39TH ST.—E. S. Godfrey has sold through James Kyle & Sons No. 143 East 39th st, a 4-sty and basement dwelling, on lot 17.8x98.9.

33D ST.—The executors of the estate of Washington Irving have sold No 316 West 33d st, a 3-sty dwelling on lot 18.9 x 100.

10TH ST.—Charles Davis has sold to Conrad Weiler No 195 West 10th st, near 4th st, a 3-sty dwelling on lot 21.4 x 95.

55TH ST.—Collins & Collins have sold for Charles T. Barney to George A. Helme, President of the American Snuff Co., No 154 West 55th st, a 3-sty stable on lot 31.3 x 100.5.

9TH AV.—T. Ortmann and A. W. Miller & Co. have sold for J. Kissling to H. Greenberg, No 573 9th av, a 4-sty tenement with store.

44TH ST.—The Andrews Estate have sold Nos 157 and 159 West 44th st to Frank E. Kaverne, who owns No 161, and now has a plot 63 x 100.5.

56TH ST.—Miss Mary Richard has sold through Joseph P. Day No. 310 West 56th st, a 3-sty dwelling, 21.10x60x100.5. This is the first transfer of this property in forty years.

6TH AV.—William J. Roome and F. B. Robert have sold for Mayer S. Auerbach to the Horton Ice Cream Co. the 6-sty building, at the northwest corner of 6th av and 39th st, on lot 24.8x100. Mr. Auerbach purchased the property last week.

46TH ST.—Nellie S. Lynch Blossie has sold No. 220 West 46th st, a 4-sty dwelling, on lot 17.10x100.5.

CLINTON ST.—Wolf Rosenberg has sold to D. Faden No. 14 Clinton st, a 7-sty tenement with store, on lot 20x100.2.

11TH ST.—Heilner & Wolf have sold to Thomas J. Surpless and George J. Lutz No. 61 East 11th st, a dwelling, on lot 27x103.3, on which the buyers will erect a 10-sty building. The J. C. Lyons Building and Operating Co. are erecting a 10-sty loft building at Nos. 57 and 59, adjoining.

26TH ST.—Heilner & Wolf have sold to David H. Hyman No. 30 West 26th st, a 4-sty dwelling, on lot 25x98.9.

35TH ST.—The City Real Property Investing Co. has bought from Prescott Hall Butler No. 27 East 35th st. a stable, on lot 25.6x100.5. William A. White & Sons were the brokers.

49TH ST.—Nichols & Lummis and M. E. Hewitt & Co. have sold for George H. Penniman to Samuel Green and Edward Baer, No. 132 West 49th st, a stable, on lot 25x100.

10TH ST.—Gordon, Levy & Co. have sold through M. Perlman, No. 389 East 10th st, a 6-sty tenement with stores, on lot 25x94.9.

ORCHARD ST.—Gordon, Levy & Co. have bought No. 134 Orchard st, a 5-sty tenement, on lot 25x97.6.

MADISON AV.—Loyal L. Smith has sold to the Alliance Realty Co. Nos. 136 and 138 Madison av, northwest corner of 31st st, a 7-sty flat, on plot 49.7x95.

AVENUE B.—The McVickar Realty Trust Co. have sold for the General Electric Co. the northwest corner of Av B and 17th st, a 6-sty factory, on plot 92x120.6.

41ST ST.—Jackson & Stern have purchased from Mrs. H. Suydam No. 12 East 41st st, a 4-sty building, on lot 21x100.

25TH ST.—Francis Morris & Co. have sold for the estate of Margaret Irene Hewitt Nos. 245 and 247 West 25th st, two 4-sty dwellings, on plot 43.4x98.9.

57TH ST.—Nos. 338 and 340 West. See 138th st and Southern Boulevard.

LUDLOW ST.—Solomon M. Landsmann has sold No. 86 Ludlow st, a 5-sty tenement with store, on lot 25x87.6.

COLUMBIA ST.—Max Gross has sold No. 121 Columbia st, a 6-sty tenement, on lot 25x100.

WALL ST.—John F. Doyle has sold for a client to the New York Realty Corporation No. 62 Wall st, a 6-sty building, on lot 25.5x117.8. The property was reported sold three weeks ago to the City Real Property Investing Co., who control Nos. 58 and 60, adjoining, and Nos. 57 and 59 Pine st. The price in the present sale is said to be \$225,000.

48TH ST.—William E. Wheelock has sold No. 13 West 48th st, a 4-sty dwelling, on lot 25x100.5, Columbia College leasehold.

WATER ST.—Ruland & Whiting have sold for Simon M. and Samuel Rosenblatt the southwest corner of Water st and Rutgers slip, old buildings, on lot 62x80.

CLINTON ST.—The Social Halls Association have purchased from Samuel Cohen Nos. 151 and 153 Clinton st, old buildings, on plot 46.4x100. The association, which was only recently incorporated, will erect an 8-sty fireproof building on the site, which will contain a large assembly hall, lodge rooms, bowling alleys and a restaurant.

BAXTER ST.—Louis Levy has sold No. 64 Baxter st, southwest corner of Franklin st, a 5-sty tenement, on lot 25x54.9.

CLIFF ST.—Sol. L. Kaye has sold to Julius J. Lyons for \$35,000 No. 51 Cliff st, a 5-sty building, 27.1x83.4x20.6x82.11.

55TH ST.—John T. and James A. Farley have purchased from Lillie T. Tonnelle No. 63 East 55th st, a 4-sty dwelling, on lot 19x100.5. The seller bought it in April for \$45,000, and it is now reported sold at \$55,000.

NORTH OF 59TH STREET.

66TH ST.—Negotiations are practically completed for the sale of a number of tenements owned by the Mutual Life Insurance Co. in the block bounded by 66th and 67th sts, Amsterdam and West End avs. The properties include Nos. 142 to 152 West End av, Nos. 211, 213, 219, 221, 247 to 249 West 66th st and Nos. 206 to 220 and 230 to 246 West 67th st, twenty-eight houses in all, for which the asking price has been \$400,000. Charles Hibson is the broker.

MADISON AV.—Ruland & Whiting have sold for Arthur Ryle the 5-sty flat on lot 33.4 x 100, at the southeast corner of Madison av and 89th st. The house has been in the market at \$80,000.

65TH ST.—Camilla Sutherland has sold to the Prudential Real Estate Corporation No 18 West 65th st, 5-sty flat on lot 25 x 100.5, for \$26,500.

123D ST.—F. R. Wood & Co. have sold for Sarah W. Alexander to William L. Pickard No. 422 East 123d st, a 4-sty tenement, on lot 26x100.

116TH ST.—Hall J. How & Co. have sold for Nelson D. Stillwell to John Shields, a plot, 50x100, on the north side of 116th st, 125 feet east of Lenox av.

143D ST.—Jacob Mittenacht has sold the plot 50x99.11 on the south side of 143d st, 125 feet west of Broadway. The adjoining 50 feet is also said to have been sold, the Subway Realty Co. being reported as the buyer.

95TH ST.—Fritz Hill has sold No. 7 West 95th st, a 4-sty dwelling, on lot 20x100.8.

EMERSON ST.—John Whalen has bought the northeast corner of Emerson st and Seaman av.

117TH ST.—Thomas Brady has sold to Louis Lese No. 3 East 117th st, a 5-sty flat, on lot 25x100.11.

7TH AV.—Samuel E. Jacobs has bought from John E. Gerlach the southeast corner of 7th av and 133d st, a 5-sty flat, with store, on lot 25x100. Mr. Jacobs gives in exchange Nos. 278, 280 and 286 St. Ann's av, three 5-sty flats.

145TH ST.—No. 470 West. See Jerome av, east side, 51 feet north of Mount Hope pl.

AMSTERDAM AV.—Charles S. Kohler & Brother have sold for George Aschenbach the northeast corner of Amsterdam av and 106th st, a 5-sty flat, with store, on lot 25.11x100.

68TH ST.—Jacob Wertheim, president of the United Cigar Manufacturers, has bought the 7-sty factory at the southeast corner of 68th st and Avenue A.

90TH ST.—Ogden & Clarkson have sold to D. B. Freedman No. 15 East 90th st, a 4-sty dwelling, on lot 25.6x100.

89TH ST.—Archer M. Huntington has bought from H. D. Robbins a plot, 40x100.8, on the north side of 89th st, 102.2 feet east of 5th av. Mr. Huntington took title this week to Nos. 1083 and 1084 5th av, two dwellings, on plot 50.6x102.2, for which he paid \$475,500. The plot just purchased abuts the dwellings on the rear, and was probably bought to protect the light of his 5th av house. He is reported have paid \$150,000 for the plot, but as 25-foot lots on the street are selling for about \$50,000, it is fair to presume that this price is exaggerated.

8TH AV.—G. Tuoti & Co. have sold for Beatrice Tuoti No. 2556 8th av, a 5-sty double flat with stores, on lot 25x88.

85TH ST.—Theo. Rogers Brill has sold for T. Dwyer No. 336 West 85th st, a lot 25x102.

187TH ST.—Charles Griffith Moses & Bro. have sold for James Alexander No. 533 West 187th st, a 3-sty and basement dwelling, 19x50x94.6.

99TH ST.—Morton R. Peck has sold through Frank L. Fisher Co., No. 136 West 99th st, a 5-sty flat, 25x80x90.

PARK AV.—Charles A. Baas and Mary L. Pinckney have sold Nos. 646 and 648 Park av, two 4-sty dwellings, on plot 40.10x 80, between 66th and 67th sts.

89TH ST.—Eleanor V. White has sold to Henry and Max Gernshym No. 167 West 89th st, a 2-sty stable, on lot 25x100.8.

90TH ST.—Gottfried Piel has sold to a Dr. M. W. Brinkman No. 72 West 90th st, a 4-sty dwelling on lot 18.9x100.8.

71ST ST.—P. Donohue has sold No. 130 East 71st st, a 4-sty American basement dwelling, on lot 16.8x102.2.

84TH ST.—Judge Addison Brown has sold through Frank L. Fisher Co. No. 151 West 84th st, a 5-sty single flat, 20x90x100.

AMSTERDAM AV.—Alice R. Strauss has sold to a Mr. Gowndie the plot, 80x100, at the southwest corner of Amsterdam av and 181st st, facing the entrance to Washington Bridge.

117TH ST.—Janpole & Werner have bought from Jacob Cohen Nos. 16 and 18 East 117th st, two 5-sty flats, on plot 51x100.11.

118TH ST.—Arnold Adler has bought Nos. 277 and 279 West 118th st, two 5-sty double flats.

95TH ST.—Isaac H. Clothier has sold to Jacob Wertheim through S. Osgood Pell & Co., a plot 100x100.8, on the south side of 95th st, 102.2 east of 5th av.

77TH ST.—Bryan L. Kennelly & Co. have sold for Henry G. De Meli to a Mr. Townshend No. 327 West 77th st, a 4-sty dwelling, on lot 18x102.2.

89TH ST.—Mrs. Emily L. Landon has sold to H. W. Bernin No. 301 West 89th st, a 3-sty dwelling, on lot 20x100. Charles E. Schuyler & Co. were the brokers.

WEST END AV.—Charles E. Schuyler & Co. have sold for the Municipal Realty Corporation the 3-sty dwelling, on lot 20.11x 67, No. 898 West End av, southeast corner of 104th st.

CONVENT AV.—Charles Griffith Moses & Bro. have sold for Kate L. Crosson No. 147 Convent av, a 3-sty and basement dwelling, on lot 20.3x75, at the southeast corner of 148th st.

146TH ST.—Potter & Brother have sold to John Brown a plot of four lots on the north side of 146th st, 250 feet west of Amsterdam av.

79TH ST.—Mary L. Pinckney has sold through John J. Kavanagh No. 125 East 79th st, a 3-sty dwelling, on lot 20x102.2.

MADISON AV.—John J. Kavanagh has sold for Robert Power No. 2101 Madison av, a 3-sty dwelling, on lot 20x80, at the north-east corner of 132d st.

69TH ST.—Mrs. Eleanor B. Locke has bought from Mrs. Adelaide Griswold No. 14 West 69th st, a 4-sty dwelling, on lot 25x100.5.

103D ST.—L. J. Phillips & Co. have sold for Quackenbush Bros. to Frank P. Holman, a lot, 25x100, on the north side of 103d st, 200 feet east of 5th av.

84TH ST.—The executors of the estate of Col. S. D. Bruce have sold Nos. 114 to 118 East 84th st, three 4-sty flats, each on lot 20.2x102.2. They were to have been sold at auction on Wednesday next by James L. Wells.

72D ST.—O. L. Richards has sold to the J. C. Lyons Building and Operating Co. No. 56 East 72d st, a 4-sty dwelling, on lot 23x75.

COOPER ST.—Augustus F. Holly has sold 150x100 on the east side of Cooper st, 100 feet north of Academy st. W. D. Morgan & Co., were the brokers.

141ST ST.—Sarah J. Leonard has sold to William Carlin, at \$7,600, No. 307 West 141st st, a frame dwelling, on lot 25x100.

121ST ST.—Jacob Axelrod has sold No. 348 West 121st st, a 3-sty and basement dwelling, on lot 15x100.11.

86TH ST.—Walter J. Cohn has bought No. 103 East 86th st, a 4-sty flat, on lot 30x100.8. Mr. Cohn was also the buyer of the adjoining northeast corner of Park av and 86th st, reported sold in our last issue. He now has a plot fronting 55 feet on Park av and 104.5 on 86th st. Peter F. Kane sold the street house and Henry Lussen the corner. Duff & Conger were the brokers.

88TH ST.—Doval & Thiery have sold for F. H. Macy No. 254 West 88th st, a 3-sty and basement dwelling, on lot 18x100.8.

69TH ST.—Frederick Zittel has sold for Lizzie S. Flint to E. W. Bloomingdale No. 42 West 69th st, a 4-sty dwelling, on lot 23x100.5.

5TH AV.—J. C. Ueberfeld has purchased from Joseph Hamerslag a plot, 45x127.8, on 5th av, 100 feet south of 89th st. He will improve the plot at once by the erection of two 6-sty dwellings.

THE BRONX.

GRAND AV.—M. L. & C. Ernst have sold the plot 147.95x102.67 at the northeast corner of Grand av and Fordham road.

JEROME AV.—Max Marx has sold to Peter Wagner the plot 77x91x75x109 on the east side of Jerome av, 51 feet north of Mount Hope pl. In part payment Mr. Wagner gives No. 470 West 145th st, a 3-sty and basement brownstone dwelling, on lot 17.9x99.11.

UNION AV.—L. Jonas has sold to R. A. Farrelly the southwest corner of Union av and 158th st, a lot 25x113.

138TH ST.—J. Clarence Davies & Co. and Francis I. Roberts have exchanged for Mrs. H. G. Friedmann 28 lots, running 400 feet on 138th st, 225 feet on Southern Boulevard, 350 feet on 137th st, for the 6-sty apartment hotel known as The Ramon, being Nos. 338 and 340 West 57th st and running through to No. 339 West 56th st. Herbert True is the owner of The Ramon, which was reported sold in April.

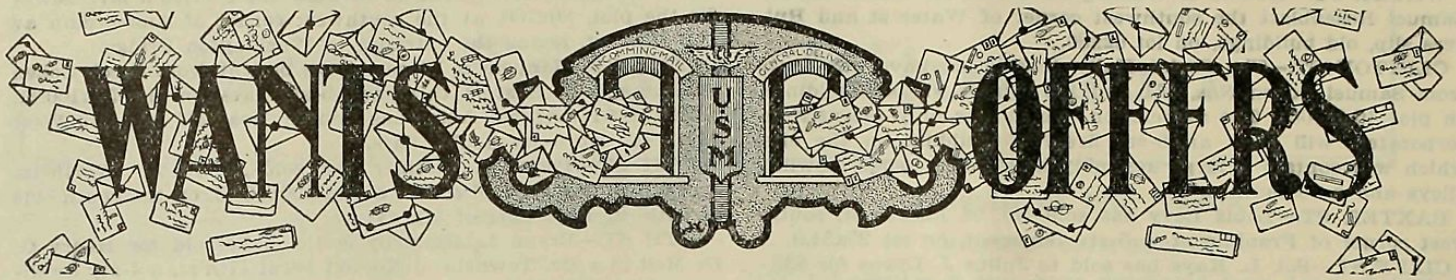
169TH ST.—Eva C. Prutting has sold to Leslie M. Post No. 781 East 169th st, a 3-sty dwelling, on lot 24.6x98.6.

BAINBRIDGE AV.—Helen J. Erickson has sold to C. R. Eberth a plot, 75x100, on the west side of Bainbridge av, 93 feet north of Travers st.

JACKSON AV.—Thomas J. Quinn has sold to Jacob Gruner No. 1132 Jackson av.

LEASES.

Pescia & Colucci have leased for Rizzotto Bros. to Basil Tancredi the two 6-sty tenements No. 321-323 East 112th st for a term of three years, at the annual rent of \$4,320.



A.—A.—A.—
TO INVESTORS IN REAL ESTATE.
The undersigned has several very attractive parcels of income property, new buildings, taken in foreclosure of building loans.
Can therefore be sold at figures which ordinarily represent only the permanent loans; terms to suit.
K. F. HARGRAVE, 43 West 34th St.

50 LOTS FOR \$4,000.

\$1,000 commission paid broker who will make quick sale of this greatest bargain in vacant land; \$8,000 can remain on mortgage, with release clause; on line of three trolleys to Brooklyn Bridge and ferries; lots in immediate vicinity are now selling for more than double above price. Diagrams from J. P. SLOANE, Attorney, 887 Manhattan ave., Brooklyn.

BUSINESS OPPORTUNITY.

AN ACTIVE REAL ESTATE BROKER having large list of New York properties and good clientele among investors, desires to co-operate with capitalist who can furnish \$25,000 or more.
"SAFE RETURNS," care of Record & Guide.

CHOICE CORNER APARTMENT HOUSE.

Nineties, corner of Lexington av.—New, thoroughly up to date; seven stories, with large store; income nearly \$11,000; mortgage \$55,000, 4 per cent; asking \$100,000; reasonable offer solicited; owner will sell cheap.
BERT. G. FAULHABER, 7 East 42d St.

ABOUT four Lots on a very prominent corner in the 23d Ward will be sold to a quick buyer for \$8,000; terms easy.

T. W. SHOTWELL,
203 Broadway, room 810.

A PLOT 62 feet front by 100 feet deep on Forrest Ave., near 163d St.; price \$7,000; terms easy.

T. W. SHOTWELL,
203 Broadway, room 810.

BARGAIN—FACTORY PROPERTY.

For Sale—A 4-story Building, 130x50 ft., with 3 to 4 acres of ground and water rights. Full commission paid to brokers. JOHN F. EBERT, 538 West 14th St., New York.

INVESTORS, LOOK AT THIS; NEAR City Hall, Brooklyn, solid 4-story building; in good condition; constantly well rented to reliable tenants. Call on HENRY C. VAIL, 13 Wiloughby St.

IN YONKERS, N. Y.

A Plot containing 88 Lots, 25x100 each; value, \$125,000; terms easy to right purchaser.

E. C. JULIAND, 52 West 22d St.

BARGAIN.—Two large apartments; mortgage \$75,000 at 4½%. Rent \$11,464; one small apartment, mortgage \$27,000, 5%; rent over \$4,000. Both at sacrifice, as owner needs money in his business.
D. C. REID, 116 Nassau St.

BUILDERS ATTENTION.

Choice Broadway corner, north of 59th St.; light on four sides.

L. J. PHILLIPS & CO., 158 Broadway.

GRAND, "L" to Lewis St.; small rented Houses. 450 Washington St., near Desbrosses; small House. 505 Washington st.; six story, 20x 77, Warehouse. 201 Mott St.; small House and lot.
CYRILLE CARREAU, Agent,
Grand St. and Bowery.

FOR SALE.—West 19th St., a five-story modern apartment house of four rooms to each apartment; tastefully decorated and fully occupied by small desirable families. Rented at \$4,632 per annum. A positive bargain. Send for price. JAMES F. BRAGG, 218 8th Ave.

Slawson & Hobbs have rented for Louis P. Sefton to Helen Greye the 7½-sty fireproof bachelor apartment and family hotel, Nos. 164 and 166 West 74th st, 50x100, containing eighty-two suites, with baths, for a term of ten years. The property will be open ready for occupancy on or about September 1st.

OUT OF TOWN.

Charles Griffith Moses & Bro. have sold for Max Marx the Sunnyside Flour Mills, at Sunnyside, N. J. The property consists of a large mill and out-buildings and includes ten acres of land.

George I. Semel has sold for Anna E. Lyon a summer residence of 108 acres of land, stocked, near Port Jervis, N. Y.

COWBAY SCREENED SAND, BY THE CARGO, 48 CENTS PER CUBIC YARD, DELIVERED ON DOCK, NEW YORK CITY; DELIVERED AT BUILDINGS AT CORRESPONDINGLY LOW PRICES. B. CAMPBELL & CO., 268 WEST 34TH ST.

INSTANTER FIRE ALARM.—I have a device superior to anything ever invented, infringing no existing patent; costing one cent per foot; every particle thermostatic; ringing alarm instanter at 160° F. Can be connected with any battery or system. Capital and help wanted at once. Application from principals only considered. Address, RICHARDSON, care Record & Guide, 14 Vesey St., N. Y. This device is automatic.

FOR SALE.—Water fronts and manufacturing sites on the North Shore of Staten Island, on the Kill Von Kull (deep water) and B. & O. Railroad; large and small acreage, riparian rights, etc. CHARLES E. GRIFFITH & SON, Port Richmond, Staten Island, N. Y.

BULKHEAD AND LOTS

East River, N. Y. To lease.

JAMES ADAM, Owner, 324 W. 18th St.

AN OPPORTUNITY

to buy, cheap, three two-family Flat Houses, near office, each 25x65x75; well rented; price, \$67,500; mortgage \$49,500, at 4½ per cent.; rents, \$6,732, actual; we can show buyer good profit; full particulars from

H. C. SENIOR & CO.,

1934 BROADWAY, AT 65TH ST.

79TH ST., near 5th av., new dwellings. Broadway, near Broome, 12-story fireproof. Madison av., corner plot, 100x95. Fifth av., four story, 40x100.

JACOB A. KING, 744 Broadway, New York.

COMMISSION ALLOWED BROKERS.

FURNISHED HOUSES AT PORT JEFFERSON, LONG ISLAND, FOR THE SEASON. PRICES FROM \$300 UPWARDS.

PORT JEFFERSON REALTY CO.,

Room 721, Park Row Building.

\$70,000

Equity in two first class West Side apartment houses (one a corner), in exchange for free and clear improved, or unimproved property, or real estate equities and cash. Will make quick offer on anything desirable presented.

This is an unusual opportunity for brokers to make a deal.

Rentals aggregate over \$19,000 per annum. Mortgages aggregate \$120,000. Value \$190,000.

An attractive deal will be given if the right proposition is presented. Commission to brokers.

LOUIS R. BERG,
35 Nassau Street.

LARGE AND SMALL PROPERTIES;
4 PER CENT. MORTGAGES.

CYRILLE CARREAU, Agent,
Grand St. and Bowery.

WATER GRANT.

For sale, with fine, large house, 17 rooms; lot 376x67; near New York City.

E. C. JULIAND, 52 W. 22d St.

129TH ST., NO. 138 WEST, NEAR LENOX AV., —5 story brick and brownstone 10-family flat, 25 x87x100. Steam heated hot water. Rents for \$2,832; mort \$15,000 at 4½%. Price \$27,000.
WILSON, 16 Waverly Place.

94TH ST., NO. 165 WEST—Four story brownstone American basement dwelling; newly decorated; marble bath rooms; exposed plumbing; mirrored mantels. For sale at \$16,000, or to rent at \$1,200. Apply WILSON, 16 Waverly Place.

UNRESTRICTED FACTORY SITES for sale or lease near water front and Hamilton Ferry; can erect wooden buildings; suitable for chemicals or hazardous risks. Plot, \$15,000. MOORE, Owner, 922 7th Ave., New York City.

FLATS, Tenements, private Dwellings, Business Properties, all sections, all prices; exchange for Lots, Farms or Country Property; bargains. Call, telephone. THOMAS P. PAYNE, 96 Broadway.

BROADWAY, central, fine, large Business Buildings; leased tenants; gilt edge investments; bargains.

THOMAS P. PAYNE,
96 Broadway.

BROOKLYN brownstone residence, 3 story and basement; fine condition and location; cash equity \$5,000. Ready for immediate occupancy. What have you to offer for it. Full details required. E. E. SLOCUM, 141 Broadway.

WILL take on fair terms, long-time lease on business and other property in Manhattan and furnish absolute security; also agree to make necessary improvements and alterations.
ESTATE REALTY CO., 321 Grand St.

Want Capitalists or Estates

To buy and build for a very responsible Al theatrical concern, a theatre, site selected near Long Acre square. Tenant will pay 7 per cent. net, long lease, and put up cash security, insuring a safe investment.
H. J. SACHS, 119 W. 23d St., N. Y.

ATTENTION, Real Estate Brokers, Principals, Associations!—A new field (Empire square), traversed by all central surface, elevated, subway roads; Offices to let, 1,923 Broadway, near 64th.
P. S. TREACY, Agent, on premises.

BROKERS, ATTENTION!

COUNTRY Dwelling or income wanted in exchange for \$4,500 equity, four story brownstone Residence; residential section Brooklyn.

ADIRONDACK free and clear lake front seven room Cottage, completely furnished; separate kitchen and servants' quarters; boat house, dock, &c.; price \$5,000; sacrifice for cash or exchange for income.

EQUITY \$8,000 over bank mortgage; four story brownstone Residence; leased for \$1,200; want country residence or good farm.

FULL COMMISSION TO BROKERS.
PROMPT DECISION ON PROPOSITIONS.
JOHN H. LOSCARN,
31 NASSAU ST., NEW YORK.

OVER 18,000 SQUARE FEET, between 6th and 7th Aves., near 51st St., for sale at about \$8.50 per square foot; will divide.
VOORHEES & FLOYD,
51 Maiden Lane.

PLOT, 50x100, \$12,000; Plot, 50x100, \$10,000; Plot, 50x150, on junction corner, \$40,000; unencumbered; cash added for improved Property.
CYRILLE CARREAU, Agent,
Grand St. and Bowery.

Real Estate Notes.

J. Edward Kells & Co. were the brokers in the sale of No. 890 3d av, reported in our last issue.

The Committee on Railroads of the Board of Aldermen will give a public hearing on Monday at 2 P. M. on the matter of rapid transit facilities for the East Side.

The annual game of baseball between the employees of the firm of Daniel Birdsall & Co. and those of E. A. Cruikshank & Co., was played at Prospect Park, Brooklyn, on Saturday last. The twirlers from Birdsall & Co.'s office had no difficulty in defeating their opponents by a score of 14 to 4.

The business of the late William M. Ryan will be continued by his brother, Mr. Vincent A. Ryan. Mr. Vincent Ryan will oc-

copy the same offices at No. 149 Broadway, and his close association with the business during his brother's lifetime is a sufficient assurance that it will be carried on by means of the same sound and successful methods.

H. E. Distelhurst and Morris Weinstein, real estate operators, are now comfortably located in their new offices, on the 6th floor, at No. 35 Nassau st, German-American Building. Their extensive dealings are shown by the frequency with which their names appear in reports of realty sales and purchases. Phone 3390 calls Messrs. Distelhurst & Weinstein.

The Interborough Rapid Transit Co., organized to take over and operate the underground railroad from the contractor, are reported to have acquired the New York & Queens County Railroad and all its traction rights, also the franchise of the tunnel company, including the rights to bore a tunnel from a point in Long Island City, in 4th st, between Vernon and Jackson avs, under the East River to 42d st, and under that street to 11th av, Manhattan.

More easily accessible and better-equipped offices are now occupied at No. 423 9th av, close to 34th st, by the long-established firm of Wm. P. Jones & Son, agents, brokers, and appraisers. Honest, intelligent and constant work have secured a large clientele, whose properties are very satisfactorily managed, and in order to better serve their clients in the way of managing, selling and buying realty, the new offices were secured. Their telephone call is 1764-38th.

It is stated that the prices demanded by Comptroller Grout for the franchise for the Pennsylvania Railroad Co.'s tunnel under Manhattan Island were fifty cents a foot for each single line of track per annum for the first ten years, and \$1 a track foot per annum for the remaining fifteen years of the franchise. On this basis it is calculated that the company will pay annually \$31,080 for the first ten years, and \$62,160 per year for fifteen years. Thereafter there would have to be a new valuation.

Julian Benedict has again won his suit against Alfred Duane Pell to enforce the payment of commission for selling the north-west corner of Broadway and 34th st. Mr. Benedict negotiated the sale to Jacob G. Cohen at \$375,000, and claimed \$3,750 commission, which Mr. Pell refused to pay. In a previous trial the jury brought in a verdict for the plaintiff, but this was reversed on appeal, and a new trial ordered. In the second trial, begun Tuesday and concluded Wednesday, the jury again awarded to Mr. Benedict the full amount claimed, \$3,750, besides \$206 interest and an extra allowance of 5 per cent. and costs. The case was tried before Justice Bischoff in the Supreme Court.

The Harlem Property-Owners' Association held a meeting Friday evening last. Changes in officers were made owing to the resignation of Prest. Mitchell, Jos. L. O'Brien being selected president, and Edward J. Murray, second vice-president. Originally formed to contest the assessment for the elevation of the railway tracks on Park av, the association has added to its work the matter of the amendment of the Tenement House Law of 1901, the installation of water meters and fire-alarm systems in private houses and flats. Rapid Transit for the East Side is also under consideration. The speakers of the evening included Senator Hennessey, Geo. B. Christman, President of the United Real Estate Owners' Association; Alderman Owens and Gerald Griffin, President of the East Side Taxpayers' Association.

Extension Windows—Cornices, Etc.

To the Editor of THE RECORD AND GUIDE:

Dear Sir: In regard to the proposed bay window ordinance, for the further information of your readers, I send the following extract from an opinion received from the Corporation Counsel a month ago, which will be of interest. Regarding cornices, stoops, areas, etc. In response to the following question: "How would Section 50 of the Charter affect the cornice of a building and other projecting members on the face of a building which are strictly speaking encroachments on the street, also the areas in front of a building, stoops, entrance porches, etc?" The Corporation Counsel states as follows: "Under Section 50 of the Charter the Board of Aldermen has no power to authorize any encroachment or obstruction upon the street excepting for the temporary purposes therein mentioned. There is no warrant or authority of law, as far as I can discover, authorizing the projection of a cornice beyond the so-called house line. By subdivision 7 of Section 49 of the Charter the Board of Aldermen is authorized to legislate with regard to areas, so it follows that they are legalized obstructions. The Board of Aldermen has always had the power to regulate the extent to which stoops for dwelling houses shall project upon the sidewalk, and the power always has been and still is exercised.—People ex. rel. Le Boutilier v. Gilroy, M. S., opinion of Lawrence, J., Special Term, Dec., 1891.

"Prior to the passage of the New York City Consolidation Act of 1882, the Common Council by various ordinances (Revised ordinances of 1839, Secs. 12, 9, 14; Revised ordinances of 1859, §19), provided for the construction of stoops extending from what is known as the "house" line to the "stoop" line. These ordinances were ratified by Section 84 of the Consolidation Act, and are still in force (Charter, Sec. 41)." Very truly yours,

FRANKLIN B. WARE,
Alderman, 31st Assembly District.

Brooklyn.

The following are the comparative tables for the Brooklyn Conveyances, Mortgages and Projected Buildings for the corresponding weeks of 1901 and 1902:

CONVEYANCES.		
	1902.	1901.
	May 23 to 28, inc.	May 24 to 29, inc.
Total number.....	323	288
Amount involved.....	\$578,154	\$495,378
Number nominal.....	243	175
Total number of Conveyances,		
Jan. 1 to date.....	7,712	7,181
Total amount of Conveyances,		
Jan. 1 to date.....	\$13,603,233	\$11,396,829
MORTGAGES.		
Total number.....	195	212
Amount involved.....	\$671,365	\$765,643
Number over 5%.....	79	71
Amount involved.....	\$198,992	\$186,265
Number at 5% or less.....	116	141
Amount involved.....	\$472,373	\$579,378
Total number of Mortgages,		
Jan. 1 to date.....	5,395	5,312
Total amount of Mortgages,		
Jan. 1 to date.....	\$28,582,215	\$25,841,031
PROJECTED BUILDINGS.		
No. of New Buildings.....	68	60
Estimated cost.....	\$537,055	\$213,475
Total No. of New Buildings,		
Jan. 1 to date.....	1,327	1,854
Total Amt. of New Buildings,		
Jan. 1 to date.....	\$7,748,278	\$9,945,360
Total amount of Alterations,		
Jan. 1 to date.....	\$975,985	\$864,530

BERGEN ST.—The Emigrant Industrial Bank has sold No. 332 Bergen st, a 4-sty flat, 30x60x100.

Jefferson M. Levy purchased from the Titus estate its property of about two hundred lots at Steinway, in the Borough of Queens. A large 3-sty frame dwelling stands on the ground.

Superintendent Calder, of the Bureau of Buildings, Brooklyn, has begun the demolition of a 3-story frame building in Nevins st., near Union, for which an owner has been sought for months. The building was in an unsafe condition, and when the city officials could not locate its owner they went to the Supreme Court and got an order for its demolition. The property is said to be owned by a man named Rapelyea, and every man of that name in the Brooklyn directory was visited in the vain quest for the owner of the property.

The announcement has been made of the purchase by Anthony N. Brady, of Harway Basin and the West Meadow, between Coney Island Creek and Gravesend Beach, in the old town of Gravesend, which purchase includes all the short front on Gravesend Bay from the Van Wart property at 46th st., south to Coney Island Creek, east and north to the tracks of the Brooklyn Rapid Transit Sea Beach line. It is said the meadow land is to be filled in. Coney Island Creek, which is to be dredged by the Government and made deep enough for ships to pass into Sheepshead Bay, will be available for business purposes.

The Harbor & Suburban Building & Savings Association, the owners of Homecrest, in the Thirty-first Ward, have recently sold 104 lots to builders, who will at once improve the same by the erection of fifty detached dwellings, to sell at prices ranging from \$4,000 to \$8,000.

The Broker's Part.

A very important decision was given on the much-disputed question of when a broker is entitled to commission, in which it was held that the commission does not depend upon the performance of the contract. The general rule is that when a broker is employed to negotiate a sale of real estate, brings to his employer a responsible purchaser, able and willing to buy upon the terms prescribed, he has earned his commissions. The Second Appellate Division holds, in the case of Benjamin W. Brady vs. Andrew D. Foster, that where a principal enters into a contract of sale and receives a payment on account, he cannot thereafter defeat his liability to his agent for commissions by showing that an execution levied on a judgment which he obtained against the purchaser has been returned unsatisfied. "Where," says Justice Woodward, for the court, "the contract of sale is executed between the employer and the purchaser, the right of the broker to his commissions does not depend upon the performance of the contract of the purchaser. If, from a defect in the title of the vendor, or from a refusal to consummate the contract upon the part of the purchaser, for any reason in no way attributable to the broker, the sale falls through, nevertheless the broker is entitled to his commissions, for the simple reason that he has performed his contract." There was no allegation of fraud in the complaint in the suit brought by the seller against the purchaser, and evidence that the latter was insolvent a year after the contract of sale was entered into did not support the conclusion, says Justice Woodward, that he was insolvent when the sale was made.

The Quarterly.

The first Record and Guide Quarterly for 1902 is now ready for delivery. This publication includes all the conveyances, mortgages, projected buildings, alterations, auction sales and leases, arranged alphabetically and numerically, recorded from Jan. 1st to March 31st, 1902. Price, \$3; yearly subscription, \$10.

The World of Building

The Labor Situation.

A unique strike, inasmuch as it was without even a fancied grievance to the workmen themselves, was that ordered on Monday last by the delegates of the Housesmiths' and Bridgemen's Union, on the iron work of the subway. John B. McDonald, the general contractor, announced on Wednesday that an agreement had been reached at a meeting held with the delegates early that morning, as a result of which the ironmen returned to work on Thursday.

A sub-contractor familiar with the conditions, gave the following explanation: "The contract for the work affected by the strike was awarded to Terry & Tench, who put in an estimate based on the then prevailing wage to ironmen of \$2.80 per day for eight hours' work. When, because of the steady forcing upward of the wage scale to \$4 per day, Terry & Tench found they would sustain a serious loss, they threw up the contract, the work having since been carried on by the same ironmen at union pay under the supervision of other sub-contractors. The men then made a demand that the contract be again awarded to Terry & Tench at a figure which would enable them to carry on the work, under the \$4 a day scale, at a profit. Upon the refusal of a compliance with this demand, a strike was ordered last Monday."

At the meeting of delegates and contractors held Wednesday morning, Samuel Parks, the business agent of the Housesmiths' and Bridgemen's Union, called the attention of the employers to the fact that the union he represented was in a position to cause the contractors a great deal of trouble, and could even go so far, if they wished, as to stop all work on the tunnel. He said that Terry & Tench had always been generous to the men, and in the present situation the union saw a chance to reciprocate, and wished to take advantage of it. Terry & Tench will continue the work on sections 7, 8, 9, 10, 11, 12, 13, 14 and 15, but will not ask for a new contract on sections 1, 2 and 3, where they are supposed to have lost a considerable amount of money. An agreement was made to hold until May 1, 1903, which provides for arbitration of future disputes, and obligates the payment by the contractors of union wages—\$4 per day.

Builders and architects who have work on hand in the villages of central and eastern Long Island, report a scarcity of all building trades' journeymen, and a consequent great demand. In some cases, builders are known to have paid New York City union wages, in each case a considerable advance over the scales of the local unions.

Not content with waging what has up to the present time been very successful war against the employer, the Enterprising and Progressive Chapters of Steamfitters, of New York, and the New Jersey steamfitters' organization, have a quarrel on hand over who shall do the steamfitting in the new schools, Nos. 2 and 29, in Jersey City. The Board of Education of Jersey City last year awarded to Frank Dodson of New York the contract for steamfitting of school No. 2, and of school No. 29, to the Baldwin Engineering Co., also of this city. The rules of the New York union provide that their men shall be employed on all work done within a radius of 25 miles of New York City by a city contractor. Contractors must obey this rule under penalty of a strike on all their local jobs. But the Jersey City steamfitters contend that they should be employed on local work, and as the carpenters, masons and mechanics employed in the construction have refused to work with New York City steamfitters, the job is at a standstill.

The Employing Plasterers' Association is reported by its secretary, H. W. Miller, to still be waiting for the appointment of a journeymen's committee to confer with an employers' committee for the purpose, if possible, of arriving at some plan to mitigate present evils in the relations of the two bodies. The journeymen say the committee will be appointed at a meeting of their union to be held next Tuesday night, and insist that they have no intention of breaking the agreement made for this conference.

Mr. Hammerstein, of Hammerstein & Denivelle, who, as was reported in the Record and Guide last week, were approached by a delegate of the plasterers with a demand for \$137 "waiting time," says the firm has, under protest, paid the amount. The protest will be argued at a meeting of the plasterers' association next Tuesday night.

Although a meeting was held on Thursday afternoon at the Ansonia Hotel, Broadway and 73d st, between the parties interested, for the purpose of discussing the causes of the trim strike affecting that building and attempting to reach a settlement, nothing was accomplished. A meeting of the delegates was called for Thursday night to act on this point. It is reported will be argued at a meeting of the plasterers' association for more pay.

Material Market.

Dealers in nearly all lines report that the strong demand and **firm prices that have characterized this season** are continuing. In the lumber trade there is less demand for some kinds of wood than prevailed recently, and the market is quiet, but by no means dull. Structural steel is sold to the capacity of the mills for the most part, and delay in deliveries are one of the difficulties with which the builders still contend. Plates and sheets are selling only in a fair way, and the supply is adequate. Common and front bricks are moving freely from the yards to fill orders.

Sales are mostly in large quantities for the high office buildings and big apartment hotels that are being constructed in Manhattan.

IRON AND STEEL.

Crude material is scarce. Finished material is slightly easier. Sheets and the smaller sizes of bars are fairly abundant. Most of the activity is directed toward the purchase of material for early 1903 wants.

Imports of iron and steel continue active. Great Britain sent to this country during the first four months of the year 32,407 tons against 8,953 tons for the corresponding period of last year. Chicago, Kansas City, and other prominent centres have large shipments from Europe on the way.

Domestic steel billets are almost out of the market, so scarce are they.

Old material being high, the large steel companies are trying special processes which do not require the use of scrap.

Some consumers think that the prices of pig iron will ease up before the end of summer. They base their hopes on the enormous production, the heaviest ever known.

Bessemer iron is held by sellers at \$21 Valley, \$19.75 to \$20 forge iron, \$21 to \$22 No. 2 foundry iron, Pittsburg.

Southern pig iron sold as high as \$18 for No. 2 furnace this week. No. 1 is \$1 per ton higher, and No. 3 50c. lower.

Stores in this city report that it is impossible to get bars from the mills.

It is understood that the United States Steel Corporation is negotiating for 100,000 tons of Bessemer pig iron to be delivered in the second quarter of 1903.

TIN, LEAD, ETC.

One of the largest copper-working plants in the country is to be built by the Columbia Copper Company, at New Orleans.

Zinc ore has advanced \$1 per ton. Production since Jan. 1 exceeds that of the corresponding period of last year by 3,000,000 pounds. Highest price paid this week was \$34 per ton at Joplin.

Lead ore brought \$22.25 per 1,000 pounds, delivered.

Swansea had 187,427 boxes of tin plate May 10, as against 70,537 boxes on the same date last year.

WINDOW GLASS.

Plate glass interests have avoided the price war that was threatened. All factories are to be closed in July. It is estimated that the productive capacity of all the plants in the country amounts to 38,000,000 feet, while the consumption is not over 27,000,000 feet, with scarcely any exportation. These figures are given as the reason for curtailing production.

Morgantown is the site selected for a 96-pot plant to be erected by the West Virginia Plate Glass Co. The Dexter Creek Stone and Sand Co. will supply limestone and glass sand.

There is a report that the Pittsburg Plate Glass Co. will act as selling agent of the National Lead Company.

BRICK, STONE, CEMENT.

An excellent demand for building brick continues. Stocks which were recently on hand have been reduced. If the coal strike continues manufacturers who burn coal may be obliged to make the necessary charges for substituting wood as a fuel. This will not take long. In the meantime the uncertainty makes the starting of new coal fires under the kilns unwise, unless there is enough coal in the yard to finish. Front brick is selling steadily. Manufacturers of Columbus brick are 30 days behind orders. This has been caused by a large demand for its use in new school buildings in the west. Cement is selling at full prices.

Artificial tile and marble are to be turned out in a Philadelphia factory. The composition, known as Mertile, was discovered by a German chemist.

About 60,000 bricks are being turned out daily by the New York Brick and Paving Company, and selling them as fast as they can be made.

A new brickyard is being located near Belle Isle, on the Erie Canal, by Ballard & Son. The Kirkville Brick Company, which did not run its plant last year, is making repairs preparatory to starting up for this season.

At Trenton the Quaker Portland Cement Co. has been incorporated, with a capital stock of \$2,000,000.

Ten Massachusetts and Connecticut concerns will merge in the Western Massachusetts Lime Company, with a capital of \$1,500,000. The main offices will be at Canaan, Conn.

PAINTS AND OILS.

It has been discovered that some Canadian paint manufacturers are using lime sulphate or gypsum as a substitute for white lead. An analysis of a can showed that 15 per cent. of white lead was used. The Canadians say that the use of gypsum does not more than equal the substitution of barytes by American manufacturers.

Mr. Phillips, of Valentine & Co., varnishes and colors, has sailed for England.

Mr. Ripley, of the F. O. Pierce Co., has gone to Europe on a pleasure trip.

Linseed oil is so firm that another advance in prices is expected. It will probably be slight.

LUMBER.

Word has been received that 300 shingle mills in Washington have closed down for two, possibly four, weeks. This reduces the annual output of the State by 250,000,000 feet, if they remain closed for only two weeks.

Maine's log crop is 750,000,000 feet. The total crop in this State, Vermont, New Hampshire, New Brunswick and Nova Scotia is 2,175,000,000 feet. Of this amount 1,575,000,000 feet is for saw mills and 25,000,000 feet for piling.

It is estimated that at the present rate of cutting the spruce trees now standing in Maine will not be consumed inside of 30 years.

J. G. Jackson, of Maryland, the former Governor, is supervising the construction of the Jackson Lumber Company's extensive plant at Opp, Covington County, Alabama.

Planing, door and finishing mills are running at full capacity, and have recovered from the over-production of last year.

Tests of Fireproofed Wood.

STATEMENT FROM THE BUILDING DEPARTMENT.

There appeared in the last issue of the Record and Guide a note regarding a report read at the sixth annual convention of the National Fire Protection Association. In this note it was implied that the New York Bureau of Buildings had demanded of the manufacturers of fireproofed wood \$1,000 each to defray the cost of making a series of experiments in order that a standard and uniform test for fireproofed wood might be adopted.

Mr. Miller, of the Building Department, requested an interview with a representative of this paper in order to explain the situation more fully, and to do away with the false impression created by the paragraph alluded to. Said Mr. Miller:

"The request that a thorough investigation of methods suitable for a fair test to be applied to all fireproofed wood used in this city, was made by the manufacturers themselves. They claim that the 'shaving test' adopted by the Navy Department is unnecessarily severe, and does not in any way represent conditions which would ever exist in reality. In the 'shaving test' the wood to be tested is cut into fine shavings. These shavings are put into a wire basket, and then subjected to the flame of a bunsen burner. If, under these conditions, the wood shows any disposition to ignite, the sample is rejected. A committee representing the various firms furnishing fireproofed wood was formed some time ago. This committee notified the Building Department that they greatly desired the adoption of some definite standard to which they would all have to conform, and offered to contribute \$1,000 each toward paying experts for making such research as would be necessary. Not only is it hoped to establish a standard test for the non-combustible qualities of the wood, but it is also hoped that the employment of some process which now use zinc salts and other chemicals of a poisonous nature will be prohibited. One more point to be examined and an important one, is the effects the different processes have upon the strength of the wood. Some methods are said to render the material extremely brittle and unfit for use."

"So you see, the manufacturers are not being asked to do anything beyond what they themselves have offered to do. It is expected that the tests will be completed and definite standards fixed before long."

Bids and Estimates

Only one letter has been received this week throwing new light upon the question of bids and estimates, a discussion of which has been in progress in these columns for some weeks. An additional interview has, moreover, been secured which certainly deserves publication.

A builder made to a Record and Guide representative the rather astonishing statement that he had been asked to bid upon a building with the condition that if in any particular the plans did not fulfill the necessary requirements of the building laws, that he, the contractor, was to be held responsible for making such changes as would be needed to make the plans conform to the legal requirements.

"Very many architects," said he, "are ignorant of many of these requirements, or else do not care to take the trouble necessary to make their plans in accordance with them. When a

builder is obliged to go over a set of plans, figure the strength of each beam and estimate the load it has to carry, and, in short, see that the plan is correct in all its details, he is being asked to do more than his share. If the architect would first see that his plan is as it should be, and then work out his bills of quantities for each kind of material required, a much fairer apportionment of labor would be made than exists at present. No contractor or dealer would think of objecting, if asked, to give figures at which he could furnish and put up a certain amount of a specified kind of material, but when obliged first to examine plans and see that they are correct, and then be expected to do all the calculating in order to ascertain the amount of each material needed, both without any guarantee that we will be paid for our time, we think we are being imposed upon about to the limit of tolerance."

To the Editor of THE RECORD AND GUIDE:

I have read with interest the letters and editorial comments which have appeared in your paper on the above subject, and would suggest, as a simple and effective remedy for the abuses complained of, and as establishing a system satisfactory to all parties concerned, the following:

First.—That a bill of quantities be supplied to each builder tendering for the work in competition; quantities to be taken by a competent surveyor of recognized standing whose fee would be a percentage on the amount of accepted estimate, varying from 1¼ to 2½ per cent, according to the character of the work.

Second.—That none but tradesmen whose standing and reputation are satisfactory to the owner or architect, be allowed to compete, and the fact of any contractor being invited to estimate on the work be held as binding on the owner to accept his offer if the lowest.

Third.—That all estimates be handled in not later than a date specified on the invitation card; and a full list of same be exhibited in the architects' office, accessible to all parties interested.

That some such system as the foregoing prevails in some foreign countries may be no argument for its adoption here, but the relief afforded contractors by transferring the labor of quantity taking from the shoulders of a number of competitors (each one of whom performs the work gratuitously and in a more or less rough-and-ready manner for himself) to an expert who furnishes identical copies to all, is something which those best acquainted with the arduous nature of the work, when rightly performed, ought best to appreciate. The small percentage charged to the owner is more than offset by the closeness and accuracy of an expert quantity surveyor. Of course the successful contractor for his own protection will verify the bill of quantities before signing contract, but apart from this, one man's labor stands for that of all who figure on the work, with the additional advantage of a common basis of calculation for all competitors.

C. W. MULLIN.

Brooklyn, May 24.

Wants and Offers are instructive reading. See page 1002.

Building News.

MERCANTILE.

22D ST.—De Lemos & Cordes, No. 130 Fulton st, are drawing plans for a 9-sty store and loft building to be erected at No. 28 East 22d st, on lot 25x98.9. The Greenwich Realty Co., No. 290 Broadway, are the owners.

22D ST.—Adolph Mertin, No. 33 Union square, is working on the plans for the 10-sty brick, stone and terra cotta store and office building to be erected at No. 27 East 22d st. The cost will be \$180,000. Henry Acker, No. 1293 Union av, is the owner. Bids will be received in two weeks. Milton E. Oppenheimer makes him a building loan of \$50,000.

11TH ST.—Henry A. Koelble, No. 67 West 125th st, is drawing the plans for a 10-sty brick, stone and terra cotta store and loft building, to contain electric elevators, etc., and be erected at No. 61 East 11th st. Thomas J. Surpliss and Geo. J. Lutz, No. 67 West, 125th st, are the owners. Estimates will be received shortly. Heilner & Wolf have made the owners a building loan of \$47,500.

APARTMENTS, FLATS AND TENEMENTS.

2D AV.—Harde & Short, No. 3 West 29th st, are revising the plans for the apartment house to be erected at the northwest corner of 2d av and 12th st, for Berman & Moskowitz, No. 393 Grand st. The building will be 6 stories with stores on the 12th st side, and a circular porch on 2d av. Mottled brick with limestone will be used for the front up to the 2d story, and terra cotta trim above, porcelain baths, showers, parquet floors, safes, telephones, and electric light will be required. Owners will take bids next week.

32D ST.—A 12-sty modern apartment hotel, of limestone and terra cotta will be erected at Nos. 11 and 13 East 32d st. Specifications call for tile roofing, electric elevators and dumbwaiters, hardwood cabinet trim, tile, mosaic and marble work, open plumbing, electric light, steam heat, etc., and will cost in the neighborhood of \$600,000. Campbell & Clement, No. 38 Park

(For Plans Filed, See Pages X and 1021.)

Row, are the owners. Plans are now being drawn by Neville & Bagge, No. 217 West 125th st.

116TH ST.—John Shields will erect a 6-sty apartment house, on plot 50x100, on the north side of 116th st, 125 feet east of Lenox av.

3D ST.—Bernstein & Bernstein, No. 111 Broadway, are preparing plans for a 6-sty brick, stone and terra cotta tenement building, 46x83.2, with tin roofing, to be erected at Nos. 211 and 213 East 3d st, at a cost of about \$35,000. Max Weinstein, Jr., of No. 190 Bowery, is the owner.

DWELLINGS.

5TH AV.—John C. Ueberfeld, No. 266 Columbus av, will erect two 6-sty fireproof dwellings, on the plot 50.8x127.8 feet, 95 feet south of 89th st.

ALTERATIONS.

2D AV.—Frank Straub, No. 335 Broadway, is drawing plans for alterations to the tenement No. 1405 2d av. New plumbing will be required. Benjamin Oestreicher, No. 322 East 79th st, is the owner.

NASSAU ST.—Clinton & Russell, No. 32 Nassau st, are drawing plans for an interior alteration to the Mutual Life Insurance Co.'s Building, No. 32 Nassau st. The broad hallway, which is entered from the Nassau st front of the building, will be cut through to connect with the Liberty st hallway; the main stairway will be changed. Marble, onyx, tile and mosaic will be used. The cost will be about \$100,000.

78TH ST.—Satterlee & Schultz, No. 1123 Broadway, are working on plans for interior alterations and a 3-sty brick extension to No. 60 East 78th st. Mason work, plumbing, carpentering, plastering, steam heating, etc., will be required. The cost will be about \$5,000, and bids taken in two weeks' time.

ESTIMATES RECEIVABLE.

By Treasury Department, Washington, D. C., until June 18, at 2 p. m., for the construction (except heating apparatus, electric wiring and conduits) of the U. S. Post-Office at Wilkesbarre, Pa.; until June 26, at 2 p. m., for the installation of a conduit and wiring system for the U. S. Post-Office building at St. Cloud, Minn.; and until June 27, at 2 p. m., for furnishing the steam heating apparatus complete in place for the U. S. Post-Office at St. Cloud, Minn.; until July 7, at 2 p. m., for the mechanical equipment (except engines and generators), including plumbing, water supply, steam power plant, etc., heating apparatus, mechanical ventilation, electric wiring and conduits, switchboard, elevators and non-conducting coverings for the U. S. Mint, Denver, Colo.; until July 10, at 2 p. m., for the construction (including plumbing, heating apparatus, electric wiring and conduits), of the U. S. Post-Office at New Iberia, La., in accordance with the drawings and specifications, copies of which may be had of James Knox Taylor, Supervising Architect.

CONTRACTS AWARDED.

6TH AV.—Chas. A. Cowen, No. 1123 Broadway, has been awarded the general contract for the erection of the 7-sty loft and store building which is to be erected on the plot Nos. 106 and 108 6th av. It is to be of brick, stone and terra cotta and contain electric elevators, etc. John E. Nitchie, Park Row Building, is the architect, and Clarence O. Bigelow, No. 102 6th av., the owner.

PELHAM, N. Y.—Philip Godfrey, of Pelham, has been awarded the general contract for the erection of a 2-sty brick and frame business building, 40x45 feet, to have tin roofing and contain gas and electric lighting, hot air heating, etc. Seth C. Lyman, Pelham, N. Y., is the owner. Arthur G. C. Fletcher, No. 1135 Broadway, is the architect. Cost is to be \$8,000.

14TH ST.—Robert J. Mahoney, No. 1135 Broadway, has been awarded the general contract for alterations to the 14th St Bank, corner 14th st and 5th av. Mason work, bronze and iron work, wire work, tiling, etc., are specified. Mowbray & Uffinger, No. 92 Liberty st, are the architects. Cost will be about \$2,000.

6TH AV.—Deisler & Stevenson, No. 1135 Broadway, have secured the general contract for alterations on the brick and stone buildings, Nos. 454 to 458 6th av. Tile and mosaic work, electric lighting, steam heating, open plumbing, iron work, etc., will be required. The Mouquin Restaurant and Wine Co. are the owners. Wm. E. Bloodgood, No. 151 Broadway, is the architect. Cost will be about \$13,000. Work to commence at once.

BROADWAY.—Edward Corning, No. 1135 Broadway, has received the general contract for erecting the Hegeman Building, to be located on the plot Nos. 198 and 200 Broadway. The same is to be 6 stories high and built of brick and stone, with tin roofing, electric passenger and freight elevators, etc. Rossiter & Wright, No. 95 Liberty st, are the architects. Hegeman & Co., No. 196 Broadway, the owners. Mr. Ramsey, of that concern, has the matter in charge. The old buildings occupying this site are now being wrecked.

The Tidewater Building Company, No. 25 West 26th st, have been awarded the general contract, on a percentage, for the 12-sty and basement office building to be erected for the Columbia Real Estate and Trust Co., at Columbia, South Carolina, from plans and specifications of Brite & Bacon, No. 111 5th av. They also have been awarded a contract for the masonry, tile, marble, slate, terrazzo, plastering, stone work, roofing, skylights,

galvanized iron, painting, hardware, bronze and iron work, for the 11-sty Republican Club-house, being erected at Nos. 54 and 56 West 40th st, from plans and specifications by York & Sawyer, No. 156 5th av. This building is being erected by the Library Square Realty Company, Louis Stern, President; they also have the general contract for the 6-sty and basement warehouse to be erected on the northwest corner of 13th st and 9th av, 100x100 feet, for the estate of John Jacob Astor; Boring & Tilton, architects; and have been awarded the general contract for the High School Building, to cost about \$200,000, to be erected in the town of Naugatuck, Conn. Messrs. McKim, Mead & White, architects.

Hugh Getty, No. 274 9th av, has been awarded the contract for the 10-sty loft building which the Dennison Manufacturing Co. will erect at No. 15 John st, from plans by Wilson Eyre, Jr., of Philadelphia, Pa.

MISCELLANEOUS.

CLINTON ST.—Howells & Stokes, No 100 William st, have been selected by the Social Halls Association to draw the plans for a building to be erected at Nos. 151 and 153 Clinton st, just south of Grand st. Preliminary sketches have been prepared. The building will be 4 stories, of brick, stone and terra cotta; the roof will be built for a roof garden, and electric elevators, bowling alleys, plunge and other baths, etc., will probably be installed. The cost will be about \$100,000.

BROOKLYN.

BUSHWICK AV.—Theobald Engelhardt, No. 905 Broadway, has drawn plans for extensive alterations to the frame residence building on the southeast corner of Bushwick and Gates avs. A gymnasium, swimming pool, bowling alleys, and other appurtenances to a club-house will be installed. The Brooklyn, E. D., Turn Verein are the owners, and the cost of the work will be about \$60,000.

POINTERS.

The Fred. Macey Company, Grand Rapids, Mich., are to erect a large 3-sty brick and stone factory building at that place.

Butler Bros., the department store supply house, of New York and Chicago, Ill., are about to erect a 13-sty brick, stone and terra cotta building. The frame is to be of steel. The Geo. A. Fuller Co. have the general contract. The building is planned to be finished in six months.

W. M. Haight, Monroe, and C. M. Bartlett, Kiamesha, are about to locate a hotel at Warwick, Orange Co., N. Y. They have not selected an architect as yet.

SYRACUSE, N. Y.—Taber & Draper, architects, have been commissioned by Mrs. Judson V. Perkins to draw plans for a 4-sty brick and stone apartment house, with modern improvements, to be situated on Seymour st, and cost about \$25,000.

CHESTER, PA.—J. and T. Oliver, of this city, have been awarded the general contract for erecting two granite hospital buildings to cost \$150,000, for The Croger Homoeopathic Hospital.

PHILADELPHIA, PA.—Plans have been prepared by J. D. Allen & Co., Betz Building, Philadelphia, Pa., for a modern brick, terra cotta and limestone theatre building, steel frame. Tile, marble and mosaic work, steam heat, ventilation, gas and electric fixtures, etc., are specified. The site is on Germantown av; the cost is to be \$65,000, and W. J. Gilmore, of the Auditorium Theatre, is the owner.

SWARTHMORE, PA.—The Presbyterian Church Congregation have accepted the plans of Frank R. Watson, a Philadelphia architect. They are to erect a local stone and Indiana limestone Sunday-school building of 3 stories, at a cost of about \$20,000.

NEWNAN, GA.—Plans have been prepared by W. F. Denny, of Atlanta, Ga., for a 2-sty brick library building, to cost \$10,000. The Township of Newnan, Ga., are the owners.

NASHVILLE, TENN.—Brown & Brown, of this city, are preparing plans for an \$18,000 stone and pressed brick church edifice, 1-sty high, to be erected on the corner of Buena Vista and Monroe sts. The Presbyterian Church Congregation are the owners.

ALLENTOWN, PA.—A modern brick school building is to be erected at this place from plans by Jacoby, Weishample & Biggins, of Allentown.

BALDWIN TOWNSHIP, PA.—E. J. Carlisle & Co., Westinghouse Building, Baldwin Township, Pa., will shortly receive bids for a brick school building, to contain modern equipment, hardwood floors, etc., and to cost \$20,000. The Township is the owner.

MILLVALE, PA.—The Christ English Lutheran Church of this town have commissioned Architect C. W. Hodgson, of Pittsburg, Pa., to execute the plans for a church edifice.

ANDERSON, S. C.—Edwards & Walter, of Columbia, S. C., are preparing the plans for a modern brick and stone church edifice for The Grace Episcopal Congregation, of Anderson, S. C.

SQUIRREL HILL, PA.—Kerner & Fetzell, of Philadelphia, are preparing plans for eight modern brick and stone residences to cost \$15,000 each. The owners are C. T. Beekman and others, of Philadelphia. Beezer Bros., Philadelphia, Pa., are preparing plans for H. W. Craft, for a stone, brick and terra cotta dwelling to be located on Irwin av, this place, and cost \$35,000.

NEARBY BUILDING.

ROCKAWAY, L. I.—The West Rockaway Land Company, of which Frederick J. Lancaster, No. 20 Broad st, is the president, have acquired a large tract of land just west of Rockaway Beach. A system of highways and sewers will be built immediately. Hotels and cottages will then be erected. W. Tyson Gooch, No. 25 Broad st, has been commissioned architect to the company. Preliminary plans are now under way, and building operations will soon be commenced, it is said.

WOODHAVEN, L. I.—The Jamaica Heights Improvement Co., of which Charles Reinhardt, No. 765 Flushing av, Brooklyn, is the president, have acquired a tract of land comprising about 40 acres near Woodhaven. The company will erect about 150 2-sty frame dwellings, to cost from \$2,000 to \$4,000 each; these cottages will contain all modern improvements. The sum of \$500,000 will be expended on the improvements of the tract. Nathan Stern, of Brooklyn, is the manager of the property.

PROSPECT PARK SOUTH.—Chas. G' McLean, of Hempstead, L. I., has completed the plans for a 3-sty stone and frame dwelling, with shingle roofing, to contain electric lighting, steam heat, open plumbing, etc. The cost will be \$12,500. C. H. Berry, Franklin st, Hempstead, L. I., is the owner.

WARDENCLYFFE, L. I.—Warren & Wetmore, No. 3 East 33d st, are drawing plans for a 3-sty brick and stone Swiss chalet, containing modern improvements, to cost about \$25,000. A. Margaret Cleaves, No. 79 Madison av, New York, is the owner. Building operations will begin in about a month's time.

COUNTRY WORK OF NEW YORK ARCHITECTS.

BLOOMFIELD, N. J.—Joseph Wolf, No. 1123 Broadway, has about completed plans for a 4-sty and basement factory building of brick and stone, 60x152 feet, to contain power elevators, steam heat, electric lighting, sprinkler system, etc., and be roofed with tin. The Combination Rubber and Belting Co., Bloomfield, N. J., are the owners. Building will be commenced shortly.

Frank Straub, No. 335 Broadway, is drawing plans for a 3-sty extension to the dwelling of Adam Straub at West Hoboken, N. J. New plumbing, ranges, boilers and mantels will be required.

KEY WEST, FLA.—H. C. Gilchrist, No. 524 4th av, is preparing plans for a 2-sty stone residence, to contain modern improvements, hardwood finish, etc. James Loughlin, Jr., is the owner, and the cost will be about \$50,000.

Product and Appliances.

"Where can I see the effect of the American Stoker," enquired an inquisitive person from one of the officials of the company. "See those tall chimneys over there?" said the official; "well, the American Stoker is used at every one of those factories." "But I see no smoke," said the inquisitive person. "That's just it—there is no smoke where the American Stoker is used, and they use soft coal, too."

On June 4th the Masurite Explosive Company proposes to demonstrate the safety of their explosives. The scene of the tests will be Sand's Point, Long Island, in the vicinity of President Masury's country residence. An explosive which will only explode in the right direction, with force readily gauged, is something much needed where rock must be blasted for building foundations, as in New York, besides the excavations for tunnels.

We mentioned the new light which the War Department intends placing in the Statue of Liberty, on Bedloe's Island. This light is to be supplied by the Municipal Lighting Company, of New York, and will consist of the wonderful lamp invented by Colonel Proskey for the proper application of kerosene for lighting purposes generally. More brilliant than electric light, pure white, and far cheaper, with absolute safety.

The corrosion of sprinkler heads in dye-works, chemical works, and all places, in fact, where the atmosphere is permeated with acids, is the cause of considerable loss through the failure of the sprinkler to act in time of need. Geo. W. Sherman, a consulting engineer of Boston, is said to have invented a coating which absolutely preserves the sprinkler. We do not think this is a difficult matter, but are surprised in the face of its importance that the great sprinkler company at Providence, R. I., has not long since overcome the difficulty.

We seldom hear about fire extinguishers other than the great hose and engines of the fire department, putting out a fire in time to save life and property. We read what the "Crescent" can do, or the "Rex" will do, but we want to find out what these and others "have done."

We wonder whether Superintendent Stewart of the Bureau of Buildings will keep his word regarding fireproofed wood. "In two months, a quick method of testing the wood will have been decided upon," said Mr. Stewart three weeks ago. We are watching and waiting to see justice done and pin our faith in the Superintendent.

We are told that Elastic pulp plaster is fireproof, that it is a nonconductor of electricity or sound, that frost will not damage it, that it will cause no stain, and that it takes paint readily. We are also informed that it is made of wood pulp combined with fire clay and cement. We desire proof of these claims!

Investors, read Wants and Offers. See page 1002.

Of Interest to the Building Trades.

E. Lansing Satterlee and Leonard Schultz have opened architects' offices at No. 1123 Broadway.

Howells & Stokes, architects, have moved from No. 47 Cedar st to No. 100 William st.

Frank Straub, late with Horenburger & Straub, No. 122 Bowery, has opened offices of his own at No. 335 Broadway.

All bids for the construction of buildings for the Tampa, Fla., court-house and post-office have been rejected as excessive.

The Eastman buildings, occupying the block on 11th av, between 58th and 59th sts, and extending to the Hudson River, are being torn down to make way for the new power-house.

John Brunton, architect, has discontinued his offices at No. 111 Broadway, and his business is now carried on by S. Smyth at the same address.

The proposed new sign and fence ordinance was favorably reported to the Board of Aldermen on Tuesday, but action thereon was deferred.

The Conference Committee of the House and Senate agreed upon an appropriation of \$4,500,000 for the new custom house in this city.

Edwards Carroll, plan clerk of Bureau of Buildings (Manhattan), and Mrs. Carroll have issued invitations for the marriage of their daughter, Julie Edwards, to Richard Webber, Jr., on June 4, 1902, at No. 22 East 120th st.

The annual illustrated catalogue of the Brooklyn Metal Ceiling Co., just received, contains new and beautiful designs in stamped steel that architects, owners and builders ought to see. The company will forward copies on application; their offices and plant are at Nos. 283-287 Greene av, Brooklyn.

Frank H. Boyle & Lawton, manufacturers of ornamental iron and brass work for buildings, with plant at Nos. 418 and 420 West 27th st, speak with much pride of the contract they have received, among their many others, for the enclosure work of the six passenger elevators that are to run in the Ansonia, Broadway and 73d st. This firm do excellent work, and secure, as a consequence, many of the orders that depend upon workmanship and artistic effects.

O. M. Moore, secretary of the Puget Sound Bureau of Information of Seattle, is urging the necessity of having a building located at some central point, where homeseekers and travelers may be invited for the purpose of gaining information, viewing specimens of the manufactures of the State, farm products, mineral ores, woods, grains, fruits, fisheries and educational work. In a letter addressed to the Chamber of Commerce, Mr. Moore states that the bureau has had plans prepared for a special building, and the structure itself would be a thorough exhibit of the lumber resources of the State. The building once provided the bureau would undertake to keep it open to the public and care for the exhibits. The matter was referred by the Chamber to the Committee on Immigration.

Many years of experience, coupled with the best of facilities, prompt, reliable and honest work, have secured a clientele of the very highest class for the Architectural Metal Works, I. Moritz, proprietor. Skylights, cornices, roofing—in fact, sheet metal work of every description—is executed in a manner to satisfy leading architects, contractors and builders, as the following list testifies: The great "Water Side" Power House, on East River, 1st av, 38th to 39th sts; Brooklyn Heights Power House, on 3d av, Gowanus Canal, 1st and 2d sts, Brooklyn; Home for Friendless, 162d st and Woodycrest av; office building, southeast corner Wall and Water sts; towering mercantile structure, southeast corner of 5th av and 18th st; Walter Stabler's new dwellings, on East 39th and 40th sts; Dr. Lockwood's residence, No. 18 East 52d st; Jas. B. Hyde's residence, at Bay Shore, and such towering structures as the Hotel St. James, West 45th st; the Coronet, 58th st and 6th av; the Chester Court, Lenox av, southeast corner of 119th st, and apartment house, No. 44 West 120th st. The office and works of the Architectural Metal Works continue at the old stand, Nos. 1192 and 1194 2d av. Telephone, 164-79th st.

NOT IN THE DEALERS' ASSOCIATION.

To the Editor of THE RECORD AND GUIDE:

Dear Sir: In your last issue, under the News of the Brick Market, you say that "the brick that come to Manhattan and Bronx are retailed by about twenty firms, who comprise the Association of Dealers in Building Materials." We beg to say, that we are retailers as well as manufacturers, but are in no way connected with the Dealers' Association. Kindly make this correction, and oblige,
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NOTICE TO PROPERTY OWNERS. ASSESSMENTS DUE AND PAYABLE. The Comptroller gives notice that assessments for sewers, paving, etc., as under, are now due and payable. Payments made on or before July 22d will be exempt from interest; after that date interest at the rate of 7% per annum will be charged from the date of the respective entries of the several assessments in the Record of Titles and Assessments. Paving, Regulating, Grading, Etc. 167th st, from Prospect av to Southern Boulevard. Wendover av, from 3d av to Fulton av. Acquiring Title for Opening of Streets. 149th st, Bergen av and Gerard st; and also Gerard st, from 149th st to Bergen av; 192d st, from Bailey av to bulkhead line of Harlem River, and Exterior st, from 192d st to Broadway; Crotona av, from Boston road to Southern Boulevard; Mt Hope pl, from Jerome to Anthony avs; 132d st, from Locust av to East River. Bills of cost will be presented to the Justice of the Supreme Court for taxation on June 12 for 149th st, June 11 for 192d st and 132d st, and June 10 for Crotona av and Mt Hope pl.

AUCTION SALES OF THE WEEK. The following is the complete list of the properties sold, withdrawn or adjourned during the week ending May 29, 1902, at the New York Real Estate Salesroom, 111 Broadway. Except where otherwise stated, the properties offered were in foreclosure. Adjudgments of legal sales to next week are noted under Advertis'd Legal Sales. * Indicates that the property described was bid in for the plaintiff's account. The total amount at the end of the list comprises the consideration in actual sales only. PHILIP A. SMYTH. *50th st, No 136, s s, 300 w 3d av, 20x100.5, 3-sty brk dwell'g. (Amt due \$12,257.50; taxes, &c, \$157.23.) Kathleen K Taylor. \$9,500 Broadway, No 4301 | begins centre line, 24 n 12th av | centre line 183d st, runs e to w s Broadway x n w - x w - to av x s 75 to beginning, being lots 12, 13, 14 and part 11 map Saml Ryer map No 175, 2-sty frame dwelling, with 2 and 3-sty frame buildings. (Amt due \$-; taxes, &c, \$1,447.60; prior mort \$500.) (Partition.) Geo P Russell, party in interest. \$18,000 PETER F. MEYER & CO. 94th st, No 76, s s, 105 e Columbus av, 20x 100.5, 5-sty brk flat. (Executor's sale.) With- drawn. 94th st, No 78, s s, 56 e Columbus av, 50x72.8, 5-sty brk flat. (Executor's sale.) Bid in at \$48,750.

BRYAN L. KENNELLY & CO. 176th st, No 352, on map No 350, s s, 76.6 w Walton av, 25.6x83.4x25x89.4, 2-sty frame dwell'g. (Amt due \$1,290.70; taxes, &c, \$260.07.) Leo Hutter. \$1,800 18th st, No 151, n s, 142.4 w 3d av, 18.10x92, 3-sty brk dwell'g. (Partition.) Lowenfeld & Prager. \$16,125 North Moore st, s e cor Varick st, 75.2x87.2x irreg, through to West Broadway, where it fronts 25.2. Withdrawn at an upset price of \$100,000. Amsterdam av, No 687, e s, 66.8 n 93d st, runs n 29 to Apthorps lane x e 100.1 x s 25.5 x w 33.5 x n w 1.9 x w 24.3 x s w 0.8 x w 41.1 to beginning, 5-sty brk bldg. Also all title to strip adj above, -x26, 1-sty brk building extension to above. (Amt due \$27,207.97; taxes, &c, \$1,737.40.) Simon Feist, defendant. \$32,500 18th st, Nos 232 and 234, s s, 425 w 7th av, 50x 145.6. (Receiver's sale.) Oscar J Mayer. \$38,500 JAMES L. WELLS. Franklin av, No 1054, at junction of 3d av, opp 165th st, 70x113, 2-sty dwell'g. (Voluntary.) Alice L Mayer. \$9,600 Creston av, No 2384, near 184th st, 25x95, 2-sty frame dwell'g. (Voluntary.) J C Birch. \$6,050

\$500, 50c., and for each additional \$500 or fraction thereof, 50c.; on Conveyances executed on and after July 1st, 1901, 25c., where consideration exceeds \$2,500 and is not more than \$3,000, and 25c. for each additional \$500 or fraction thereof.

May 23, 24, 26, 27 and 28.

BOROUGH OF MANHATTAN.

Attorney st, No 95, w s, 160 s Rivington st, 20x100, 3-sty brk dwelling, Fannie Langer to Richard Langer. Morts \$15,000. May 12. May 26, 1902. R S none. 2:348. nom

Centre st, No 218, e s, abt 138 s Grand st, 23.7x37.8 on s s, x23.8 x35.8 on n s, 5-sty brk store. Robert Hastings et al to Eva H Von Wahl. 3-4 part, all title, &c. Mort \$13,000. May 10. May 28, 1902. R S none. 1:235. nom

Cliff st, No 51, n s, abt 65 w Beekman st, 27.1x83.4 w s, 20.6x82.11 e s, 5-sty stone front store. Contract. Sol L Kaye with Julius J Lyons. May 22. May 23, 1902. \$35,600

Delancey st, No 316, n s, 50 w Goerck st, 24.7x100, 5-sty brk tenement. Philip Prager to Ruth Cohen. Morts \$27,000. Sept 8, 1893. May 28, 1902. R S none. 2:328. nom

Elizabeth st, No 90, e s, 130 s Grand st, 25x100, 5-sty brk store and tenement. FORECLOS. Thos F Donnelly to Wm H Barnard. Feb 3, 1902. May 26, 1902. R S \$7.75. 1:239. 17,600

Elizabeth st, No 201, w s, 253 n Spring st, 25x94, 5-sty brk tenement with stores. Joseph F Kennelly to Maria T T Cardone. Mort \$10,000. May 27, 1902. R S \$6.75. 2:493. 100

Essex st, No 98 1/2, e s, 51 n Delancey st, 19.2x50, 3-sty brk tenement and store. Asher Davis to Mark Hamerschlag, Brooklyn. Morts \$10,000. May 28, 1902. R S 75 cts. 2:353. 14,000

Gouverneur st, No 28, e s, 74 n Madison st, abt 23.11x83.6. Release judgment. Geo H Shippick to Rebecca Anscher. Dec 8, 1900. May 28, 1902. 1:267. nom

Horatio st, No 795

Washington st, Nos 90 and 92 | s e cor Washington st, 85x74.10x 90.4x75, 5-sty brk tenement with stores. Austin B Kelsey to Moses Rosenkrantz. Morts \$46,000. May 15. May 23, 1902. R S \$47.25. 2:642. 100

Hudson st, n w cor Perry st, 52.7x61.6x64.2x44.6, Park or 4th av, e s, 75 s 102d st, 25.11x105. | Sub encroachment of building on s. Edgar Logan to Wm H Flitner. All liens. May 1. May 23, 1902. R S \$5. 2:633, 6:1629. nom

Hudson st, No 629, w s, 92.6 n Watts st, 17.7x66.10x12x42 and 21, part excepted, 5-sty brk store and tenement. James D Mooney EXR and TRUSTEE Daniel Mooney to Mary Lawlor. May 27, 1902. R S \$5.25. 2:594. 13,000

Hudson st, w s, 92.6 n Watts st, runs w 42 x — 21 x n w 12 x e 66.10 to st x s 17.7 to beginning, except so much as may not be included in Hudson st, w s, 92.5 n Watts st, runs w 42 x — 12 x n w 12 x — 66.10 to st x s 17.7 to beginning. Release dower. Mary Mooney widow to same. May 24. May 27, 1902. R S none. nom

Irving pl, No 36 | n e cor 16th st, 20.1x86.4, 3-sty brk dwelling, 1-16th st, No 123 | sty extension with 2-sty brk bldg on st. CONTRACT. Hannah Allen with Louis Cohn. April 11. May 26, 1902. 34,000

Le Roy st, No 47, n s, abt 100 w Bedford st, 25x90, 6-sty brk tenement and store. Irving A Keene to Eva Ettlinger. Q C and confirmation deed. May 22. May 28, 1902. R S none. 2:583. nom

Same property. Eva Ettlinger to Howell A Webster. Mort \$26,000. April 28. May 28, 1902. R S \$2.25. See 161st st. nom

Madison st, No 161 | begins Madison st, n e cor Pike st, runs n on map Nos 159 and 161 | 73 x e 89.7 x s 27.2 x w 8.6 x s 45.10 Pike st, Nos 33 to 37 | to n s Madison st x w 81 to beginning, three 6-sty brk tenements with stores, with all title to alley adj on east. Maria A and Rosamond Herter to Julius Feinberg. Mort \$117,000. May 15. May 27, 1902. R S \$13.25. 1:273. other consid and 100

Same property. Release judgment. Jacob Landesberg et al firm L Landesburg & Co to Rosamond Herter. May 15. May 27, 1902. 1:273. 400

Same property. Release judgment. Frank and Thompson W Miller firm E Millers Sons to Frank W and Rosamond Herter. May 15. May 27, 1902. 200

Mangin st, No 24, e s, 150 s Delancey st, 25x100, 6-sty brk tenement with stores. Leopold Kaufmann to Jonas Weil and Bernhard Mayer. Mort \$20,000. May 26. May 28, 1902. R S \$6. 2:322. nom

Mangin st, No 24, e s, 150 s Delancey st, 25x100. Release mort. Jonas Weil and Bernhard Mayer to Leopold Kaufmann. May 26, 1902. 2:322. nom

Same property. Release mort. Same to same. May 26, 1902. 2:322. nom

Monroe st, No 131, n s, 207.10 w Jefferson st, 28x100, 6-sty brk tenement with stores. Max Lipman and Max Gold to Abraham Sandberg. Mort \$33,000. May 27. May 28, 1902. R S \$7.75. 1:271. 50,750

Pearl st, No 458, e s, 71.5 s Park row, 22.6x89.3x22.6x86, 3-sty brk building. Louis B Hasbrouck to Auguste Wachs. B & S. All liens. May 22. May 28, 1902. R S none. 1:118. nom

Pitt st, No 12, e s, 125 s Broome st, 25x100, 5-sty stone front tenement with stores.

70th st, No 286, s s, 82 e West End av, 18x100.5, 5-sty brk flat. Allen st, No 198, e s, 122 s Houston st, 25x87.6, 6-sty brk tenement with stores. Joseph Hechinger to Beares Real Estate Co. Morts \$62,000. May 16. May 27, 1902. R S \$3.80. 2:417, 336 and 4:1161. nom

Rivington st, Nos 269 and 271 | s e cor Columbia st, 45.8x55.10x45.8x Columbia st, Nos 74 and 76 | 55.8, two 6-sty brk tenements with stores. Julius D Eisenstein EXR Moses N Tobish to Rosie Kirsch-enbluth. Morts \$46,000. May 27. May 28, 1902. R S \$1.00. 2:333. 50,500

South st, Nos 191, 192 and 193 | begins South st, n s, 25.1 w Oliver st, on map Nos 190 1/2 to 193 | runs w 66.8 x n 160.10 to s s Water Water st, Nos 373 to 379 | st x e 91.8 to w s Oliver st x s 80 Oliver st, No 99 | x w 25 x s 80.5 to beginning, two on map Nos 97 to 101 | 4-sty and one 3-sty brk stores, 1-sty extensions on South st, and 1-sty brk and frame buildings and 4-sty brk tenement with 2-sty extension and 1-sty frame building and vacant. Mary Ehrmann to Mark J Barrett, of Brooklyn. Mort \$53,000. May 1. May 27, 1902. R S \$6.25. 1:251. nom

Same property. Mark J Barrett to Pauline E Barber. Mort \$64,395. May 26. May 27, 1902. R S \$1.50. nom

Stuyvesant st, No 27, n s, 151.2 s from n s 9th st, runs n 55.9 x e 5.6 x s e 12.10 x s 47.7 to st, x w 16 to beginning, 5-sty brk dwelling. Isaac Hirschfeld to Mina Kortz. May 9. May 23, 1902. R S none. 1/2 part. 2:465. nom

Suffolk st, No 43, w s, 75 n Grand st, 25x50, 5-sty brk tenement and store. Annie wife of Harris Blankstein to Isidore Jufe and Barnett Steinberg. Q C and correction deed. May 22. May 28, 1902. R S none. 2:331. nom

University pl, Nos 113 and 115, s e cor 13th st, 52x104.2x51.10x100, 3-sty brk store, sub to encroachment of 3 inches of s wall upon land adj on s. Charles Remsen and William Manice EXRS William Remsen to Charles Remsen and William Manice TRUSTEES William Remsen for benefit Charles and Elizabeth Remsen and Sarah R Manice. April 30. May 26, 1902. R S \$77.50. 2:564. 157,250

3d st, No 121, n s, 65.9 w Macdougall st, 23x78.4, 5-sty brk store and tenement. Frederick Cella to Isaac Sakolski. Q C. May 26, 1902. R S none. 2:543. nom

Same property. Jean Berger and Josephine Wouillon or Vouillon to same. C a G. May 14. May 26, 1902. R S \$5.50. nom

4th st, No 313, n s, 150.10 s e Av C, 21.5x96. 3-sty brk dwelling, 1-sty extension. David Price EXR and TRUSTEE Lewis Price to Max Tannenbaum. Mort \$6,500. May 1. May 27, 1902. R S \$3.25. 2:374. 15,400

Same property. Release dower. Sarah Price to same. May 1. May 27, 1902. 2:374. nom

4th st, No 193 | n e s, at s s Barrow st, runs n e along Barrow st, Nos 1 and 3 | row st, 45.3 x s e still along Barrow st, 1.1, x s w 49 to n e s 4th st, x n w 27.3 to beginning, gore, 3-sty brk flat and store. Henry Corbeau to Fannie Levy. All liens. May 19. May 28, 1902. R S \$2. 2:592. nom

Same property. Fannie Levy to Henry Corbeau. All liens. May 19. May 28, 1902. R S \$2. nom

9th st, No 318 E, s s, 200 e 2d av, and lot adj on east. Agreement to release rights, &c, as in party wall agreement, recorded April 2, 1885. August Ruff with Theresa Milleg. July 17, 1901. May 28, 1902. 2:450. nom

10th st, No 193, n s, 109.4 w 4th st, 21.4x95, 3-sty brk dwelling, 2-sty extension. Eliza A Banta widow to Eloise J Mosser. Mort \$7,000. Oct 8, 1897. May 23, 1902. R S none. 2:620. nom

10th st, Nos 135 and 137, n s, 110.3 w Greenwich av, 44x95, two 3-sty brk dwellings, two 6-sty buildings to be erected. Harris Mandelbaum and Fisher Lewine to Louis Cohn. Morts \$20,000. April 10. May 26, 1902. R S \$3.75. 2:611. 100

Same property. Louis Cohn to Samuel N Freedman and Isaac Farber. Morts \$48,000. May 26, 1902. R S \$2. 2:611. 100

11th st, Nos 327 to 331, n s, 225.4 w 1st av, runs n 40 x n e 25.2 x n 3.8 x s e 6 x n e 39.6 x n 25 and 1 to c l Stuyvesant st x w 43.8 to c l block bet 11th and 12th sts x w 8.8 x s 6.2 x w 19.4 x s w 52.10 x s 34.7 to 11th st x e 71.3 to beginning, except part conveyed June 17, 1884, three 3-sty brk stores and tenements with three 4-sty brk tenements on rear. Martin Engel to Jacob Weinstein. Mort \$25,000. May 26, 1902. R S \$13.75. 2:453. See 13th st. nom

13th st, Nos 235 and 239, n s, 202.6 n w 2d av, 60x103.3, two 6-sty brk flats. Rachel Weinstein to Martin Engel. Morts \$80,000. May 26, 1902. R S \$21.25. 2:469. See 11th st. nom

13th st, No 334, s s, 362.6 e 2d av, 12.6x103.3, 4-sty brk dwelling. Nathan Frank to William Prager and Pincus Lowenfeld. Mort \$7,000. May 26. May 27, 1902. R S 75 cts. 2:454. nom

20th st, Nos 233 and 235, n s abt 355 e 8th av, 25x74.10x25x75.5, two 3-sty brk dwellings, with all title to triangular strip. Magdalene Schuyler to Georgiana B Sammis, Brooklyn. Mort \$11,000. May 16. May 28, 1902. R S \$1.50. 3:770. nom

21st st, No 27, n s, 400 w 4th av, 25x98.9, 5-sty stone front store and dwelling. 3 and 1-sty extension. Hettie S Beaman EXRX and Elihu Chauncey et al exrs Chas C Beaman to John J Lester. May 10. May 27, 1902. R S \$21.75. 3:850. 46,000

Same property. Release dower. Hettie S Beaman to same. May 10. May 27, 1902. nom

Same property. John J Lester to Mayer S Auerbach. Mort \$36,000. May 27, 1902. R S \$1. nom

25th st, No 158, s s, 154.8 e 7th av, 18.4x98.9, 4-sty brk dwelling. Margt C Swanton to Pauline Rimoldi, of West Hoboken, N J. Morts \$12,000. May 27, 1902. R S \$1. 3:800. other consid and 100

Same property. Geo H Cook to Margt C Swanton. Mort \$5,000. May 1, 1902. May 27, 1902. R S \$3.50. 14,000

27th st, No 358, s s, 142 e 9th av, 22x98.9, 3-sty brk dwelling. Herman I Winter to Helen Slocum. May 26. May 28, 1902. R S \$5.75. 3:750. 13,750

28th st, No 143, n s, 223.10 e 7th av, 23.3x98.9x23.4x98.9. Release dower. Annie White widow to Magdalen Halm. May 26, 1902. 3:804. nom

29th st, No 44, s s, 145 e 6th av, 20x98.9, 4-sty brk store and dwelling, 2-sty extension. Camille O A Perceval to Charles Perceval. Mort \$18,000. May 16. May 28, 1902. R S \$8. 3:830. nom

30th st, No 216, s s, 213 w 7th av, 23.5x98.9, 3-sty brk tenement, 4-sty brk tenement on rear. David J Gordon to Harriet L Deming, of Sharon, Conn. Mort \$10,000. May 24. May 26, 1902. R S \$6.75. 3:779. other consid and 100

33d st, No 36, s s, 166.8 e Madison av, 17.2x98.9, 4-sty stone front dwelling. Francklyn W Howes to Geo A Wheelock. May 24. May 26, 1902. R S \$15.25. 3:862. 33,000

33d st, Nos 203 to 209, n s, 81.1 e 3d av, 98.11x107.4x98.11x107.7, four 5-sty brk tenements. George Tomes to Albert H Atterbury. Mort \$98,000. May 22. May 24, 1902. R S none. 3:914. nom

33d st, No 151, n s, 148 e Lexington av, 20x98.9, 4-sty brk dwelling 2-sty extension. Magnus C Ihseng to Axel O Ihseng, of County of Jasper, Mo. Q C. Mort \$8,000, taxes, &c. May 12. May 27, 1902. R S none. 3:889. nom

33d st, No 352, s s, abt 199.5 e 9th av, 25.3x98.9, 4-sty stone front dwelling. Theodore Kilian to Jennie Patterson. May 24. May 28, 1902. R S \$13.75. 3:756. other consid and 100

34th st, No 443, n s, 266.8 e 10th av, 16.8x98.9, 4-sty stone front dwelling. Matilda J Quinn to Michael J Quinn. Mort \$10,000. June 15, 1901. May 27, 1902. R S none. 3:732. nom

35th st, Nos 510 and 512, s s, 100 w 10th av, 50x98.9, two 4-sty brk tenements with 2-sty brk building on rear. Sarah A Carroll widow to Elizabeth Fitzgerald wife of Richard. May 27, 1902. R S \$10.25. 3:706. 100

35th st, No 150, s s, 191.5 e Lexington av, 22.1x97.6, 4-sty stone front dwelling. Mary Lindsay to Frederick Hussey, of East Orange, N J. Mort \$15,000. May 23, 1902. R S \$4. 3:890. nom

35th st, Nos 357 and 359, n s, 275 e 11th av, 50x98.9, 1 and 2-sty frame buildings. PARTITION. Emil Goldmark to William Fitzgerald. May 27. May 28, 1902. R S \$4.50. 3:707. 11,050

36th st, Nos 343 and 345, n s, 275 e 9th av, 36x98.9, two 3-sty frame stores and tenements with 4-sty brk building on rear. Pincus Lowenfeld and William Prager to John J Danaher. Morts \$16,000. May 26. May 27, 1902. R S \$2.75. 3:760. nom

38th st, No 211, n s, 107 w 7th av, 20x98.9, 5-sty stone front dwelling. Mary W Griffin to Harriet S James. May 12. May 26, 1902. R S \$10. 3:788. 20,500

40th st, No 314, s s, 200 e 2d av, 25x98.9, 5-sty brk tenement. Chas A Heing to Louis Sherman. Mort \$14,250. May 22. May 23, 1902. R S none. 3:945. nom

Same property. Louis Sherman to Joseph Zirn. Mort \$14,250. May 22. May 23, 1902. R S none. nom
 40th st, No 445, n s, 250 e 10th av, 25x98.9, 5-sty brk tenement. Amanda A Wall to The Realty Co of N Y. Morts \$28,000. May 1. May 24, 1902. R S \$2. 4:1050. nom
 40th st, No 456, s s, 100 e 10th av, 25x98.9, 3-sty brk store and tenement, 1-sty extension. Jacob J Vogel to Julia Schneider. Morts \$14,300. May 10. May 24, 1902. R S none. 3:737. nom
 40th st, Nos 219 to 229, n s, 250 w 7th av, 150x98.9, six 5-sty stone front tenements. Morris Weinstein to Jacob Baumann. Morts \$112,500. May 24. May 26, 1902. R S \$20. 4:1012. 100
 41st st, No 552, s s, 100 e 11th av, 27x98.9, 3-sty brk stable. Louis A Gould to M A Fitzgibbon, of Carnegie, Pa. Nov 22, 1900. May 26, 1902. R S \$5. 4:1069. nom
 43d st, n s, 362.6 w 9th av, 12.6x100.4. Release trust deed and Q C. Robert Morrison with Hulbert Peck to Kate E Lusk. All liens. May 8. May 26, 1902. R S none. 4:1053. nom
 44th st, Nos 209 and 211, n s, 142.6 e 3d av, 44.2x100.5, 4-sty brk flat, "The Brighton." Mary L Browning to Mary M Williams. Q C. Sept 27, 1901. May 23, 1902. R S none. 5:1318. nom
 47th st, No 168, s s, 100 e 7th av, 18.9x100.4, 4-sty stone front dwelling. Anna Lacroix to Central Realty Bond and Trust Co. C a G. Mort \$16,000. May 7. May 23, 1902. R S \$8.25. 4:999. 36,000
 Same property. Assign CONTRACT dated May 5, 1902. Kirke La Shelle to same. May 22. May 23, 1902. nom
 Same property. Assign CONTRACT recorded Jan 28, 1901. Same to same. May 22. May 23, 1902. 4:999. nom
 Same property. General release. Kirke La Shelle to Anna Lacroix. May 22. May 23, 1902. nom
 48th st, No 511, n s, 175 w 10th av, 25x100.5, 5-sty stone front tenement. Helen J Erickson to Wm G McCrea. Morts \$18,000. May 21. May 26, 1902. R S \$3. 4:1077. other consid and 100
 49th st, No 540, s s, 225 e 11th av, 25x100.4, 1-sty brk and frame stores with 4-sty frame tenement on rear. Wilhelmine Hundermann (formerly Rademacher) wife of and Herman to James F Cusick. Mort \$5,000. May 26, 1902. R S none. 4:1077. nom
 51st st, No 324, s s, 300 w 8th av, 20x100.5, 4-sty brk dwelling. Jeremiah Milleman HEIR, &c. Christina B Milleman to Charles Laue, Brooklyn. May 10. May 23, 1902. R S \$6.25. 4:1041. nom
 Same property. Charles Laue to Joseph Rosenberg and Jacob Feinberg. Mort \$13,000. May 23, 1902. R S 50 cts. nom
 53d st, No 140, s s, 285 e 7th av, 20x99.1x20.1x96.3, 3-sty stone front dwelling. Francis I Hart et al to Meyer D Rothschild. B & S and C a G. Mort \$9,000. May 19. May 26, 1902. R S none. 4:1005. 100
 58th st, Nos 349 and 351, n s, 150 e 9th av, 50x100.5, 5-sty brk flat, St Albans. Margaret H wife of and Ernest Greene, Cornelia H and Caroline Dow to Wm H Danvers. Mort \$65,000. May 7. May 28, 1902. R S \$3.75. 4:1049. nom
 59th st, No 124, s s, 140 w Lexington av, 25x100.5, 4-sty stone front flat. Abbie L wife Abraham V Whiteman to Marie L Stimpson, Brooklyn. Mort \$30,000. May 26. May 27, 1902. R S \$18.50. 5:1313. 39,500
 Same property. Marie L and Geo A Stimpson to G Willett Van Nest. Mort \$30,000. May 27, 1902. R S \$3.50. nom
 60th st, No 104, s s, 40 e Park av, 20x100.5, 4-sty stone front dwelling. Herman T Winter to Edward E Black. Mort \$10,000. May 19. May 26, 1902. R S \$7.75. 5:1394. 30,000
 61st st, No 133, n s, 82.6 w Lexington av, 17.6x100.5, 3-sty stone front dwelling. Geo E and Bertha August to Real Estate Security Co. Mort \$8,500. May 26. May 28, 1902. R S \$4.25. 5:1396. nom
 62d st, No 248, s s, 89 w 2d av, 17x100.8, 3-sty stone front dwelling. Sarah Alexander to Joseph M Alexander. All liens. July 1, 1897. May 26, 1902. R S none. 5:1416. nom
 62d st, No 214, s s, 225 w Amsterdam av, 25x100.5, 5-sty brk tenement. The Roosevelt Hospital to Jaheel Friedland, of Bayonne, N J. Dec 1, 1901. May 27, 1902. R S \$6.50. 4:1153. 15,080
 63d st, No 109, n s, 81 w Columbus av, 19x100.5, 3-sty stone front dwelling. Ella S Conkling to Anna Lord. Mort \$12,000. May 24. May 27, 1902. R S \$2.25. 4:1135. 19,000
 63d st, No 130, s s, 425 w Columbus av, 25x100.5, 5-sty stone front flat. Annie Kelly widow to Richard Cullen. Mort \$14,000. May 26. May 27, 1902. R S \$4.50. 4:1134. nom
 63d st, No 149, n s, 432.9 w 9th av, 16.9x100.5, 3-sty brk dwelling. Kate D Thompson widow to Jefferson D Thompson. Mort \$11,000. Sept 1, 1900. May 26, 1902. R S none. 4:1135. nom
 65th st, No 325, n s, 335 w 1st av, 20x100.5, 3-sty brk dwelling. Nikolaus Stroehlein to Margaret Kunkler and Ferdinand J Kunkler her son. Mort \$5,000. Re-recorded from April 22, 1902. April 22. May 23, 1902. R S 75 cts. 5:1440. nom
 65th st, No 56, s s, 175 e Columbus av, 25x100.5, 5-sty stone front flat. Alfred M Rau to Empire City Realty Co. 1-3 part. Mort \$26,000. May 23, 1902. R S none. 4:1117. nom
 65th st, No 18, s s, 250 w Central Park West, 25x100.5, 5-sty stone front flat. CONTRACT. Camilla Sutherland with The Prudential Real Estate Corporation. May 27. May 28, 1902. 26,500
 65th st, No 23, n s, 362.6 e Columbus av, 37.6x100.5, 5-sty brk flat. Abraham Alexander to Samuel and Noble McConnell. Mort \$35,000. May 28, 1902. R S \$5.25. 4:1118. nom
 68th st, No 50, s s, 500 w 8th av, 18.9x100.5, 4-sty brk dwelling, 2-sty extension. Serepta M Reid to Victor Kuzdo. Mort \$21,000. April 15. May 27, 1902. R S \$2.25. 4:1120. 100
 70th st, No 38, s s, 350 e Columbus av, 20x100.5, 4-sty brk dwelling. Arthur R Parsons to Annie F Parsons. Mort \$30,000. May 27, 1902. R S \$4. 4:1122. nom
 70th st, No 38, s s, 350 e Columbus av, 20x100.5, 4-sty brk dwelling. Annie F Parsons to Arthur R Parsons. Mort \$28,000. May 24. May 26, 1902. R S \$5. 4:1122. nom
 71st st, No 233, n s, 432 e 11th av, 18x102.2, 3-sty stone front dwelling, 2-sty extension. Frances J Flanagan wife and Wm W to Clara Harriman. Mort \$15,000. May 26, 1902. R S \$11.50. 4:1163. 25,500
 71st st, No 259, n s, 207 e West End av, 18x92.2, 3-sty brk dwelling, 1-sty extension. Wm G McCrea to Helen J Erickson. Mort \$13,000. May 23. May 27, 1902. R S \$3.25. 4:1163. exch
 72d st, No 340, s s, 350 e 2d av, 16.8x102.2, 3-sty stone front dwelling. Sarah N Foss to Margaret C Collins. Mort \$5,000. May 23, 1902. R S \$3.25. 5:1446. 9,000
 73d st, No 136, s s, 80 w Lexington av, 15x102.2, 3-sty stone front dwelling. Edward Bornschein to Rosie Bornschein. Mort \$10,000. May 9. May 23, 1902. R S \$2.50. 5:1407. nom
 76th st, No 153, n s, 507 w Columbus av, 19x102.2, 4-sty brk dwelling, 2-sty extension. Ellen Zender to Henry Altschul. Mort \$30,000. May 26. May 27, 1902. R S none. 4:1148. nom
 79th st, No 324, s s, 284 e 2d av, 20x102.2, 4-sty stone front flat. Hattie Miller to Meyer and Samuel Edelman. Mort \$9,000. May 24. May 26, 1902. R S \$3.25. 5:1453. nom
 79th st, No 121, n s, 205 e Park av, 20x102.2, 3-sty stone front dwelling. Daisy Lippmann to Henry D Morrison. May 26, 1902. R S \$15. 5:1508. 32,000
 80th st, s s, 239.9 w 3d av, 26.3x102.2. Release mort. Henrietta Kahn to Henry Keilus. May 23, 1902. 5:1525. nom
 80th st, s s, 398 e Av A, 50x102.2, vacant. Jacob Lawson to Barnett Baff and Moses Selig. May 26. May 27, 1902. R S \$3.75. 5:1576. other consid and 100
 80th st, No 46, s s, 82 e Madison av, runs s 102.2 x e 18 x n 12.2 x e 0.6 x n 90 to 80th st, x w 18.6 to beginning, 4-sty stone front dwelling. The Germania Life Ins Co to Daisy Lippmann. B & S. May 26. May 28, 1902. R S \$26.25. 5:1491. 100
 81st st, No 235, n s, 175 w 2d av, 24.11x102.2, 6-sty brk tenement with stores. William Bachrach et al to Robert Bader. Mort \$13,000. May 21. May 23, 1902. R S \$11. 5:1527. 100
 81st st, No 235, n s, 175 w 2d av, 24.11x102.2, 6-sty brk tenement with stores. Robert Bader to William and Julius Bachrach. Mort \$25,000. May 28, 1902. R S \$5. 5:1527. other consid and 100
 82d st, No 44, s s, 183 w Park av, 17x100, 5 and 4-sty brk dwelling, 3-sty extension, sub to encroachments. Margaret Gage to Irving I Kempner. Mort \$28,500. May 3. May 26, 1902. R S \$2.50. 5:1493. nom
 83d st, No 217, n s, 228.9 e 3d av, 25.5x102.2, 5-sty brk tenement with stores. Esther Abrahams to David Klein. B & S. May 26. May 27, 1902. R S none. 5:1529. nom
 86th st, No 139, n s, 378 e Amsterdam av, 23x100.8, 4-sty stone front dwelling, 3-sty extension. Robert W Holmes to Martha and Gertrude E Holmes and Minnie H Wilson. ¾ parts. May 24. May 27, 1902. R S none. 4:1217. nom
 89th st | s s, 100 e 5th av, runs e 181.1 x s 201.5 to n s 88th st, x 88th st | w 75.5 x n 100.8 x w 78 x n 5.8 x w 27.8 x n 95 to beginning, vacant. Joseph Hamerslag to City Real Property Investing Co. Morts \$353,000. May 22. May 24, 1902. R S \$147.25. 5:1500. other consid and 100
 89th st, n s, 357.9 e 5th av, 25.6x100.8, vacant. Mary E Jones to Albert Brod. May 28, 1902. R S \$21.25. 5:1501. nom
 90th st, No 300½, s s, 75 e 2d av, 25x75x25x75.8, 5-sty brk flat. Susan Delhogue to Charles Frey. Mort \$12,000. May 26, 1902. R S \$2.25. 5:1552. nom
 92d st, No 164, s s, 100 e Amsterdam av, 15.6x100.8, 3-sty stone front dwelling. Rachel Axelrod to Peter D Strauch. Mort \$15,000. May 6. May 26, 1902. R S none. 4:1222. nom
 93d st, No 173, n s, 280.4 w 3d av, 19.8x100.8, 4-sty stone front flat. Mary F Ryan to John Ryan. Morts \$10,000. May 27, 1902. R S none. 5:1522. nom
 96th st, s s, 205 e 5th av, 23x100.8, and lot adj on west. Party wall agreement. Marie F Powell with Wm B Hornblower. May 22. May 26, 1902. 5:1507. nom
 96th st, s s, 205 e 5th av, 23x100.8. 96th st, s s, adj above on west. Party wall agreement. Marie F Powell with Wm B Hornblower. May 27. May 23, 1902. 5:1507. nom
 96th st, No 113, n s, 231.3 w Columbus av, 31.3x100.11, 5-sty brk flat. Celia Levy to Kate Maguire. Mort \$23,500. May 16. May 28, 1902. R S none. 7:1851. 29,750
 99th st, No 33, n s, 350 w Central Park West, 25x100.11, 5-sty brk flat. Adam H Hamilton to Duncan Edwards, of Greenwich, Conn. Mort \$23,000. May 23. May 26, 1902. R S \$3.25. 7:1835. nom
 99th st, No 33, n s, 350 w Central Park West, 25x100.11, 5-sty brk flat. Duncan Edwards to Adam H Hamilton. B & S. Morts \$24,561.78. May 20. May 24, 1902. R S \$2.25. 7:1835. nom
 99th st, No 136, s s, 400 e Amsterdam av, 25x87x25x86.10, 5-sty brk flat. Morton R Peck to Moritz A Gottlieb. Mort \$17,000. May 27, 1902. R S none. 7:1853. other consid and 100
 101st st, No 319, n s, 342.6 w 1st av, 28.6x100.11, 6-sty brk tenement with stores. Samuel Ginsberg to William Cuff. Mort \$18,000. May 23. May 28, 1902. R S \$3.75. 6:1673. 28,000
 104th st, Nos 174 and 176, s s, 166.8 w 3d av, 33.4x100.11, 4-sty brk store, &c. FORECLOS. Adrian H Larkin to Mabel A Downing. May 23. May 26, 1902. R S \$10. 6:1631. 22,200
 105th st, No 309, n s, 229 e Riverside Drive, 21x100.11, 5-sty stone front dwelling, 3-sty extension. Release mort. Mary W Umberfield to John C Umberfield. May 22. May 23, 1902. 7:1891. 2,000
 Same property. Release mort. Moritz Falkenau to same. May 21. May 23, 1902. 1,000
 Same property. John C Umberfield to Julia M wife of Isidor Gartner. Mort \$29,000. May 22. May 23, 1902. R S \$6.25. other consid and 100
 105th st, No 241 East, and all title to all personal and real property as heir and devise, &c, of Catherine Forster, dec'd. Geo H Kraus to Belle M Kraus. Nov 4, 1901. May 26, 1902. R S none. 6:1655. nom
 106th st, No 155, n s, 150 e Amsterdam av, 25x100.11, 5-sty brk flat. Ernest B Wintersmith to Clarine E Buzby, Highland Mills, N Y. Mort \$22,000. Aug 28, 1901. May 27, 1902. R S none. 7:1861. nom
 106th st, No 77 | n w cor Park av, 25x75.11, 5-sty brk store and Park av. No 1440 | flat. Joseph F Morgan to Wm A A Brown. Mt \$24,000. April 15. May 28, 1902. R S \$3.75. 6:1612. exch
 110th st, No 74, s s, 157 w Park av, 14.6x100.11, 3-sty brk dwelling. Mathilde S Sterne et al EXRS Simon Sterne to Harris Mandelbaum and Fisher Lewine. May 8. May 24, 1902. R S \$1.50. 6:1615. 5,300
 111th st, No 23, n s, 358 w 5th av, 31x100.11, 5-sty brk flat. Morris Bernstein to Otto Polinsky. Mort \$30,000. May 26. May 27, 1902. R S none. 6:1595. 34,750
 112th st, Nos 27 and 29, n s, 400 e Lenox av, 50x100.11, two 5-sty brk flats. Mary wife of Harry McNally to Louis Lese. Morts \$38,000. May 22. May 23, 1902. R S \$4. 6:1596. See 128th and 129th sts. other consid and 100
 Same property. Release mort. The Twelfth Ward Bank to Harry McNally and Mary his wife. May 22. May 23, 1902. nom
 112th st, s s, 128 w Amsterdam av, 22x100.11x50x—, vacant. Mary D Rose to Myer Hellman. May 20. May 28, 1902. R S \$5.75. 7:1883. 13,936
 112th st, s s, 150 w Amsterdam av, 25x100.11, vacant. Geo L Rose et al EXRS and TRUSTEES Joseph Rose to Myer Hellman. May 19. May 28, 1902. R S \$5. 7:1883. 12,064
 112th st, s s, 128 w Amsterdam av, 47x100.11x75x—, Myer Hellman to John Reilly. Morts \$23,500. May 27. May 28, 1902. R S \$3.75. 7:1883. nom
 112th st, s s, gore plot, whose west line is 128 w Amsterdam av, runs s to e 1 of block and east boundary, being the e s of lot 2 on map of 4 tracts on both sides of Bloomingdale road made by Bancker. Nathaniel A McBride to Alexander Johnston. B & S. April 18. May 28, 1902. R S none. 7:1883. nom

- Same property. Alexander Johnston to John Reilly. B & S. May 27. May 28, 1902. R S none.
- 113th st, No 110, s s, 153.4 w Lenox av, 26.8x100.11, 5-sty brk flat. Jennie Herrman and Sidney H Herman to Bertha Ritter. Mt \$20,000. May 27. May 28, 1902. R S \$4.25. 7:1822.
- other consid and 100
- 114th st, No 433, n s, 420 e 1st av, 25x100.10, 4-sty brk tenement. William Wach to Filomena Curzio. May 28, 1901. R S \$4.75. 6:1708.
- 114th st, No 554, s s, 125 e Broadway, 20x100.11. Release judgment. G W E Slater assignee of a judgment obtained by The MacKnight Flintic Stone Co to David E Kennedy. Mar 31. May 23, 1902. 7:1885.
- Same property. Release judgment. The Peck Bros & Co to same. April 1. May 23, 1902.
- 115th st, No 436, s s, abt 250 w Pleasant av, —x—, 3-sty brk dwelling.
- 25th st, No 337, n s, abt 125 w 1st av, —x—, 4-sty brk tenement with stores.
- Georgine E Dankel dec'd (by will) to Georgine E Dankel the 1st parcel, and to Edward N, Cornelius J, Emily G, Ida C and Clara M Dankel the 2d parcel. July 15, 1893. May 24, 1902.
- 115th st, No 36, s s, 433 e Lenox av, 18x100.11, 3-sty stone front dwelling. Leon A Liebeskind to Louis Russell. May 23, 1902. R S \$8.25. 6:1598.
- 117th st, No 330, s s, 375 e 2d av, 25x100.11, 4-sty brk tenement. Jane A and Margaret Gallagher individ and EXRS Bridget Gallagher to Theresa Lemon. Mort \$8,000. May 23. May 24, 1902. R S none. 6:1688.
- 118th st, No 306, s s, 125 w 8th av, 25x100.11, 5-sty brk flat. Lena Kahn to Albert Winternitz. Morts \$15,000. May 26. May 28, 1902. R S \$3. 7:1944.
- 119th st, No 120, s s, 240 e 4th av, 25x100.11, 5-sty brk flat. PARTITION. Hamilton Odell to Martha L and Archibald M Shradly, Anna A White. May 19. May 22, 1902. R S \$7.50. 6:1767.
- (Corrects error in last issue as to old line 4th av.) 13,350
- 120th st, No 532, s s, 362.6 e Av A, or Pleasant av, 18.9x100.11, 2-sty brk dwelling. PARTITION. Augustus H Vanderpoel to Mary wife Louis P Koch. May 24. May 27, 1902. R S 75 cts. 6:1816.
- 120th st, No 303, n s, 100 w 8th av, 25x100.11, 5-sty brk flat. Max Mandel and Alexander Schartz to Ignatz Martin. Morts \$27,000. May 22. May 23, 1902. R S none. 7:1947.
- 121st st, No 139, n s, 441.8 w 6th av, 20.10x100.11, 3-sty brk dwelling. John Monks to John Barker. May 15. May 27, 1902. R S \$9. 7:1906.
- 122d st, No 212, s s, 175 w 7th av, 15x100.11, 3-sty stone front dwelling. Frederic S Dennis to Thomas Farley. Mort \$11,000. May 15. May 26, 1902. R S none. 7:1927.
- Same property. Thomas Farley to Frank A Shaw. Mort \$11,000. May 24. May 26, 1902. R S none.
- 123d st, No 226, s s, 255 w 2d av, 25x100.11. Caroline Wiedhoff to Leon Sanders and Moses Feltenstein. Morts \$22,000. May 23, 1902. R S \$3. 6:1787.
- 124th st, No 107, n s, 75 w Lenox av, 25x100.11, 2-sty frame dwelling.
- Lenox av, Nos 281 to 285 | n w cor 124th st, 56x75, four 3-sty
124th st, No 105 | stone front stores and flats.
- Pleasant av, No 443, s w cor 123d st, 25.11x100, 4-sty stone front store and tenement.
- 126th st, No 208, s s, 135 e 3d av, 30x99.11, 5-sty stone front tenement.
- Harry K Davenport to Henry Ungrich, Jr. Mort \$78,500. May 22. May 24, 1902. R S none. 6:1790-1810 and 7:1909.
- Same property. Henry Ungrich, Jr, and ano exrs and TRUSTEES Henry Ungrich to Harry K Davenport. May 22. May 24, 1902. R S \$77.25. 157,000
- 125th st, Nos 532 to 536, s s, 416 w Amsterdam av, 80x100.11, three 5-sty brk flats with stores. Stefano Greco to Anna M Somerville. Morts \$83,238. May 19. May 24, 1902. R S \$12. 7:1979.
- 128th st, No 34, s s, 410 n w 5th av, 25x99.11, 2-sty frame dwelling 1-sty extension. Louis Lese to Mary wife of Harry McNally. Mort \$7,000. May 22. May 23, 1902. R S none. 6:1725.
- See 112th st. other consid and 100
- 128th st, No 50, s s, 297.6 e 6th av, 26.6x99.11, 3-sty stone front dwelling with 2-sty brk building on rear. James H Moran to Harry C Williams. Mort \$10,500. May 26, 1902. R S \$1.50. 6:1725.
- 129th st, No 56, s s, 190 w Park or 4th av, 25x99.11, 2-sty frame dwelling. Louis Lese to Mary wife of Harry McNally. Mort \$7,000. May 22. May 23, 1902. R S none. 6:1753. See 112th st.
- other consid and 100
- 132d st, No 134, s s, 345 w Lenox av, 15x99.11, 3-sty stone front dwelling. Mary E Quinn to Wm J Kenney. May 23. May 28, 1902. R S \$4.50. 7:1916.
- 132d st, No 276, s s, 100 e 8th av, 16.8x99.11, 3-sty stone front dwelling. Samuel McConnell to Abraham Alexander. Mort \$9,000. May 27. May 28, 1902. R S \$1. 7:1937.
- 133d st, No 209, n s, 120 w 7th av, 20x99.11, 3-sty brk dwelling. Bertha Sanders to Caroline Wiedhoff. Mort \$8,000. May 19. May 23, 1902. R S \$2.25. 7:1939.
- 134th st, No 16, s s, 260 w 5th av, 25x99.11, 5-sty stone front flat. Gustav Boehm to Antonio Belletti. Mort \$20,000. May 27, 1902. R S \$2.75. 6:1731.
- 140th st, Nos 467 to 475, n s, 40 e Amsterdam av, 90x99.11, five 3-sty stone front dwellings. Chas J Blomquist to Moritz Falkman. Morts \$62,500 and \$13,778.66, which last mort only party of 2d part assumes and agrees to pay. May 9. May 24, 1902. R S \$6. 7:2057.
- 141st st, No 307, n s, 125 w 8th av, 2-sty frame dwelling. CONTRACT. Sarah J Leonard with William Carlin. May 23, 1902. 7,600
- 142d st, No 143, n s, 296 e 7th av, 27x99.11, 5-sty brk flat. The A C & H M Hall Realty Co to Johanne C Neumann. May 27, 1902. R S \$12. 7:2011.
- 143d st, Nos 309 and 311, n s, 150 w 8th av, 50x99.11, two 5-sty brk flats.
- Hudson st, Nos 551 and 553 | n w cor Perry st, runs w 44.6 x n
Perry st, Nos 109 and 111 | 64.2 x s e 61.6 to Hudson st, x s 52.7
to beginning, 6-sty brk tenement with stores.
- Park or 4th av, No 1351, e s, 75 s 102d st, 25.11x105, 5-sty brk flat, sub to encroachment of building on s.
- Wm H Flinter to The Realty Co of N Y. Mt \$132,000. May 1. May 24, 1902. R S \$12.50. 7:2044, 2,633, 6:1629.
- 147th st, No 541, n s, 308 e Boulevard, 17x99.11, 3-sty brk dwelling. Johanna D Favorat to Mary Hays. Mort \$11,500. May 23, 1902. R S none. 7:2079.
- 147th st, No 402, s s, 88 w St Nicholas av, 19x74.11, 3-sty stone front dwelling. FORECLOS. Arthur D Truax to Fulton McMahon. May 15, 1901. May 28, 1902. R S \$6.25. 7:2061. 15,000
- 149th st, No 564, s s, 100 e Broadway, 33.4x99.11, 5-sty brk flat. Thos F Durnion to Clara D Nesbit. June 21, 1900. May 28, 1902. R S none. 7:2080.
- 161st st, No 558, s s, 284.6 e Broadway, 16x99.11, 3-sty stone front dwelling, 2-sty extension. Howell A Webster to Eva Ettlinger. Mort \$9,500. April 28. May 27, 1902. R S none. 8:2119. See Leroy st.
- 187th st, No 533, n s, 38 e Audubon av, 19x94.10, 3-sty brk dwelling. FORECLOS. Geo B Abbott to James Alexander. May 12. May 24, 1902. R S none. 8:2159.
- Amsterdam av | s e cor 160th st, 49.11x106.10 to St Nicholas av or
St Nicholas av | old w s Kingsbridge road, x50.10x97, with all
title to land lying bet old w s of Kingsbridge road and present
w s Av St Nicholas, vacant. Jacob Herb to Ernest Detlefsen.
Mort \$30,000. May 24, 1902. R S \$1. 8:2109.
- Amsterdam av, No 1270, w s, 47 s 123d st, 27x100, 5-sty brk flat with stores. Chas E Picken to Geo F Picken and Harry Lilly. Mort \$25,000. April 15. May 26, 1902. R S \$3.50. 7:1977.
- Amsterdam av, No 969, e s, 75.9 s w 108th st, 25.2x104.1x26.2x
96.11, 5-sty brk tenement with stores. Annie E Potter to Louis
Cassagne. Mort \$23,000. May 28, 1902. R S \$3.75. 7:1862.
33,000
- Av A, Nos 1000 and 1002, e s, 25.5 n 54th st, 50x80, two 5-sty brk tenements. Elizabeth Volzing to Marie E Dage. All liens. May 27, 1902. R S none. 5:1371.
- Av C, Nos 14 and 16 | n e cor 2d st, 40x75, two 3-sty frame brk front
2d st, No 262 | tenements and stores.
- interior lot, being rear part No 18 Av C, begins 54 e Av C, runs
n e 20 x s e 26 x s w 20 x n w 26 to beginning, 2-sty brk dwelling.
Henry Meyer to Pincus Ronginsky. Morts \$45,000. May 26. May 28, 1902. R S \$5.25. 2:372.
- Av D, Nos 66 and 68, s e s, 60 s w 6th st, 37x72, two 4-sty brk tenements with stores. Ferdinand Rosenthal to Daniel Miller. $\frac{1}{2}$ part. Mort \$10,000. May 24. May 26, 1902. R S \$1.25. 2:360.
5,000
- Av D, No 42, s e s, 24 n e 4th st, 24x100, 5-sty brk tenement with stores. Jacob Frankenthaler to Morris Asch. $\frac{1}{2}$ part. Mort \$9,000. Jan 15, 1901. May 28, 1902. Rerecorded from Jan 15, 1901. R S \$5. 2:360.
- Bowery, No 75, e s, 125.2 n Canal st, 25x108.1x25x109.9, 5-sty brk store. Release mort. Edward R Solliday to Julia H Moody. $\frac{1}{2}$ part and all title. May 22. May 23, 1902.
- Bowery, No 75, e s, 125.2 n Canal st, 24.11x108.8x25.1x110.2. Julia H Moody to Ralph Moody. $\frac{1}{2}$ part. Sub to annuity of \$500, and dower right of Abby A Moody. May 22. May 23, 1902. R S \$3.75. 1:303.
- Broadway, No 1564 | e s, 60.5 s 47th st, runs e 80 x n 60.5 to
7th av | s s 47th st, x e 76.3 x s 100.4 x w 56.3
47th st, Nos 164 to 170 | x s 0.1 x w 20 x n 20 x w 80 to Broad-
way or 7th av, x n 20 to beginning, 4-sty stone front store and
flat on Broadway, and three 4-sty and one 5-sty stone front
dwellings on st. CONTRACT. Realty Bond and Trust Co to
Kirke La Shelle. B & S. May 22. May 23, 1902. R S \$107.25.
4:999.
- Broadway, Nos 1955 to 1959 | s w cor 66th st, runs w 123.1 x s
66th st, Nos 128 and 130 | 100.4 x e 50 x n 50.2 x e 102.3 to
Broadway, x n 58.1 to beginning, four 5-sty brk flats with stores
on Broadway. Gertrude E Shannon et al to Henry C Stahl. April
21. May 23, 1902. R S \$123.75. 4:1137.
- Broadway, n e cor 79th st, 102.2x99.6x102.2x100.7, vacant. Abby B. Eleanor E and Wm T Blodgett to Robt E Dowling. May 23, 1902. R S \$86.25. 4:1227.
175,000
- Broadway | begins Boulevard Lafayette, e s, at centre line
160th st | 160th st, if extended, runs e along 160th st,
Boulevard Lafayette | 116 x s 151.6 to n or n e s Boulevard, x n or
n w 191.1 to beginning. John D Beals and Catharine Pilkington to
Loyal L Smith. Mort \$10,000. May 21. May 28, 1902. R S
\$2.75. 8:2136.
- Same property. Release mort. Mary H Beals to Catharine Pilkington. May 21. May 28, 1902.
- Central Park West | s w cor 92d st, 100.8x125. Release option, &c,
92d st | dated July 3, 1900. Patrick Norton to the Ards-
ley Hall Co. Q C. All title. May 10. May 24, 1902. 4:1205.
1,500
- Central Park West, No 463, w s, 25.11 n 106th st, 32x100, 5-sty brk flat. FORECLOS. James Byrne to Cyrille Carreau. May 27, 1902. R S \$19.50. 7:1842.
- Columbus av, No 489, e s, 73.2 s 84th st, 27x100, 5-sty brk store and flat. Eliza C Pike and Mary J Smith to Samuel and Julius Siegler. Morts \$33,000. May 20. May 24, 1902. R S \$4.75. 4:1197.
- Madison av, No 1181, e s, 84 s 87th st, 16.8x62.2, 3-sty stone front dwelling. Samuel Werner to Rosa Waters. Morts \$15,240. May 28, 1902. R S \$3.50. 5:1498.
- Same property. Release mort. Geo D, Albert C and Wm F Hencken to Samuel Werner and Abraham H Price. Dec 4, 1901. May 28, 1902. 2,000
- Park av, No 49 | n e cor 37th st, 46x80, 4-sty stone front dwelling, 3-
37th st, No 101 | sty extension. Sarah E wife Anson W Hard to
Rapid Transit Subway Construction Co. C a G. May 26, 1902.
R S \$123.75. 3:893.
- Park or 4th av, e s, extends from 129th to 130th sts, 199.10x115.2, 1-sty brk and frame stores, sheds, &c. and vacant. Elizabeth Lyon to Adelbert S Nichols. 2-3 parts. All title. May 20. R S \$19.75. May 23, 1902. 6:1778.
- Same property. Charles Remsen and William Manice EXRS William Remsen to same. 1-3 part. All title. May 20. May 23, 1902. R S \$9.25.
- Same property. Release mort. Same to same. May 2. May 23, 1902.
- Same property. Release mort. The Equitable Life Assur Soc of the U S to Elizabeth Lyon, Charles Remsen and William Manice EXRS William Remsen. May 1. May 23, 1902. 6:1778.
- Park av, No 1345, w s, 75.11 n 101st st, 25x100, 5-sty brk flat and store. FORECLOS. Robt C Morris to Alvina L and Sophie A Spangenberg. May 27, 1902. R S \$6.50. 6:1607.
- West End av, No 514, e s, 23.2 s 85th st, 19x80, 4-sty brk dwelling. FORECLOS. Randolph Hurry to Edwin Baldwin trustee John Hardman. Mort \$20,000. May 26. May 27, 1902. R S \$8.75. 4:1232.
- West End av, No 708, e s, 78.8 s 95th st, 20x100, 5-sty brk flat. Alfred M Rau to Alfred Mack. Morts \$26,000. May 23, 1902. R S none. 4:1242.
- West End av, No 898, s e cor 104th st, 20.11x67, 3-sty stone front dwelling. Wm N Heard to Maxwell S Mannes. Mort \$20,000. May 23, 1902. R S \$7.50. 7:1875.
- West End av, No 519, s w cor 85th st, 30.2x34, 4-sty brk dwelling. Letitia S Sands et al EXTRXS John Campbell to Ralph Wurts-

Dundas, of Philadelphia, Pa. April 26. May 28, 1902. R S none. 4:1246. 27,250
Same property. Same to same. May 26. May 28, 1902. R S \$12.50. 27,250
2d av, No 154, s e s, 65.7 s w 10th st, 22.3x125, 4-sty stone front dwelling. Anna wife of and Julius Kastner to Ignatz H Rosenfeld. Mort \$10,000. May 26, 1902. R S \$8.25. 2:451. nom
2d av, No 926, e s, 25 n 49th st, 25x100x25.5x100, 6-sty brk tenement with stores. Simon Hecht to Bernhard Klingenstein. Mort \$27,000. May 23, 1902. R S \$6.50. 5:1342. nom
2d av, No 976, e s, 105 n 51st st, 20.5x100, 4-sty stone front tenement with stores, 1-sty extension. Nineteenth Ward Bank to Myer Hellman. May 26. May 28, 1902. R S \$2. 5:1344. nom
3d av, No 379, e s, 39.6 n 27th st, 19.6x70, 3-sty brk store and tenement, 1-sty extension. Leon Levy to Fannie Levy. All liens. May 21. May 28, 1902. R S \$5. 3:908. nom
5th av, No 85 n e cor 16th st, runs e 141.10 x n 92 x w 16th st, Nos 1 and 3 | 25 x s 43 x w 116.10 to 5th av, x s 49 to beginning, 10-sty brk store and loft building. Jacob D Butler to Carrie M Butler. Morts \$589,736. May 23, 1902. R S \$5. 3:844. exch
5th av, No 308, w s, 74 n 31st st, 24.8x100, 4-sty stone front dwelling. Henrietta J Cashman and Charlotte E Allis to Sterling Realty Co. P. M. Mort \$150,000. May 21. May 23, 1902. R S \$96.25. 3:833. 100
5th av, Nos 521 to 529 | s e cor 44th st, 96.10x150, 3-sty brk and 3-sty 44th st, No 2 and 4 | frame dwellings with stores, 1-sty brk stores and 1 and 2-sty frame stable. Geo F Richardson TRUSTEE Paran Stevens for benefit Ellen S Melcher et al, John W Sterling trustee same will for benefit Mary Paget formerly Stevens et al, Ellen S Melcher, George Hoadly, Alfred Wills and Andrew J M Duncan TRUSTEES of trust created by ante-nuptial agreement between said Mary Paget and Arthur H F Paget et al and said Mary Paget and Arthur H F Paget individ to Richard M Montgomery & Co. Rerecorded from May 21, 1902. April 16. May 27, 1902. R S \$461.25. 5:1278. other consid and 100
5th av, Nos 1083 and 1084, e s, 50.2 n 89th st, 50.6x102.2, two 5-sty brk dwellings, 3-sty extension. George Edgar to Archer M Huntington. May 23. May 28, 1902. R S \$236.50. 5:1501 100
6th av, No 965, w s, 100.5 n 54th st, 25x100, vacant. James Campbell EXR Maria L Butler to May Bannon. Q C. May 21. May 26, 1902. R S none. 4:1007. nom
8th av, No 402 | n e cor 30th st, 25x67, 3-sty frame store and tenement, 1-sty frame brk building on st. Isidor H Kempner to Nathan Kempner. J C and C A G. Mort \$30,000. May 19. May 23, 1902. R S none. 3:780. 100
Same property. Isidor H Kempner to Harris Mandelbaum and Fisher Lewine. 1/2 part. Q C and C A G. Mort \$30,000. May 19. May 23, 1902. R S none. other consid and 100
8th av, No 2276, e s, 25.11 n 122d st, 25.1x71.10, 4-sty brk stores and tenements. Nelson D Stilwell to Thrs S Walker. C A G. Apr 17. May 23, 1902. R S \$11.25. 7:1928. 100
8th av, No 2286, e s, 25.9 s 123d st, 25x100, 4-sty brk store and tenement. Nelson D Stilwell to Eliza Walker. Morts \$17,000. April 23. May 27, 1902. R S \$2.75. 7:1928. nom
8th av, No 2895 | n w cor 153d st, 25x100, 5-sty brk store and flat. 153d st, No 301 | John J Whalen to Robt V Gardiner. All liens. May 6. May 27, 1902. R S \$1. 7:2047. nom
8th av, Nos 2442 and 2444 | s e cor 131st st, 49.11x100, two 5-sty brk 131st st, Nos 272 and 274 | stores and tenements on av and 4-sty brk store and tenement on st. Martha J Pell et al to Francis X Ledoux. Mort \$50,000. May 27. May 28, 1902. R S \$11.50. other consid and 100
8th av, No 2286, e s, 25.9 s 123d st, 25x100. 4-sty brk store and tenement. Eliza Walker widow to Mary L Walker. C A G. Mort \$17,000. May 27. May 28, 1902. R S \$2.75. 7:1928. nom
9th av, No 143. General release and release dower. Annie Sokol wife of Gerson to Julius Sokol. May 22. May 26, 1902. R S none. 3:716. nom

MISCELLANEOUS.

General conveyance of all right, title, &c, of any property now or at any time to be in possession of his mother, Hattie Lippman. Samuel B Lippman to Marjorie Lippman. Q C. April 29. May 28, 1902. R S none. nom
General release. Michael Ryan to Nellie C Fay as extrx Julia S Ryan. May 22. May 27, 1902. 100
General release. John J Ryan to same. May 22. May 27, 1902. 1,243.63
General release. David P Ryan to same. May 22. May 27, 1902. 1,193.63
General release. James S Ryan to same. May 22. May 27, 1902. 1,193.63
General release. Daniel M Ryan to same. May 22. May 27, 1902. 1,193.63
General release. Nellie C Fay to same. May 22. May 27, 1902. 2,193.64

BOROUGH OF BRONX.

(Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).
Bonner pl, s s, 175 e Morris av, 50x75, vacant. Richard H Moran to West Morrisania Club. Mort \$4,500. May 23. May 27, 1902. R S none. 9:2423. nom
Chisholm st, Nos 1296 and 1298 | e s, 69.11 n Stebbins av, runs e 30.1 Stebbins av | x s e 22.2 to Stebbins av x s w 72.9 to Chisholm st, x n 69.11 to beginning, two 2-sty frame dwellings, with store in cor. John Bottomley to James J Tynan. May 22. May 26, 1902. R S \$2.50. 11:2972. exch and 500
Hoffman st, No 2323 | northerly cor road leading from Kings-bridge to West Farms, runs n e along Belmont pl, Nos 941 and 943 | st 127 x n w 50 x s w 102 to road x s e 55.6 to beginning, two 2-sty frame flats and stores and 1-sty frame building.
Decatur av, late Prospect av, n w s, bet 194th and 198th sts, at east cor lot 56 map part of Village of Fordham belonging to Benj Berrian, runs n e along av 184.5 x n w 118 x n e — x n w — x s w 109.4 x again s w 146.5 x s e 159.8 to av at beginning, with a right of way over a road to and from road leading from Kings-bridge to West Farms.
Ellen M O'Meara to John S O'Meara. 1/4 part. Mort \$6,000. — 12, 1898(?), acknowledged Jan 13, 1900. May 23, 1902. R S \$2. 11:3054, 12:3282 and 3283. nom
*Main st, s e cor Fordham av, 34x100, to a 20-ft st, x38.2x100, City Island. John O Fordham to Jane A Dickie. Mort \$700. May 24. May 27, 1902. R S none. nom
*10th st | s s, 200 e Av E, 100x216 to n s 9th st, Unionport. Michael Reilly to James P Keating. 1/2 part. All title. May 27. May 28, 1902. R S none. nom
*11th st, n s, 200 w Av B, 100x108, Unionport.
*Lots 294 to 297 map Pugsley estate, Van Nest Station. George Dannenfesler to Henry Dannenfesler. Mar 31. May 27, 1902. R S \$1.50. other consid and 100
135th st, No 623, n s, 206.6 w Willis av, 25x100, 5-sty brk flat and store. Anthony Stumpf to Henry Kuehnele. B & S. May 26, 1902. R S \$1.75. 9:2298. nom
142d st, No 741, n s, 190 w Brook av, 25x100, sub to encroachment on e s, 4-sty brk flat. Otto Eisele and Mary Eisele to Rachel Reiter and Israel Olenick. Morts \$7,000. May 26, 1902. R S none. 9:2287. nom
151st st, No 669, n s, 91.1 w 3d av, 25x114.2x25x114.1, 5-sty brk flat. Emma Jacobson to John McKee. Mort \$14,000. May 22. May 28, 1902. R S 50 cts. 9:2374. 17,250
151st st, No 531, n s, 275.3 e Morris av, 25x117.11x25x117, 2-sty frame dwelling. FORECLOS. Geo J Taylor to Margaret Mc-Goldbrick. Feb 18. May 24, 1902. R S \$1. 9:2411. 4,250
159th st, No 671, n s, 200 w Elton av, 25x100, 4-sty brk flat. FORECLOS. Geo M Van Hoesen to Frank Cramer. May 22. May 23, 1902. R S \$5. 9:2381. 12,050
174th st, n w cor Anthony av, 63x120x90x143.8, except part for widening Anthony av and 174th st, 1-sty frame dwelling, 2 and 1-sty frame buildings, &c. FORECLOS. David T Davis to Excelsior Building and Loan Assoc. May 24. May 26, 1902. R S 75 cts. 11:2890 and 2891. 4,000
178th st, n s, 100 w Clinton av, 25x95, vacant. CONTRACT. Jere J O'Brien with Wm E Schott. May 19. May 28, 1902. 11:3092. 1,600
207th st, s s, 405.1 w Perry av, 100x100, vacant. John V Mc-Evily to Geo W Robinson. Morts \$3,655.80. May 19. May 23, 1902. R S none. 12:3342. nom
Anthony or Prospect av, e s, bet Prospect pl and 176th st, 59.1 n proposed st, 50x127.11 and 52x113.5. Sub to encroachment of brk flats on n s, being lots 15 and 16 map of Leopold Wertheimer. Edw S Prince to John McGrath. Mort \$2,500, taxes, &c, May 24, 1902. R S none. 11:2892. nom
Arthur av, No 2015, w s, widened, 86.1 s 179th st, 26.2x90, except part taken for av, 2-sty frame dwelling. Margaret Knox to John V McEvily. May 19. May 23, 1902. R S none. 11:3068. exch
*Ash av, n s, being lots 15 and 16 map Laconia Park. Ambrose S Wildy to Joseph Stickney. May 28, 1902. R S none. 100
Bathgate av, No 1664, e s, 66.3 s 173d st, 16.8x81.1, 3-sty brk dwelling. Henry G Autenrieth to Isidor Horwitz. Mort \$2,750. May 23. May 24, 1902. R S 25 cts. 11:2920. 5,750
Bathgate av, No 1626, e s, 80 n 172d st, 25x115.7, except part to widen av, 2-sty frame dwelling. Mary E Wilson to Paul Reimann. Mort \$3,500. May 26, 1902. R S none. 11:2920. 5,750
*Bay av, n s, 60 e North st, 30x100, City Island. Mary wife Joseph B Glasier to Mary L Roeder. May 27. May 28, 1902. R S 25 cts. 3,000
Boston av, e s, abt 300 n Perot st, 25x104.6x24.9x108.1. Perot st, s e cor Armand pl, 22x80. vacant.
Leonce Fraissinet to Louis Smadbeck. May 22. May 23, 1902. R S none. 12:3253 and 3254. nom
*Briggs av, n e s, 25 n w Maple av, 50x168.1x53.8x187.6, Williams-bridge.
Ruskin st, s s, lots M and N map of lots Village of Williamsbridge, property Wm T Duncan. Ellen A Berkhan to Wm J Edwards. Mort \$1,400. May 27. May 28, 1902. R S none. 100
Broadway, No 2934, e s, 48.6 s 231st st, 46x103.6, 2-sty frame dwellings and store and 2-sty frame stable on rear, except for widening of Broadway. Emma Herriott widow to Jennie V Kennedy. Mort \$2,300 and taxes, assessments, &c. May 19. May 28, 1902. R S \$1. 12:3266. nom
Brook av, e s, 93.11 s 165th st, 29.2x114.9x27.6x124.6. 159th st, n s, 200 w Elton av, 25x100.
Release judgment. Albert W Seaman to Charles Lanier TRUSTEE for Louisa Schenck the 1st parcel and to Frank Cramer the 2d parcel. April 29. May 23, 1902. 9:2386 and 2381. nom
Cauldwell av, No 890, e s, 175 n 161st st, 25x125, 3-sty frame dwelling. Regina Schwartz to John Riegelman. Mort \$6,000. May 27. May 28, 1902. R S none. 10:2631. 12,000
Crotona av, e s, 150 s 187th st, old line, 50x100, vacant. James J Tynan to Edward F Burke. Mort \$800. May 24. May 26, 1902. R S none. 11:3102. exch
Crotona Park South, No 922, s s, 90.9 w Prospect av, 21.6x96.9x21.2 x85.9, 3-sty frame flat. Adolphus T Sieker to Henriette Schubert. Mort \$5,000. May —. May 28, 1902. R S none. 11:2937. nom
Davidson av, w s, 50 s 184th st, 66.10x103.5x93.1x100, vacant. Anne E Levey et al EXRS and TRUSTEES Isaac Levy or Levey to Henry U Singhi. May 13. May 27, 1902. R S \$1.25. 11:3198. 5,000
Eastburn av, late 1st av, e s, bet 174th and 175th sts, south 1/2 lot 378 map Village Mount Eden, 25x100. Mary Sexton to Mary Bell. Mort \$1,900, taxes, &c. May 27. May 28, 1902. R S none. 11:2796. 25
Elton (Washington) av, No 783, w s, 50 n 157th st, 50x100, 3-sty frame flat and 1-sty frame building on rear. Francesca Stierle widow to Julius Heiderman. Mort \$1,000. May 24. May 26, 1902. R S \$5. 9:2379. nom
*Fordham av, n s, 450 w Main st, 100x100, City Island. Fletcher P Scofield to Rosa May widow. Q C. May 27. May 28, 1902. R S none. nom
*Same property. Rosa May to Mary L Roeder. May 27. May 28, 1902. R S none. 100
Forest av, No 1059, w s, 199 s 166th st, 19.9x87.3x19.11x87.3, 3-sty frame flat. Wm C Sommer and May E his wife and Barbara Sommer to Clara Patterson. Morts \$5,750 and 3d mort \$—, taxes, &c, \$29.09. April 1. May 24, 1902. R S none. 10:2650. nom
Franklin av, No 1054, s e s, bet 3d av and 166th st, at line bet lots 147 and 148, runs s e 116 x n e 70 x n w abt 113 to av x s w 70 to beginning, being part lot 147 map Morrisania. Mary A Foy to Alice L Mayer. (Deed of reconveyance.) B & S. All liens. Dec 11, 1901. May 28, 1902. R S 50 cts. 10:2607. nom
Same property. Alice L Mayer to Robt H Bergman. 1/2 part. All liens. May 28, 1902. R S 50 cts. nom
*Grace av, e s, 25 s Rose pl, 25x100. Hudson P Rose to Gedeon Pare. All liens. May 22. May 27, 1902. R S none. nom
Hughes av, e s, bet Pelham av and St Johns College grounds, 75x 87.6, being lots 190 to 192 map S Cambreleng et al at Fordham. James W Campbell to Thos F Costello. Mort \$1,000. May 21. May 26, 1902. R S none. 12:3273. nom
Marion av, w s, 359 n 194th st, 15x172.2x15.9x170.8, vacant. Wm H Wright to Arena A Wright. May 23, 1902. R S 25 cts. 12:3287. nom
*Monticello av, e s, 350 n Jefferson av, 25x100. Land Co "A" of

Edenwald to Charles Kusterko. May 24. May 26, 1902. R S none. nom

Pelham av, s e cor Belmont av, 50.11x118.11x50x109.3, vacant. Wm S Wilson to Julius A Stursburg. Q C. June 17, 1901. May 26, 1902. R S none. 11:3091. nom

Same property. Mary F O'Grady formerly Wilson to Peter Coughlin. Q C. June 6, 1901. May 26, 1902. R S none. 11:3091. nom

Prospect av, No 703s w cor Dawson st, 27x95, 4-sty brk flat and Dawson st, No 996 | store. FORECLOS. Arthur D Truax to Thomas O'Rorke. Mort \$22,500, taxes, &c. May 27, 1902. R S none. 10:2675. 28,369.24

*Saratoga av, s w cor Newport st, 50x100, Westchester. Moritz A Gottlieb to Morton R Peck. May 27. May 28, 1902. R S none. other consid and 100

Southern Boulevard, e s, 87.6 n Jennings st, 37.6x100, two frame buildings. John P Petty to B R Patchel. B & S. All liens. May 24, 1902. R S none. 11:2981. other consid and 100

St Anns av | s w cor 145th st, 100x150, vacant. James Van Winkle 145th st | to Thos H Connelly. B & S. Aug 15, 1901. May 26, 1902. R S none. 9:2271. nom

Valentine av, No 2194 | e s, 246.2 n 181st st, 16.8x116.11 to w s Tiebout av | Tiebout av, x16.8x117.1, 2-sty frame dwelling. Chas H and Edw A Thornton to Sarah Cohn. Mort \$2,500. May 23, 1902. R S none. 11:3144. nom

Washington av, No 1194, e s 192.1 s 168th st, 25x137, 2-sty frame dwellings. Pauline Knight to William Rhinelander. Mort \$3,000. May 28, 1902. R S \$1.50. 9:2372. 8,300

Webster av, s e s, 75 n e Mosholu Parkway, 75x77.9x87.4x122.5, 4-sty brk store and flat, 1-sty frame building, sheds, &c. FORECLOS. Meyer Greenberg to August Moebus. May 26. May 27, 1902. R S \$3. 12:3330. 16,750

3d av, n w s, 139.5 n 170th st, 25.1x126.4x25.9x124.9, vacant. Mary Schachner to Edward D Farrell. May 22. May 28, 1902. R S \$2.50. 11:2911. nom

3d av, n w s, 139.3 n e 170th st, 25.3x126.4x25.11x124.9, vacant. Same to same. Q C. May 22. May 28, 1902. R S none. nom

3d av, w s, bet 167th and 168th sts, 20 n from boundary line bet lots 50 and 45, runs w 120 x n 25 x e 118.2 to 3d av, x s 25 to beginning, part of lot 50 map Village of Morrisania. Blanche Brophy to Lydia B Koch. Mort \$13,000. June 29, 1901. May 23, 1902. R S none. 9:2372. nom

3d av, No 2936, n e cor Rose st, 25x100.1x25x100.3, 5-sty brk flat and store. Fredk W Waue to Diedrich Heuer. Mort \$45,000. May 22. May 23, 1902. R S none. 9:2362. nom

3d av, No 2938, e s, 25 n Rose st, or av, runs n 24.4 x e 100 x s 24.4 x w 100 to av, x n 24.4 to beginning, error, 5-sty brk flat and store. Fredk W Waue to Diedrich Heuer. Mort \$25,000. May 22. May 23, 1902. R S none. 9:2362. nom

*Lots 39 and 40, block C map Lester Park. Sarah J Milspauigh to Simeon C Bradley. B & S. Mort \$600. May 9. May 23, 1902. R S none. nom

Lots 50, 60, 61, 96, 97, 117, 121, 122, 182, 198, 208 to 211, 226, 227, 241, 245, 246, 247 and 281, map East Tremont, with right of way 42 ft wide adj land Samuel Ryer, leading to road from West Farms to Kingsbridge.

Thomas av, e s, adj Grammar School Building, —, 300x— to west line N Y & Harlem R R, 12 lots.

Wm H Salter to Eva A Salter. C a G. and Q C. Nov 23, 1892. May 23, 1902. R S none. 11:3109, 3110, 3111, 3117, 3118, 3119, 3121, 3122, 3123, 3032. nom

*Lot 196 map property H P Rose, Section 2, St Raymond Park. Hudson P Rose to James N Elliott. Mort \$2,000. May 20. May 28, 1902. R S none. nom

*Lot 195 map section 2, St Raymond Park. Hudson P Rose to Christine Johanson. Nov 14, 1901. R S none. May 23, 1902. nom

*Plot lying south of Briggs av and begins at n s property Lorillard Spencer, 125.3 s e from n e cor lands Bronxwood Park Assoc, runs n e 706.7 x n e 9.1 x n 571.7 x n 100 x s w 1,322.9, contains 3 081-1,000 acres, Williamsbridge. Deed given to settle boundary location. John M Burke to Marmaduke Tilden, Wm T Blodgett, Abby B and Eleanor E Blodgett. B & S. May 20. May 26, 1902. R S none. nom

*Plot lying south of Briggs av and begins 125.3 s e from n e cor lands of Bronxwood Park Assoc and the n w cor where land of Lorillard Spencer meet, runs along n s Spencer's land 149 x s e 95.3 x n e 209 and 464.9 x s w 706.7 to beginning, contains 1 825-1,000 acres. Deed given to settle boundary location. Marmaduke Tilden et al to John M Burke. B & S. Mar 20. May 26, 1902. R S none. nom

*All title, &c, of all estate, real and personal, of which Morris Alexander died seized. Sarah Alexander to Joseph M Alexander. Mar 10, 1898. May 26, 1902. R S none. B & S. nom

LEASES.

(Under this head all Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.)

BOROUGH OF MANHATTAN.

Broome st, No 519, all. George Solomon to Rinaldo and Francesco Favorini; 5 3-12 years, from Feb 1, 1902. May 24, 1902. 2:476. 1,250

Cherry st, n e cor Pike st, basement and 1st floor. Samuel Strassbourger to Ida Boronofsky; 10 years, from completion of building. May 26, 1902. 1:255. 233.33

Dey st, No 9, three upper lofts. Geo N Robinson to the Roy Press; 10 years, from May 1, 1902. May 27, 1902. 1:63. 1,500

Franklin st, No 44, all. Mary Tobin to George Meyer; 3 years, from May 1, 1902. May 27, 1902. 1:172. 1,200

Same property. Consent to assign lease. Same to same. Feb 14. May 27, 1902. 1,200

Fulton st, No 17, all. Henry L, John L and Geo E Nostrand to August F Moeller; 5 years, from Nov 1, 1901. May 28, 1902. 1:96. 1,500

Greenwich st, Nos 256 and 258 | store and part basement. Geo W Murray st, Nos 88 and 90 | Rasch to Wm P Rinckhoff; 3 11-12 years, from June 1, 1902. May 27, 1902. 1:129. 900

Houston st, No 11 East, 25x100, all. James Piper as recr to Malte R Klawonn; 3 3-12 years, from May 1, 1902. May 23, 1902. 2:511. 3,000

Same property. Assign lease. Malte R Klawonn to The Holtz & Freystedt Co. May 9. May 23, 1902. 3,000. nom

Jackson st, s w cor Henry st, corner store and adj store on Jackson st, and two basements. Bernard Galewski to Edward J Sandy; 5 years, from March 1, 1902. May 24, 1902. 1:267. 1,600

Same property. Assign lease. Edward J Sandy to The Eastern Brewing Co. Feb 1. May 24, 1902. 1:267. 1,600. nom

Ludlow st, No 138, all. Frank Feldman to Isaac Fine and Louis Zuckerman; 5 yrs. from May 1, 1902. May 27, 1902. 2:411. 1,700

Mercer st, Nos 117 and 119, 5th loft. Gerald Carlton to Lewis Hurwitz & Co; 1 8-12 years, from June 1, 1902. May 27, 1902. 2:499. 800

Rivington st, No 134, ground floor. Jacob Blauner to S Curman; 3 years, from May 1, 1902. May 27, 1902. 2:354. 600 to 720

Rivington st, No 182, rear building. Sam Tuchfeld to Abe Weinstein; 3 1/2 years, from Oct 15, 1901. May 26, 1902. 2:344. 156

Sheriff st, No 63, all. Abraham Goldenblum to Isidore Rieger and Samuel Riegelhaupt; 3 years, from June 1, 1902, with privilege of 2 years renewal. May 26, 1902. 2:338. 2,350

Stanton st, No 188, 2d floor. Leib Landau to the Congregation Schilchon bruch Ansche Kutno; 5 years, from Aug 15, 1901. May 27, 1902. 2:345. 324

Sullivan st, No 97, all. Annie Bartley to Vincenzo Giordoni; 3 years, Nov 1, 1901. May 23, 1902. 2:503. 690

5th st, No 321 East, stable. Geo H Griffiths to Ludivico Ofria and Luigi La Motta; 3 4-12 years, from June 1, 1902. May 24, 1902. 2:447. 1,200

6th st, No 308, westerly store. Elizabeth Arnold to Gustave Koening; 5 years, from May 1, 1902. May 24, 1902. 2:447. 480

12th st, Nos 65 and 67 East, the basement, store and cellar. Edw G Smith to Mathilda R Blackhall; 5 years, from June 1, 1902. May 26, 1902. 2:564. 1,300 and 1,500

20th st, No 154 West, store on first floor. Patrick S Treacy to Chas Kallmeyer; 5 years, from May 1, 1902. May 28, 1902. 3:795. 420

21st st, s w s, 275 n w 8th av, 25x91.11. Assign of lease. The Peoples Co-operative Building and Loan Assoc to Walter C Hughes. May 14. May 23, 1902. 3:744. 2,100

22d st, No 17 East, store or basement floor. The Craftsmans Club to Raiser Heating Co; 2 years, from May 1, 1902. May 27, 1902. 3:851. 700

34th st, No 662, s e cor 12th av, 20x1 1/2 block, all. Cornelius Daly to Frederick H Kruse; 1 year, from May 1, 1902. May 28, 1902. 3:679. 2,400

34th st, No 40 West, all. Mary W Scheper to L and A Pincus. Re-recorded from July 11, '01; 10 years, from Oct 1, 1901. May 23, 1902. 3:835. 6,500 and 11,200

Same property. Same to Louis and Alex H Pincus. Extension lease for 2 years, from Oct 1, 1911. May 23, 1902. 12,000

37th st, No 516 West, all. Andrew Rahl to A J Ellis Co, a corporation; 5 years, from June 1, 1902. May 23, 1902. 3:708. 600

37th st, No 518 West, all. Annie O'Neill to A J Ellis Co, a corporation; 5 years, from June 1, 1902. May 23, 1902. 3:708. 600

37th st, No 520 West, first floor. John O'Neill to A J Ellis Co, a corporation; 5 years, from June 1, 1902. May 23, 1902. 3:708. 480

40th st, Nos 223 to 229 West. Surrender leases. Harris Mandelbaum and Fisher Lewine and Nathan and Isidor H Kempner to Morris Weinstein. Mar 3. May 26, 1902. 4:1012. nom

49th st, No 60, s s, 706.2 w 5th av. Consent to assign lease. TRUSTEES of Columbia College to Emanuel S Sutro. Mar 25. May 26, 1902. 5:1264. 400

63d st, Nos 404 to 410 East, four buildings. James J Loonie to Antonie Pace and Guiseppe Romaniello; 5 years, from June 1, 1902. May 23, 1902. 5:1457. 4,500

65th st, No 169 E, store. Bernard T Kearns to Louis Cinnamon; 3 4-12 years, from Jan 1, 1902. May 28, 1902. 5:1400. 360

75th st, n s, 98 e Av A. 75x100, all. Berent C Gerken to Sigmund Adler and Jacob Eckstein firm Adler & Eckstein; 5 3-12 yrs, from July 1, 1902. May 26, 1902. 5:1487. 3,000 to 3,200

103th st, No 227 East, easterly store. John C Witte to Patrick J Russell; 5 1-12 years, from April 1, 1902. May 24, 1902. 6:1653. 216

120th st, No 156 West, all. Jacob Bookman to Fielding L Whittemore; 4 5-12 years, from May 1, 1902. May 27, 1902. 7:1904. 1,300

125th st, No 205 East, all. J Augustus Smith et al by Lewis C Mott atty to Joseph Wielar and Henry Freeman, firm Joseph Wielar & Co; 3 years, from May 1, 1903. May 23, 1902. 6:1790. 4,000

125th st, No 207 W, store, &c, abt 20x90. Hudson Realty Co to August H Sievers; 10 7-12 years, from Oct 1, 1902. May 26, 1902. 7:1931. 2,100

Av A, s e s, at n e s 56th st, 58.8x80.4x51.5x80. Mary L Handley to Grove D Curtis and Walter F Blaisdell firm Curtis & Blaisdell; 21 years, from May 1, 1902. May 26, 1902. 5:1372. 800

Av B, No 53, corner store and basement. Thomas McGowan to Hugo Lederer; 5 years, from May 1, 1903. May 28, 1902. 2:386. 1,000

Bowery, No 321, store and basement. Morris Lederman to Standard Medical Institute; 5 years, from May 1, 1902. May 23, 1902. 2:458. 630

Columbus av, No 955, store and front part of cellar. Zacharias Bendheim to Joseph P Farley; 6 years, from May 1, 1902. May 23, 1902. 7:1842. 1,500, 1,600

Columbus av, No 461, n e cor 82d st, store, &c. William Nelson to Wm L Hall; 1 year, from May 1, 1902. May 26, 1902. 4:1196. 2,500

Convent av, No 24, all. Hyman and Henry Sonn to Elias Silverstein; 5 years, from Sept 1, 1902. May 28, 1902. 7:1968. 1,400

Lenox av, No 134, s e cor 117th st, south store. Francis J Schnugg to Harry B Grob; 2 years, from June 1, 1902. May 28, 1902. 7:1901. 1,060

Lenox av, No 537. Assign lease. Michael Rowan to Geo F Bradley. Dec 27, 1901. May 23, 1902. 7:2006. nom

Same property. Assign lease. Geo F Bradley to Joseph Cowhen. May 22. May 23, 1902. 1,000

Lenox av, No 553, 4 rooms on 1st floor. Stanley W Dexter to Emanuel M Berwin; 5 yrs, from May 1, 1902. May 27, 1902. 7:2007. 240

Lexington av, No 61, n e cor 25th st, all. Emerson C Angell to Bernard Reich; 21 years, from May 1, 1902. May 23, 1902. 3:881. 4,000

Lexington av, No 1506, store and apartment in rear. Geo H Witte to Herman Wormser; 3 years, from Feb 1, 1900. May 23, 1902. 6:1625. 720

1st av, No 276, store on n s house. John Roth and Michael Wielandt to Frank J Stein; 3 years, from June 1, 1902. May 28, 1902. 3:948. 600

1st av. | n e cor 16th st, corner store. John Roth and 16th st, No 401 E | Michael Wielandt to Charles Rosentover and Walter Nonne; 3 years, from June 1, 1902. May 28, 1902. 3:948. 840, 900

1st av, Nos 2225 and 2227, w s, bet 114th and 115th sts. Philip Zugner to Antonio Cancro; 3 years, from Nov 1, 1901. May 26, 1902. 6:1686. 1,560

1st av, No 2072, all. Fanny Krakower to Michael Buonfiglio and Munzio Buonfiglio; 5 years, from June 1, 1902. May 27, 1902. 6:1701. 2,150

1st av, No 2074. Same to same; 5 years, from June 1, 1902. May 27, 1902. 6:1701. 2,150

1st av, No 1210, store and hall in rear. Joseph Wiener to Bernard Cunningham; 3 years, from May 1, 1902. May 24, 1902. 5:1460.840, 900

2d av, No 720, store, &c. Francis B Taylor exr Sarah S Taylor to Samuel Howe and Walter Hutton, firm of Howe & Hutton; 5 years, from May 1, 1902. May 23, 1902. 3:944.600

2d av, No 746, s e cor 40th st, store floor and basement. John McKelvey to Hugh Dougherty; 5 years, from May 1, 1902. May 23, 1902. 3:945.1,700

2d av, No 976, store. The Nineteenth Ward Bank to Annie O'Reilly; 5 1-12 years, from April 1, 1902. May 27, 1902. 5:1344.780

2d av, No 1616, store and basement. Julia A Groh to Henry Stiess; 3 years, from Sept 1, 1901. May 26, 1902. 5:1546.960

Same property. Assignment of lease. Henry Stiess to John J Meyer. Feb 24. May 26, 1902. 5:1546.nom

Same property. Assignment of lease. John J Meyer to Anton and Sylvester Burnhauser firm Burnhauser Bros. May 24. May 26, 1902. 5:1546.nom

3d av, Nos 110 and 112. William Sander to Charles Beckmann; 4 3-12 years, from May 1, 1902. May 26, 1902. 2:559.5,000 to 5,200

3d av, No 1928, north store, &c. Henry Weiss to Joseph Weidenfeld; 3 years, from May 1, 1902. May 26, 1902. 6:1634.840

3d av, No 206, all. Geo F Carey to Henry and Charles Dahnke; 5 years, from April 30, 1902. May 26, 1902. 3:874.5,000

3d av, No 103, store, Estate of Julius Lipman, Mary Meissel extrx William Meissel and J Kind to Michael Nese; 5 years, from May 1, 1900. May 23, 1902. 2:468.900

3d av, No 1928, southerly store. Henry Weiss to Samuel Topper; 3 years, from May 1, 1902. 6:1634.840

5th av, Nos 130 and 132, n w cor 18th st, store, basement and 1st loft. Henry Corn to Peter K, Samuel M and Wm B Wilson and Wm A Gillespie, firm P K Wilson & Son; 10 years, from Feb 1, 1903. May 23, 1902. 2:474.30,000

5th av, Nos 130 and 132, n w cor 18th st, part 2d loft. Henry Corn to Peter K, Samuel M and Wm B Wilson and Wm A Gillespie firm P K Wilson & Son; 10 years, from Feb 1, 1903. May 27, 1902. 3:820.2,500

5th av, No 85, n e cor 16th st, 6th floor. Jacob D Butler to Meyer Hyman and Annie E Brown, firm Hyman & Brown; 5 years, from Feb 1, 1902. May 28, 1902. 3:844.5,000

6th av, No 759, all. Louis V O'Donohue et al to John and Wm J Dunston and Timothy Hurley firm Dunston & Son; 8 years, from May 1, 1902. May 26, 1902. 4:996.3,000

6th av, No 763, all. Louis V O'Donohue et al to John Dunston, Wm J Dunston and Timothy Hurley firm Dunston & Son; 8 years, from May 1, 1902. May 24, 1902. 4:996.2,700 to 3,000

8th av, No 2785, s w cor 148th st, store floor, &c. Wm J Nicklas to Daniel Lynch; 5 years, from May 1, 1902. May 26, 1902. 7:2045.900

8th av, No 2895.|

153d st, No 301 West.|

Agreement to subordinate lease to a mort. Wm B Atcheson with Robert V Gardiner. May 26. May 28, 1902. 7:2047.nom

8th av, No 2797, store, &c. Davis Karp to Annie S Klaus; 3 yrs, from May 1, 1902. May 23, 1902. 7:2045.540

9th av, No 795, store and part of cellar. William Keil, Jr, GUARD to Charlotte McGovern; 5 years, from Mar 15, 1907. May 23, 1902. 4:1062.2,500

9th av, No 740, s e cor 50th st, all. Hermann H Landwehr to Meyer Weisberg and Israel Apfelbaum; 3 years, from May 1, 1901. May 28, 1902. 4:1040.1,200 to 1,400

12th av, s w cor 131st st, south 1/2 part office, salesroom, &c, on ground floor. Eastern Beef Co to Adams Bros Company; 5 years, from May 1, 1902. May 28, 1902. 7:2004.2,500

BOROUGH OF BRONX.

*Silver st, cor West Farms road, Westchester Trolley Hotel. Susanna Goebbels to John Oakley; 5 years, from May 1, 1902. May 27, 1902.720

Boston road, No 974, s e cor 164th st, ground floor and basement. Thomas O'Rourke to Womens Embalming Assoc of New York No 1; 3 years, from May 1, 1902. May 27, 1902. 10:2621.780

Courtlandt av, No 775, all. Henry Wilker to Gottlieb Staedeli; 5 years, from June 1, 1902. May 23, 1902. 9:2416.636

*West Farms road, n w cor Unionport road, 94x99x65x99, all. John J Brehm to Wm B Herbert; 2 10-12 years, from July 1, 1902. May 23, 1902.900

3d av, No 2620. Mary A Foy to John O'Gorman; 8 years, from May 1, 1904. May 27, 1902. 9:2315.1,500

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 head lines 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.

The first date is the date the mortgage is drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find Mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

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

May 23, 24, 26, 27 and 28.

BOROUGH OF MANHATTAN.

Altshul, Henry to Edmund Bittiner. 76th st, No 153, n s, 507 w Columbus av, 18x102.2. May 26, 1 year, 6%. May 27, 1902. 4:1148.1,500

Arras, William to James McClenahan et al exrs of David Stevenson. 33d st, No 120, s s, 300 w 6th av, 25x27.3x27.5x16.8. May 22, 5 years, 4 1/2%. May 23, 1902. 3:808.10,000

Bader, Robert to Mary B Hague. 81st st, No 235, n s, 175 w 2d av, 24.11x102.2. May 27, 1902, due June 1, 1907, 4 1/2%. 5:1527.25,000

Baff, Barnett and Moses Selig to Jacob Lawson. 80th st, s s, 398 e Av A, 50x102.2. P M. May 26, 3 years, 5%. May 27, 1902. 5:1576.6,000

Barrett, Mark J to Mary Ehrmann. South st, Nos 191 to 193, n s,

25.1 w Oliver st, runs w 66.8 x n 160.10 to Water st, Nos 373 to 379, x e 91.8 to Oliver st, No 99, x s 80 x w 25 x s 80.5 to beginning. P M. May 1, 5 years, 5%. May 27, 1902. 1:251.10,000

Same to same. Same property. P M. May 26, installs, 6%. May 27, 1902. 1:251.notes, 1,395

Baum, Hannah to Kaufman Marks. Clinton st, No 175, w s, bet Hester and Grand sts, 25x100. May 16, 5 years, 5%. May 26, 1902. 1:313.3,000

Baumann, Nathan and John H Taylor to Julius E Siegel. 44th st, No 210, s s, 180 e 3d av, 25x100.5. Prior mort \$—. May 28, 1902, 6 months, 6%. 5:1317.2,000

Beckmann, Charles to Haaren & Meinken, a corporation. 100th st, No 156, s s, 275 w 3d av, 25x100.11. May 22, 1 year, —%. May 23, 1902. 6:1627. 3 notes.3,000

Bernstein, Jacob to Marion E Van Dyke. 134th st, No 10, s s, 185 w 5th av, 25x99.11. May 1, 1 year, 6%. May 23, 1902. 6:1731.2,000

Blake, Sophie E wife of and Fred M Blake, of Elizabeth, N J, to Annie F Stoll et al. East Broadway, No 24, n s, 25x1/2 block. May 28, 1902, 3 years, 6%. 1:281.4,000

Blodgett, Mary E with Josef Steiner. Receipt of \$15,000 on account of mortgage and agreement as to tearing down building, &c. University pl, n e cor 11th st. May 21. May 23, 1902. 2:563. nom

Board of the Church Election Fund of the General Assembly of the Presbyterian Church in the U S with William Kirchhof. 89th st, No 534, s s, 221 w East End av, 25x100.8. Extension of mort. May 19. May 23, 1902. 5:1585.nom

Borchardt, Samuel to THE SEAMENS BANK FOR SAVINGS in the City of N Y. Broadway, Nos 2568 to 2574, s e cor 97th st, No 230, runs s 100.11 x e 99.8 to w s Old Bloomingdale road, x n e 2.6 x n 98.4 to 97th st, x w 100 to beginning. May 23, 1902, 3 years, 4%. 7:1868.185,000

BOWERY SAVINGS BANK with Robert Hoe. 6th av, No 629, w s, 24.1 s 37th st, 24.1x62. Extension of mort. May 25. May 28, 1902. 3:812.nom

Brandt, Annie F wife of and Fredk to Anna B Austin individ and guardian Jane, Franklin J and Thos D Austin. 67th st, No 229, n s, 375 w Amsterdam av, 25x100.5. May 26, 1902, 3 years, 4 1/2%. 4:1159.13,000

Same to Anna B Austin guardian Franklin J Austin. 67th st, No 231, n s, 400 w Amsterdam av, 25x100.5. May 26, 1902, 3 years, 4 1/2%.13,000

Brower, John L and ano exrs and trustees John L Brower to THE SEAMENS BANK FOR SAVINGS in the City of N Y. Washington st, Nos 390 to 396, s w cor Hubert st, Nos 39 to 49, 100x230 to West st, Nos 239 to 243, excepts Washington st, w s, 99.4 s Hubert st, 0.8x102. May 16, 1 year, 4%. May 23, 1902. 1:216.31,000

Brown, John A, Jr, to Julius Dreyfus. Allen st, No 97, 25x87.6. Receipt of \$2,000 of principal of mort recorded Dec 3, 1899. May 23. May 27, 1902. 2:414.

Burnhauser, Anton and Sylvester firm Burnhauser Brothers to H Koehler & Co. 2d av, No 1616. Saloon lease. May 24, demand, 6%. May 26, 1902. 5:1546.2,000

Cardone, Maria T T to Joseph F Kennelly. Elizabeth st, No 201, w s, 253 n Spring st, 25x94. P M. Prior mort \$10,000. May 27, 1902, due April 10, 1907, 6%. 2:493.9,000

Carreau, Cyrille to Cornelia L Marshall. Central Park West, No 463, w s, 25.11 n 106th st, 32x100. P M. May 27, 1902, 5 years, 4%. 7:1842.30,000

Cassagne, Louis to John T Murphy. Amsterdam av, No 969, e s, 75.9 s w 108th st, 25.2x104.1x26.2x96.11. May 28, 1902, 1 year, 5%. 7:1862.3,000

Clarke, Mary A wife and George, of South Norwalk, Conn, to Mary Smith trustee for Letitia S Sands and remaindermen will of John Campbell. 34th st, No 256, s s, 186.9 e 8th av, 13.3x84.6. May 27, 1902, 3 years, 4 1/2%. 3:783.17,000

Cohen, Abraham to Ella Dreyfus. 121st st, No 242, s s, 130.6 w 2d av, 27x100.11. May 23, 1902, 3 years, 4 1/2%. 6:1785.11,000

Cohen, Jacob to Mary B Hague. 117th st, No 20, s s, 90 w Madison av, 19x100.11. May 26, 1902, due June 1, 1907, 5%. 6:1622.17,000

Same to Arnold Hague trustee will Geo W Robbins. 117th st, No 18, s s, 109 w Madison av, 25.7x100.11. May 26, 1902, due June 1, 1907, 5%. 6:1622.21,000

Same to same. 117th st, No 16, s s, 134.7 w Madison av, 25.4x 100.11. May 26, 1902, due June 1, 1907, 5%. 6:1622.21,000

Same to Pincus Lowenfeld and William Prager. 117th st, Nos 20 to 24, s s, 90 w Madison av, 70x100.11. Prior mort \$59,000. May 26, 1902, demand, 6%.7,934

Cohen, Ruth to Edward F Myers. Delancey st, No 316, n s, 50 w Goerck st, 24.7x100. May 28, 1902, 5 years, 5%. 2:328.gold, 23,000

Same to Norton P Collin. Same property. Prior mort \$23,000. May 28, 1902, installs, \$50 per month, 6%. 2:328.gold, 3,000

Cohn, Louis to Harris Mandelbaum and Fisher Lewine. 10th st, Nos 135 and 137, n s, 110.3 w Greenwich av, 44x95. Building loan. Prior mort \$28,000. May 23, due May 13, 1903, 6%. May 26, 1902. 2:611. See Freedman.20,000

Same to same. Same property. P M. Prior mort \$20,000. May 20, due May 13, 1903, 6%. May 26, 1902. 2:611. See Freedman.8,000

Collins, Margt C to TITLE GUARANTEE AND TRUST CO. 30th st, No 233, n s, 250 w 2d av, 20x98.9. May 23, 1902, 3 years, 4%. 3:911.5,000

Congregation Kehilath Jeshurun to Jacob Hecht. 82d st, No 127, n s, 325 e 4th av, 25x102.2. May 20, 1 year, 6%. May 23, 1902. 5:1511.5,000

Cowhen, Joseph to H Koehler & Co. Lenox av, No 537. Saloon lease. May 20, demand, 6%. May 23, 1902. 7:2006.5,000

Cuff, William to Hattie Bogart. 101st st, No 319, n s, 342.6 w 1st av, 28.6x100.11. May 23, 6 years, 6%. May 28, 1902. 6:1673. See Ginsberg.6,000

Cumming, William, Jr, to the City Mortgage Co. 116th st, s s, 275 w Lenox av, 100x100.11. Building loan. May 26, 1 year, 6%. May 27, 1902. 7:1825.111,000

Cunningham, Bernard to Jacob Ruppert. 1st av, No 1210. Saloon lease. May 5, demand, 6%. May 24, 1902. 5:1460.1,200

Curzio, Filomena wife Eugenio to ITALIAN SAVINGS BANK. 114th st, No 433, n s, 420 e 1st av, 25x100.10. P M. May 28, 1902, 1 year, 5%. 6:1708.gold, 9,500

Same to Auguste Wach. Same property. P M. Prior mort \$9,500. May 28, 1902, 4 years, 6%. 6:1708.2,000

Cushman, Burrirt A to Horatio B Cushman. 10th st, Nos 121 and 123, n s, 54.1 e Greenwich av, runs n 36 x n e 33 x n or n w 3.10 x e 11.6 x s 68.6 to 10th st, x w 31.11 to beginning. April 28, 3 years, 4%. May 24, 1902. 2:606.10,000

Davenport, Harry K, Brooklyn, to Henry, Jr, and Martin Ungrich exrs and trustees Henry Ungrich. Pleasant av, No 443, s w cor

- 123d st, 25.11x100. P M. May 22, 5 years, 4%. May 24, 1902. 11,000
- Davenport, Harry K to Harry Ungrich, Jr, and ano exrs and trustees Henry Ungrich. 124th st, No 107, n s, 75 w Lenox av, 25x100.11; Lenox av, Nos 281 to 285, n w cor 124th st, No 105, 56x75. P M. May 22, 5 years, 4%. May 24, 1902. 7:1909. 57,500
- Davenport, Harry K, Brooklyn, to Henry, Jr, and Martin Ungrich exrs and trustees Henry Ungrich. 126th st, No 208, s s, 135 e 3d av, 30x99.11. P M. May 22, 5 years, 4%. May 24, 1902. 6:1790. 10,000
- Davidson, Alfred E, of New Rochelle, to THE GERMANIA LIFE INS CO. 124th st, No 531, n s, 335 e Broadway, 52x100.11. May 28, 1902, due Feb 1, 1903, 6%. 7:1979. 50,000
- Same to same. 124th st, No 535, n s, 283 e Broadway, 52x100.11. May 28, 1902, due Feb 1, 1903, 6%. 50,000
- Davidson, Alfred E, of New Rochelle, to Frederick G Potter. 124th st, Nos 531 and 535, n s, 283 e Broadway, 104x100.11. Prior mort \$100,000. May 28, 1902, due Nov 12, 1902, 6%. 42,317
- De Lacy, Geo C to Elizabeth F Bogardus. Broadway or Kingsbridge road, s w cor plot No 49, runs e 202 x s e 53.3 x w 220.5 to Broadway, x n 50 to beginning, being plot No 50, map Isaac Dyckman, Fort George Property. May 22, 3 years, 5%. May 23, 1902. 8:2175. 6,000
- Denbosky, Morris to CITIZENS SAVINGS BANK. Allen st, Nos 164, e s, 224.1 n Rivington st, 23.11x87.6x24x87.6. May 23, 1902, 5 years, 4 1/2%. 2:416. gold, 21,000
- Donohue, Matthew F to Frank J Farrell. Manhattan av, n w cor 119th st, No 351, 17.7x82. May 5, due May 15, 1903, 5%. May 28, 1902. 7:1946. 4,000
- Doremus, Elizabeth W to McVickar Realty Trust Co. 51st st, No 59, n s, 114.6 e 6th av, 20.6x100.6x17.2x— . May 27, 1902, 1 month, 6%. 5:1267. 2,000
- Dougan, Margaret C to TITLE GUARANTEE AND TRUST CO. 70th st, No 122, s s, 194 w Columbus av, 19x100.5. May 23, 1902, 1 year, 4%. 4:1141. 5,000
- Dowling, Robert E to Abby B, Eleanor E and Wm T Blodgett. Broadway, n e cor 79th st, 102.2x99.6x102.2x100.7. P M. May 23, 1902, 3 years, 4%. 4:1227. 125,000
- Downing, Mabel A to Frederick A O Schwarz. 104th st, Nos 174 and 176, s s, 166.8 w 3d av, 33.4x100.11. P M. May 26, 1902, 3 years, 5%. 6:1631. 20,000
- Druker, Ephraim to THE TITLE INS CO of N Y. 153d st, No 467, n s, 100 e Amsterdam av, 18x99.11. May 27, 1902, 5 years, 4%. 7:2068. 10,000
- Earle, Ella C with Samuel Oppenheim. 111th st, No 141, n s, 537.11 w 3d av, 17.10x100.11. Extension of mortgage. May 21, 1902. 6:1639. nom
- Engel, Martin to Rachel Weinstein. 13th st, No 239, n s, 202.6 n w 2d av, 30x103.3. P M. May 26, 1902, 3 years, 6%. 2:469. 6,500
- Engel, Martin to Rachel Weinstein. 13th st, No 235, n s, 232.6 n w 2d av, 30x103.3. P M. May 26, 1902, 3 years, 6%. 2:469. 6,500
- Ettlinger, Eva to Elise Schoenfeld. 161st st, No 558, s s, 284.6 e Broadway, 16x99.11. Collateral for mort on No 47 Leroy st. May 27, 1902, due May 16, 1903, 6%. 8:2119. 3,000
- Feinberg, Julius to Maria A and Rosamond Herter. Madison st, No 161, n e cor Pike st, Nos 33 to 37, runs n 73 x e 89.7 x s 27.2 x w 8.6 x s 45.10 to n s Madison st x w 81 to beginning. P M. Prior mort \$—. May 15, 2 1/2 years, 6%. May 27, 1902. 1:273. 12,000
- Fitzgerald, Elizabeth wife of Richard to THE BANK FOR SAVINGS in the City of N Y. 35th st, Nos 510 and 512, s s, 100 w 10th av, 50x98.9. May 27, 1902, 3 years, 4%. 3:706. 11,000
- Fitzgerald, Elizabeth to Annie B Bauerdorf. 35th st, No 544, s s, 300 e 11th av, 25x98.9. May 23, 1902, due May 1, 1905, 4 1/2%. 3:706. 6,500
- Fleib, Libbie wife of and Reuben with Mary W Pell-Haggerty. 83d st, No 126, s s, 301 e Park av, 28.10x102.2. Extension mort. April 14, 1902. May 28, 1902. 5:1511. nom
- Fllitner, Wm H to Edgar Logan. 143d st, Nos 309 and 311, n s, 150 w 8th av, 50x99.11; Hudson st, Nos 551 and 553, n w cor Perry st, Nos 109 and 111, 52.7x61.6x64.2x44.6; Park or 4th av, No 1351, e s, 75 s 102d st, 25.11x105. P M. May 1, due Nov 1, 1902, 6%. May 23, 1902. 7:2044, 2:633, 6:1629. 15,500
- Forster, William and Charles to John J Schmitt. 112th st, Nos 127 and 129, n s, 235 e 7th av, 60x100.11. May 20, 3 years, 6%. May 26, 1902. 7:1822. 6,000
- Freedman, Samuel N and Isaac Farber to Louis Cohn. 10th st, Nos 135 and 137, n s, 110.3 w Greenwich av, 44x95. P M. May 26, 1902, 1 year, 6%. 2:611. See Cohen. 5,500
- Frey, Charles to Susan Delhougne. 90th st, No 300 1/2, s s, 75 e 2d av, 25x75x25x75.8. P M. May 26, 1902, 1 year, 5%. 5:1552. 2,000
- Friedland, Jaheel, Bayonne, N J, to the Roosevelt Hospital. 62d st, No 214, s s, 225 w Amsterdam av, 25x100.5. P M. Dec 1, 1901, 5 years, 5%. May 27, 1902. 4:1153. gold, 14,000
- Friedman, Harris and Sarah his wife, Barnet Feinberg and Emma his wife to Chas H Phelps exr and trustee John G Butler. Hancock st, Nos 2 to 6, w s, 110 s Bleecker st, 46x92.4x50.10x70.7. May 23, 1902, 3 years, 4 1/2%. 2:527. gold, 36,300
- Friedman, Harris and Sarah his wife, Barnet Feinberg and Emma his wife to Chas H Phelps exr and trustee John G Butler. Hancock st, Nos 8 to 12, w s, 156 s Bleecker st, 41.5x112x45.10x92.4. May 23, 1902, 3 years, 4 1/2%. 2:527. gold, 35,700
- Gallagher, Cornelius to TITLE GUARANTEE AND TRUST CO. 38th st, No 139, n s, 156 e Lexington av, 19x98.9. May 21, 3 years, 4%. May 23, 1902. 3:894. 10,000
- Gardiner, Robt V to Sarah A Dusenbury. 8th av, No 2895, n w cor 153d st, No 301, 25x100. See Cons. May 20, 3 years, 5%. May 27, 1902. 7:2047. 26,000
- Same to Helen W Hoefler. Same property. May 26, May 27, 1902, 1 year, 6%. 6,000
- Same to Kath D Storer. Same property. May 26, 2 months, 6%. May 27, 1902. 23,000
- Geiss, Emma M to TITLE GUARANTEE AND TRUST CO. William st, No 265, n s, 30x64.6 on e s and 29.5x64.6 on w s. May 26, 1902, 5 years, 4%. 1:119. 12,000
- Gilbert, Sarah W with Gustave Disch. 95th st, No 203 West. Extension mort. May 26, May 27, 1902. 4:1243. nom
- Ginsberg, Samuel to Anna R Spring. 101st st, No 325, n s, 257 w 1st av, 28.6x100.11. May 21, due June 1, 1905, 5%. May 28, 1902. 6:1673. 18,000
- Same to George Wyner. Same property. May 23, 3 years, 6%. May 28, 1902. 3,000
- Ginsberg, Samuel to Wm D, Thos J and Norman Barbour trustees. 101st st, No 319, n s, 342.6 w 1st av, 28.6x100.11. May 23, 5 years, 4 1/2%. May 28, 1902. 6:1673. See Cuff. 18,000
- Ginsberg, Samuel to Josephine E Carpenter. 101st st, No 317, n s, 371 w 1st av, 29x100.11. May 23, 3 years, 5%. May 28, 1902. 6:1673. 18,000
- Same to George Wyner. 101st st, No 317, n s, 371 w 1st av, 29x
- 100.11x28.6x110.11. Prior mort \$18,000. May 23, 3 years, 6%. May 28, 1902. 3,000
- Goldstein, Jacob to Abraham Hyman. Ludlow st, w s, 100 n Canal st, 25x87.6. Prior mort \$—. May 27, 1902, 3 years, 6%. 1:298. 3,500
- Grimmer, Otto to THE GREENWICH SAVINGS BANK. 31st st, Nos 120 and 122, s s, 261.6 e 4th av, 38.6x98.9. May 27, 1902, 5 years, 4 1/2%. 3:886. 90,000
- Same to Nellie R Mills. Same property. Prior mort \$90,000. May 27, 1902, 2 years, 6%. 3:886. 14,000
- Grimmer, Otto to Adam Wiener. 77th st, Nos 68 and 70, s s, 178.4 e Madison av, 33.4x102.2. May 26, 1902, due Nov 26, 1903, 6%. 5:1391. 10,000
- Haines, Samuel B to Wm A Martin, Jr. 34th st, Nos 215 and 217, n s, 175 w 7th av, 50x98.9. Prior mort \$—. May 26, 1902, 1 year, 6%. 3:784. 16,500
- Hamilton, Adam H to Chas A Christman. 99th st, No 33, n s, 350 w Central Park West, 25x100.11. May 20, due May 23, 1905, 4 1/2%. May 24, 1902. 7:1835. gold, 23,000
- Havemeyer, Wm F with Alfred J Fisher. West End av, No 896, e s, 20.11 s 104th st, 20x67. Subordination agreement. May 22, May 23, 1902. 7:1875. nom
- Heard, Wm N to Mary Scribner. West End av, No 898, s e cor 104th st, 20.11x67. May 23, 1902, 5 years, 4 1/2%. 7:1875. 20,000
- Hecht, Simon to Frederick W Senff. 2d av, No 926, e s, 25 n 49th st, 25.5x100. May 23, 1902, 5 years, 4 1/2%. 5:1342. 21,000
- Same to same as trustee will Louise C Lee. Same property. May 23, 1902, 5 years, 4 1/2%. 6,000
- Heins, Sophie with John H Patjens. Av A, No 1530, s e cor 81st st, No 500, 25x73. Extension of mort. May 26, May 28, 1902. 5:1577. nom
- Hellmann, Paul to Jonas Weil and Bernhard Mayer. 77th st, No 329, n s, 300 e 2d av, 16.8x102.2. May 26, demand, 6%. May 27, 1902. 5:1452. 1,000
- Hellman, Myer with Julia D Sturges. 8th av, Nos 2831 to 2835, n w cor 150th st, No 301, 100x112.6. Subordination agreement. May 26, 1902. 7:2046. nom
- Hellman, Myer to Mary D Rose. 112th st, s s, 128 w Amsterdam av, 22x100.11x50x— to beginning. P M and building loan. May 20, 1 year, 5%. May 28, 1902. 7:1883. 12,596
- Same to Geo L Rose et al exrs and trustees Joseph Rose. 112th st, s s, 150 w Amsterdam av, 25x100.11. P M and building loan. May 19, 1 year, 5%. May 28, 1902. 7:1883. 10,904
- Henry, Matthew C to BROADWAY SAVINGS INST. 82d st, Nos 506 and 508, s s, 135.6 e Av A, 37.6x102.2. May 21, due June 1, 1903, 5%. May 27, 1902. 5:1578. 5,500
- Herb, Jacob to Marie Nuoffer. 161st st, No 519, n s, 300.6 w Amsterdam av, 50x99.11. May 1, 3 years, 6%. May 23, 1902. 8:2120. 5,000
- Herzog, Max with Lydia A Peck. 82d st, No 7, n s, 150 w 8th av, 25x102.2. Extension of mort. April 17, May 23, 1902. 4:1196. nom
- Hollins, Celine S to THE LAWYERS TITLE INS CO of N Y. 63d st, No 34, s s, 142 e Madison av, 20x100.5. May 26, 1902, 3 yrs. 4%. 5:1377. 30,000
- Howser, Martha E widow to Juliette W Murray. 11th st, No 239, n s, 162.6 e 4th st, 18.9x100x19.5x100. Prior mort \$10,000. May 22, 1 year, 5%. May 23, 1902. 2:614. 1,000
- Hughes, Walter C to Mary C Decker. 21st st, Nos 316 and 318, s w s, 250 n w 8th av, 2 lots, each 25x91.11. Leasehold. May 22, installs, \$25 per month. —. May 23, 1902. 3:744. 1,500
- James, Harriet S to Mary W Griffin. 38th st, No 211, n s, 107 w 7th av, 20x98.9. P M. May 12, 3 years, 5%. May 26, 1902. 3:788. 15,000
- Jones, Elizabeth C to Mary T Tatum. 28th st, No 312, s s, 175 w 8th av, 25x98.9. May 24, 1902, 3 years, 4%. 3:751. gold, 13,000
- Jones, Oliver L, of Cold Spring Harbor, L I, to THE LAWYERS TITLE INSURANCE CO of N Y. 59th st, n s, 199 w Broadway, as existed before Grand Circle and Boulevard was laid out, 36x100.5. May 27, 1902, 5 years, 4%. 4:1112. 30,000
- Jufe, Isidore and Barnett Steinberg to THE METROPOLITAN SAVINGS BANK. Suffolk st, No 43, w s, 75 n Grand st, 25x50. May 28, 1902, 1 year, 4%. 2:351. 13,000
- Kassel, Abraham to THE GERMAN SAVINGS BANK, City of N Y. Mott st, No 246, e s, 79.1 n Prince st, 25x90.3x25x90.5. May 26, 1902, 1 year, 6%. 2:508. 22,500
- Same to Jacob Paskusz. Same property. P M. Prior mort \$22,500. May 26, 1902, installs, 6%. 9,000
- Same to THE GERMAN SAVINGS BANK, City of N Y. Mott st, No 248, e s, 104.1 n Prince st, 25x90x25x90.3. May 26, 1902, 1 year, 6%. 2:508. 22,500
- Same to Jacob Paskusz. Same property. P M. Prior mort \$22,500. May 26, 1902, installs, 6%. 9,000
- Kaufmann, Leopold to The Rector, &c, of the Church of the Transfiguration in the City of N Y. Mangin st, No 24, e s, 150 s Delancey st, 25x100. May 24, due May 26, 1907, 5%. May 26, 1902. 2:322. 20,000
- Keilus, Henry to Eliza A Partridge. 80th st, No 228, s s, 239.8 w 2d av, 26.4x102.2. May 23, 1902, 5 years, 4 1/2%. 5:1525. gold, 25,000
- Koch, Mary to Nicholas Schloeder trustee will Elizabeth Merz. 120th st, No 532, s s, 362.6 e Pleasant av, 18.9x100.11. May 24, 5 years, 5%. May 27, 1902. 6:1816. 3,500
- Kohl, Lawrence E to George Ringler & Co. Madison av, No 1413, s e cor 98th st. Saloon lease. May 22, demand, 6%. May 26, 1902. 6:1603. 4,722.76
- Kruse, Frederick H to P Ballantine & Sons. 34th st, No 662, s e cor 12th av. Saloon lease. May —, demand, 6%. May 28, 1902. 3:679. note, 6,000
- Kunzmann, Marie T to Alfred J Fisher. West End av, No 896, e s, 20.11 s 104th st, 20x67. May 15, 2 years, 6%. May 23, 1902. 7:1875. 2,500
- La Shelle, Kirke to THE LAWYERS TITLE INS CO of N Y. Broadway or 7th av, No 1564, e s, 60.5 s 47th st, runs e 80 x n 60.5 to s s, 47th st, Nos 164 to 170, x e 76.3 x s 100.4 x w 56.3 x s 0.1 x w 20 x n 20 x w 80 to Broadway, x n 20 to beginning. See Cons. May 22, due Nov 22, 1903, 6%. May 23, 1902. 4:999. 190,000
- Laue, Charles to Louise W Tiffany. 51st st, No 324, s s, 300 w 8th av, 20x100.5. P M. May 10, due June 1, 1903, 5%. May 23, 1902. 4:1041. See Rosenberg. 13,000
- Lawlor, Mary to James D Mooney exr and trustee Daniel Mooney. Hudson st, No 229, w s, 92.6 n Watts st, runs w 42 x — 21 x n w 12 x e 66.10 to st x s 17.7 to beginning, except so much as may not be included in Hudson st, 92.5 n Watts st, runs w 42 x — 12 x w 12 x — 66.10 to st x s 17.7 to beginning. May 27, 1902, due April 10, 1905, 5%. 2:594. 10,000
- Leipzig, Isidor to Mary G Richardson. 5th st, No 751, n s, 82.3 w Av D, 34.4x97. May 6, 5 years, 4 1/2%. May 27, 1902. 2:375. 35,000

Same to same. 19th st, s s, 210 w 5th av, 25x92. Filed and discharged May 26, 1902. nom

Baker, Hyman D to Sender Jarmulowsky. 5th st, Nos 747 and 749. May 28, 1902. nom

Banks, Lenox to Chas I and John J Campbell exrs and trustees John Campbell. 42d st, n s, 175 n w 3d av, 12.6x70.4x14.4x62.8. May 26, 1902. 4,000

Baumann, Frances to Harris Mandelbaum and Fisher Lewine. 8th av, No 2053. May 26, 1902. 20,000

Braun, Maria W to Joseph C Levi as trustee. Central Park West, s w cor 99th st, 25.2x100. May 28, 1902. 4,102

Brice, James W to Fred T Nesbit. 149th st, s s, 100 e Broadway, 100x99.11. May 28, 1902. 8,000

City Mortgage Co to Continental Trust Co. 116th st, s s, 300 w 6th av, old line, 100x100.11. May 28, 1902. nom

Cohen, Joseph to The State Bank. Allen st, Nos 189 and 191. May 23, 1902. nom

Corporation for the Relief of Widows and Children of Clergymen of the Protestant Episcopal Church to The Lawyers Mortgage Ins Co. Duane st, No 116. May 27, 1902. 56,000

De Witt, George and ano trustees will Sarah Talman to Sarah Talman. Stanton st, s s, 100 w Columbia st, 25x100. May 27, 1902. 18,000

Eggar, Wm S as guardian of estate Lawrence R Eddy to Lawrence R Eddy. Interest to extent of \$11,500. St Nicholas av, e s, 86.2 s 152d st, 25.6x85.3x25x90.8. May 26, 1902. nom

Edgar, Wm S as guardian of estate Wm C Eddy to Wm C Eddy. Undivided interest to extent of \$12,000. Same property. May 26, 1902. nom

Francis, Jeannette H formerly Martin extrx of Isaac P Martin to the Central Trust Co as trustee for Jeannette H Francis under will Isaac P Martin. Convent av, e s, 20.3 s 148th st, 20x75. May 28, 1902. nom

Grunauer, Reuben to William Bernard. Assigns 2 morts. 13th st, No 239 E; 13th st, No 235 E. Both filed and discharged May 26, 1902. 1,000

Halsted, Chas F trustee Bayard T McLean to Chas F Halsted guardian Louisa J McLean et al. 10th st, No 200 West. May 23, 1902. 8,000

Herrick, Maria E to John J Schmitt. Crosby st, Nos 13 to 17. May 23, 1902. nom

Hollender, Frederick by John E Brodsky his atty to Caroline Pattenheimer. 80th st, n s, 116.8 w 3d av, 16.8x100. May 23, 1902. 2,500

Janpole, Aaron M and Louis Werner to The Jefferson Bank. Madison av, n e cor 117th st, 34.11x108. May 27, 1902. nom

Lawyers Mortgage Insurance Co to Beatrice W Miller as committee of Harry B Miller. Greenwich st, No 284. May 26, 1902. 15,000

Lawyers Mortgage Insurance Co to the House of Rest for Consumptives. 70th st, s s, 227 e 5th av, 17.3x100.5. May 28, 1902. 55,000

Lawyers Title Insurance Co of N Y to the Bowery Savings Bank. 59th st, n s, 199 w Broadway, old line, 36x100.5. May 28, 1902. 30,000

Lawyers Title Insurance Co of N Y to Josephine R Filter. Madison av, No 1451, n e cor 100th st, No 49. May 26, 1902. 20,000

Lawyers Title Ins Co of N Y to Jacob Schorsch. 89th st, s s, 100 w 2d av, 25x100.8. May 23, 1902. 8,000

Same to Dry Dock Savings Inst. 79th st, s s, 119 e Park av, 19x102.2. May 23, 1902. 15,000

Same to same. Madison av, e s, 62.2 s 74th st, 20x80. May 23, 1902. 20,000

Same to The Lawyers Mortgage Ins Co. Broadway, s w cor 66th st, runs w 123.1 x s 100.4 x e 50 x n 50.2 x e 102.3 to Broadway, x n 58.1 to beginning. May 24, 1902. 165,000

Same to same. 87th st, No 167 East. May 24, 1902. 16,000

Lee, Laura S to Wm J Limerick. 8th av, w s, 25 n 153d st, 25x100. May 26, 1902. 2,000

Leipzig, Isidor to the State Bank. Sheriff st, No 118. May 27, 1902. nom

Lyon, Elizabeth to Charles Remsen and ano exrs of William Remsen. 1-3 part. 4th av, s e cor 130th st, 99.11x115. May 23, 1902. 10,250

Same to same. 1-3 part. 4th av, n e cor 129th st, 99.11x115. May 23, 1902. 10,250

Mackay-Smith, Virginia S et al exrs Ellen E Ward to Virginia S Mackay-Smith et al trustees Ellen E Ward for Robert Stuart. Assigns two morts. 17th st, n s, 350 e 10th av, 25x92; 9th av, w s, 26.4 n 17th st, 26.6x100. May 24, 1902. nom

Mandelbaum, Harris and Fisher Lewine to the Equitable Life Assurance Society of the U S. 8th av, No 2053. May 26, 1902. 17,000

Mullaney, William to Thos R A Hall. Assigns 2 mort. Riverside Drive, e s, 28 s 88th st, 47x100. May 27, 1902. 1,600

Muller, Lottie and Robert to Simon Adler and Henry S Herrman. 3d av, w s, 62.10 s 65th st, 19x80. May 27, 1902. 650

New York Public Library, Astor, Lenox and Tilden Foundations to Elizabeth Ternan. Roosevelt st, Nos 89 and 91. May 23, 1902. 8,000

Petrie, Albert W J to David McClure and Henry McCabe trustees will Brian McKenney. 7th av, No 2289. May 23, 1902. 7,000

Picken, Chas E to Geo F Picken and Harry Lilly. 137th st, n s, 80 e 8th av, runs e 45 x n 99.11 x w 22.6 x s 12.6 x w 22.6 x s 87.5 to beginning. May 26, 1902. nom

Polstein, Joseph to the State Bank. Clinton st, Nos 250 and 252, n e cor Cherry st. May 28, 1902. nom

Powell, Sarah H to the Womens Prison Assoc and Home. Henry st, No 312. May 28, 1902. 2,500

Purdy, J Harsen et al extrx Eliza A Prall to American Mortgage Co. Mott st, No 246. Filed and discharged May 27, 1902. 24,000

Putnam, Louise C to Elizabeth H Carleton. 125th st, s s, 118 w St Nicholas av, runs w 182 x s to n s Hancock pl x e to point 118 w of St Nicholas av x n to beginning. May 26, 1902. nom

Raymond, Annie F and Pennington Whitehead to Wm D Guthrie. 147th st, No 611 West. May 27, 1902. 2,500

Rechten, Julia to The Title Ins Co of N Y. 112th st, No 222 East. May 27, 1902. 3,000

Remsen, Charles and ano trustees for Charles Remsen et al to Charles Remsen and ano exrs William Remsen. Park av, No 59. May 26, 1902. 50,000

Ruth, Abraham to Myer Cohen. Christopher st, No 75. May 28, 1902. nom

Schermerhorn, J Maus as trustee Varick Bank of N Y, to John T Sproull as trustee Varick Bank of N Y, of Arlington, N J. Madison st, No 91, n s, 25x100. May 24, 1902. nom

Same to same. 17th st, Nos 349 and 351 East. May 24, 1902. nom

Same to same. 27th st, s s, 140 e Lexington av, 60x98.9. May 24, 1902. nom

Sheridan, Thomas guardian of Bernard Schaaf et al to Isaac S Isaacs. 50th st, No 354 East. May 26, 1902. 10,000

Simpson, Harry H to Reuben Isaacs as trustee Israel Isaacs. Assigns 3 morts. Bleecker st, s e cor Wooster st, 25x75; 11th st, n s, 248.9 w Broadway, 27x103.3; 3d av, w s, 25.8 n 92d st, 37.6x100. May 27, 1902. 20,000

Steinkamp, Wm H to Annie M Heins et al exrs and trustees John D Heins. 2d av, No 639. May 26, 1902. 1,600

Stern, Louis exr Bernhard Stern to the Baron de Hirsch Fund. 114th st, n s, 330 w Lenox av, 35x100.11. May 28, 1902. 31,465

Taylor, Maria B formerly Banks to Chas I and John J Campbell exrs and trustees John Campbell. 42d st, n s, 187.6 n w 3d av, 12.6x78.1x14.4x70.4. May 26, 1902. 4,012

Title Guarantee and Trust Co to Isaac Schorsch. West End av, No 773. May 24, 1902. 5,000

Same to Francis A Dugro committee Susan K Vandewater. 71st st, s s, 60 w Lexington av, 23x100.5. May 24, 1902. 8,000

Title Guarantee and Trust Co to North River Savings Bank. 51st st, n s, 192.6 e 5th av, 30x100.5. May 27, 1902. 50,000

Title Guarantee and Trust Co to the Bowery Savings Bank. 1st av, No 326. May 26, 1902. 12,000

Same to Charles Remsen and William Manice trustees for Charles and Elizabeth Remsen and Sarah R Manice. Park av, No 59. May 26, 1902. 50,000

Title Insurance Co of N Y, to The German Savings Bank. Bowery, No 75. May 23, 1902. 12,000

Title Ins Co of N Y, to New York Mortgage and Security Co. 112th st, No 222 East. May 27, 1902. 3,000

Same to The German Savings Bank. 153d st, n s, 100 e Amsterdam av, 18x99.11. May 27, 1902. 10,000

Title Ins Co of N Y to New York Mortgage and Security Co. 2d av, w s, 40 n 118th st, 40x90. May 28, 1902. 23,500

Vanderbilt, Barbara J to Mary McE Strebeigh. 130th st, n s, 312.6 e 7th av, 19x99.11. May 26, 1902. nom

Van Reed, Gussie M to Title Guarantee and Trust Co. 1st av, No 326. May 23, 1902. 12,000

Varnum, James M et al as trustees for Mary Falkland to James M Varnum and ano as trustees for Mary Falkland. 61st st, No 345 East. May 26, 1902. 13,000

Varnum, James M and ano trustees for Mary Falkland to the American Savings Bank. 61st st, No 345 East. May 26, 1902. 11,000

Von Post, Herrman C exr Susan S Metcalfe to Bache McE Whitlock. Assigns 4 morts. 97th st, Nos 214 to 220 East. May 23, 1902. nom

Weber, Helene and Albert E to Simon Adler and Henry S Herrman. 3d av, w s, 62.10 s 65th st, 19x80. May 26, 1902. 1,150

Weil, Katie to Julius Shweitzer. Rivington st, s e cor Columbia st, 45.8x55.10x45.8x55.8. May 28, 1902. nom

Wells, Samuel R and ano exrs Elizabeth Grafton to Sarah R Wells. 6th av, w s, 24.1 s 37th st, 24.1x62. May 23, 1902. 40,000

Wells, Sarah R to The Bowery Savings Bank. Same property. May 23, 1902. 35,000

Wiener, Adam to Samuel Katz. 77th st, Nos 68 and 70 East. May 26, 1902. 10,000

Weinstein, Rachel to Harris Mandelbaum and Fisher Lewine. Assigns 2 morts. 13th st, No 239 East, and 13th st, No 235 East. May 28, 1902. nom

Wysong, John J et al trustees will John R Marshall for Louise M Pollock and John J Wysong as surviving trustee to Louise M Pollock. 134th st, s s, 260 e Lenox av, 25x99.11. Filed and discharged May 26, 1902. nom

BOROUGH OF BRONX.

Bruckner, Kate or Katie to William Meyer. Courtlandt av, e s, 118.6 s 157th st, 30x92. May 28, 1902. 1,000

Same to Beta Hashagen. Same property. May 28, 1902. 3,500

Bunn, William to Morris Appel. Spring st, old w s, 124.2 s 161st st, runs w 24.9 to w s Sheridan av, x w 95.9 x n 24.8 x e 96 to w s Sheridan av, x still e 23.11 to old w s Spring st, x s — to beginning. May 23, 1902. other consid and 100

*Clocke, T Emory exr of James I Corsa to Maria T Corsa. Assigns 7 morts. Lyons av, n s, lots 3 and 4 block H map Dore Lyons property, Westchester, 50x100; Parker av, e s, lots 16 to 18 block D same map, 100x100; 20th st, s w cor 4th av, gore lot 14 map Wakefield; Lot 475 block F amended map Hudson P Rose, Mapes estate; Lot 109 map St Raymond Park; Lot 192 map of 370 lots McGraw estate, Van Nest station; Lot 150, 2d map Neill estate in 24th Ward; Railroad av or Bronx River pl, n w cor River st, abt 136x240 to e s Meadow st, map Penfield property, South Mt Vernon. nom

*Same to same. Lot 478 block P amended map H P Rose, Mapes estate. May 23, 1902. nom

Same to same. 15th st, s s, 238.4 e 2d av, 33.4x114.5, Wakefield. May 23, 1902. nom

Edmonston, Emily to Eleanor A Storm. Clinton av, n e cor 169th st 143.2x134.6 to Boston road, and 169th st, x s w 191.4. May 24, 1902. 1,500

Ehrenreich, Rina to Antoinette Dudensing. 134th st, s s, 50 e Brown pl, 50x100. May 23, 1902. 500

Fay, Nellie C extrx Julia S Ryan to John J Ryan. 141st st, n s, 206.6 e Alexander av, 25x100. May 23, 1902. 3,800

Heins, Anna M et al exrs and trustees John D Heins to the German Evangelical Lutheran Saint Peters Church. 3d av, e s, 49.4 n Rose st, 24.6x100. May 26, 1902. 2,900

Marz, Frederick exr of William and Philippine Prass to Anna M Campbell extrx of Alexander MacKenzie. Washington av, w s, 22.3 n 163d st, 22.3x100. May 28, 1902. 4,029

Roesler, Augusta et al extrx of August Roesler to Noah Loder, Jr. Grand Boulevard and Concourse, w s, 275 n 192d st, 150x112.3x150x110.7. May 23, 1902. 4,000

Sheafer, Walter S et al exrs and trustees Peter W Sheafer to Wm H Birchall. Webster av, w s, 100.4 n 179th st, runs n 275 x w 180 x s 122.2 x s e 159.4 x e 134.9 to beginning. May 24, 1902. 21,741

Taber, Mary A to Edward J Murphy, Jr. Brook av, w s, 25 s 135th st, 25x90. May 28, 1902. 12,000

Tetreau, Frederic to Isaie Prefontaine. St Anns av, No 235. May 27, 1902. nom

Same to same. St Anns av, No 237. May 27, 1902. nom

Von Post, Herrman C exr Susan S Metcalfe to Bache McE Whitlock. 148th st, n e s, 221.6 s e Bergen av, 28.2x94.5x25.7x106.1. May 23, 1902. nom

Veyrac, Marie to Manhattan Mortgage Co. 176th st, n s, 425 w Fleetwood av, 25x125. May 24, 1902. 2,871

Watt, Wm G to James G Patton. Jackson av, w s, 434.11 s 156th st, 68.7x107.1x68.6x106.11. May 28, 1902. nom

Table listing names and addresses, including: Potter, Frank R—Wm P Sanford Mfg Co. 64.83; Peters, Anna M—Fredk F Eden; Pover, Amy K—Anna S Mitchell as extr.

Table listing names and addresses, including: Wilson, John V—Edward Rosenthal and ano.; Wilson, Morris S—the same; Young, Ernest H—Eide H Tewes; Ziegler, Emma—Julius Klugman and ano.

Table listing names and addresses, including: Same—Wm McShane Co. 1902.; Same—Isaac M Bernstein. 1902.; Gottlieb, Max—Peter Wannamaker. 1900.

CORPORATIONS.

CORPORATIONS.

SATISFIED JUDGMENTS.

May 24, 26, 27, 28 and 29.

Table listing names and addresses under Satisfied Judgments, including: Anthony, Edgar G—Max Meyers. 1901.; Adlung, Ferdinand—Chas W Dayton. 1900.

Table listing names and addresses under Satisfied Judgments, including: Same—same. 1900.; Same—same. 1900.; Same—same. 1900.

PELHAM.	177 and 178, map West Mt V, 200x100.	2,375	map East Mt V, 25x100.	1,500
Lynch, Wm L to Mary Lynch.	Fay, John J to Henry F Xavier.	1st st, s s,	Whittemore, Sarah J to Henry F Giere.	Fulton
3d av, w s, lot	63.9 e 7th av, 17.6x89x17x85.7.	1	av, w s, lots 153 and 154, map Chester Hill	1
395 map Pelhamville.	Giére, Henry F to Sarah J Whittemore.	Fulton	property Forster et al.	1
MT. VERNON.	av, e s, 488.8 n White Plains road, 50x113;	1	Wilson, Wm C G to Robt Hall.	Greenwich st, n
Bunke, Sophia et al, F M Thompson ref, to	also Chester st, s s, 500 e Villa av, 50x100.	1	w s, n e 1/2 lot 165, map of West Mt V, 40x	125.
John G H Klemeyer.	Sto. Manger, Frances et al, S B Smith, ref, to	Geo W Odell.	Franklin av, e s, n part lot 76,	
Railroad av, n w s, lots				

Legal Decisions.

The Appellate Division have sustained a judgment enforcing a verbal agreement which is of much interest to realty circles. Timothy W. Quinn and Robert Quinn, brothers, agreed verbally to make a joint purchase of the property Nos. 23 and 25 Tiffany pl. Each contributed an equal amount of money, and as time passed each advanced an equal share toward paying off liens and mortgages. The title to the property, instead of being taken in the names of both, was placed in the name of Robert Quinn. After occupying the premises for nearly five years, a partnership which existed between the two brothers was dissolved, and then Robert sought to take advantage of the fact that the paper title to the property was in his name and refused to give Timothy his share. A judgment of the Special Term of the Supreme Court, decreeing specific performance of the verbal agreement, has been affirmed by the Second Appellate Division. It was urged that Timothy, as the plaintiff, had under the real property law no equitable rights in the premises, because it is declared in that law that a grant of real property for a valuable consideration to one person, the consideration being paid by another, vests title in the grantee, and no use or trust results to the person paying the consideration. The appellate tribunal, however, finds that relief can be granted to the plaintiff under the limitation in the real property law, which provides that "nothing contained in this article abridges the powers of courts of equity to compel the specific performance of agreements in cases of part performance." Justice Woodward, for the court, says: "There has been a partial performance of the agreement; the plaintiff has been put into a position where he must suffer loss by reason of the bad faith of the defendant unless equity interposes to prevent the fraud, and it is the high duty of this court to act in such a case, even though the diligent search of the defendant's counsel has failed to discover an analogous case or an exact precedent. It is the special merit of a court of equity that it molds its judgments to the facts as they exist, and by the application of well-settled rules, reaches the ends of justice where the law is powerless to grant relief."

Landlord and tenant—surrender, as untenable, of premises injured by fire—what agreement as to insurance and the disposition of the proceeds thereof makes the statute inoperative. A lease of premises upon which there was a 2-sty frame building with a brick front contained the following provisions: "That said party of the second part (the lessee) agrees to keep the said premises insured for his own and sole benefit, and will have no claim and demand on the party of the first part for any damage or loss on building in case of fire. And the party of the second part (the lessee) agrees to do all repairs on said premises, if any, or if desired by him, at his own cost and expense without any claim on the party of the first part. In case of destruction of said building by fire or otherwise, the party of the second

part may rebuild the same and erect another building." Shortly after the execution of the lease the parties thereto entered into another agreement which recited that the building on the demised premises was insured, and provided that in the event of the premises being damaged or destroyed by fire, the lessor would pay to the lessee the amount obtained from the insurance company to repair the damage or to rebuild in case the premises were wholly destroyed, and that in the event that the lessor should neglect or refuse to pay such insurance moneys to the lessee, the latter might retain the rent thereafter to become due until the amount thereof should equal the amount of the insurance moneys. Held, that in the event of the property being so injured by fire as to become untenable the lessee did not have the right to surrender the premises and escape further liability for rent thereafter accruing, under section 197 of the Real Property Law (Laws of 1896, chap. 547.) (Lehmeyer v. Moses, 67 App. Div., 531.)

Marketable title—encroachment of a building two and one-half inches upon an adjoining lot—tender, with the deed, of a conveyance of the use of such two and one-half inches while the buildings stand, in which a mortgagee thereof does not join—effect of the destruction of the building on the adjoining lot. Where the vendor in a contract for the sale of a city lot has a marketable title to all of the land which he contracted to convey, but a portion of the fence and wall and building erected upon the land encroaches upon the adjoining lot for a distance of two and one-half inches, the existence of the encroachment does not justify the vendee in rejecting the title, when the vendor at the time fixed for closing the title tenders to the vendee an instrument by which the owner of the adjacent property grants to the vendor the right to use the strip encroached upon, "during the period of the existence of said structures as they now stand." The destruction of the building erected on the adjoining owner's property would not terminate the right to continue the encroachment. The fact that at the time the adjoining owner executed the release his premises were subject to a mortgage, and that the mortgagee did not join in the instrument, does not render the release ineffective, it not appearing that the mortgage was about to be foreclosed. Section 1499 of the Code of Civil Procedure, providing that an action to recover possession of premises cannot be maintained "where in any city the real property consists of a strip of land not exceeding six inches in width, upon which there stands the exterior wall of a building erected partly upon said strip and partly upon the adjoining lot, and a building has been erected upon land of the plaintiff abutting on the said wall, unless said action be commenced within one year after the completion of the erection of such wall, or within one year after the first day of September, eighteen hundred and ninety-eight," is constitutional and removes any question concerning the title to the premises. (Volz

BROOKLYN RECORDS.

AUCTION SALES OF THE WEEK.

The following are the sales that have taken place in the city auction rooms during the week ending May 28, 1902.

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

JAMES L. BRUMLEY.

- Prospect av, No 381, n e s, 145 s e 7th av, 25x100, 3-sty frame flat. T G Janthner...\$4,770
- 7th st, No 293, n e s, 279.1 s w 4th av, 18.5x100, 3-sty brk flat. Same.....4,425
- Plot bounded on the west by land of now or formerly of Henry M Buteke 198 x n 231 by a road 16 ft. wide x e 240 by a road 12 ft wide x s 231 by the lands now or formerly of John Wilson, contains about 1 acre.....
- Plot beginning at the n e cor thereof adjoining land now or formerly of — Ziesing, runs s e 297.1 x s w 146.7 to land of Daniel Tiemann x n w 297.5 x n e 146.7 to beginning, contains 1 acre.....
- Plot beginning at a point on the s w cor of land of Henry Buteke and Matthew and — Ziesing, runs s e 480.3 to land of John A Lott x s w 328.8 to land of Tiemann x n w 190.6 x n e 297.1 x n e 15 to beginning.....
- John H and Henry C Schumacher.....1,500
- Grant st, s s, 125 e New York av, 25x96.2x25x96.11. John U Shorter.....500
- *37th st, n s, 250 e 3d av, 25x100. (Mort \$2,225.) Rebecca Wilson.....2,700
- 57th st, No 284, s s, 240 w 5th av, 20x100.2, 2-sty brk dwelling. John Peachman.....4,100

RAE & HENDRICKSON.

*Beginning at the westerly corner of land of Abraham Mathews, distant 39.4 s w 88th st, runs n e 326.1 to land formerly of Peter H Kopf x s e 262.9 to land formerly of Johannes Lott x s w 326.2 to land formerly of John Barry x s w 266.5 to beginning. (Mort \$1-600.) East New York Co-operative Savings & Building Loan Assoc.....2,100

- Driggs av, s e cor Fillmore pl, 21.11x77.5x21.9 x75. Sarah Beatty.....6,500
- *Putnam av, s s, 431.8 w Nostrand av, 18.4x100. Ethelena T Bogert.....6,000
- *Johnson st, n e cor Navy st, runs e 98.10 x n 25 x n 7.4 x w 100.5 to Navy st x s 16.11 to beginning. James Van Sicien as surviving trustee.....5,600
- Winthrop st, n w cor Nostrand av, 94.6x106.8
- Hawthorne st, n w cor Nostrand av, 60.5x166 x69.4x166.....2,500
- Hawthorne st, n s, 239 e Rogers av, 80x166.8
- Winthrop st, n e cor Rogers av, 103.9x212.....
- Withdrawn.....
- *Degraw st, n s, 363.6 w Bedford av, 90.6x174.
- Charles McLoughlin.....12,000

WILLIAM P. RAE.

Cumberland st, Nos 28 to 32, w s, 261.7 n Park av, 50x100. (Amt due \$5,550.97; taxes, &c, \$800.) Herman Ottenberg.....7,100

RAE & WORTH.

*Cleveland st, w s, 370 s New Lots road, 40x100. Wm J Taylor as exr.....2,000

JERE JOHNSON, JR., CO.

- Herkimer st, No 733, n s, bet Utica av and Rochester av, 20x100, 2-sty brk and frame dwelling. Thos Moffit.....2,500
- Bedford av, No 161, s s, 40 e North 8th st, 20x100, 3-sty brk flat. Mrs T Cleary.....4,475

LEONARD MOODY R. E. CO.

- Schermerhorn st, No 32, s s, 325 e Clinton av, 19.2x81.4x19.2x81.7, 3-sty brk dwelling. A Rogers Lee.....8,775
- 57th st, No 61, bet 1st av and 2d av, 19x100, 3-sty brk flat. H Salit.....3,750

TAYLOR & FOX REALTY CO.

- *Bedford av, n w cor South 3d st, 48x94. The Kings County Savings Institution.....20,000
- Total.....\$98,795
- Corresponding week, 1901.....\$56,960

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 189 and 191 Montague st, except as elsewhere stated.

May 31.

No Sales Advertised for this day.

June 2.

No Sales Advertised for this day.

June 3.

- Washington av, w s, 172.2 s Flushing av, 50x100. John D Grover agt Chas W McNeely et al; Bergen & Dykman, att'ys, 189 Montague st. By Rae & Hendrickson.
- Herkimer st, n s, 316.8 e Albany av, 16.8x100. Scudder V Whitney agt James Hewitt et al; Cryus V Washburn, att'y, 189 Montague st. By Rae & Hendrickson.
- Herkimer st, n s, 333.4 e Albany av, 16.8x100. Daniel S Whitney agt same; same att'y. By Rae & Hendrickson.
- Herkimer st, n s, 300 e Albany av, 16.8x100. Daniel L Baylis and ano as exrs agt same; same att'y. By Rae & Hendrickson.
- Boerum st, s s, 225 w Manhattan av, 25x100. Leopold Levy agt Gustave Dreyer et al; Louis J Altkrug, att'y, 712 Broadway. By Rae & Hendrickson.
- Hendrix st, e s, 100 n Arlington av, 24.7x100. Margaret G Earle agt Geo U Porbell et al. By Rae & Hendrickson.
- Meserole st, n s, 50 w Waterbury st, 50x100. Joseph H Scanlan agt Katharina Abel et al; Geo A Logan, att'y, 44 Court st. By Rae & Hendrickson.
- 67th st, s s, 100 e 11th av, 60x130. The Brooklyn Co-operative Building & Loan Assoc agt Samuel Loring et al; Low, Delany & Niper,

Astor Court Bldg. West 33d and 34th Sts., near 5th Ave.

HARRY ALEXANDER Electrical Engineer and Contractor

Telephone 609C-38th

att'ys, 189 Montague st; Henry M McKean, ref. By James L Brumley. 87th st, s w s, 400 n w 4th av, 60x100. Eliza E Underhill agt Sarah F Kent et al; Eastman & Eastman, att'ys, 277 Broadway, Manhattan. By Rae & Hendrickson. 40th st, s w s, 78.1 s e 12th av, 19.4x100.2. Ellen M Mead agt Ernest Raymond et al; F E Barnard, att'y, 229 Broadway, Manhattan. By Rae & Hendrickson. Pacific st, n s, 150 w Hoyt st, 25x90. High st, s s, 50 e Adams st, 25x103.6. Peekskill Savings Bank agt Annie Osrowitz et al; Edwin Kempton, att'y, 175 Remsen st. By Rae & Hendrickson. Monroe st, n s, 185 e Marcy av, 20x100. Elgin R L Gould as chamberlain agt Alice M Wells et al; Masten & Nichols, att'ys, 49 Wall st, Manhattan. By Rae & Hendrickson.

June 4.

Hart st, s s, 175 e Lewis av, runs s 100 x e 50 x n 95 x n w 7 x w 45 to beginning. Broadway Dry Goods Co-operative Building & Loan Assoc agt Annie L Hackett et al; Judge & Durack, att'ys, 189 Montague st. By Rae & Hendrickson. Fulton st, s s, 40 e Brooklyn av, 20x100. Mary A Woolsey and ano individ and as exrs agt Chas B Traver et al; Wm H Green, att'y, 26 Court st; Mitchell May, ref. By James L Brumley. Sea Breeze av, n s, 75 e West 5th st, 40.1x19.6x 40x117.2. Brooklyn Childrens Aid Society agt Thos C Abbott et al; Howard O Wood, att'y, 63 Wall st, Manhattan; Joseph J Hood, ref. By James L Brumley. Cortlandt st, e s, 472.5 s Neptune av, 27.4x100x 21.2x100.11. Bushwick Co-operative Building & Loan Assoc agt Sarah L Henshaw et al; Judge & Durack, att'ys, 189 Montague st. By Rae & Hendrickson. Classon av, No 143, s e cor Park av, ——. Leasehold, S Liebmanns Sons Brewing Co agt Chas H Watjen et al; Samuel Hoff, att'y. By the Referee, at the Rotunda of the County Court House. Hart st, s s, 175 e Lewis av, runs s 100 x e 50 x n 95 x n w 7 to st w 45 to beginning. Broadway Dry Goods Co-operative Building & Loan Assoc agt Annie L Hackett et al; Judge & Durack, att'ys, 189 Montague st; Norman S Dike, sheriff. By Rae & Hendrickson.

June 5.

Graham av, e s, 25 n Stagg st, 25x75. Moses May agt Annie Bernstein et al; Ira L Bamberger, att'y, 309 Broadway, Manhattan. By Rae & Hendrickson. Bergen st, s s, 191.6 w Kingston av, 19.6x100. Josephine Chedsey agt Sarah Benson et al; Francis B Chedsey, att'y, 302 Broadway, Manhattan. By Rae & Hendrickson. Cortlandt st, e s, 472.9 s Neptune av, 27.4x100x 21.2x100.11. Bowers walk, n s, 63.5 w Thompsons walk, 60x 11.6x60x12.4. Congress Brewing Co (Lim) agt Solomon Pariser and ano; Everett Caldwell, att'y, 367-373 Fulton st. By Rae & Hendrickson. Ralph av, e s, 50 n Madison st, 50x100. Wm Ulmer agt Herman Desbrock et al; Moffett & Kramer, att'ys, 894 Broadway. By Rae & Hendrickson.

June 6.

Furman av, s e s, 100 s w Bushwick av, 12x 100. Theodore F Jackson et al as trustees agt Robert B Miller et al; Burr, Coombs & Wilson, att'ys, 84 Broadway. By Rae & Hendrickson, at No 45 Broadway. Rodney st, n s, 100 e Lee av, 20.6x100. James Ballagh agt Josephine F W Clark et al; S M & D E Meeker, att'ys, 13 Broadway. By Rae & Hendrickson, at No 45 Broadway. George st, s e s, 100 n e Central av, 25x100. Christian Hunken agt Philip Breivogel et al; S

M & D E Meeker, att'ys, 13 Broadway. By Rae & Hendrickson, at No 45 Broadway. 85th st, s w s, 160 n w 12th av, 80x100. Jeremiah Reid agt Alfred F Britton and ano; John F Foley, att'y, 71 Wall st, Manhattan; De Lancey F Nichols, ref. (Amt due \$1,402.25; taxes, &c, \$230.52; prior mort \$4,500.) By Thos A Kerrigan. Old lot 15, east part of common lands town of Gravesend, begins at division line bet old lot 10 and said old lot 15 at point 100 s Surf av, runs s along said line to Atlantic Ocean x w to division line bet e and w parts of old lot 15 x n to point 100 s Surf av x e to beginning, with land under water, &c. The City of New York agt Ocean Navigation & Pier Co et al; John Whalen, att'y, Borough Hall, Brooklyn. By T A Kerrigan, at No 9 Willoughby st.

June 9.

Flatbush av, n e cor Hanson pl, 69.10x12 to Ashland pl x 80.3x45.5. Mary Ellen Cohen agt Edw Curran et al; Hughes & Heistad, att'ys, 26 Court st; Edmund F Driggs, ref. By James L Brumley. 94th st, s s, 292.10 w 4th av, 175x100. Jacob L Van Pelt agt Sarah S Hopkins et al; Michael Furst, att'y, 215 Montague st; Frank R Dickey, ref. By James L Brumley. 3d av, n e cor 48th st, 25.2x100. Chas H Berry agt Elizabeth Tracy et al; Smith & Buxton, att'ys, 16 Court st; Fredk Cobb, ref. By James L Brumley.

LIS PENDENS.

May 24.

East 15th st, Nos 379 to 387, 90.11 s Av C, 100x 75. United States Gas Fixture Co agt Fannie R Jersey; to foreclose mechanics lien; att'y, J A Sideman. Lafayette av, s s, 45.6 w Grand av, 14.4x100x13 x100.3. Mary Spencer agt Chas R Porterfield et al; att'ys, Murphy & Metcalf. Congress st, s s, 75 w Hicks st, 25x98.1x25x99.7. Lawrence Fitzpatrick agt Patrick Spaulding et al; att'y, J W Redmond. Dean st, n s, 350 e Rockaway av, 25x107.2. Karoline Keek agt Hamilton A Gill; att'y, H S Bachrach. Herkimer st, s s, 200 w Albany av, 25x100. Chas A Moran a trustee Henry S Davis agt Arthur Stein; att'ys, Marshall, M & W. Georgia av, s e cor New Jersey av, runs s — to Fulton st x e 50 x n 78 x w 0.4 x s w — to beginning. Minnie Bennett agt Lena Koch; att'y, W G Rooney. Kingsland av, w s, 165.5 n Nassau av, 19x100. Co-operative Building Bank agt Kate Janinsky and ano; att'y, G E Waldo. Georgia av, s e cor Jamaica av, runs s — to Fulton st x e 50 x n 78 x w 0.4 x n — to Jamaica av x s w — to beginning. Minnie Bennett agt Lena Koch et al; att'y, W G Rooney. Warwick st, w s, 180 n Livonia av, 20x100. Brooklyn City Co-operative Building & Loan Assoc agt Wm H McCormack; att'ys, Low, D & N.

May 26.

Lafayette av, n e cor Grand av, 20x85.3. Edw Vehmann agt John Otten et al; att'y, J H Breaznell. Union st, s s, 200.4 w 6th av, 16.8x95. Anna W Townsend agt John L Oberly et al; att'y, W M Powell. Bay Ridge av, n s, 64 e 1st av, runs n 150 x e 11.6x150 to 68th st x e 154.3 x s 200 x w 95 x s 100 to Bay Ridge av x w 70. Wm H Parkinsson agt Mary E Little; specific performance; att'y, G S Billings. Grand av, n e cor De Kalb av, 158x100. Thomas and Joseph B Cousins agt Mary A Cousins et al; partition; att'y, J J Sullivan. 4th av, s e cor Sackett st, 20x91.10. Nicolaus

Jacobs agt Catherine Lang et al; att'y, E Kempton. 21st av, s e s, 160 n e Cropsey st, 60x96.8. Henry Feltman agt Mary A Coman; specific performance; att'y, H Graves. 3d av, w s, 85.10 s Baitic st, 28.5x90. Robt R Willetts as treasurer agt Jas W Dearing et al; att'y, W M Powell. 39th st, n s, 275 e 3d av, 50x100.2. Stephen T Rushmore exr Jane Rushmore agt Louis Wenke et al; att'ys, Smith & Buxton. Devoe st, n e s, 412.10 e Bushwick av, 25x100. Louise Hewer agt Josephine Burger et al; att'y, N Dietz, Jr. Nevins st, No 293. City of N Y agt George I Rapelye and ano; unsafe building; att'y, G I Rives.

Patchen av, n w cor McDonough st, 20x80. Mutual Life Ins Co of N Y agt Bernard Spaulding et al; att'ys, Russell & Percy. Gates av, s e s, 250 n e Knickerbocker av, 25x 100. Sylvanus Judd agt Eliz L Dewey extrs Louis H Dewey et al; att'ys, Sanders & Gray. 91st st, n e s, 350 n w Forest Hill pl, 25x100. Veronica Herbst agt Ralph Smith et al; att'y, R H Roy. Classon av, s w cor Myrtle av, 16.8x93. John L Vanderveer agt John Andrews et al; att'ys, Wyckoff, S & F. Classon av, w s, 164.7 s Myrtle av, 2 lots, each 16.8x93. Same agt same; 2 actions. 61st st, n e s, 400 n w 17th av, 80x100. 60th st, s w s, 100 n w 17th av, 140x100. 17th av, w cor 59th st, runs n w 100 x s w 100.2 x n w 140 x s w 100.2 to 60th st x s e 240 to 17th av x n e 200.4. Chas W Church agt Hans C Pfalzgraf et al; att'y, C W Church, Jr.

May 27.

Tillary st, No 99, n s, 57.6 e Jay st, 25x90. Evans H Tomlinson and ano trustees Joshua Tomlinson agt James Burrell et al; att'ys, Man & Man. Vernon av, n s, 375 e Prospect st, 25x100. Gertrude V Schoonmaker agt Bertha Engel et al; att'y, J Z Lott. Cook st, n s, 258 w White st, 25x100. Isidor F Schmidt admr Jacob Nelson et al agt Aaron Wilchinsky et al; att'y, H S Bachrach. Logan st, e s, 275 n Liberty av, 50x100. Henry J Coggshall recr Mutual Benefit Loan & Building Co agt Elizabeth Buchheit et al; att'ys, Van Auken & Rice. Greenwood av, s s, 31.6 e East 3d st, 18.3x100. Same agt Albert and Christine Jensen.

May 28.

Jay st, e s, 51.6 n Nassau st, 25.9x100x25.3x100. William Oelrich agt Mary De Witt; attachment; att'y, V L Haines. Osborn st, e s, 175 s Sutter av, 25x100. Henry J Coggshall recr Mutual Benefit Loan & Building Assoc agt Aaron Goldstein et al; att'ys, Van Auken & Rice. Manhattan av, e s, 50 s Boerum st, 25x50. Edw W Butcher, Jr, as trustee in bankruptcy of Amio Levy agt Annie Levy et al; to set aside deed; att'y, David Steckler. Smith st, n w s, extending from 3d pl to 4th pl, 266.10x75. New York Building Loan Banking Co agt Edw B Stanton et al; att'ys, Hamilton & Beckett. Halsey st, s s, 525 e Reid av, 25x100. Alfred Spencer Castner agt John R Rowley individ and as exr of James Nolan et al; att'y, George H Bruce. Chauncey st, Nos 271 and 271a, n s, 266.8 w Ralph av, 33.4x78.5 to Brooklyn and Jamaica Plank road x 33.4x78. Fritz Lindinger agt Julia M Smyth et al; att'ys, Wendel & Robeson. Atlantic av, s s, 348.8 w Crescent st, 18x65.3x 17.11x68.9. Mary Jane Underhill and ano agt Fredk C Edwards et al; att'y, R H Underhill. Pacific st, n cor Boerum pl, 25x75. Nicholas C Downs trustee Mary F Jones agt Eleanor M Jones; partition; att'y, E C Ward.

BOROUGH OF BROOKLYN. CONVEYANCES.

Whenever the letters Q. C. and C. a. G. are 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 and 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.

May 23, 24, 26, 27 and 28.

Amersford pl, n e s, 100 s e Av G, 40.10x123x40x115. Fredk B Norris to Sarah R Cowell. nom Amity st, No 137, n s, 290.3 w Clinton st, runs n 55 x w 0.6 x n 45 x w 25.11 x s 100 to st, x e 26.5, h & l. Andrew Meurer to Mary A Tray. Mort \$10,000. nom Bainbridge st, n s, 468 e Hopkinson av, 18x100. Foreclos. Norman S Dike to Realty Associates. 5,235 Bainbridge st, n s, 372 e Ralph av, 18x100, h & l. Foreclos. Michael Furst to St Lukes Home for Aged Women. 4,500 Bennetts lane, lot begins 96.8 s e Bay 10th st, and 353.10 s w Cropsey av, runs s e — to Bennetts lane, x s w — to Gravesend Bay, x n w — x n e — to beginning. Land under water of Gravesend Bay, begins at division line of uplands of Rachel S Beston and Edward Egolf, runs s w 1,422 to pier line, x s e 271.9 x n e 1,438.8 to high water mark, x n w 277.2, containing 8 636-1,000 acres. Henry D Lott and ano exrs Edward Egolf to Realty Associates.

Bergen st, n s, 136.10 e Carlton av, 74x80. Adele C Ogden, Knox-ville, Tenn. to Peter F Reilly. Mort \$10,500. nom Bond st, w s, 125 n Bergen st, 20.10x75. Sophia Bergqvist to Thos F O'Reilly. Mort \$2,500. nom

Bridge st, No 118, w s, 25x75. Florence C Russ to Helena I Brown, Ulmer C Russ and Jennie C McCay. 1-24 part. nom Butler st, s s, 425 w Classon av, 75x131. Edward and Dorothy Kuester to the Corporation Liquidating Co. Morts \$4,200. nom

Carroll st, n s, 400 e Albany av, 40x100. Rose A McNulty to Mary Quick. nom Chauncey st, s s, 170 w Rockaway av, 20x100. Julia B Moores to Robt L Moores. All liens. nom

Chauncey st, s e s, 11 s w Central av, runs s 151.1 x e 10 x s — x s w — x n w 100 to st x n e 464. Josephine H Cantus to Jacob Fels. Mort \$11,000. 18,500 Same property. Jacob Fels to Peoples Hygienic Mfg Co. nom

Chauncey st, n s, 448.2 e Hopkinson av, 20x100. Emma G Corey to Julia B Moores. Q C. nom Same property. City of New York to Emma G Corey. Q C. 101

Chauncey st, n s, 218.9 e Patchen av, 18.9x88.11, h & l. Chauncey st, n s, 158.2 w Lewis av, 19.8x100. Patrick O'Connor, N Y, to Patrick Keaney. All liens. nom

Chestnut st, w s, 850 n 4th st, 25x150. Foreclos. William Walton former Sheriff to Frederick Berg, Jr, Orange Valley, N J. 1,500 Clark st, n e s, 50 s e Stewart av, 50x100, h & l. Foreclos. Norman S Dike to Cornelius Furgueson. 1,200

Cleveland st, e s, 205 s Hegeman av, 60x100. Caroline A Davis to Margaret Young. nom Concord st, s s, 50.3 w Duffield st, 50x97. Hannah E Bradley to Ellen A Jones. Mort \$2,800. 8,300

Cornelia st, n w s, 150 s w Evergreen av, 25x100, h & l. Henry Ruthmann to Joseph Carow. Mort \$3,500. nom Cumberland st, No 351, e s, 153.8 s Fulton st, 21x71.7. John Lidg-erwood to John M Bulwinkle. nom

33 LIMOID 33

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A LIME READY FOR
IMMEDIATE USE

- Dean st, s s, 200 e Rockaway av, 25x107.2. Mary A V and Isaac Davis, West Hoboken, N J, to Geo W Allen. exch
 Dean st, n s, 240 e Albany av, 20x80, h & l. Adelaide and Fred-erick Kelly to William Berensmann. Mort \$3,500. nom
 Debevoise st, s s, 44.8 w Morrell st, 29.2x63.9x24.2x62. Abraham Werbelovsky to Gerschen Jochnowitz. Mort \$3,000. nom
 Debevoise st, s s, 44.8 w Morrell st, 29.2x63.9x24.2x62, h & l. Abraham Werbelovsky to Gerschen Jochnowitz. Mort \$3,000. nom
 Decatur st, n w s, 140 n e Bushwick av, 20x100, h & l. Peter Kleber to Detleo C J Haase. Mort \$3,000. 5,900
 Diamond st, w s, 125 s Calyer st, 50x100. Edwd F Knecht to Geo P Marx, N Y. 1,800
 Division av, n s, 58.6 w South 11th st, 18.6x—, h & l. Edward Grotecloss to Harry A Terrel. Mort \$3,000. exch
 Douglass st, w s, 137.8 s e Court st, runs s w 96 x s w 4 x s e 25 x n e 100 to Douglass st, x n w 25. Peter Shortell to Levi Blumenau. nom
 Eldert st, s s, 257.3 e Evergreen av, 17.9x100, h & l. Evalena Lawless to Louis Jaeck. Mort \$2,000. nom
 Eldert st, n w s, 108 s w Bushwick av, 54x100. Jane E Meeker widow to August Nickel. nom
 Fennimore st, s s, 320 e Nostrand av, 20x87.5. Isaac Lowenfeld to Amelia Lowenfeld. 1/2 part. Mort \$2,000. nom
 Floyd st, No 227, n s, 100 e Throop av, 25x100. Mary Armstrong, N Y, to Geo W Heatley. See South Elliott pl. nom
 Fulton st, s s, 45 e Hoyt st, 22.6x71. James Cassidy to Margt W Cassidy. Mort \$4,000. 30,000
 Fulton st, n e cor Patchen av, runs n 44.2 to Sumpter st, x e 100 x s 32.11 x s 32.11 to Fulton st, x w 95.1. Eugene A La Chaise, Paris, France, to Frederick Dhury, Jr. 5,000
 Fulton st, s w s, 47.11 n w Buckbees alley, 23.10x68.11. John Schlegel to Hattie Hirschbach. Mort \$6,200. nom
 Fulton st, being interior lot 470 w Nostrand av, at intersection centre line block bet Fulton and Herkimer sts, runs w 12.3 x n w 4.10 x e 14.7 x s 4.3. Joseph D Willis to John W Bentley. consid omitted
 Garden pl, w s, 153.10 n State st, 19.2x95, h & l. Bessie G Dutton extrx Anna V Grovesteen to Realty Associates. 7,500
 Garfield pl, s s, 140 w 5th av, 20x100, h & l. Nora wife of Louis Miller to Michele and Concetta Del Priore, tenants by entirety. Mort \$3,000. nom
 Gold st, e s, 233 s Myrtle av, 19x85, h & l. Martha Shotton to Mary M Brown. nom
 Same property. Mary M Brown to Realty Associates. nom
 Greene st, No 141, n s, 275 w Manhattan av. nom
 Greene st, Nos 144 to 156, s s, 80 w Manhattan av. nom
 Release dower. Eliza A Jensen widow to A Lawrence Jensen. 5,000
 Grove st, s e s, 245 s w Central av, 20x100, h & l. Charles Reizenstein and William Meruk to Samuel and Eliz J Roycraft tenants by entirety. Mort \$2,200. nom
 Hall st, n s, 125 e Saratoga av, 50x100. Eugene A La Chaise to Mary Sopher. 1,600
 Halsey st, n s, 325 e Ralph av, 16.8x100, h & l. Bessie F Goetschius to Chas W Church. Mort \$3,600. nom
 Halsey st, s s, 235 w Evergreen av, 20x100. Conrad Ludorf to Jacob and Helena K Ludorf tenants by entirety. nom
 Same property. Helena K Ludorf to Conrad Ludorf. B & S. nom
 Halsey st, n s, 24.6 e Sumner av, 20.6x80x20.7x78.6, h & l. Lewis Sylvester, N Y, to Esther Malbin. Mort \$4,500. 1,850
 Hancock st, s s, 387.2 w Reid av, 18.10x99x18.10x98.11. Geo C Hadden to Edith F Emmet. 1/2 part. 1/2 part Mort \$5,000. 700
 Hancock st, s s, 64.6 w Throop av, 17.6x100, h & l. Joseph H Squires to Wm L Felter. Mort \$4,000. nom
 Same property. Wm L Felter to Joseph H Squires. Mort \$4,000. nom
 Hart st, n s, 125 e Central av, 25x100. Christian Klitsch to Charles Schneider. 2,300
 Hart st, s s, 210 e Tompkins av, 18x100, h & l. Partition. James A Murtha, Jr, to Paul Gruendler. 5,075
 Hart st, n w s, 399.3 n e Central av, 23.3x100. John F Mohr to John G Hafner. 2,950
 Havemeyer st, w s, 78 s South 1st st, 22x100, h & l. Emeline I Donald to Mary Logan. All liens. nom
 Hawthorne st, n s, 1,590 e Flatbush av, 9.5x106. Frances H wife Robert S Walker to Agnes B wife Samuel W Low. nom
 Hawthorne st, n s, abt 1,575.7 e Flatbush av, 50x167x50x167.1. Theo B Starr extr and trustee will Eliz A White to Annie E Millen. 2,500
 Hawthorne st, n s, 300.6 w Nostrand av, 40x166.5x40x166.4. Clara A Woolley to Kittie S wife of Albert W Warner. nom
 Hemlock st, w s, 816.10 s Jamaica av, 25x78.6x25x78.10. Cath A Davis to Margaret Young. nom
 Hemlock st, e s, 100 n Griffin pl, 25x100. Julia Clare, N Y, to Eliz F Sanders. Mort \$1,500. nom
 Same property. Elizabeth F Sanders to Cath H Kirkwood. All liens. nom
 Hendrix st, w s, 100 n Bay av, 25x100, h & l. Chas H Closter to Harriet M Closter. nom
 Herkimer st, n s, 426 w Nostrand av, runs n 100 x w 56.3 x s e 114.8. Joseph D Willis to Henry J Leach. 2,500
 Herkimer st, n s, 212.6 e Saratoga av, 37.6x100. Joseph M Williams to Eugenia Ramee. 6,750
 Same property. Jane M Noyes to Joseph M Williams. nom
 Hewes st, s s, 193.10 e Marcy av, 21x100. Foreclos. Alex H Geismar to Laurens R Prior. 4,500
 Hicks st, s e s, 43.11 s w Joralemon st, 23.1x90, h & l. Elliot Bigelow, Jr, extr Harriet C Brigham to Realty Associates. 7,250
 Himrod st, No 374, s e s, 156.2 n e Wyckoff av, 20x100, h & l. Henry Stubing to Emma Auer. See East 8th st. nom
 Hoyt st, No 343, e s, 20 n Carroll st, 20x90. Jacob Lawson to James S Lawson. nom
 Hoyt st, e s, 20 n Degraw st, 20x60. Sarah H Higbie to Mary E Haff. nom
 Hull st, n s, 149.11 e Stone av, 49.9x100, h & l. Elizabeth Sternberg, Baltimore, Md, to Margaretha Ludwig. Mort \$6,500. nom
 Hull st, n s, 410.11 w Rockaway av, 38.7x100. Andrew T Burke to Emil D Otto. Morts \$7,000. 100
 Humboldt st, e s, 50 n Montrose av, 50x100, h & l. Frederick Heibrand and ano exrs Regina Heilmann to Lasar and Leib Lurie. 11,000
 Humboldt st, e s, 50 n Montrose av, 50x100, h & l. Lasar and Leib Lurie to Marx Sparago and Samuel Carlyn. Mort \$4,000. nom
 Jerome st, e s, 40 n Blake av, 20x100. Annie Lomax to May G Charlock. Mort \$1,400. nom
 Jerome st, e s, 20 s Livonia av, 20x100. Lena Greenberger, N Y, to Annie Goldflam. Mort \$125. nom
 Keap st, s s, 188 e Marcy av, runs e 19 x s 100 x w 2 x s 10 x w 20 x s 5.6 x w 35 x n 9 x e 38 x n 100. Wm J Clark to Elias Strauss. Mort \$5,500. 7,500
 Kent st, s s, 225 e Manhattan av, 25x100. Partition. Edwd H Harrison to Wm J Anderson. 2,400
 Same property. Wm J Anderson to Theresa Bohlinger. 2,400
 Same property. Elizabeth Wells and Susan Anderson and Margaret Irwin individ and trustee estate Wm Anderson and Susan Tiedman to same. nom
 Kent st, s s, 225 e Manhattan av, 25x100. nom
 Driggs av, n s, 60.7 e Lorimer st, —x—. nom
 Walter J Anderson, N Y, to Wm J Anderson. Q C. nom
 Kosciusko st, s s, 76.8 w Lewis av, 18.6x100, h & l. Mary C wife of Herman H Schorling to Charles Reizenstein and William Meruk. exch
 Lawrence st, e s, 125 n Willoughby st, 25x107.6. Sorine wife Peter Larsen to Chris W Keenan. Mort \$5,000. nom
 Lawrence st, s w cor Butler st, 200x150.3, 29th Ward. Samuel Irvine to Mary A Allen. Mort \$3,000. exch
 Lawton st, s e s, 132.2 n e Broadway, 17.6x90, h & l. Emma Dantzschler to Elizabeth Woerner. Mort \$2,000. exch
 Linden st, s e s, 220 n e Bushwick av, 20x100, h & l. New York Building-Loan Banking Co to Frances L Fry. Mort \$3,500. nom
 Linwood st, w s, 250 s Ridgewood av, 25x100, h & l. Chas V Warren to John J O'Donohue. nom
 Macon st, n s, 122 w Stuyvesant av, 19x100, h & l. Aaron T Hutchinson to Geo H Brewster. nom
 Same property. Geo H Brewster, N Y, to Aaron T and Ada D Hutchinson, joint tenants. nom
 Madison st, n w s, 75 n e Central av, 25x100, h & l. Evalena Lawless to Fredk H Koster. Mort \$3,800. nom
 Same property. Louis Jaeck to Evalena Lawless. Mort \$4,300. exch
 McDonough st, s s, 235.5 e Sumner av, 20x100, h & l. Augustus F Gardner to Simon J Harding. Mort \$5,500. nom
 McKibbin st, No 178. Release easement of light and air. Lena Bonn with Jacob Cominez. nom
 Middleton st, n w s, 255 s w Marcy av, 25x100, h & l. Katie Schmidt to Eva Elias. 5,700
 Midwood st, s s, 185 e Rogers av, 40x100. Chas W Congdon to Edwd E Swain. nom
 Midwood st, n s, 325 e Bedford av, 20x100. nom
 Midwood st, s s, 380 w Bedford av, 20x100. nom
 Wm A A Brown to Joseph F Morgan. Morts \$10,500. nom
 Monroe st, n s, 165 e Marcy av, 20x100, h & l. Thaddeus H Myers to Charles Reizenstein and William Meruk. Mort \$6,500. nom
 Newel st, e s, 75 s Calyer st, 75x100. Henry L Monninger to Geo P Marx. 2,400
 Newton st, s s, 335.4 e Graham av, runs e 50 x s 81.11 x s w 19.9 x w 41.7 x n 100. Charles Buehl, Edwd A Koenig and Lawrence E Witzel to Jacob Hillenbrandt. Mort \$10,000. nom
 Newton st, s s, 135.4 e Graham av, 200x100. Charles Engert to Charles Buehl, Edwd A Koenig and Lawrence E Witzel. nom
 North Oxford st, e s, 177.10 s Park av, 25x100, h & l. Laura Flash to Theodore Kuttner. nom
 Osborn st, e s, 100 n Pitkin av, 25x100, h & l. Abraham Migans to Nathan Cooper. Morts \$2,060. nom
 Same property. Nathan Cooper to Shia and Israel Geltman. Morts \$2,060. nom
 Osborn st, w s, 250 s Blake av, 25x100. Charles Neubrech to Annie Palley. 392
 Pacific st, n s, 100 w Saratoga av, 16.8x100, h & l. Thos J King to Chas F Miller, Jr. Mort \$1,650. nom
 Same property. Robt H McGrath trustee will John C Miles to Thos J King. 2,150
 Pacific st, n e s, 90 s e Howard av, 20x100. Foreclos. William Walton former sheriff to Theo F Jackson et al trustees will Loftus Wood. 2,500
 Parkway, n e cor Rochester av, runs e 165.9 x n 224.7 to Degraw st x w 123.2 to av x s 220.4. Annie L Hurley widow and devisee Saml W Hurley to Russell S Walker. All liens. 210
 Pilling st, n w s, 205 s w Evergreen av, 20x100. Chas E Austin to Francis Heiland. Mort \$3,500. nom
 Pilling st, s s, 260 e Broadway, 20x100, h & l. Mary A and Gottfried Rahn, Jr, to Lena A Walker. Mort \$3,000. nom
 Plymouth st, n w cor Little st, 32.7x60x56x64.6, h & l. Edith Ben-ger, N Y, to Annie Craig. Morts \$5,000. nom
 Prospect pl, n s, 200 e Kingston av, 20x100. Josephine A Irvin to Eli H Bishop. 2,000
 Prospect pl, n s, 160 e Kingston av, 15x100. Mary C, Georgiana, Fanny and Ida Elkins to Eli H Bishop. Q C. nom
 Prospect pl, n s, 160 e Kingstone av, 40x100. Anna C and Frank-lyn A Campbell to Eli H Bishop. nom
 Quincy st, s s, 465 e Sumner av, 20x100, h & l. John F Graham to Nellie E Cochrane. Mort \$4,000. nom
 Quincy st, n s, 21 e Marcy av, 32.7x63x24.2x72.11, h & l. Auguste Goodman and Annie Aaron to Eli H Bishop. exch and 500
 Richmond st, n e cor Ridgewood av, 36.9x150x17.3x151.3. Wm H Porter to Eliz T Porter his wife. B & S. nom
 Rutledge st, n s, 93 e Lee av, 16x100, h & l. Jonas C Skidmore to Matilda W Skidmore. 5,600
 Schaeffer st, s e s, 317 n e Evergreen av, 18x100, h & l. Elisha G Selchow, Portchester, N Y, to Manus McMonigle. Mort \$2,750. nom
 South Elliott pl, w s, 427 s DeKalb av, 2 lots, each 20x100. Geo W Heatley to Mary Armstrong. Mort \$9,000. See Floyd st. nom
 South Elliott pl, e s, 27.10 s DeKalb av, 20x94.2x20.1x96.3. Fore-clos. John F Regan to Henrietta P Ludlam. 6,500
 Sterling pl, n s, 119.2 w Brooklyn av, 19.2x127.9. David Barnett to Rose wife Michael Montague. nom
 Sterling pl, n s, 469.8 e Underhill av, 17.5x131. Bessie L Martin to Alice J Schwenk. Mort \$6,500. nom
 Sullivan st, s s, 80 w Richards st, 20x95, h & l. Thos L McGuire to Fulton Co-operative B & L Assoc. nom

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Sumpter st, n s, 266.8 e Hopkinson av, 16.8x100. Foreclos. John J Kuhn to Mary A Rapelye. 2,500
 Tennis court, n s, 175 e East 18th st, 10x—x10x182. Emily H Boyd to James Cochran. nom
 Tiffany pl, n w s, 65.7 s w Butler st, 21.10x75. Parcel in rear of above, 21.10x22.6.
 Tiffany pl, n w s, 65.7 s w Harrison st, 22x74.11. John Nunan to Martha A wife James H McDonald. 4,000
 Tompkins pl, e s, 60.7 n Degraw st, runs e 78.6 x n 7.10 x w 21.6 x n 7.2 x w 100 to pl, x s 15, h & l. John Schlegel to Hattie Hirschbach. Mort \$3,000. nom
 Warwick st, w s, 100 n Liberty av, 25x100, h & l. Barbara Hartfelder widow to Nuns of the Order of St Dominic. 2,100
 Watkins st, w s, 125 n Belmont av, 25x100. Isaac, Rachel and Jacob Goodman by Simon Berg guardian and Susan Munisch formerly Goodman, N Y, to David Schneider. All title, &c. 5,200
 Weirfield st, n w s, 119 n e Hamburg av, 19x100, h & l. George Gutting to Mary and Susan C McCusker. Mort \$2,750. nom
 Weirfield st, No 133, n w s, 188.4 n e Evergreen av, 17.8x100. Fanny Healy, N Y, to John J S Mansfield, Newark, N J. Mort \$2,800. 100
 1st st, n s, 150.2 e Hoyt st, 16x79.4x19.6x78.4. Anton Reidel to Eliz A wife of James J Reilly. nom
 East 2d st, w s, 300 n Av F, 40x125, hs & ls. Thomas Gilbride to Joseph H and Harriet F Nettleton, tenants by entirety. nom
 East 2d st, w s, 260 n Av F, 40x125, h & l. May Rogers to Wm T Daly. Morts \$3,500. nom
 East 2d st, w s, 300 n Av F, 40x125. Release mort. Theodore Burgmyer to Thomas Gilbride. 10
 East 5th st, e s, 100 n Albemarle road, 40x100, h & l. Rose Reis to George Reis. nom
 East 5th st, w s, 133.4 n Albemarle road, 33.4x100, h & l. George Reis to Henry A Collins. nom
 East 5th st, w s, 140 n Av F, 40x100. Morris Building Co to Florence A wife Joseph B Swain. 1,300
 6th st, s s, 247.10 w 7th av, 16.8x100, h & l. Mary A Allen to Samuel Irvine. Mort \$4,000. exch
 6th st, n s, 114.6 w 6th av, 16.8x100. Model Building and Loan Association of Mott Haven, N Y to Samuel Irvine. Mort \$3,000. nom
 6th st, n s, 147.10 w 6th av, 16.8x100. Thomas Rosecrans to Michael Feeney. Mort \$3,000. nom
 8th st, w s, 171.2 s e 7th av, 20x80, h & l. James Walsh to Ellen Walsh. nom
 East 8th st, e s, 360 n Av E, 40x100. Emma Auer, N Y, to Henry Stubing. See Himrod st. nom
 Bay 8th st, n w s, 400 s w Bath av, 40x96.8. Wm T Paal to John Westberg. Mort \$2,450. nom
 9th st, s s, 285.9 w 4th av, 19.3x90. Anna Nichol to Eagle Savings and Loan Co. Mort \$4,080. nom
 9th st, n s, 199.6 w Court st, runs n 48 x w 0.6 inch, x w 52 x e 25 x s 100 to 9th st, x w 24.6. Sigmund Gottlieb to Geo G Hornung. Mort \$1,800. 2,950
 9th st, s s, 35.6 w 8th av, 16x72.6. Elma R wife of Edward F Marsh to Henry P Seeley. Mort \$4,000. nom
 9th st, s s, 100 w 8th av, 18.10x72.6. Hilliard M Alston to Mary L Deody. B & S. nom
 East 9th st, w s, 280 s Av D, 30x100. Mary E Oldham, Upper Montclair, N J, to Edmund T Oldham, Cranford, N J. Q C. nom
 Same property. Edmund T Oldham, Cranford, N J, to William and Julius Manger. Mort \$2,000. nom
 10th st, n s, 162.5 w 6th av, 16.8x100, h & l. Frank W Colyer to Thomas H Ramsey. 10
 Bay 10th st, s e s, 100 s w 86th st, 240x96.2. Henry D Lott and ano exrs Edward Egolf to Homer E Ramsdell. 216
 Bay 10th st, s e s, 100 s w 86th st, 240x96.2. Release dower. Emma L Egolf to Homer E Ramsdell. nom
 11th st, s s, 194 e 8th av, 18.7x100. Wilhelmina C Keller to Sarah Youngentob. nom
 11th st, w s, 134 n w Prospect Park West, 25x100. Thomas C Van Pelt to Cecilia M Dolan. Mort \$14,000. nom
 East 11th st, e s, 450 s Slocum pl, 50x100. William Hawkins to Jettie Auerbach. nom
 East 11th st, between Albemarle road and Beverly road. Albemarle road, bet East 11th st and Coney Island av: Agreement as to building sewers, &c. Franklin Wilcox with Dean Alvord.
 Bay 11th st, n w s, at Gravesend Bay, runs n w — x n e — x s e 96.8 to st x s w 365.9.
 Bay 11th st, s e s, at Gravesend Bay, runs s e 97.3 x n e — x 69.1 to st x s w 325.10.
 Release dower. Emma L Egolf widow to Realty Associates. nom
 East 12th st, w s, 440 n Av I, 20x100.
 East 14th st, w s, 140 n Av I, 20x100.
 East 15th st, w s, 120 n Av I, 20x100.
 East 12th st, e s, 220 s Av I, 20x100.
 East 12th st, e s, 420 s Av I, 40x100.
 East 13th st, w s, 240 s Av I, 20x100.
 East 13th st, w s, 100 s Av I, 40x100.
 East 14th st, w s, 460 s Av I, 40x100.
 Av I, s e cor East 14th st, 40x100.
 East 15th st, e s, 420 s Av I, 46.4x81x24.8x75.
 East 12th st, e s, 460 n Av I, 27.6x100.
 East 15th st, e s, 360 n Av I, runs n 58.5 x s e to Brooklyn, Flatbush & B B R R, x w 71.7.
 Release mort. John Z Lott to John H Storer. 1,000
 East 13th st, w s, 100 s Av I, 40x100. John H Storer, Waltham, Mass, to Jacob P and Adolph Raff, N Y. nom
 East 13th st, w s, 240 s Av I, 20x100. Same to Edward Pflug, Jr, N Y. nom
 East 13th st, e s, 550 s Beverly road, 50x100. Harry B Hawkins to Emil C Roever. exch
 East 13th st, w s, 194.5 s Av C, 60x100, h & l. Seventh National Bank, of N Y, to Nettie A Peiton. 4,400
 East 13th st, e s, 79.1 s Av C, 40x100. Frederick Goetz to Anthony J Cieslinski. Mort \$500. nom
 East 14th st, w s, 100 s Av N, 40x100, h & l. Ida E and Stanley A Dennis, Arlington, N J, to Alice M Wells. Mort \$3,500. nom
 East 14th st, w s, 260.1 Av N, 20x100. John H Storer to Saml G Ferguson. nom
 East 14th st, w s, 100 s Av N, 40x100. Release mort. John H

Storer, Waltham, Mass, to Ida E and Stanley A Dennis, Arlington, N J. nom
 Same property. Release judgment. Brooklyn Lumber Co to same. 40
 East 15th st, e s, 420 s Av I, 56.4x81x24.8x75. John H Storer, Waltham, Mass, to Albert Prasek. nom
 16th st, s w s, 269.10 n w 10th av, 16x100. Marquis D Gould, Flushing, L I, to Long Island Savings and Investment Assoc. Mort \$3,000. nom
 16th st, s s, 225 e 3d av, 18.9x90, h & l. Ernest H Kempe, N Y, to Wm T Williams. Mort \$3,000. See 57th st. exch
 East 16th st, w s, 360 s Av M, 40x57.4x42.6x71.10. Joseph Hay to Germania Real Estate and Impt Co. All liens. exch
 17th st, s s, 193 w 7th av, 18x100. John O Ball to Chas L Babcock. nom
 East 18th st, e s, 133 n Av B, 40x100. John H Cook to Mary E wife of John H Cook. All liens. nom
 East 19th st, e s, 213 n Av D, 70x125.9. Sadie E Sinnott to Gertrude M Smith. Morts \$7,650. nom
 Bay 22d st, n w s, 153.7 s w Benson av, 40.1x36.3x40x138.9. Phoebe M Van Cleaf to Joseph Horwitz. Mort \$500. consid omitted
 East 26th st, e s, 383 s Voorhees av, 60x105.5x60.1x105.1. Jacob Willman and Victor Gommenginger to Joseph Fetner. Mort \$4,000. nom
 Same property. Joseph Fetner to Daniel Donnelly. Mort \$4,000. nom
 33d st, n s, 240 w 4th av, 40x100.2. Release dower. Louise K Kupfer to The Flos Shade Roller Co. nom
 33d st, n s, 240 w 4th av, 40x100.2. Peoples Trust Co trustee will Frederick Kupfer to The Flos Shade Roller Co. 1,300
 37th st, s w s, 278.8 n w 5th av, 18.8x100.2, h & l. Simon Heuchel to Joseph and Amela Richter, N Y. Morts \$3,400. nom
 East 37th st, w s, 177.6 n Av I, 40x100. John F Burns to Germania Real Estate and Impt Co. See Brooklyn av. exch
 Bay 37th st, s e s, 240 s w Benson av, 180x96.8. Joseph Wolfson, N Y, to Sophie Fichandler, N Y. Mort \$800. nom
 East 42d st, w s, 197.6 s Av I, 20x100. Germania Real Estate and Impt Co to Jacob Carubia. nom
 43d st, s w s, 220 s e 17th av, 20x100.2. Alexander MacDonald and James F Weales to James F Moloney, Jr, N Y. Mort \$2,000. nom
 45th st, s w s, 252 n w 3d av, 17.4x100.2, h & l. Wm M Clarke to Clara A C Root, N Y. Mort \$1,600. nom
 East 45th st, w s, 180 n Av N, 60x48.11x62x30.2. Joseph Wolfson to Sophie Fichandler, N Y. nom
 East 45th st, w s, 180 n Av N, 60x48.11x62x30.2. Release mort. Germania Real Estate and Impt Co to Joseph Wolfson, N Y. consid omitted
 East 45th st, w s, 540 n Av N, 43x135.11x30.8x127.7.
 East 45th st, w s, 420 n Av N, 80x117.1x82.8x96.2.
 East 45th st, w s, 240 n Av N, 60x64.8x62x48.11.
 East 49th st, w s, 100 n Av N, 60x100.
 East 46th st, w s, 197.6 s Av N, 40x64x49.3x92.9.
 Schenectady av, w s, 517.6 s Av N, runs w 100 x s 60 x e 10.1 x s e 49.3 x e 51.2 to av, x n 100.
 East 46th st, e s, 437.6 s Av N, 20x100.
 Schenectady av, n e cor Av O, 97.6x100.
 Av O, n e cor East 48th st, 60x97.6.
 Joseph Hay, N Y, to Germania Real Estate and Impt Co. exch
 47th st, n s, 140 w 4th av, 20x100.2. Foreclos. Norman S Dike to Realty Associates. 2,725
 East 48th st, w s, 360 s Linden av, 40x100. Arthur Lyman, Waltham, Mass, to Amos A Belsley, Roanoke, Ill. nom
 East 49th st, w s, 220 n Grant st, 40x100. Arthur Lyman, Waltham, Mass, to Ella E Wilding, Fort Wayne, Ind. nom
 East 52d st, e s, 340 n Linden av, 40x100. Arthur Lyman, Waltham, Mass, to Saml H George, Williamson School, Penn. nom
 53d st, n e s, 80 s e 8th av, 20x100.2. Elizabeth Nunez to Margaretta Benedum. Q C. 40
 Same property. Theo P Gilman Comptroller State N Y to Elizabeth Nunez. 2
 East 54th st, e s, 180 s Linden av, 20x100. Arthur Lyman, Waltham, Mass, to Ada L Burdick. nom
 East 54th st, w s, 200 n Linden av, 20x100. Same to Henry L Burdick, Westerly, R I. nom
 57th st, s s, 240 w 6th av, 40x100.2. Wm T Williams to Ernest H Kempfe. Mort \$250. See 16th st. nom
 57th st, s s, 240 w 6th av, 40x100.2. John H, Chas A, Robt P and Fannie L Forsheew and Hattie E Gage to Wm T Williams. Q C. 1896. nom
 East 58th st, w s, 400 s Grant st, 20x100. Brooklyn Development Co to Geo W Cisney, Carlisle, Pa. nom
 East 58th st, w s, 100 s Vernon av, 20x100. Same to John R Pherson, Thornville, Ohio. nom
 East 58th st, w s, 380 s Grant st, 20x100. Same to Wm H Cisney, Tyrone, Pa. nom
 East 59th st, w s, 220 s Vernon av, 20x100. Brooklyn Development Co to John R Pherson, Thornville, Ohio. nom
 60th st, n e s, 150 s e 16th av, 160x100.2. Thomas Wright, N Y, to Blanche L Beveridge. 3,800
 61st st, n w cor 12th av, 40x100. William C Johnston to Jane E McIntosh. Mort \$1,000. nom
 Same property. Jane E McIntosh to Elizabeth Johnston. Mort \$1,000. nom
 65th st, s s, 180 e 9th av, runs s 100 x w 60 x s 100 to 65th st x w 20 x n 100 x w 20 x n 100 to st x e 100. Joseph Wolfson, N Y, to Sophie Fichandler, N Y. Mort \$500. nom
 66th st, n e s, 160 s e 13th av, 40x100. Samuel Falk, N Y, to Sophie Fichandler. nom
 67th st, n e s, 100 n w 20th av, 60x100. Joseph Wolfson to Sophie Fichandler, N Y. Mort \$225. nom
 67th st, n s, 140 e 12th av, 40x100, h & l. William Johnson to Henry and Elna Reiser. Mort \$2,000. nom
 75th st, n s, 190 w 3d av, 40x94. Forbes and Adolph L Townsend and Charlotte Thomas to Arthur A Kilburn. nom
 81st st, n e s, 80 s e 23d av, 30x100.
 81st st, n e s, 160 s e 23d av, 30x100.
 Franklin Society for Home Building and Savings, N Y, to Walter Odell. nom
 85th st, n e cor land Jeremiah E Lott, runs e 100.3 x n 38.8 x w 100 to st, x s 47. Albert V B Voorhees to Mary McG Sullivan. 2,100

"VULCANITE" PORTLAND CEMENT

Real Estate Trust Building, PHILADELPHIA, PA.
Chamber of Commerce Building, CHICAGO, ILL.
Monawh Building, 100 FIFTH AVE., NEW YORK

East 87th st, s w s, 120 s e Av B, 20x100. Brooklyn Development nom
Co to Eliza Dunlap, Chicago, Ill.
East 88th st, n e s, 140 s e Av A, 20x100. Brooklyn Development nom
Co to David Paine, Troy, N Y.
East 89th st, s w s, 120 s e Av B, 20x100. Brooklyn Development nom
Co to Lelia E Sawyer, Wilton, Me.
East 91st st, n e s, 340 s e Church av, 20x100. Greater N Y Develop- nom
ment Co to Newton R Morgan, New Concord, Ohio.
East 92d st, n e s, 260 n w Av B, 20x100. Brooklyn Development nom
Co to Amos Seaman, Berkeley, Cal.
East 92d st, s w s, 100 s e Av B, 20x100. Brooklyn Development nom
Co to Sara L Dunning, N Y.
East 93d st, s w s, 180 n w Av A, 20x100. Greater N Y Develop- nom
ment Co to John H Hallenback, Chico, Cal.
East 93d st, n e s, 200 s e Av A, 60x100. Same to Francis E Ger- nom
shaw, Wainscott, L I.
East 94th st, s w s, 100 n w Av A, 20x100. Greater New York De- nom
velopment Co to Joseph Norwood, Greenville, S C.
East 94th st, s w s, 180 n w Av A, 40x100. Greater New York nom
Development Co to Hubbert Russell, Crown Point, N Y.
East 96th st, s w s, 100 n w Av A, 20x130. Greater N Y Develop- nom
ment Co to Howard A Keiser, Cornwall, Pa.
East 96th st, s w s, 480 n w Av A, 20x130. Same to Helen R Wood, nom
Port Perry, Pa.
East 96th st, s w s, 500 n w Av A, 20x130. Same to Mary E Wood, nom
Port Perry, Pa.
East 98th st, s w s, 400 n w Av A, 40x100. Greater N Y Develop- nom
ment Co to John L Reynolds, Jersey City, N J.
Av A, west cor East 95th st, 40x100. Greater New York Develop- nom
ment Co to Alexia J Ryan, Apollo, Pa.
Av B, n w s, 100 s w East 88th st, 60x100. Brooklyn Development nom
Co to S Minerva and Julius A Bailey, Philadelphia, Pa.
Av D, n e cor East 18th st, 43.8x113.6x40x131. Release mort. John nom
Z Lott to Saide E and T Joseph Sinnott.
Same property. Release mort. Flatbush Trust Co to same. 1,250
Av G, n w cor East 34th st, 40x110. Richard Vom Lehn, Jr, to Al- nom
bert Robert Garrod. Mort \$4,000.
Av P, n w cor East 17th st, runs n 100 x w to e s Manhattan Beach nom
R R, x s to Av P and e — to beginning. Release mort. John H
Shults, Greenwich, Conn, to John H Storer, Waltham, Mass. 450
Atlantic av, n s, 73.11 w Adelphi st, 25x96.9x27.4x107.11. Conrad nom
Flad to Emily McCormack. Mort \$1,400.
Atlantic av, n w cor Henry st, 32.6x80, hs & ls. Wm M Van An- nom
den and ano exrs Newbury H Frost to Augustus F Gardner. 24,550
Atlantic av, n s, 300.6 e Troy av, 16.8x99, h & l. Wm L Savage, nom
Philadelphia, Pa, to Jacob Arnhold.
Atlantic av, n s, 300.2 e Troy av, 16.8x99. Edwd J Gulliford to Ja- nom
cob Arnhold. B & S.
Atlantic av, n s, 316.10 e Troy av, 0.4x99. Sally A Stults only heir nom
Thomas S Demke to same. Q C.
Atlantic av, s w cor Euclid av, 101.3x74.8x100x91.11, h & l. Eugenia nom
Ramee to Joseph M Williams. exch
Atlantic av, n w cor Henry st, 32.6x80, h & l. Augustus F Gardner nom
to Simon J Harding. Mort \$16,000.
Atlantic av, n s, 85.6 w Henry st, 32x80, h & l. Same to same. nom
Mort \$6,000.
Bay Ridge av, s s, 120 e 20th av, 280x100.
70th st, s s, 140 w 20th av, 200x100.
70th st, n s, 280 w 20th av, 80x100.
70th st, s w s, 220 n w 21st av, 60x100.
Samuel Falk, N Y, to Sophie Fichandler. Mort \$5,150. nom
Bedford av, w s, 590 s Av C, 60x94x70x132.2. Alletta P Vande- nom
weer to Wm K Sandstrom.
Bedford av, e s, 40 n Clifton pl, 20x80. John Clarke to Mary C nom
wife of Dennie J Byrne. 1887.
Benson av, s w s, extends from Bay 29th st to 22d av, 193.4x160. nom
Bath av, s w s, 80 s e Bay 28th st, 20x88.6x20x89.10.
Bath av, south cor Bay 28th st, 80x89.10x79.10x95.
Cornelius Furgueson, Clara L wife of Frederick Green, Helen M nom
wife of Howard Plaisted and Daniel F M Furgueson to Hugh M
Furgueson.
Same property. James K O Sherwood and ano exrs Cornelius Fur- nom
gueson to Hugh M Furgueson. 17,700
Brooklyn av, w s, 90 n St Johns pl, runs w 100 x n e 105.1 to Brook- nom
lyn av, x s 32.3. Sarah F Mead et al exrs John J Studwell to Wm
H Orr, N Y. 1,800
Brooklyn av, n w cor Dean st, runs n 60.4 x w 100 x n 25 x w 25 nom
x s 85.4 to st x e 125. Release dower. Frances R Behrends widow
to Wm G Hoople.
Same property. John F Anderson and ano exrs Adolphus J F Beh- nom
rends to same. Mort \$8,000. val consid and 17,000
Brooklyn av, n w cor St Johns pl, 50x100. Edmund H Wright to nom
Edmund C Priess, N Y. Mort \$2,250.
Brooklyn av, n e cor St Johns pl, 50x90. Same to same. Mort \$2,- nom
250.
Brooklyn av, e s, 257.6 n Av I, 40x100. Oscar M Lakin to Ger- exch
mania Real Estate and Impt Co. Mort \$2,900.
Same property. Germania Real Estate and Impt Co to John F exch
Burns. Mort \$2,900. See East 37th st.
Canarsie lane, s s, 50 w East 23d st, 75x98. Willie Pfeiffer to Annie nom
Marks.
Carlton av, w s, 142.7 s Fulton st, 19.5x100. Emily L Murphy, Isa- nom
bella T Molen formerly Murphy, Robert Murphy and Teresa B
Scanlan to Catharine Murphy. 2,400
Central av, south cor Grove st, 25x100, h & l. Simon Epstein and nom
Meyer Solomon to John McKenney. Mort \$8,500. 14,500
Church av, s e s, 40 n e East 93d st, 40x100. Greater N Y Develop- nom
ment Co to Ada L Burdick, Westerly, R I.
Classon av, w s, 112.7 s Prospect pl, 54.6x100. Joseph C Taylor to nom
Edmund Perkis. Mort \$12,500.
Classon av, n w cor Greene av, 25x100.
Classon av, e s, 88.3 n Greene av, 19.3x74.10.
Martin Byrne to Daniel J Byrne. Conveys life estate. nom
Coney Island av, e s, 267.8 s Av C, 80.2x73x80x78.11. Francis St nom
John Gibbs to John Muir. Mort \$1,500.
Cropsey av, e cor Bay 22d st, 107.7x100.2. Henriette Schaller nom
Chas W Church, Jr.
Same property. Chas W Church, Jr, to Chas A Schaller. nom
Cypress av, s w cor Sea Gate av, 100x100. Theo S Jenkins to Jo- nom
seph Reshower, N Y.
De Kalb av, n w cor Spencer st, 60x58. Catharine Seiler or Saeler nom
to Caroline Seiler, 1-3 part, Catherine Grenner, Anita Stevens, Sereno and Medea E Cappa, Edith Ramayon, Adalina Anspach or Albus, Elizabeth Nagel, 1-3 part, and Charles Benjamin, 1-3 part. nom

De Kalb av, n w cor Steuben st, 100x108. Mary H, Chas M, Fred-eric B, Geo D, Herbert L, John T and Harold I Pratt trustees will Charles Pratt to Morris Building Co. 12,000
Same property. Morris Building Co to Simon and Emil Weil firm S Weil & Co. 35,000
DeKalb av, s s, 300 e Marcy av, 100x100, h & l. Geo W Seaman to nom
Florance W Clark. Mort \$10,000.
Same property. Florance W Clark to Marie A Bente. Mort \$10,000. 1,500
Driggs av, n s, 60.7 e Lorimer st, —x—. Partition. Edwd H Harri- nom
son to Wm J Anderson. 800
Engert av, n s, 25 w Humboldt st, 25x95, h & l. Jacob Hillenbrand to Charles Buehl, Edwd A Koenig and Lawrence E Wetzel. Mort \$4,000. nom
Flatbush av, e s, 155.2 n Park pl, runs e 76.2 x n 25.1 x w 74.4 to av, x s 25, h & l. John C McGuire to Edward Ryan. 1891. nom
Flatbush av, n e s, 44.9 s e Schenectady av, runs n e 90.11 x e 11.2 x s e 33.6 x s w 100 to av, x w 40.
East 49th st, w s, 240 s Av O, runs w 100 x s 40 x w 100 to East 48th st, x s 40 x e 100 x s 140 x e 100 to 49th st, x n 220. Joseph Hay, N Y, to Germania Real Estate and Impt Co. All liens. exch
Fort Hamilton av, s e s, 64.2 s w East 5th st, 17x100. Ephraim J Whitlock to Patrick H Devery. Mort \$2,250. nom
Same property. Alex C Muir to Ephraim J Whitlock. Mort \$2,250. 4,000
Franklin av, e s, 415 s Willoughby av, 25x100, h & l. Edwd F Hayden to Mary E Tracy. Mort \$2,000. 4,200
Franklin av, e s, 216.8 s Park av, 16.8x80. Michael Duffy to John C Diets. Mort \$2,500. nom
Gates av, s e s, 204 n e Bushwick av, 26x100, h & l. Philip and Jerome Jung to Mary C Schorling. Mort \$6,500. exch
Graham av, e s, 75 s Moore st, 25x100, h & l. Jacob H Werbelovsky to Berish Stein. Mort \$10,500. nom
Grand av, e s, 127.6 s Prospect pl, runs e 95 x s 3.6 x e 10 x s 23 x w 105 to av x n 26.6. Charles Wilton to Alice M Wells. Morts \$10,000. exch
Grant av, e s, 89.11 n Liberty av, 11x25. Ernest F Rositzky to John H Rositzky. All liens. nom
Hamburg av, w s, 25 s Hart st, 25x100, h & l. Marianna Knecht to Friederich Vonder Heide. nom
Harrison av, n e s, 23 s e Heyward st, 22x80, h & l. Henry J Coggeshall temporary receiver Mutual Benefit Loan and Building Co to Elizabeth Benjamin. All title. 3,500
Same property. Elizabeth Benjamin, Evergreen, L I, to Lieb Lurie. Mort \$2,800. (Corrects error in last issue.) nom
Hudson av, w s, 42 n Fernald st, 37.11x94.6. Release mort. Geo H Roberts to Annie Toomey. nom
Jefferson av, n s, 370 e Bedford av, 20x100. Martin Byrne to Daniel J Byrne. Conveys life estate. nom
Jefferson av, s e s, 210 n e Broadway, 18x100. Emma Hagedorn to Wm H Lutz. Mort \$3,000. nom
Jefferson av, s s, 100 e Ralph av, 75x100. Louis and Myrtill Meyer to Max Herschensohn, Louis Brunstein and Louis Feinstein. Morts \$9,500. nom
Kingsland av, e s, 102.2 n Division pl, 25.6x107.11x25x113.1. Joseph Kreppin to Sabbi Caruso. nom
Knickerbocker av, s w s, 20 n w Starr st, 25x100. Charles Koehler to Michael Zachmann. Mort \$6,000. nom
Knickerbocker av, n e s, 125 n w Schaeffer st, 20x100x25x100. John C Keating, N Y, to Mary T wife of Daniel J Carey. nom
Manhattan av, e s, 50 s Boerum st, 25x50. Maurice Goodman, Philadelphia, Pa, to Oscar Smith. Mort \$2,500. nom
Marcy av, e s, 50 s Stockton st, 25x85. Chas P Gates to Chris Cornelissen. Mort \$7,820. nom
Marcy av, e s, 18 s Lorimer st, 54x85. John McKenney to Adolph Freedman. nom
Marcy av, e s, 75 n Kosciusko st, 25x100, h & l. Alice M Wells to Harry A Terrel. Mort \$3,000. nom
Montrose av, n s, 100 e Leonard st, 22x100. German Savings Bank of Brooklyn to Jacob H Werbelovsky. 4,75
Morgan av, e s, 50 n Grattan st, 25x100, h & l. Leopold Rauch to Lawrence Rapp. All liens. nom
Myrtle av, s s, 75 w Marcy av, 25x100. Foreclos. Geo B Ackerly referee to David Davis. 3,02
Nassau av, n e cor Kingsland av, 26x100, h & l. Thomas Comiskey to Mary A Comiskey. Mort \$5,000. nom
New Lots road, s s, abt 20 e Powell st, —x102.6x40x88.6.
New Lots road, s w cor Junius st, —x104.7x20x111.7.
New Lots road, s e cor Junius st, —x87.4x40x72.7.
New Lots road, s w cor land N Y & Manhattan Beach R R, —x—x3 x104.3.
Joseph Wolfson, N Y, to Sophie Fichandler, N Y. nom
North Portland av, e s, 242.10 s Park av, 20x100. Foreclos. Peter Mahony to Mary A Williams. 3,00
Nostrand av, e s, 110 n Hart st, 18x100. Emil C Roever to Harry B Hawkins. exch
Nostrand av, w s, 60 s Beverly road, 22.6x100. Edward H K Belcher and ano trustees will Mary L A Houdayer for benefit Justine Belcher to Helena F Skowfoe. 5,00
Putnam av, n s, 100 e Nostrand av, runs n 100 x w 20 x s 20 x w 2 x s 80 to av x e 22. Henry Hasler to Anna L Curtin. Mort \$2,- 500. nom
Ralph av, w s, 170 n Grant st, 40x100. Brooklyn Development Co to Mary E De Lancy, Newburgh, N Y. nom
Reid av, w s, 46 n Kosciusko st, 22x72, h & l. Joseph Petruzzi to Antonio Zito. All liens. nom
Same property, h & l. Antonio Zito to Modesta Petruzzi. All liens. nom
Remsen av, n e s, 180 s e Av A, 40x100. Brooklyn Development Co to Wm C Wilbur, Corning, N Y. nom
Remsen av, n e s, 200 s e Ditmas av, 40x100.2. Brooklyn Development Co to Conrad Cline, Martinsburg, W Va. nom
Remsen av, s w s, 260 s e Av B, 40x100.2. Same to Newton R Morgan, New Concord, Ohio. nom
Remsen av, n e s, 300 s e Av A, 40x100.2. Same to Geo B Meyers, Derry Station, Pa. nom

GAS RANGES are an essential equipment for all up-to-date dwellings

Correspondence as to the installation of gas fuel appliances invited by the **CONSOLIDATED GAS CO., OF NEW YORK**

Rockaway Parkway, n e s, 40 n w Av A, 60x100. Greater N Y Development Co to Wm B Ryan, Apollo, Pa. nom
 Rockaway av, w s, 136.1 s St Marks av, 16.8x100, h & l. Alice M Wells to Wm B Reeve. nom
 Saratoga av, e s, 121.7 n Atlantic av, 46x98. Eugene A La Chaise, Paris, France, to Henry Baur. 1,200
 Schenck av, e s, 125 s Pitkin av, 25x100. Bessie E Lane to Frank J Carney. nom
 St Marks av, n s, 275 w Underhill av, 25x131. Jane F Gregory to Jennie Pearl. Mort \$5,400. nom
 St Marks av, n s, 80 e Franklin av, 17x128.6, h & l. Sigmund Gottlieb to Eugene F Coyle. Mort \$2,000. nom
 St Marks av, n s, 100 e Ralph av, 99.6x127.9. Release mort. Melvin Brown to Alfred Ogden. 2,500
 St Marks av, n s, 100 e Ralph av, —x99x127.9. Kate T Ogden, Yonkers, N Y, to Patk T McDermott and Robert Foxton. Mort \$2,500. nom
 Stone av, s e cor Blake av, ——. Jane L Smith to Max N Vornow. nom
 Utica av, w s, 50 n St Marks av, runs w 80 x n 2.9 x w 20 x n 25 x e 100 to av, x s 27.9. Adelaide and Frederick Kelly to Philip Manger. Mort \$1,800. nom
 Vanderbilt av, w s, 155 n Gates av, 20x100. Jane F Gregory to Jennie Pearl. Mort \$5,500. nom
 Vernon av, s s, 60 w East 59th st, 20x100. Brooklyn Development Co to Charles Norton, North Haven, Me. nom
 Vienna av, n s, 40 w Hinsdale st, 40x100. John T Caley, N Y, to Sales Ernes. 800
 Webster av, s s, at n w cor Section 10 map land United Freemans Land Assoc, runs s on line 364 w 1st st 108.8 x w 91 x n 108.11 to av x e 91. Joseph Raymond and ano exrs Ellis Layton to Michael S Sinnott. 5,500
 2d av, north cor 88th st, 40x100, h & l. Harry Stout to Eliz T Stout his wife. Mort \$4,000. nom
 5th av, s e s, 70.2 n e 17th st, 30x100. Anna M Holfeld widow and devisee Herman A Holfeld to Grant R Pitbladdo. Mort \$11,000. nom
 6th av, n w cor Berkely pl, 20x100, h & l. Eliza N Hall to Frank H Palmer. nom
 7th av, n w cor 9th st, runs n 58 x w 71.6 x n 20 x w 8.6 x n 2 x w 17.10 x s 80 x e 97.10, h & l. Joshua T Butler, Hollis, L I, to Acme Hall Co. Mort \$65,000. 165,000
 8th st, s s, 158.1 w 6th av, 20x90, h & l. Chas J Belfer to Theodore Kuttner. nom
 9th av, n w cor 56th st, 160.2x100. Joseph Wolfson to Sophie Fichandler, N Y. Mort \$900. nom
 9th av, n w s, 80.6 n e 18th st, 19.6x77.9x19.6x77.10. New York Building Loan Banking Co to Giovanni Acocella. 200
 11th av, east cor 67th st, 100x100. Joseph Wolfson to Sophie Fichandler. nom
 14th av, south cor 54th st, 100.2x100. Henry E Pierrepont to St Judes Church, Blythebourne. 2,000
 15th av, s e s, 100 s w 86th st, 40x96.8. Release dower. Emma L Egolf to Elizabeth Smith. nom
 Same property. Henry D Lott and ano exrs Edward Egolf to Elizabeth Smith. 70
 Interior lot, 112.6 n w Stewart av and 678 n e Clark st, runs n w 380 x n e 132 x s e 380 x s w 132. Foreclos. Norman S Dike to William Ziegler. 5,700
 Interior lot, 112.6 n w Stewart av and 810 n e Clark st, runs n w 380 x n e 130 x s e 380 x s w 130. Foreclos. Same to same. 6,100
 Interior plot, 297.3 e Flatbush av and 93.2 n Linden av, runs n 105.6 x w 80.9 x s 105.7 x e 71.4. Clarence H Tabor to John Reis. nom
 Parts of lots 30 and 5 map land Elsie Gerritsen, Flatbush. John A and Francis C Oliver to Sarah E Boston. Q C. 5
 Plot begins on w s section No 3 map heirs Ralph Van Houten, Canarsie, L I, 106.9 s certain lane, runs s 111.6 to land Henry Lott, x w 27.9 x n 90 x w 4 x n 21.5 x e 31.9. Clara S, Mary H, John H and Cath L Van Houten and Mary H Otto to Sarah L wife of John H Van Houten. Q C. nom

MISCELLANEOUS.

Part of mortgaged lands lying n of line drawn parallel with and distant 175 n from n s Centre st. Release mort. Germania Savings Bank, Kings County, to Audley Clarke. 3,000
 All right, title, &c, in and to estate Edwin S Ralphs and also annuity assessment legacy. Edwin F Ralphs, Pasadena, Cal, to Lucy W Ralphs, South Lancaster, Mass. nom

MORTGAGES.

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

May 23, 24, 26, 27 and 28.

Arnhold, Jacob to Mary N Scranton. Atlantic av. P M. May 5, 3 years, 6%. 1,300
 Auerbach, Jettie to Harry B Hawkins. East 11th st. P M. May 1, 3 years, 5%. 3,000
 Same to same. Same property. May 1, installs, 6%. 2,200
 Auer, Emma to Henry Stubing. Himrod st, No 374. P M. May 22, installs, 5%. 2,900
 Acme Hall Co to Continental Trust Co. 7th av, n w cor 9th st, runs n 58 x w 71.6 x n 20 x w 8.6 x n 2 x w 17.10 x s 80 x e 97.10. Sub to mort \$65,000. May 20. Secures bonds. 50,000
 Aspromonte, Rosaria to Alessandrina Pisana. Al lreal estate and interest in real estate conveyed to mortgagee by William and Vincent Laraja. May 23, 5 years, 3%. 1,000
 Bennett, James J to Bernard J Hart. 2d st, s w s, 296 n w 7th av, 21.10x95. June 7, 1901, 3 years, 4%. 1,800

Brown, S Seeley to Title Guarantee and Trust Co. 10th st, s s, 161.8 e 6th av, 16.8x100. May 22, 3 years, 5%. 3,000
 Burns, John F and Mary A to Germania Real Estate and Impt Co. Brooklyn av. P M. April 30, installs, 6%. 600
 Balleisen, Wolf and Morris Wexler to Bushwick Savings Bank. Stuyvesant av, s w cor Kosciusko st, 40x100. May 26, 1 year, 5%. 25,000
 Barrie, Lucy T to Thomas Lenane. Putnam av, s s, 343 e Stuyvesant av, 19x100. May 15, 1 year, 6%. 2,000
 Bauer, Jacob to Andrew Hahn. Ralph st, s e s, 275 n e Central av, 25x100. May 27, due June 1, 1907, 5%. 3,500
 Belsley, Amos A, Roanoke, Ill, to Arthur Lyman, Waltham, Mass. East 48th st, w s, 360 s Linden av, 40x100. Feb 25, installs, 4%. 850
 Beveridge, Blanche L to Thomas Wright, N Y. 60th st. P M. May 24, demand, 6%. 3,800
 Same to same. Same property. May 24. Secures advances, 6%. 7,200
 Bishop, Eli H to Jason R S Boardman. Prospect pl, n s, 160 e Kingston av, 60x100. P M. May 24, 1 year, 6%. 5,000
 Blumenau, Levi to Jacob Brenner trustee. Douglass st. P M. May 24, 3 years, 5%. 3,000
 Brennan, Ellen to James J Rowan trustee of John and William McClean will Bridget McClean. 7th av, w s, 307.6 s 16th st, 17.10x100. May 26, 3 years, 6%. 550
 Bauer, Christian to Lawyers Title Ins Co. Mansfield pl, e s, 320 n Farragut road, 40x100. May 28, 3 years, 5%. 4,500
 Bohlinger, Theresa to Eastern District Savings Bank. Kent st. P M. May 27, due June 1, 1903, 5%. 1,400
 Buehl, Charles, Edwd A Koenig and Lawrence E Witzel to Charles Engert. Newton st, s s, 310.4 e Graham av, 25x100. May 28, installs, 5%. 5,500
 Same to same. Newton st, s s, 235.4 e Graham av, 25x100. May 28, installs, 5%. 5,500
 Same to same. Newton st, s s, 285.4 e Graham av, 25x100. May 28, installs, 5%. 5,500
 Same to same. Newton st, s s, 135.4 e Graham av, 100x100. May 28, installs, 5%. 4,500
 Same to same. Newton st, s s, 260.4 e Graham av, 25x100. May 28, installs, 5%. 5,500
 Cavanagh, James to Title Guarantee and Trust Co. Hope st, n e cor Roebling st, runs e 186.7 x n 87 x e 6.3 x n 90 to Metropolitan av x w 195.3 to Roebling st x s 155.3. May 28, 5 yrs, 4½%. 60,000
 Connor, Thomas J to Title Guarantee and Trust Co. Park av, n e cor Washington av, 20x95.11x38.7x90. May 28, installs, 5%. 10,000
 Cohen, Selina to Jacob Zirinsky. Morrell st. P M. May 27, installs, 6%. 700
 Cullingford, Howard J and Malvina to Charles Schaper. Miller av, w s, 200 s Arlington av, 40x100. May 28, 3 years, 6%. 3,000
 Carow, Joseph and Helena to Frederick and Mary Hohmeyer. Cornelia st. P M. May 24, 3 years, 5%. 1,400
 Caruso, Sabbi to Allen S Culbert. Kingsland av. P M. May 23, 3 years, 6%. 1,300
 Cohen, Herman to Bond and Mortgage Guarantee Co. Glenmore av, s e cor Osborne st, 50x100. May 23, demand, 6%. 8,000
 Collins, Henry A and Florence E to Frederic B, Geo D and Harold I Pratt. East 5th st. P M. May 21, installs, 6%. 3,000
 Coyle, Eugene F to Atlantic Building and Loan Assoc. St Marks av. P M. May 22 installs, 6%. 2,500
 Calvert, Anna to Lydia D Mason. Putnam av, n s, 175 w Howard av, 17.6x100. Sub to mort \$3,250. May 15, due —, 6%. 800
 Carey, Mary T wife of Daniel J to John C Keating. Knickerbocker av. P M. May 14, due May 1, 1905, 5%. 550
 Conklin, Edwin H and Caroline to Georgiana Swezey. 42d st, s s, 400 w 3d av, 25x200.4 to 43d st. May 26, 3 years, 5½%. 1,700
 Cowell, Sarah R to Margt V B Ditmas. Amersfort pl, e s, 100 s Av G, 40x100. May 26, 3 years, 5%. 500
 Cochrane, Nellie E to Mary E Graham. Quincy st. P M. May 12, 3 years, 6%. 1,600
 Davis, David to Title Guarantee and Trust Co. Myrtle av. P M. May 20, 3 years, 5%. 2,000
 Dean, Ophelia M mortgagor with Mary D Clowes. Extension of mort. May 1. nom
 Dean, Ophelia M widow to John M Quackenbos. Downing st, e s, 237.6 s Gates av, 12.6x101. May 22, 5 years, 5%. 2,500
 Same to same as exr John M Quackenbos decd. Monroe st, s s, 114 e Classon av, 14x100. May 22, 5 years, 5%. 3,000
 Devery, Patrick H, N Y, to Alex C Muir. Fort Hamilton av. P M. May 22, installs, 6%. 1,250
 Doyle, Andrew J to Wm H Hazzard et al trustees James Brady. 10th st, n s, 157.10 w 8th av, 20x100. May 23, 3 years, 5%. 1,000
 Denning, Joseph T to Clarence S Green. North 10th st, n s, 125 w Wythe av, 25x100. May 19, 1 year, 6%. 110
 Dhuy, Frederick, Jr, to Eugene A Lachaise, Paris, France. Fulton st, n e cor Patchen av, runs n 44.2 to Sumpter st, x e 100 x s 32.11 x s 32.11 to Fulton st, x w 95.1. P M. May 15, 3 years, 4½%. 3,500
 Doady, Mary L to Ralph R Wardell. 9th st, s s, 100 w 8th av, 18.10 x 72.6. May 20, due May 1, 1903, 6%. 600
 Dennin, Elizabeth to Title Guarantee and Trust Co. Myrtle av, n w cor North Elliott pl, 27.5x72x16.2x65.10. May 27, 3 months, 4½%. 3,500
 Dilts, John C to Alexander McKnight. Franklin av, e s, 216.8 s Park av, 16.8x80. May 27, 3 months, 6%. 250
 Elias, Sep and Eva to Title Guarantee and Trust Co. Middleton st. P M. May 23, 3 years, 5%. 3,500
 Emmett, Edith F to Geo C Hedden. Hancock st. P M. May 26, installs, 6%. 700
 Feeney, Michael and Ellen to Thomas Rosecrans. 6th st, n s, 147.10 w 6th av, 16.8x100. May 26, 5 years, 5%. 1,500
 Freedman, Adolph to Title Guarantee and Trust Co. Marcy av. P M. May 22, installs, 5%. 3,000
 Foley, Aggie C extrx Mamie E Cruse with Title Guarantee and Trust Co. Agreement as to priority of mortgages by John C Lour. May 26. nom
 Furguson, Hugh M to Daniel F M Furguson. Benson av, s w s, extends from Bay 29th st to 22d av, 193.4x160. May 1, 1 year, 4%. 773
 Fraser, Oscar A to Title Guarantee and Trust Co. Prince st, e s, 137.6 n Myrtle av, 18.9x85. May 26, 3 years, 5%. 1,650

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SASH, DOORS, BLINDS
AND HOUSE TRIM

Lumber of all Kinds for Builders

Gourbeaud, Charles, Jr. to Emma L Jones. Pacific st, n s, 120 e Vanderbilt av, 25x100. May 27, 1 year, 6%. 1,250

Gaffney, Patrick to M Marcelle Sloane. Meeker av, n w cor Vandam st, 48.11x100x100.7x47.8; Driggs av, n w cor Russell st, 22x66. May 17, due June 1, 1905, 6%. 500

Garrod, Albert R and Emily to Richard Von Lehn, Jr. Av G, P M. April 30, installs, 5%. 1,500

Gardner, Augustus F to Shepherd Stevens. Atlantic av, n w cor Henry st, 32.6x80. May 14, 1 year, 5%. 16,000

Godwin, Agnes M and David R to Henry C Knight. Halsey st, n s, 325 w Marcy av, 20x93.6x20.1x95.6. May 26, 5 years, 5%. 3,000

Grasman, Henry to Williamsburgh Savings Bank. Bainbridge st, s w cor Howard av, 25x90. May 28, 1 year, 5%. 7,500

Holland, Mary A mortgagor with Mary E and Belle Lawrence. Extension mort. April 20. nom

Harrison, Charles, Jr. to Thos F Smith. East 21st st, e s, 280 n Av G, 40x100. May 23, 3 years, 5%. 3,750

Same to Henry B Davenport. Same property. May 23, 3 years, 6%. 750

Herschensohn, Max, Louis Brunstein and Louis Feinstein to Louis and Myrtle Meyer. Jefferson av, s s, 100 e Ralph av, 3 lots, each 25x100. 3 mortg, each \$1,600. P M. May 22, installs, 5%. 4,800

Howard, Eleanor H mortgagor with Esther Blake. Extension of mort. May 20. nom

Haff, Mary E to Sarah H Higbie. Hoyt st. P M. May 26, 3 years, 5%. 2,000

Haase, Detler C J and Marie C H to Peter Kleber. Decatur st, No 1045. P M. May 26, 3 years, 5%. 1,000

Hafner, John G to Fredk W Ehrlich. Hart st. P M. May 26, 5 years, 4%. 1,500

Heiberger, George to Frederick R Welles trustee for Ellen W Johnson. Nostrand av, e s, 75 n Ellery st, 25x100. May 27, 3 yrs, 5 1/2%. 3,000

Haller, Martin mortgagor with Conrad Haller. Extension of mort. May 26. nom

Hanley, Geo W to Bond and Mortgage Guarantee Co. 14th av, north cor 60th st, runs n e 60.2 x n w 51.7 to New Utrecht av, x s w 67 to st, x s e 22.1. May 27, demand, 6%. 4,500

Hays, Ann H and B Frank to Title Guarantee and Trust Co. Bay 32d st, s e s, 360 s w Benson av, 60x96.8. May 27, 3 years, 5%. 4,750

Isaacs, Fred L to Alice L Dawe. 57th st, n e s, 480 n w 11th av, 40x100.2. May 12, installs, 6%. 800

Jones, Richard W devisee Eliza B Jones to Albert H W Van Sicken guardian Gertrude S Van Sicken. Van Sicken av, e s, 175 s Arlington av, 25x100. May 26, due May 26, 1902, 5%. 1,500

Jones, Ellen A and Nicholas to Title Ins Co of N Y. Concord st, s s, 50.3 w Duffield st, 50x97. May 27, 3 years, 4 1/2%. 4,000

Juraschek, Addie L to Gertrude M Marryatt. East 12th st, e s, 300 s Av U, 40x120. May 26, due July 1, 1902, 6%. 200

Johnson, Hildegard to Elizabeth Wagner. Butler st, n s, 50 e Bond st, 25x100. May 23, 5 years, 5%. 2,200

Johnson, Albertina to Charles Norsin. 60th st, s s, 180 e 14th av, 40x100. May 20, installs, 6%. 1,000

Jochowitz, Gerschen to Jacob H Werbelovsky. Debevoise st. P M. May 27, installs, 6%. 1,000

Kelly, Wm N and Mary F to John C L Daly. Erasmus st, s s, 72.5 w land Protestant Dutch Reformed Church, 30x134. May 23, 2 years, 5%. 600

Kennedy, Anna and James to Katherina Stecher and Sophie Bohnet. East 52d st, e s, 260 n Grant st, 40x100. May 15, 1 year, 6%. 400

Ketchum, Theresa and Annie Jacobs widows to Title Guarantee and Trust Co. Surf av, s s, 31 e land of Robt B Dibble, runs s 90 x e 41 x n 90 to av, x w 41. May 23, 3 years, 5%. 6,000

King, Thos J to Title Guarantee and Trust Co. Pacific st. P M. May 26, 3 years, 5%. 1,650

Kirkwood, Cath H to Caroline A Davis. Hemlock st, e s, 100 n Griffin pl, 25x100. May 12, installs, 6%. 125

Knut, William to Alletta P Vanderveer. Bedford av. P M. May 26, 3 years, 5%. 2,400

Koster, John G to Greenpoint Savings Bank. Norman av, n e cor Newell st, 20x95. May 27, 1 year, 5%. 1,500

Lawson, James S to Jacob Lawson. Hoyt st. P M. May 21, due July 1, 1905, 5%. 2,000

Leizerkowitz, Philip to Kings County Savings Inst. Varet st, s s, 300.10 e Bushwick av, 2 lots, each 25x100. 2 mortg, each \$9,750. May 23, 1 year, 5%. 19,500

Lurie, Lesar and Leib to Caroline C Stoll et al exrs Wm W Stoll. Humboldt st, e s, 100 s Meserole st, 2 lots, each 25x100. P M. 2 mortg, each \$4,000. Easements, &c. May 19, 5 years, 5%. 8,000

Leydet, Joseph and Jenny to Frederick Herbst. Smith av, west cor Church st, 50x110. New Utrecht. May 24, 3 years, 5%. 500

Lemon, Andrew and Ida A to John J Brady. Washington av, w s, 550 n Myrtle av, 25x100. May 24, 1 year, 5%. 1,500

Loch, Emil to Wilhelmina Loch. Myrtle av, n s, 175 w Marcy av, runs n 96.1 x n w 10 x s w 27.2 x s 82.11 to av, x e 25. Secures allowance during life. May 27. order of court

Lour, John C and Eliza to Title Guarantee and Trust Co. 59th st, n s, 360 e 7th av, 40x100.2. May 27, 3 years, 5%. 1,700

Loughran, Mary A to Henry M Busch. Albany av, e s, 380 s Av E, 60x100. May 27, 3 years, 6%. 375

Lederman, Flora B and Albert I mortgagors with Maria H N Bartlett. Scarsdale N Y. Extension of mort. May 9. nom

Mark, Geo P, N Y, to Leopold Bloch. Newell st, e s, 75 s Calyer st, 100x100. May 21, due June 1, 1907, 5%. 1,900

Same to Edw F Knecht. Diamond st, w s, 125 s Calyer st, 50x100. P M. May 21, due Dec 1, 1907, 5%. 1,000

Marks, Annie to John Mulholland. Canarsie av. P M. May 23, due Sept 1, 1902, 6%. 672

Martin, Mary F and Patrick to Lawyers Title Ins Co. N Y. 43d st, n s, 190 w 3d av, 20x100.2. May 27, due May 1, 1905, 5%. 2,000

Meyerberks, Charles to George Ehret. Calyer st, No 156. Lease May 23. 2,500

Montague, Rose M to David Barnett. Sterling pl. P M. May 22, due June 1, 1907, 5%. 5,000

Malbin, Esther to Lewis Sylvester, N Y. Halsey st, n s, 24.6 e Sumner av, 20.6x80x20.7x78.6. May 27, installs, 6%. 1,350

Moore, Ida H to Henry Lockwood. Hoyt st, s e s, 46.8 n e Baltic st, 26.8x95. May 26, 2 years, 6%. 2,500

Murphy, Catherine to Emily L Murphy. Carlton av, w s, 142.7 s Fulton st, 19.5x100. P M. May 22, 3 years, 5%. 1,500

Moloney, James F, Jr, N Y, to Alice R Temple. East 4th st, w s, 302.9 n Fort Hamilton av, 30x100. May 28, due May 1, 1905, 5%. 1,000

McDermott, Patrick T and Robert Foxton to Lawyers Title Ins Co. St Marks av. P M. May 26, due May 1, 1905, 5%. 2,500

McDonald, Martha A and James H to Title Insurance Co of N Y. Tiffany pl, n w s, 43.7 s w Harrison st, 22x74.9. May 23, 1 year 5%. 1,750

Same to same. Tiffany pl, n w s, 65.7 s w Harrison st, 21.10x 97.6. May 23, 1 year, 5%. 1,750

Same to Harriet T Goetchius. Tiffany pl. 2 parcels. P M. May 23, installs, 6%. 600

McDonald, Emma to Equitable Co-operative Building and Loan Assoc. Warren st, n s, 200 w Smith st, 20x100; Douglass st, s s, 237.8 e Court st, 25x100. May 24, installs, 5%. 5,750

McGrade, Joseph and Cath J to Caroline C Stoll. Union av, w s, 74.8 n Grand st, runs w 25 x n 0.4 x w 50 x n 25 x e 75 to av x s 25.4. May 27, installs, 5%. 2,300

McKenna, Rose and John F to Fanny P Brainerd. 39th st, s s, 250 w 6th av, 25x100.2. May 26, due Dec 1, 1903, 6%. 300

Nettleton, Joseph H and Harriet F to Frederic B, Geo D and Harold I Pratt. East 2d st. P M. May 22, installs, 6%. 3,100

Same to Thomas Gilbride. Same property. Sub to last mort May 22, due May 1, 1903, 5%. 600

Nassau Landed Estates Co to Garret S Bergen. Stone av, s w cor Iivonia av, 18x100. May 27, due May 1, 1905, 5%. 1,800

Nickel, August to Jane E Meeker widow. Eldert st, n w s, 108 s w Bushwick av, 3 lots, each 18x100. P M. 3 mortg, each \$2,500. Jan 31, 3 years, 5%. 7,500

Odell, Walter to Franklin Society for Home Building and Savings. 81st st, n e s, 80 s e 23d av, 30x100; 81st st, n e s, 160 s e 23d av, 30x100. May 8, 1 year, 6%. 5,600

O'Reilly, Thos F to Frederic B, Geo D and Harold I Pratt. Bond st. P M. May 16, installs. 3,350

O'Donohue, John J to Nassau Co-operative Building and Loan Assoc Linwood st. P M. May 27, installs, 5 1-5%. 2,750

Orr, Wm H to Sarah F Mead et al exrs John J Studwell. Brooklyn av. P M. May 23, 3 years, 5%. 1,000

Palmer, Frank H to Eliza N Hall. 6th av, n w cor Berkeley pl. P M. May 23, 3 years, 4 1/2%. 8,000

Perkis, Edmund to Joseph C Taylor. Classon av, w s, 112.7 s Prospect pl, 27.6x100. May 24, 1 year, 5%. 3,175

Same to same. Classon av, w s, 140.1 s Prospect pl, 27x100. May 24, 1 year, 5%. 3,175

Pelton, Nettie to Seventh National Bank of New York. East 13th st. P M. May 22, 3 years, 5%. 3,400

Prehn, Henry M to Albert V B Voorhees. Vanderbilt st, s s, 7.10 e Gravesend av, 16.10x87.8x17.10x81.10. May 28, 3 years, 6%. 1,400

Same to same. Vanderbilt st, s s, 24.9 e Gravesend av, 17x93.6x18x 87.8. May 28, 3 years, 6%. 1,400

Ramsey, Thos H and Grace E to Lawrence Hurlburt. 10th st. P M. May 23, 3 years, 5%. 2,500

Reeve, Wm B to Harriet L Owen. Rockaway av. P M. May 23, 1 year, 6%. 1,000

Reidy, Lillian T and Michael J to Title Guarantee and Trust Co. East 21st st, e s, 100 n Av F, 50x100. May 20, 3 years, 5%. 4,500

Reilly, Peter F to Title Guarantee and Trust Co. Bergen st. P M. May 21, 3 years, 5%. 2,000

Same to Adele C Ozden. Knoxville, Tenn. Bergen st, n s, 136.10 e Carlton av. P M. May 22, 2 years, 5%. 4,000

Reis, George to Rose Reis. East 5th st. P M. May 23, 3 years, 5%. 3,000

Ritter, Margaret to Robert Brautigam. Humboldt st, s w cor Stagg st, 25.2x75. May 22, 3 years, 5%. 3,750

Same to James Moffett and William Kramer. Same property May 22, 3 years, 5%. 250

Romain, Emile to Bedford Co-operative Building Loan Association. East 36th st, w s, 280 s Av L, 176x124.7x249.5x100. April 21, installs, 6%. 800

Rovercraft, Samuel and Eliz J to Charles Reizenstein and William Meruk. Grove st. P M. May 22, due June 1, 1905, 6%. 800

Reizenstein, Charles and William Meruk to Phebe M Bergen. Kosciusko st. P M. May 27, due June 1, 1905, 5%. 3,500

Reilly, Mary to Leopold Bloch. Flushing av, s s, 105.10 e Garden st, 20x65.4x-x55. May 26, installs, 6%. 600

Richard, James, Jr. to Adelaide S Locke. Humboldt st, e s, 550 s Nassau av, 25x100. May 26, 3 years, 6%. 350

Richter, Joseph and Amelia to Simon Henchel. 37th st, n w s, 278.8 n w 5th av, 18.8x100.2. P M. May 15, installs, 6%. 1,100

Riley, Bernard to Isaac H Curtis. Fountain av. P M. May 24, 5 years, 6%. 825

Roever, Emil C to Title Guarantee and Trust Co. East 13th st. P M. May 26, 5 years, 4 1/2%. 2,000

Rugen, Anna M R to Title Guarantee and Trust Co. Greene av, n w s, 150 n e Broadway, 20x100. May 26, 3 years, 5%. 3,750

Ruppersberg, Jacob and Margaretha to Mary Stein. New Jersey av, w s, 175 s Broadway, 25x100. May 24, due on death of survivor of mortgagors, 6%. 500

Ramee, Eugenia and Julius G to Title Guarantee and Trust Co. Herkimer st. P M. May 27, 3 years, 5%. 1,800

Realty-Associates to Title Guarantee and Trust Co. Bennetts Lane. P M. May 27, 1 year, 4%. 12,500

Robichon, Peter A to Florence S Sidey. 55th st, n e s, 200 s e 14th av, 50x100.2. May 20, installs, 5%. 950

Reilly, Eliz A to South Brooklyn Savings Inst. 1st st. P M. May 28, 1 year, 5%. 1,200

Rogers, Stephen T & M Schaefer Brewing Co. "Captains Pier." Bath Beach. Lease. May 28, 6%. 800

Sabel, Henry, Jr. to Title Guarantee and Trust Co. East 11th st, e s, 245.3 s Av C, 40x100. May 27, 3 years, 5%. 2,200

Scharfenberg, Edward to North American Brewing Co. Myrtle av, No 1439. Lease. May 15, demand, 5%. 6,000

Sinnott, Martha A to Julia A Collender. Kate B O'Hara and Agnes C Pitt. Clarkson st, n s, 515 e Flatbush av, 22x100. April 24, lue ---, 5%. 3,500

SOLAR SKYLIGHT VAULT LIGHT CANOPY SASH PRISMS

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Sopher, Mary to Eugene A Lachaise. Hull st. P M. May 15, 3 years, 4 1/2%. 1,120
Spaeth, Frank and John Sanger to Bond and Mortgage Guarantee Co. Saratoga av, s w cor Chauncey st, 75x100. May 27, demand, 6%. Building loan. 2,000
Squire, Edwd W to Eliz G Case. Grand st, n s, being lot 384 Thos H Reppleton map; 12th st, s s, 153 w 4th av, 18x100. May 26, due May 1, 1903, 6%. 2,500
Straubel, Herman to Luther G Corwith. Noble st, n s, 440 e Franklin st, 25x100. May 27, due Oct 16, 1903, 6%. 1,000
Sanford, Chas M to Title Guarantee and Trust Co. Driggs av, s e cor South 1st st, runs e 105 x s 75 x w 38 x n 38 x w 67 to av, x n 37. May 23, 3 years, 5%. 2,000
Schumsky, Annie, N Y, to Lewis Hurst. Dumont av, s s, 25 e Thatford av, 25x100. May 19, installs, 6%. 1,350
Sinnott, Michael S to Greater New York Savings Bank. Webster av. P M. May 23, 1 year, 5%. 3,500
Soden, Emma wife of Thos J to John M Quackenbos. Downing st, e s, 225 s Gates av, 12.6x101. May 22, 5 years, 5%. 2,000
Same to same exr John M Quackenbos decd. Downing st, e s, 275 s Gates av, 14x101. May 22, 5 years, 5%. 2,000
Soden, Emma E mortgagor with Samuel E Weekes exr Jonathan Weekes. Extension of mortgage. May 1. nom
Sperling, Perry to Title Guarantee and Trust Co. Columbia st, w s, 80 n Carroll st, 20x80. May 22, 3 years, 5%. 9,000
Straub, Adam H to Nassau Trust Co. Tompkins av, e s, 25 s Hopkins st, 25x75. May 22, 1 year, 6%. 2,000
Stephenson, Amelia to Henry Witte. Gold st, e s, 195 s Myrtle av, 19x85. April 8, installs, 6%. 280
Sullivan, John to Title Guarantee and Trust Co. Bath av, s cor Bay 22d st, 40x109x40x110. May 23, 3 years, 5%. 8,000
Swain, Edwd E to Chas W Congdon. Midwood st. P M. May 22, due May 1, 1905, 6%. 375
Same to Alletta Lee. Same property. May 22, due May 1, 1905, 5%. 3,500
Swain, Florence A and Joseph B to Frederic B, Geo D and Harold I Pratt. East 5th st. P M. May 22, installs, 6%. 3,680
Schwarz, Elisabeth to Clemens and Mary Borsdorf. Beaver st, n e, 71.3 n w Locust st, 18.9x100. May 26, 5 years, 5%. 1,500
Sheepshead Bay Club to David Gideon. Ocean av, w s, 340 n Voorhies av, 120x126. May 26, 5 years, 5%. 15,000
Simiansky, Morris mortgagor with Jette Dittman. Extension of mortgage. May 8. nom
Sinnott, T Joseph to Flatbush Trust Co. Av D, n e cor East 18th st, 43.8x113.6x40x131. May 26, due June 1, 1902, 6%. 1,250
Skowfoe, Helena F to Arthur K Buxton. Nostrand av. P M. May 25, 3 years, 5%. gold, 4,000
Smith, Gertrude M to T Joseph Sinnott. East 19th st. P M. May 26, 1 year, 6%. 1,000
Sparago, Marx and Samuel Carlyn to Lasar and Leib Lurie. Humboldt st, e s, 50 n Montrose av, 25x100. Sub to mort \$4,000. May 24, installs, 6%. Bond \$1,150. 1,450
Same to same. Humboldt st, e s, 75 n Montrose av, 25x100. Sub to mort \$4,000. May 24, installs, 6%. Bond \$1,150. 1,350
Stein, Berish to Jacob H Werbelovsky. Graham av. P M. May 26, installs, 5%. 3,500
Toomey, Annie to Mary N Scranton. Kingston av, w s, 42 n Fernald st, 18.2x94.6. May 26, 3 years, 6%. 350
Same to same. Kingston av, w s, 60.3 n Fernald st, 19.9x94.6. May 26, 3 years, 6%. 350
Underhill, Harriet L and Reuben H to Edward S Clinch. Rockaway av, w s, 200 s Sackett st, 50x100. Sub to mort \$1,000. Dec 2, 1901, 6%. 500
Vonder Heide, Frederick and Elize to Marianna Knecht. Hamburg av. P M. May 26, 3 years, 5%. 5,000
Weil, Simon and Emil firm Simon Weil & Co to Frederic B, Geo D and Harold I Pratt. DeKalb av, n w cor Steuben st. P M. May 23, installs, 6%. 5,100
Weissman, Louis to Flora Fields. Johnson av, s s, 225 w Lorimer st, 25x100. May 23, installs, 6%. 200
Walker, Lena A to Mary A Rahn. Pilling st, s s, 260 e Broadway, 20x100. P M. May 20, 2 years, 6%. 700
Wornow, Max N to Louis Ratner. Stone av, s e cor Blake av, 20x100. Sub to mort \$3,500. May 15, installs, 6%. 3,150
Same to Bond and Mortgage Guarantee Co. Same property. May 26, demand, 6%. 3,500
Weisher, Magdalena to Edmund D Norris. Manhattan av w s, 50 n Montrose av, runs n 25 x w 100 x s 70 to Montrose av, x e 25 x n 50 x e 75. May 26, due June 1, 1905, 5%. 5,500
Warner, Kittie S and Albert W to Title Ins Co, N Y. Hawthorne st. See Cons. May 28, 3 years, 5%. 2,500
Williams, Wm T to Ernest H Kempe. 16th st, s s, 225 e 3d av, 18.9x90. May 8, 1 year, 6%. 250
Williams, Joseph M and Mary M to Leslie G King. Atlantic av, s w cor Euclid av. P M. May 27, 3 years, 6%. 3,000
Wright, Sarah J wife Wm A to the Baptist Home of Brooklyn, N Y. Johnson st, n s, 39 e Gold st, runs n 60 x e 19 x n 40 x e 39.3 x s 100 to Johnson st x w 58.3. May 28, 1 year, 5%. 9,000
Williams, Belle W to Thomas Morris. Lefferts pl, s s, 172.10 w Classon av, 50x138; Atlantic av, n s, 268 S w Casson av 30x100. May 27, 3 years, 5%. 10,000
Same to Max Clausen. Same property. Sub to last mort. May 27, 1 year, 6%. 2,000
Young, Mary to Henry Blohm. Nicholas av, w s, 75 n Union av, 21.5x90. May 26, due June 1, 1907, 6%. 1,000
Youngentob, Sarah to Wilhelmina C Keller. 11th st. P M. Sub to mort \$4,500. May 23, due June 11, 1903, 5%. 1,000

MORTGAGES—ASSIGNMENTS.

May 23, 24, 26, 27 and 28.

Boedecker, Frederick and Henry Kettelhodt to Frederick Herbst. 2,416
Bushman, George, Schalke, Prussia, to John Milholland. val consid Belanowsky, Abraham to Max and Jacob Aronson, firm of Aronson Bros. 1,063
Byrne, Martin to Mary C and Rose A Byrne. 1,000
Corrigan, Thomas to Albro J Newton. 1,200
Castner, Parmenas to A Spencer Castner. 1,000
Cruikshank, Warren to Title Guarantee and Trust Co. 4,200

Davenport, Henry B and ano exrs Jane J Davenport to Wm E Davenport. 3,268
Dickinson, Susannah to Catharine and Margaret Dickinson. 58th st, s w s, 380 s e 4th av, 20x100.2. May 24, 5%. 2,000
Dotzauer, Peter devisee of Margaretha Dotzauer to Theodor Koch. 1,500
Dunne, Thomas E to Chas J Dunne. nom
Lawe, Alice L to Realty Associates. 800
Dickinson, Townsend admr will annexed Alfred Dickinson to Jane Van Brunt. nom
Eckert, Claudine extrx Pauline L Eckert to Claudine Eckert. nom
Eff, Dorothea widow, Newton, L I, to Michael Eff. 500
Ferguson, Daniel F M to Cornelius Fergusson. 773
Goebel, Max to Edward Hammann. 1,250
Greene, Chas B guardian to Elijah W Sells guardian Phillips M Delgado. nom
Hart, Bernard J to Couima R Jones. 1,800
Lorner, Richard W to James N Brown. 250
Huber, Joseph to Emilie Huber and ano exrs Otto Huber. 4,000
Hillenbrandt, Jacob and Katy to Charles Engert. 3,000
Johnson, Ephraim to Fredk G Ashley. 2,500
Kings County Bank to Union Bank of Brooklyn. Assigns 3 mortg. nom
Kitchen, Joseph M W and ano trustees Ziba H Kitchen to Kings County Trust Co. 8,000
Leiner, Henry to Geo E Loeffler. 500
Loeffler, Geo A to Chas L Wanke. 2,000
Lawyers Mortgage Ins Co to Beatrice W Miller committee Harry B Miller. 4,500
Same to same. 3,500
Lott, John Z to Gerritt H Wyckoff. 7,000
Same to John C Bergen. 500
Miller, Andrew R to Albro J Newton. 1,200
Nedham, Henry C to Margaret J Franklin extrx will John C C Gilsey. 4,000
New York Mortgage and Security Co to Brooklyn Trust Co. 8,000
Olbricht, Benjamin to Title Guarantee and Trust Co. 1,000
Preston, Edward, Alfred I and Chas W exrs Henry Preston to Leopold Bloch. nom
Pearsall, Amanda and ano admrs Maria Pearsall to Amanda Pearsall, Lynbrook, L I. 2,500
Pratt, Lillian to Title Guarantee and Trust Co. 4,000
Reilly, Sarah A to Geo W Pearsall. 650
Reis, Rose to Eva E Mearns. 800
Reynolds, Chas G to Cassie G Reynolds. 1,800
Same to same. 1,700
Rider, Edwd W to Harriet G Burton, N Y. 500
Ryder, Isaac to Joanna Remsen, Cornelia Kouwenhoven, Bernardus and Ruloff C Bennett. 2,000
Ralphs, Lucy W to William V Young. 3,500
Stevens, Daniel T, N Y, to Ermina M Denton. 300
Sinnott, T Joseph to John C Bergen. 1,000
Sone, Louis V, White Plains, N Y, to Isabel K Sone. 6,000
Townsend, Julia D to Citizens Bank of Waverly, N Y. 3,500
Title Insurance Co of N Y to New York Mortgage and Security Co. 8,000
Title Guarantee and Trust Co to Thos S Turner as executor. 1,350
Title Guarantee and Trust Co to Marine Society of the City of N Y in State of N Y. 1,900
Same to Sarah I Johnstone. 3,000
Same to Frances H Bolton and ano exrs will Wm H Bolton. 3,250
Same to Brooklyn Trust Co. 6,000
Same to same. 3,000
Same to same. 2,000
Same to same. 3,000
Same to trustees estate Diocese of L I. 1,000
Same to Brooklyn Institute of Arts and Sciences. 2,450
Same to Myers R and Minnie L Jones. 7,000
Same to Giddings H Pinney. 9,250
Same to Bowery Savings Bank. 33,000
Same to same. 6,500
Same to same. Assigns 4 mortg, each \$6,000. 24,000
Same to same. 18,000
Same to same. 7,000
Same to Mary E Roseboom. 600
Same to same. 900
Same to South Brooklyn Savings Inst. Assigns 2 mortg, each \$7,000. 14,000
Same to same. 5,500
Same to same. 5,000
Same to same. 12,000
Same to Helen M Young. 9,250
Same to John D Snedeker and ano trustees. 2,500
Same to Mortimer C Ogden committee estate Cath H Tallman. 4,250
Same to William and Caroline A Buhler trustees will Daniel Buhler. 1,250
Same to Nassau Trust Co. 1,000
Same to Frances B Coursen. 2,000
Same to Mary A Grimes. 3,000
Same to Jessie G Rich. 3,300
Same to Jacob W Vanderhorst Kuyt. 4,000
Same to Nettie D Burr. 2,700
Same to Emma K Powers. 2,850
Same to Robbins Little. 4,000
Same to Wm J Peck. 3,000
Same to State Executive Committee of the Young Men's Christian Assoc, State of N Y. 5,500
Same to Chas and Wm H Wiley trustees will John Wiley. 1,600
Same to Caroline Davidsburg. 2,400
Same to Hannah Scofield. 3,500
Same to Kath B Houghton. 3,300
Same to Nathl B Hoxie and Nathl B Hoxie, Jr, trustees will Mary J Weatherby. 2,000
Van Wyck, Martha widow to Anna G Vanderveer. 1,000
Same to same. 4,000
Wardell, Ralph R to National City Bank of Brooklyn. 600
West, M Ada and Henry C to Martha I Goss. 900
Wood, Martin V and ano exrs George Watts to Harriet Wood, Hempstead, L I. 3,500
Yates, Stephen S to Charlotte J Weinpahl. 3,000

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PROJECTED 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.

825—East 16th st, w s, 135 and 195 s Av D, two 2-sty and attic frame dwellings, 34x29, 1 family, shingle roof; total cost, \$11,000; W F Steinmetz, 850 Flatbush av; ar't, A W Pierce, 1127 Flatbush av. (Corrects error in last issue.)

838—Flatbush av, n e cor Lenox road, 4-sty brk flat, 24.7x91.6, 6 families, steam heat; cost, \$20,000; S Charig and J Strauss, 473 Tompkins av; ar't, W Debus, 808 Broadway.

839—Clarkson st, s s, 550 w Nostrand av, brk chimney, 150 ft high; cost, \$4,500; Flatbush Gas Co, 273 Clarkson st; ar't, A Custodes Chimney Construction Co, 119 E 28th st, N Y.

840—15th av, n e cor 50th st, 2-sty and attic frame dwelling, 26x45.4, 1 family, shingle roof; cost, \$5,000; F C Oakford, 47th st and 12th av; ar't, B Driesler, 13 Willoughby st.

841—Hawthorne st, s s, 580 e Flatbush av, 2-sty and attic frame dwelling, 26.4x33.6, shingle roof; cost, \$3,500; R P Smith, 62 Hawthorne st; ar'ts, Lawton & Field, 234 Broadway, N Y.

842—Smith st, n w cor Wyckoff st, 4-sty brk storage building, 25x80; cost, \$9,000; J L and R T Whalen, Smith and Wyckoff sts, and Grand st and Driggs av; ar't, H Vollweiler, 483 Hart st.

843—Betts Old Mill Creek, 100 s Crescent st, frame bathhouse, 12x15; cost, \$50; F Fellow, 289 Maujer st.

844—Maple st, n s, 160 e Nostrand av, 1-sty frame parish house, 45x85, steam heat; cost, \$7,000; Right Rev C E McDonnell, Greene and Clermont avs; ar't, W J Ryan, 164 Ryerson st.

845—East 4th st, e s, 100 n Beverly road, 2-sty and attic frame dwelling, 22x37, 1 family, shingle roof; cost, \$3,250; ow'r and ar't, W Hawkins, 228 East 12th st.

846—Beverly road, n w cor East 5th st, six similar dwellings; total cost, \$19,500; ow'r and ar't, same as last.

847—Dean st, n s, 275 e Ralph av, frame shed, 12x24; cost, \$100; Hebrew Orphan Asylum, 361 Fulton st; ar'ts, J B Snook & Sons, 261 Broadway.

848—Cypress av, n w cor Himrod st, 2-sty frame church, 38x60, shingle roof; cost, \$6,000; Evangelical Zions Church, Dr Adolph Schmidt, 356 Stanhope st; ar't, B Finkenseiper, 134 Broadway.

849—Dwight st, w s, 40 n Walcott st, frame shed, 20x80; cost, \$25; A Sharlun, 106 Dwight st.

850—4th av, s w cor 55th st, brk church and Sunday school, 75x79, steam heat; cost, \$45,000; Scuth Reformed Church, on premises; ar't, H L Spicer, 326 56th st.

851—Kosciusko st, n s, 325 e Lewis av, 2-sty brk storage building, 25x100, gravel roof; cost, \$5,000; M B Evans, 839 Broadway; ar't, J E Wulls, 808 Broadway.

852—Irving av, e s, 27.6 s Starr st, five 3-sty brk tenements, 29x75, 6 families; total cost, \$37,500; C Koehler, 178 Irving pl; ar'ts, L Berger & Co, 300 St Nicholas av

853—Irving av, s e cor Starr st, 3-sty brk tenement, 27.6x80, 4 families; cost, \$8,000; ow'r and ar't, same as last.

854—East 11th st, w s, 143 n Av C, 2-sty and attic frame dwelling, 22x32, 1 family, shingle roof; cost, \$2,700; F Goetz, Coney Island av and Av C; ar't, G P Cue, 32 Park pl, N Y.

855—East 11th st, w s, 143 n Av C, frame auto house, 20x18; cost, \$250; ow'r and ar't, same as last.

856—Driggs av, n e cor Metropolitan av, 2-sty brk smoke house and stable, slag roof; cost, \$5,000; R Schnibbe, 463 Greene av; ar't, C A Sussgorff, 95 Lynch st.

857—Linwood st, e s, 110 s New Lots road, 3-sty brk dwelling, 34.10x55.4, 1 family, steam heat; cost, \$16,250; C E McDonnell, Clermont av and Greene av; ar't, J S Kennedy, 44 Court st.

858—Furman st, e s, 100 n Cranberry st, 4-sty brk storage building, 25x35, gravel roof; cost, \$7,000; L B Montonye, 74 Columbia Heights; ar't, same as last.

859—Decatur st, n w cor Saratoga av, 3-sty brk stores and dwelling, 25x72, 2 families; cost, \$8,000; ow'r and ar't, H Grassman, 1725 Broadway.

860—Degraw st, s s, 100 w Nostrand av, 3-sty brk flat, 20x55, 3 families; cost, \$7,000; P Nestel, 258 Broadway, N Y; ar't, B Driesler.

861—Kingston av, w s, 132.7 n St Marks av, 2-sty and basement brk dwelling, 22x46, 1 family; cost, \$6,000; B Gallagher, 217 South 9th st; ar'ts, Huberty & Hudswell, Broadway and South 8th st.

862—50th st, s s, 180 w 4th av, five 3-sty brk dwellings, 20x43, 2 families; total cost, \$22,500; J J Dobbin, Jr, 183 51st st; ar'ts, Pohlman & Patrick.

863—Flushing av, s s, 50 e Washington av, 1-sty brk store, 74.8x90, gravel roof; cost, \$5,000; E L G Beers, 129 Pierrepont st; ar'ts, Chapell & Bosworth, 258 Broadway, Manhattan.

864—Bedford av, w s, 210 n Av F, frame hot house, 14x25; cost, \$6,000(?); C J Wilson, 2714 Bedford av; ar't, B Driesler.

865—47th st, n s, 180 w 15th av, 2-sty and attic frame dwellings, 30x28, 1 family, shingle roof; cost, \$3,250; H Du Bois, West Hampton Beach, Coney Island; ar't, same as last.

866—21st av, e s, 190 n Bath av, two 2-sty and attic frame dwellings, 22x43.5, 1 family, shingle roof, steam heat; total cost, \$5,000; Mahlda Desmins, on premises; ar't, J B Slee, 183 Amity st.

867—Atlantic av, s s, 65 w Hendrix st, 1-sty brk office, 25x38; cost, \$2,000; Rudolph Reimer, 2814 Atlantic av; ar't, W H Gompert, 2761 Atlantic av.

868—Henry st, s w cor Rapelye st, 4-sty and basement brk school, 142.4x60.8, slag roof; cost, \$105,000; City of New York; ar't, C B J Snyder, Park av and 59th st.

869—Holmes lane, n s, 100 w East 96th st, frame shed, 16x13, tar paper roof; cost, \$50; A Bruning, Av K near East 95th st.

870—Flatbush av, w s, 401 n Lincoln road, five 3-sty brk store and dwellings, 17x55, 2 families; total cost, \$27,500; A S Robbins, 114 6th av; ar't, A D Isham, 220 Broadway.

871—52d st, n s, 80 w 5th av, 3-sty brk dwelling, 20x43, 2 families; cost, \$4,500; W Fryer, 312 51st st; ar'ts, Pohlman & Patrick.

872—3d av, e s, 25 n 52d st, 2-sty brk store and offices, 25x57, steam heat; cost, \$8,000; W K Putnam, 3d av and 52d st; ar'ts, same as last.

873—60th st, n s, 150 e 16th av, five 2-sty and attic frame dwellings, 20x30, 1 family, shingle roof; total cost, \$12,500; B L Beveridge, 1062 40th st.

874—Hicks st, n e cor Clark st, 10-sty brk hotel, 25x100, tile roof, steam heat; cost, \$80,000; W Tumbidge, Hotel St George; ar't, M W Morris, 82 Wall st, N Y.

875—Noll st, n s, 85 w Central av, brk shed, 60x143, gravel roof; cost, \$2,500; S Liebmann, 5th av and 59th st, N Y; ar't, Th Engelhardt, 905 Broadway.

876—Grove st, n s, 80 e Evergreen av, 1½-sty brk stable and bakery,

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49.4x35; cost, \$2,080; W Koster, 253 Floyd st; ar't, R Von Lehn, 565 New York av.

877—23d av, e s, 215.4 s Bath av, 2-sty and attic frame dwelling, 22x38, 1 family, shingle roof; cost, \$4,200; H E Wheeler, on premises.

878—20th st, s s, 375 w 3d av, 2-sty brk factory, 110x80; cost, \$10,000; A L Rogers, 222 Henry st; ar't, P M Smith, North and Cross avs, Elizabeth, N J.

879—Stockholm st, n s, 340 w Central av, 1-sty brk oil house, 9x40; galvanized iron roof; cost, \$800; C I & Brooklyn R R Co, De Kalb and Central avs; ar't, A Hoffman, 2262 1st av, N Y.

880—3d av, n e cor 52d st, 3-sty brk store and offices, 28x80, steam heat; cost, \$10,000; W Wharton, 368 54th st; ar'ts, Pohlman & Patrick.

881—Stone av, w s, 100 s Dumont av, 1-sty frame stable, 32x16, gravel roof; cost, \$500; N Litwak, on premises; ar't, L Danancher, 256 East New York av.

882—Canarsie av, s s, 80 w Rockaway Beach R R, 1-sty frame photo gallery, 12x34, tar paper roof; cost, \$50; W Worner, Rockaway av near Av K.

ALTERATIONS.

817—Schweickerts walk, w s, 100 s Surf av, repair sills, &c; cost, \$60; G Stratton, Surf av and West 8th st; ar't, E H Brinkerhoff, Neptune av and West 17th st. (Corrects error in last issue.)

829—Cook st, n s, 100 w Morrell st, 2-sty frame extension, 25x10; cost, \$200; S Bronson, on premises.

830—Newell st, e s, 300 s Nassau av, interior alterations; cost, \$700; C Campbell, 688 Humboldt st; ar't, G Hitchings, Times Building, N Y.

831—East 18th st, w s, 130 n Voorhies av, repairs; cost, \$250; Eliz Comisky, Sheephead Bay; ar't, same as last.

832—Ocean Parkway, e s, 300 s Av C, extend piazza; cost, \$50; E J Barker, on premises.

833—Schermerhorn st, n s, 150 w Smith st, underpin wall; cost, \$500; J Katzenmeir, 197 Hudson av; b'rs, J Auer & Sons, 809 Wiloughby av.

834—Pierrepont st, s e cor Clinton st, 3-sty and basement brk extension, 23.6x35, and interior alterations on clubhouse; cost, \$3,000; the Brooklyn Club, on premises; ar't, R L Daus, 26 Court st.

835—Debevoise st, s s, 275 w Morrell st, repairs; cost, \$200; A Ochseweiler, 66 Debevoise st; ar't, F Holmberg, 1153 Myrtle av.

836—Adelphi st, e s, 250 n Lafayette av, interior alterations; cost, \$90; A Gast, on premises; ar't, A Anderson, 100 Raymond st.

837—Broadway, e s, 100 n Furman av, interior alterations; cost, \$8,000; H Loeffler, 189A Stockton st; ar't, H Loeffler, Jr, 894 Myrtle av.

838—Pacific st, n s, 250 e Saratoga av, repair damage by fire; cost, \$1,000; Henriette Nolte, 7 McKibben st.

839—De Kalb av, n s, 250 w Knickerbocker av, 1-sty frame extension, 5.3x10; cost, \$15; J B Beck, 186 Hooper st.

840—St Marks av, s s, 225 e Howard av, lower house and repairs; cost, \$600; Mary A Dowdell, 1484 St Marks av; ar't, W McClenahan, 1911 Bergen st.

841—Warren st, s s, 150 w Hicks st, add sty and interior alterations on hall; cost, \$1,000; St Peters Church, on premises; ar'ts, L Berger & Co, 300 St Nicholas av.

842—Carrill st, s s, 109 e 3d av, new store front; cost, \$200; G Manne, on premises; ar't, F S Lowe, 186 Remsen st.

843—Surf av, n s, 200 w West 12th st, interior alterations; cost, \$100; J A Cook, on premises; ar't, J A McDonald, Coney Island Bank Building.

844—Belmont av, s e cor Osborne st, repairs, &c; cost, \$1,000; Israel Neufeldt, Stone av and Glenmore av; ar't, L Danancher, 256 East New York av.

845—Kingsland av, w s, 175 n Richardson st, raise frame dwelling 9 ft; cost, \$600; J Colbert, 95 Kingsland av.

846—South 6th st, s s, 75 e Dunham pl, 1-sty brk extension, 23x45; cost, \$1,800; H Williams, on premises; ar't, E F Gaylor, 84 Broadway.

847—Beverly road, n s, 50 w East 19th st, new foundation, &c; cost, \$200; T B Ackerson Construction Co, 297 East 15th st.

848—Marion st, s s, 53.9 w Howard av, 1-sty frame extension, 46.3x 52; cost, \$1,200; L Curth, 214 Marion st; ar't, C Infanger, 90 Glen st.

849—Stockholm st, n s, 36.11 e Myrtle av, 2-sty frame extension, 16.6 x13.8; cost, \$800; R Fuehrer, 123 Stockholm st; ar't, Th Engelhardt, 905 Broadway.

850—De Kalb av, n s, 75 w Stuyvesant av, rebuild 2d brk sty; cost, \$75; L H Thorn, 50 Great Jones st, N Y; ar't, P J Ryan, 48 Halsey st.

851—East 11th st, n w cor Slooem pl, interior alterations; cost, \$200; K H Beyea, 276 East 11th st; ar't, C H Richardson, 2140 Beverley road.

852—13th st, n s, 200 e 5th av, 2-sty brk extension, 5.3x33; cost, \$500; Mrs S Haeslach, 167 Furman st; ar't, A E Wyeth, 448 8th st.

853—West 28th st, w s, 240 n Railroad av, 1-sty frame extension; cost, \$25; P Orlando, on premises; ar't, J Von Hograf, Cottage pl.

854—East 18th st, e s, 170 s Albemarle road, 1-sty frame extension, 10x11; cost, \$1,400; W H Sheridan, 124 St Felix st; ar'ts, Lawton & Field.

855—Washington av, s e cor Willoughby av, add brk sty; cost, \$2,250; Dr G Drury, on premises; ar't, W Winter, 248 Adams st.

856—Hamilton av, e s, 15 n Union av, interior alterations; cost, \$2,500; P Fanning, 51 Montgomery pl; ar't, W M Coats, 97 Coffey st.

857—Manhattan av, n w cor Maujer st, 1-sty brk extension, 25x29; cost, \$800; F P Frederick, 215 Manhattan av; ar't, L C Maurer, 172 West 96th st, N Y.

858—Linwood st, e s, 225 s Atlantic av, 2-sty frame extension; cost, \$500; J Fisher, 2008 Fulton st; ar't, L Danancher, 256 East New York av.

859—Broadway, s s, 225 w Fulton st, 3-sty brk extension, 28x38.5; cost, \$1,000; G J Craperello, on premises; ar't, same as last.

860—Pitkin av, s s, 75 e Thatford av, 2-sty frame extension, 20x15; cost, \$1,500; Fanny Shaporin, on premises; ar't, same as last.

JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and which are first on each line, are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) signifies that the first name is fictitious; real names 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. The Judgments filed against corporations, etc., will be found at the end of the list.

May.

26 Anderson, Arthur N—W P Williams.	\$1,017.19
26 Adair, John C—H Abrams.	3,623.85
23 Baldwin, Edwin M—Eliz Stoltzer.	78.54
23 Bolean, Vigo C—Eliz L Bolean.	73.72
24 Bowden, Chas H—D J Leggett.	105.00
24 Bowden, Clara M—the same.	105.00
24 Barker, Wm M—Title Guarantee & Trust Co.	80.20
26* Belmont, Frank and Jas R Brown—A Beiderman.	251.86
26 Bush, Addie M—W P Williams.	1,017.19
23 Burns, Thos J—C J Clifford.	36.47
23 Corcoran, Patrick—State Comr of Excise.	2,621.27
26 Carr, John H—D Higgins.	1,061.32
23 Curran, John—Z O Nelson & Sons.	86.11
23 De Quesne, Chas A—Curtis Bros Lumber Co.	16.31
23 Drew, Alice M—J Fraser.	806.72
23 De Rosa, Alphonzo—State Comr of Excise.	570.94
24 Day, "Mary"—F A Berry.	151.64
26 Dorsetto, Venie B—J Hindley.	71.03
26 De Harde, "Mary"—W F Nolan.	42.07
26 Devine, Peter J—Adele Ketcham.	240.35
27 Debarard, "Mary"—J H Muller.	133.77
27 Duffy, Frank—Howard & Hand.	108.07

27 Dukes, John—Brooklyn Heights R R Co.	217.07
23 Eggleton, "Robert"—E A Bergida.	175.62
23 Evans, "Thomas"—J S Rosenbaum.	71.35
24 Edwards, Annie—C A Decker and ano exrs.	99.75
24 Ehrichs, Jno L—Mary A Ehrichs.	81.82
23 Fey, Christian—Anna Dangel.	101.57
23 Fox, Thomas—Curtis Bros Lumber Co.	15.93
27 Flaherty, "William"—H—J J Conklin.	74.72
23 Grams, August—Eliz Grams.	70.12
23 Gerrish, Wm L—M O'Loughlin.	2,521.86
27 Guion, Sidney C—Passavante & Co.	117.04
27 the same—Patterson Ribbon Co.	787.56
27 Gaynor, "Mary"—Feltman & Magnus.	53.07
27 Gervin, Chas D—W H Seidel.	5,085.86
23 Greave, Florence B—P W Taylor.	52.99
23 Hopkins, Francis indiv and as exr Sarah Sears—W Ziegler.	277.20
23 the same—the same.	(D) 783.45
23 Hayman, Thos E—I Ludlow.	68.07
23 Hasian, Johan A—Curtis Bros Lumber Co.	32.91
24 Hogan, Wm J—Moore & Sinnott.	458.97
26 Heineman, Jno F—Barnes Mfg Co.	114.07
26 Hogan, Roger J—Burr, Coombs & Wilson.	45.07
26 Haggerty, Jeremiah R—T M Farley.	8.57
27 Harek, Anton—Elise Harek.	49.85
27 Harhan, John—Isidor Pocher.	88.18
27 Heinemann, John—Scranton & Lehigh Co.	145.70
28 Hayes, Thomas—Z O Nelson & Son.	126.37
28 Haigh, Henry J—E W Austin.	412.19
28 Hitchings, George—Lillian B Friedlander extrs.	158.15
23 Johanson, Johan A—Curtis Bros Lumber Co.	43.30
27 Juhring, Otto W—J Barrie.	30.86
28 Jansen, Outje—E N MacCauley.	142.74
23 Kennedy, Eugene—Cardeza, Gillians & Co.	384.32
23 Kolle, John—W A Smith.	269.07
24 Klinger, Henry—H H Jackson et al exrs.	117.50

27 Keller, Karl and Ernest—J Hoffbauer.	518.33
28* Kavanagh, "John"—J C McCarty.	164.09
28 Keyser, John—Arbuckle Bros.	81.63
28 Kirkland, Wallace A—Congress Brewing Co.	73.25
23 Lawrence, Chester A—M O'Loughlin.	2,521.85
23 Lumpe, Fredk C—E L Tripp.	324.47
23 Luce, "John" and "Henry"—Curtis Bros.	24.07
26 Lucia, Marie J—J McSorley.	75.89
26 Lewy, Max and "Rosa"—G F Weimann, Jr.	86.47
27 Lucks, Samuel—C Rosenberg.	186.33
27 Lee, Hugh D guardian John Harhan—(†) Pocher.	88.18
28 Loughran, J Walter—J Lewy.	72.94
23 Mogk, Henry L M and Henry admr of William Mogk—Eliz Stotzer.	(D) 78.54
23 the same—the same.	(D) 77.23
23 Metzger, Benj S—Edison Elec Ill Co.	108.26
23 Muhlhauser, Catharine indiv and as admr Julius Muhlhauser, Frederick and Amelia Muhlhauser—J Reid.	(D) 747.86
23 Murray, John J—S Rosenbaum.	71.3
24 Maltby, Frank B—A K Brown.	4,051.80
24 McCosker, David—J McGarrigal.	2,374.23
26 Minden, Frank—A Biedermann.	45.36
27 McGivney, Bernard admr Patrick McGivney—C L Miller.	77.25
27 Marreale, Baldassare—People State of N Y.	518.03
28 Mangialetti, Vincenzo—C R Macauley.	142.74
28 Miller, Jos H—W L Dowling.	86.07
24 Napier, Frank—W J Cruickshank.	100.07
24 Nathan, Jas H—E H Gato Co.	181.31
27 Nicholay, David—J Reardon.	43.07
23 O'Rourke, Michael—Metropolitan St Ry Co.	113.02
23 O'Melia, Ann—Metropolitan St Ry Co.	129.42
26 Offenber, Samuel—Barnes Mfg Co.	114.07
27* Offenber, Samuel—Scranton & Lehigh Coal Co.	145.70

Pittsburgh Plate-Glass Company

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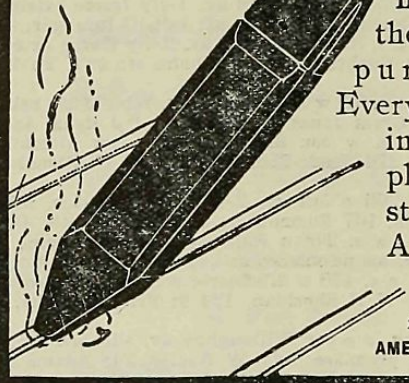
Warehouses, 310 to 322 Hudson St., and 50 to 74 Vandam St. New York
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28 Sharkey, Henry—J O McCarthy.....	164.09
28 Smith, Henry C—McElreavy & Hauck Co.....	100.76
28 Shopt, Peter—H Katzen.....	110.07
28 Talmadge, Harry F—H McCabe.....	887.44
23 Van Deuser, Wm A—Eliz D Mooney.....	654.59
28 Vogel, Fredk W—A F Bannister & Co.....	80.85
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23 Walsh, Martin D and Katherine—O E Reim- er Co.....	111.57
23 Wetzler, Valentine—J Cooper.....	177.18
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26 Wavra, Josef—Long Island Brewery.....	7,638.13
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28 Woyle, August—St Louis Dressed Beef & Provision Co.....	34.07
27 Zeller, Anna—O C Manske.....	582.22
27 Zollinger, Henry—Cora Zollinger.....	29.97
28 Zeydel, Hugo—C Froeb.....	240.47

CORPORATIONS.

23 Society of Polizzi Generosa of Brooklyn— G D'Amico.....	193.43
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28 Connolly Specialty Co—H R Worthington.....	40.94
28 Brooklyn Daily Eagle—Agnes V Jackson.....	40.94
28 Brooklyn Heights R R Co—I Muldoon.....	444.32

SATISFIED JUDGMENTS.

May 23, 24, 26, 27 and 28.

Berman, Herman—I D Cohn & Co. 1902.....	\$301.54
Buckley, Catherine—T A Penner. 1901.....	87.12
Donovan, Louise—Amalejo Soap Co. 1902.....	110.95
Fuhry, Jacob—W A Wright. 1901.....	52.47
Gabler, Max—H Kleid. 1892.....	590.23
Gregg, Jas A S—P H Donahoe. 1900.....	39.47
Gunther, Josephine admrx Otto Gunther—H Kleinert. 1902.....	2,210.36
Herbert, John—A S Landfield and ano. 1893.....	78.20
Jeans, Edward—A E Kleinert. 1902.....	107.73
Johnson, Nels P—F J Johns. 1902.....	104.07
Leslie, Amanda—R Vom Lehn, Jr. 1902.....	142.22
McCullagh, James and Maria—W J Logan and ano. 1902.....	516.58
McNulty, Rosana—Nassau Elec R R Co. 1900.....	131.77
Oxford, Louis—M Burke. 1897.....	1,503.07
Raps, H—J H Werbelovsky. 1902.....	30.55
Reuter, Andrew—A S Landfield and ano. 1893.....	78.20
Schoonover, Barden R—N Y & N J Tel Co. 1902.....	63.36
Spader, Vanderbilt—same. 1902.....	52.35
Taylor, John A—A E Kleinert. 1902.....	107.73
Vernam, Remington—Pinney, Casse & Lackey Co. 1893.....	189.81

MECHANICS' LIENS.

May 23.

East New York av, s s, 75 e Stone av, 25x100. Curtis Bros Lumber Co agt Patrick Mann and John H Maguire.....	\$266.41
Surf av, n s, 110 e West 15th st, 25.10x92.3x 25x90, Watson & Pittinger agt Joseph F Wade	242.70
Dean st, Nos 195 and 197, n s, 20 w Bond st, 30 x70, Franklyn McGrath agt Jas S and Lina S Cole.....	50.00

May 26.

Crystal st, Nos 35 to 49, e s, 90 n Liberty av, 142.11x90, John Gregory agt East New York Savings Bank.....	1,500.00
Dean st, s s, 120 e Ralph av, 25x75, Michele Breglio agt Mr Brinkoff.....	125.00
De Kalb av, No 410, s s, 25 e Emerson pl, 25x 100, Brunn Hafker agt Edith Dressler and Emil Manneck.....	494.25

May 27.

De Kalb av, No 410, s s, 25 e Emerson pl, 25x 100, John Calby agt Charles and Edith Dressler and Emil Manneck.....	41.00
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May 28.

Surf av, s e cor Thompsons wharf, 25x50, Francis H Collins agt Coney Island & Bath Beach Bank, Frank Schultz and Adam Kleine.	25.00
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Flushing av, No 640, s s, 100 w Tompkins av,
25x100, Wm H Borjes agt Morris M and
Fannie M Dacks.....

SATISFIED MECHANICS' LIENS.

May 23.

Erasmus st, n w cor Lloyd st, —x—, Salzano & Nosta agt John Leidermann. (April 4). \$860.00	
East 21st st, e s, 280 n Av G, —x—, Charles Harrison, Jr, agt Mary E Nayler. (Lien filed Feb 6.).....	1,285.00

May 24.

St Edwards and Division sts, St Edwards Church. Morris E Gregory agt Chas E Mc- Donell and Francis J Kelly, Francis J Kelly, Jr, and Edward A Kelly. (Jan 6.).....	3,831.00
Same property. Same agt same. (Jan 16.).....	3,831.10
Same property. Same agt same. (Jan 16.).....	3,831.00
Malbone st, s s, 40 w New York av, —x—, Joseph M Cohn agt Saveria Marchiasano and Geo E Wilson. (May 19.).....	200.00
Varet st, Nos 188 and 190, s s, 304.10 e Bush- wick av, 50x100, Otto E Reimer Co agt Philip Leizerkowitz. (May 7.).....	471.75

ORDERS.

May 26.

East 15th st, w s, 180 s Av U, 40x100, John E Liederman on Lawyers Title Ins Co to pay Candee & Krekeler Co.....	\$243.00
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May 28.

Sutter av, n w cor Christopher av, 25x100, Samuel Katz on Bond & Mortgage Guarantee Co to pay Audley Clarke.....	300.00
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SATISFIED ORDERS.

May 23.

Erasmus st, n w cor Lloyd st, —x—, John E Lederman on Title Guarantee & Trust Co to pay Candee & Krekeler Co. (April 4). 600.00	
---	--

May 24.

Sutter av, n w cor Christopher av, 25x100, Samuel Katz on Bond & Mortgage Guarantee Co to pay Audley Clarke. (May 5.).....	300.00
East 52d st, e s, 260 n Grant st, 40x100, Anna and James Kennedy on Title Guarantee & Trust Co to pay John C Creveling. (May 10.)	210.00

CHATEL MORTGAGES.

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

May 22, 23, 24, 26 and 27.

MISCELLANEOUS.

Arnold, W H. Margt Arnold. (R) \$500	
Allhand, Nellie. 104 McKibben. I Danziger. Shoe Case, &c.	250
Aufferdeide, H. 1256 Broadway. Sophie Auf- derheide. Machinery.	750
Baculo, J. 2343 Pacific. C Nitti. Drugs.	150
Baldwin, W. 255 4th av. Nat C R Co.	90
Becht, J & Co. 1190 Bedford av. H C Isaacs, Printers' Cutter.	20
Brooklyn Iron Works. 25 Bay. J J McCabe. Machinery.	650
Buckner, Margt. 845 Pacific and 267 3d av. Margaret Buckner. Butcher Fixtures.	250
Butler, Mary J. 9 Hanson pl. Brooklyn Secur- ity Co.	2,000
Buckley, Anna M. 6811 2d av. same.	120
Bahr, J. C H Behrends. (R) 800	
Bruno, A. 191 Hamilton av. P Barrett. Truck.	200
Cohen, Isaac. 626 Driggs av. M Beller. Sew- ing Machines.	300
Carey, Peter J. N Y. Mergenthaler Linotype Co. (R) 4,600	
Canfield, J J. East New York and Rockaway avs. Hallwood C R Co.	120
Cincotta, S. 374 9th. Nat C R Co.	115
Degen, H. Thompson's Walk. Nat C R Co. 100	
De Stefano, V. 381 Metropolitan av. S Attlan- ese. Barber Fixtures.	245
Dileo, M. 179 Richards. G Quartana. Barber Fixtures.	200
Dubroff, M. 292 Grand. Levin, Sons & Co. Hat Store. — Van Brunt st. T N Bowles. Barber Fixtures	109
Fuchs Bros. 1224 Gates av. Meurer Bros Co. Machinery.	150
Fantozzi, B. 118 Wyona. J Souvay. Barber Fixtures.	277
Fawcett, J C. 13th av and 48th st. Brooklyn Security Co.	200
Fettner, C. 600 Flushing av. M Fettner. Butcher Fixtures.	200

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- Howey. Machinery. 100
- Greenberg, N. 188 Moore. I Slutsky. Sewing
- Machines 550
- Griemsmann, E D W. 63 Withers. E C Schu-
- macher. Grocery. 1,100
- Grinex, G. 38 Nostrand av. A Garritano. Stock,
- &c. 85
- Ginsburg, M. 1012 Manhattan av. I Goldberg,
- Delicaessen. 130
- Goldstein, J. Surf av, near West 5th st. Nat
- C R Co. 45
- Hayes, Mary. Ocean av and Av M. Nat C R
- Co. 160
- Hermann, F J. Feltmans Pavilian, Coney Isl-
- and. Nat C R Co. 150
- Halliday, W F. 242 Reid av. Lucy M Nunan.
- Butter Business. 1,200
- Hayward, Emma A. Parkville. P Farrell.
- Hotel. 700
- Hemple, C. 631 Bushwick av. Eliza Purden.
- Cigar Fixtures. 60
- Hennessy, J. 142 Troy av. Senderling Mfg Co.
- Dumping Truck. 240
- Herrmann, F J. Coney Island. Nat C R Co.
- 100
- Hermann, S. Bushwick av and Seigel st.
- Obermeyer & L. Horses, &c. 50
- Heuser, K. 93 Knickerbocker av. L Rapp.
- Lumber Yard. 500
- Holbrook, J F. 90 Beekman st, N Y. M Hol-
- brook. (R) 2,600
- Hoffmann, H J. 170 Central av. R A Holcke.
- Barber Fixtures. 118
- Higgins, T J. M Armstrong. Coach. 800
- Johnson, J S. Lake st and Av U. I S Rem-
- son. Wagon. 57
- Kaplan, L. 172 McKibbin. M Kaskus. Soda
- Water Plant. 390
- Kathmeyer, Chas H. I H Kathmeyer. (R) 1,000
- Leach, M, Jr. 179 Conselyea. M Leach, Sr.
- Trucks, &c. 1,500
- Levenson, M. 256 Canal, N Y. Smyth Mfg Co.
- Machinery. 1,100
- Lieberman, S. 163 Myrtle av. Nat C R Co. 205
- Lippert, W. 251 Sumner av. A B Marx. Pool
- Table. 115
- Liscano, A. 285 3d av. T J Collins. (R) 346
- Mazzei, F P. 258 Atlantic av. T J Collins. (R) 38
- Mateos, A. 122 Fulton. R A Holcke. (R) 331
- Mangaracina, J. 1163 5th av. R A Holcke.
- (R) 160
- Maas, J & W. 476 Wyckoff av. I S Remson.
- Wagon. 175
- Manley, J. 23 Greenpoint av. D M Koehler &
- Son Co. (R) 500
- McKane, James. Coney Island. Harrisburg
- Foundry and Machine Works. Engine. 1,155
- McKinny, R D. 174 Myrtle av. B H Hawkins.
- Barber Fixtures. 500
- Millett, J F. 583 6th av. F Brainin. Cash
- Register. 45
- Millstone, Sarah A. 1930 Bath av. W W Klee-
- man & Co. Store Fixtures. 475
- Miller, G. 864 Driggs av. T J Collins. Bar-
- ber Fixtures. 100
- Mitchell, Anna. 88 Sandford. Cath Nachti-
- gall. Store Fixtures, &c. 175
- Moleti, Tony. 2926 Fulton. R A Holcke. Bar-
- ber Fixtures. 194
- Maegher, J. 60 to 68 Eagle. A W Adams.
- (R) 6,000
- Meya, E. C H Behrends. (R) 903
- Moberg, A B. 144 5th av. J Jonsson. Cigars,
- &c. 500
- Penopulos, P. 560 Fulton. Levin Sons & Co.
- Candy Store. 35
- Pearsall, Jessie A. Isaac Kamm. Wagon. 125
- Pranzo, V J. 92 Cranberry. R A Holcke. Bar-
- ber Fixtures. 168
- Quarto, L. 112 Union av. Nat C R Co. 55
- Quinn, T E. 790 Flatbush av. I S Remson.
- Wagon. 100
- Ransweller, H E. 151 10th. Fulton Grain &
- Milling Co. (R) 256
- Razzano, M. 1696 Broadway. T N Bowles.
- Barber Fixtures. 499
- Reiss, I. 204 Varet. Cohen & Lang. Sewing
- Machines. 400
- Rothacker & Schweizer. 110 Fulton st, N Y.
- Van Allens & B. (R) 1,910
- Rose, M. Johnson av, near Flushing av. Weil
- Bros. Cowe. 547
- Ruocco, F. 117 Fulton. M Fina. Barber Fix-
- tures. 60
- Sauer, G H. 308 Harman. F Oschmann. Bak-
- ery. 250
- Schofield & Klemeyer. 159 Lee av. Hallwood C
- R Co. 145
- Schachter, M & W Schechtel. 110 Belmont av.
- J Souvay. (R) 318
- Sievers Bros. 105 Erasmus. Nat C R Co. 300
- Sorbo, L. 5704 6th av. J Souvay. Barber Fix-
- tures. 335
- Standard Can Co. 19 Roosevelt st, N Y. C
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- Same. Machinery. 573
- Stratton, E, Jr. 1834 Bath av. W Scott & Co.
- Printing Press, &c. 575
- Stabile, S. Archer Mfg Co. (R) 110
- Schaefer, J E. 237 54th. W O'Neill. 243
- Scoville, G S. Hendersons walk. Nat C R Co. 55
- Shipman, H. Meurer Bros Co. (R) 300
- Skidmore, M G. Wallabout Market. P Barrett.
- Wagon. 325
- Stottmann, F W. 307 Grand av. Nat C R Co. 165
- Tiana, P. 29 Hamilton av. T J Collins. (R) 249
- Ungerer, T F. 205 State. O Michelis. Ma-
- chinery. 500
- Van Cott, G. 821 Flatbush av. Nat C R Co. 270
- Vogt, J. P Barrett. Wagons. 1,000
- Von Kaentzel, P. I S Remson. Phaeton. 205

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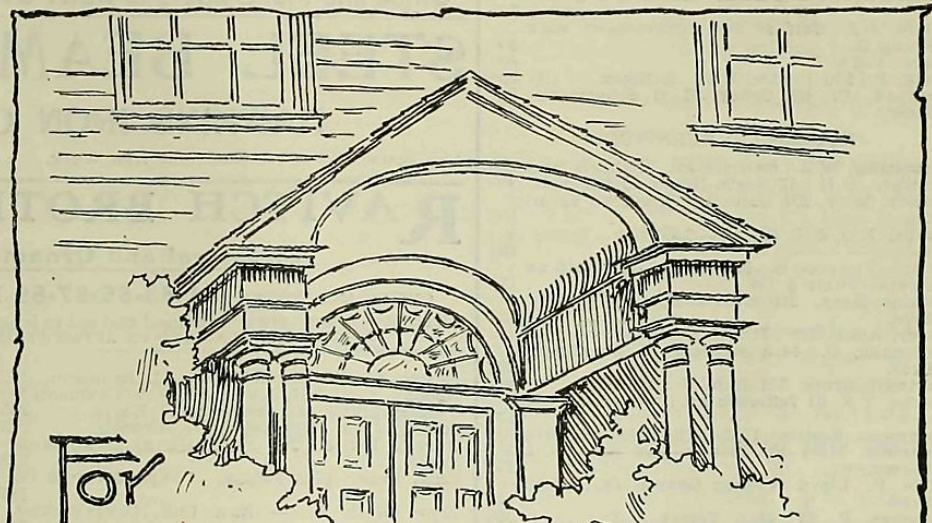
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- ogenes B Co. (R) 345

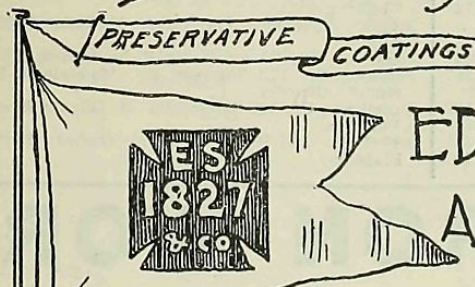


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 Casey, Anna. 188 57th. .J Michaels. 199
 Callaghan, C. 44th st, near 3d av. .Michaels Bros. 295
 Cantwell, Grace. 561 16th. .J Michaels. 416
 Clarke, T S. 64 Jefferson av. .Cowperthwait Co. 137
 Cooymans, Emilie. 1132 39th. .Michaels Bros. 103
 Comross, Mary E. 21st av and 82d st. .G S Seaver. 250
 Diele, P. Lloyd st, near Church av. .Michaels Bros. 147
 Donahue, F. 214 41st. .Treacy & T. 286
 Donaldson, Lizzie. 745 President. .Cowperthwait & Co. 152
 Dickmann, Louise R. 1249 40th. .L Baumann. 185
 Dury, Mary J. 179 Willoughby av. .R Treacy. 114
 Eldredge, Sallie. 242 President. .J Michaels. 181
 Fernandez, Edith. 132 Vanderbilt av. .J Michaels. 287
 Finnen, Margt. 567 Grand av. .J McEnery. 150
 Fisher, Eliz. 341 Smith. .J Michaels. 117
 Fitzgerald, J. 1365 Pacific. .Michaels Bros. 171
 Forester, Jennie. 296 Wyona. .same. 192
 Gault, Julia F. 556 Willoughby av. .J McEnery. 158
 Gannon, Annie. East 21st st and Voorhies av. .Mullins & Sons. 169
 Gumbs, G A. 1371 Broadway. .Frass & M. 354
 Gosling, F E. 304 39th. .Treacy & T. 288
 Halligan, J U. 962 East 34th. .Brooklyn Security Co. 150
 Hamilton, Lizzie. 28 Pleasant pl. .J McEnery. 11
 Heath, Viola. 68a Buffalo av. .A Pearsons Sons. 10
 Hogarth, Mammie. 914 Bergen. .Michaels Bros. 13
 Jasper, W W. Bay 22d st, near Bath av. .J Kurtz. 150
 Johnson, F. 286a Hamilton av. .Michaels Bros. 12
 Jordan, E B, Jr. 820 President. .Brooklyn Security Co. 12
 Jones, Jessie C. Ocean av and East 19th st. .Cowperthwait & Co. 14
 Kelly, F. 264 Bridge. .J Michaels. 157
 Larralde, S. 313 6th av. .Cowperthwait Co. 181
 Maher, Hannah and Fannie. 123 12th. .Michaels Bros. 103
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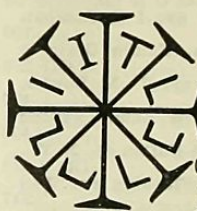
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